



15534 Zabolio Dr #245
Webster, TX 77598

Adler Inspections Inc

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TREC 4975

INVOICE

SOLD TO:
Sam Thankachan
TX

INVOICE NUMBER	20191227-01
INVOICE DATE	12/27/2019
LOCATION	15534 Zabolio Dr #245
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Standard Inspection	\$250.00	\$250.00
12/27/2019	(\$250.00)	(\$250.00)
	SUBTOTAL	\$250.00
	TAX	\$0.00
	TOTAL	\$250.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: Sam Thankachan
(Name of Client)

Concerning: 15534 Zabolio Dr #245, Webster, TX 77598
(Address or Other Identification of Inspected Property)

By: Scott Adler, Lic #4975 12/27/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Temp: 65
Utilities On: Yes No Water No Electricity No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
 Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
 Behind/Under Furniture and/or Stored Items Crawl Space is limited - Viewed From Accessible Areas
 Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

Signs of Structural Movement or Settling

Cracked tile flooring

Performance Opinion: (An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

Unit inspected was on second floor -so grading and drainage was not inspected

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Ground Level with Binoculars

Comments: The limited visual inspection is not a certificate or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot tell if it leaks or not. We would have no knowledge if this roof leaks or not under a limited visual inspection. We recommend that you view any disclosure form or statement to see if any repairs may have been made to this roof which might include past or continual problems and in the case of a fairly new roof a copy of contractors and manufacturers warranty. The inspection of the roof covering is not for insurance purposes and it is recommended that insurance companies have a representative visit property. Shingles are not lifted to check for adhesion -manufacturers advise

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if seal is broken when lifted that the shingles will not re-seal. Without regard to its performance at time of inspection, we recommend that an older roof covering be further evaluated , during option period, by a qualified roofing contractor.

- Not all of the roof covering is fully visible from ground level
- Shrub branches are too close to the roof structure

D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 4-5 Inches

Comments: An attic is inherently dangerous. Access to the attic space is typically limited by the design of the space, the lack of safe passage, service decking and the placement of mechanical equipment. This, in turn, limited our ability to view all areas of the attic space. We inspected the attic from the scuttle or stairway and service deck spaces. Spaces outside of these areas were inspected to the best of our ability with concern for personal and property safety of paramount importance. Insulation prevents visual inspection of pipes, wires, fixtures, and structural components underneath.

- Recommended fire walls missing between units (front and rear units). Also, the fire walls on the sides of units are not completely sealed.
- Recommended H-clips not installed between sheets of decking. These H-clips help prevent the decking from buckling



FIRE WALL NOT SEALED IN ATTIC

E. Walls (Interior and Exterior)

Comments:

Interior Walls:

- Water stains on the following window sills (can be from condensation forming on window panes, sealant around window frames deteriorated, windows being left open, or improper window installation): guest bedroom

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Exterior Walls:

Siding Materials: Brick Stone Wood Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Other

Wood siding is water damaged (edges and bottoms of panels are swelling) at: a few panels at patio area are partially damaged



WATER PENETRATION TO GUEST BEDROOM WINDOW SILL

F. Ceilings and Floors

Comments:

- Water stains and/or repair spots on ceiling at: repair spot on ceiling of living room
- Several tiles are damaged (cracked) on the kitchen floor covering

G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Doors do not latch properly at: latch plate removed at the guest bedroom

Exterior Doors

H. Windows

Comments: Signs of lost seals in thermal pane windows may not be apparent at all humidity and temperature levels. Windows were only checked for obvious signs of seal damage, such as fogging, at time of inspection.

- Inspection of the windows was limited

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I. Stairways (Interior and Exterior)

Comments:

EXTERIOR

Vertical railing spacing is greater than 4"

Guard railing is loose -top of landing

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

Patio column is partially damaged -appears to be from some wood rot



LITTLE WOOD ROT TO PATIO COLUMN

L. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments: The minimum standards for electrical service continue to evolve for the safety of the homeowner. Changes to the code are intended to make each home safer from fire and shock hazards (AFI's and GFCI's as an example). The Texas Real Estate Commission has adopted standards of practice which may require an inspector to report conditions as deficient when performing an inspection for a buyer or seller, if they can be reasonably determined, without regard to the code at the time the house was built. The adequacy of the electrical service and load calculations are outside of the scope of the this inspection.

Main Disconnect Panel 100 Amp Main (exterior)

- Exterior panels are not labeled with unit number, so could not discern which panel was for this unit
- Panel is partially labeled
- Double lugged neutrals on bus bar
- Electrical panel is not bonded
- Grounds and neutrals are improperly on same bus bar at the sub panel in residence
- Lack of anti-oxidants on aluminum conductor terminals -incoming service to sub panel

Arc fault interrupters are intended to protect against arcing that may lead to fire. Effective September 1, 2014 these are required to be installed at all 120 volt single phase, 15 and 20 Amp branch circuits supplying outlets or devices installed at all non-appliance and non-GFCI circuits. It is not typically practical or feasible to upgrade to these devices.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum

Comments: Low voltage wiring systems, which may include garden lights, alarm systems, video/audio media conductors including intercom systems, and HVAC control conductors are specifically excluded from this inspection by the Texas Real Estate Commission's standards of practice.

Outlet and Switches

Inspection of the outlets was limited (concealment)

The following outlets are reverse polarized (hot/neutral): rear kitchen countertop

Ground Fault Circuit Interrupt Safety Protection

Kitchen:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial

No GFCI protection at one or more locations. This is considered a recognized safety hazard.

Fixtures

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- Uncovered light fixtures in closets are no longer recommended (considered a fire hazard)
- Globe(s) missing from some of their lights

- Pull insulation away from recessed lights in the attic
- The following light fixtures do not have minimum recommended clearance from tub/shower walls: lights too close to both bath tubs (recommended to be three feet away or flush mounted)

Smoke and Fire Alarms

- Smoke alarms are not present in each sleeping area

NOTE: Smoke alarms are not inspected -due to the possibility that they may be wired directly to a security system or fire department. Smoke alarms should be installed in all bedrooms and bedroom hallways. It is generally recommended that the smoke alarms be replaced when 10 years or older.

Other Electrical System Components

- The door bell button has been removed



OUTLET REAR WALL OF KITCHEN COUNTERTOP IS REVERSE POLARIZED



LIGHT FIXTURES TOO CLOSE TO BOTH BATH TUBS



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UNCOVERED LIGHT FIXTURES IN CLOTHES CLOSETS

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Electric

Comments: Heating Equipment has a useful life cycle depending on type of equipment and whether it has been regularly serviced and maintained. We recommend that you view or ask for any disclosure form or statement to see if any repairs may have been made to this equipment which may indicate past or continual problems and in case of a fairly new system a copy of the contractor's and manufacturer warranty. Without regard to the heating equipment performance at time of inspection, because of the potential cost of repair or replacement, we recommend that older heating equipment be further evaluated, during option period, by a qualified HVAC specialist to help determine remaining life.

B. Cooling Equipment

Type of System: Central

Comments:

The cooling equipment has a useful life cycle depending on type of equipment and whether it has been regularly serviced and maintained. Evaporator casing, plenum, and transition are not disassembled and tape is not removed. Testing for compatibility of equipment is beyond the scope of the inspection. Pan floats that disengage the equipment should the safety pan become full of water are not tested -as damage can occur to the equipment if it short cycles. While this type of inspection uses several general rules to determine the condition of the air conditioning system, full evaluation of the integrity of the system requires the attachment of gauges to the coolant lines and other inspections that a licensed HVAC contractor can perform and is beyond the scope of a visual inspection, such as this one. Occasionally, water is allowed to pond the primary drain pan, which could cause atmospheric conditions conducive to pollutants. Without regard to its performance at time of inspection, because of potential cost of replacement, we recommend that older cooling equipment be further evaluated, during option period, by a licensed HVAC specialist to help determine remaining life.

Ameristar Model# M4AC4024D1000AA Serial# 18103078214 Labeled as a 2 ton unit

Unit #1:

Supply Air Temp: 53.6 °F Return Air Temp: 72.3 °F Temp. Differential: 18.7 °F

Unit #2:

Supply Air Temp: ____ °F Return Air Temp: ____ °F Temp. Differential: ____ °F

Temperature differential is within range of 17-22 degrees Fahrenheit

Condenser unit coil fins are a little dirty

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C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal

Some ducting moisture barrier is damaged/missing

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Could not Locate

Location of main water supply valve Could not Locate

Static water pressure reading: 52

Comments:

Sinks

Comments: _____

Bathtubs and Showers

Comments: _____

- Tub wall previously damaged at: master bath tub (patch on fiberglass tub)
- Gate at shower diverters not fully closing (allows a little water out of both shower head and spout) -both bath tubs
- Shower diverter valve not operating -both shower diverters do not reseal after disengaging water pressure
- Faucet handle(s) loose in wall at: master faucet and spout are a little loose in wall
- Bath trap(s) are not accessible/present
- Spout is not sealed to tub wall at: master bath tub

Commodes

Comments: _____

- Loose at floor mounting -guest commode

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Washing Machine Connections

Comments: _____

- Washing machine connected at this time - faucets, drains not tested for proper operation
- Emergency drain pan and drain line not present beneath the washing machine (recommended when washing machine is above a living area)

Exterior Plumbing

Comments: _____



EMERGENCY DRAIN PAN AND DRAIN LINE MISSING FROM BENEATH WASHING MACHINE



SURFACE MASTER TUB HAS BEEN PATCHED

-

B. Drains, Wastes, and Vents

Comments

- The following commodes were observed to flush slowly (water levels raised too high before discharging) at: master commode
- Improper material used on parts of the following drain lines (it is recommended that the interior surface of drain line be smooth) -both kitchen drain lines

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IMPROPER MATERIAL USED ON PARTS OF THE KITCHEN DRAIN LINES

-
-
-
-

C. Water Heating Equipment

Energy Source: Communal

Capacity:

Comments:

- Hot water temperature is 131 degrees F (water temperature over 120 degrees F is considered a safety hazard)

Water heater Temperature and Pressure Relief Valve

-
-
-
-

D. Hydro-Massage Therapy Equipment

Comments:

-
-
-
-

E. Other

Comments:

V. APPLIANCES

-
-
-
-

A. Dishwashers

Comments:

General Electric Model# GSD2100V50WW Serial# VH780499B

- No anti-siphon loop at the drain line

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B. Food Waste Disposers

Comments:



C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas

Oven(s):

Hotpoint Model# RB526DP1WW Serial# AZ114197R

Unit #1: Electric Gas

Tested at 350°F, Variance noted: 315 °F (max 25°F)

Unit #2: Electric Gas

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I	NI	NP	D
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Tested at 350°F, Variance noted: _____ °F (max 25°F)

- Unit is not properly secured -absence of anti tip device
- Interior light does not operate (bulb?)



E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

SUMMARY

ROOF COVERING MATERIALS

Shrub branches are too close to the roof structure

ROOF STRUCTURES AND ATTICS

Recommended fire walls missing between units (front and rear units). Also, the fire walls on the sides of units are not completely sealed.

Recommended H-clips not installed between sheets of decking. These H-clips help prevent the decking from buckling

WALLS (INTERIOR AND EXTERIOR)

Water stains on the following window sills (can be from condensation forming on window panes, sealant around window frames deteriorated, windows being left open, or improper window installation): guest bedroom

Wood siding is water damaged (edges and bottoms of panels are swelling) at: a few panels at patio area are partially damaged

CEILINGS AND FLOORS

Several tiles are damaged (cracked) on the kitchen floor covering

DOORS (INTERIOR AND EXTERIOR)

Doors do not latch properly at: latch plate removed at the guest bedroom

STAIRWAYS (INTERIOR AND EXTERIOR)

Vertical railing spacing is greater than 4"

Guard railing is loose -top of landing

PORCHES, BALCONIES, DECKS, AND CARPORTS

Patio column is partially damaged -appears to be from some wood rot

SERVICE ENTRANCE AND PANELS

Exterior panels are not labeled with unit number, so could not discern which panel was for this unit

Panel is partially labeled

Double lugged neutrals on bus bar

Electrical panel is not bonded

Grounds and neutrals are improperly on same bus bar at the sub panel in residence

Lack of anti-oxidants on aluminum conductor terminals -incoming service to sub panel

Arc fault interrupters are intended to protect against arcing that may lead to fire. Effective September 1, 2014 these are required to be installed at all 120 volt single phase, 15 and 20 Amp branch circuits supplying outlets or devices installed at all non-appliance and non-GFCI circuits. It is not typically practical or feasible to upgrade to

these devices.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

The following outlets are reverse polarized (hot/neutral): rear kitchen countertop
No GFCI protection at one or more locations
Uncovered light fixtures in closets are no longer recommended (considered a fire hazard)
Globe(s) missing from some of their lights
Pull insulation away from recessed lights in the attic
The following light fixtures do not have minimum recommended clearance from tub/shower walls: lights too close to both bath tubs (recommended to be three feet away or flush mounted)
Smoke alarms are not present in each sleeping area
The door bell button has been removed

COOLING EQUIPMENT

Condenser unit coil fins are a little dirty

DUCT SYSTEMS, CHASES, AND VENTS

Some ducting moisture barrier is damaged/missing

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Tub wall previously damaged at: master bath tub (patch on fiberglass tub)
Gate at shower diverters not fully closing (allows a little water out of both shower head and spout) -both bath tubs
Shower diverter valve not operating -both shower diverters do not reseal after disengaging water pressure
Faucet handle(s) loose in wall at: master faucet and spout are a little loose in wall
Spout is not sealed to tub wall at: master bath tub
Loose at floor mounting -guest commode
Emergency drain pan and drain line not present beneath the washing machine (recommended when washing machine is above a living area)

DRAINS, WASTES, AND VENTS

The following commodes were observed to flush slowly (water levels raised too high before discharging) at:
master commode
Improper material used on parts of the following drain lines (it is recommended that the interior surface of drain line be smooth) -both kitchen drain lines

WATER HEATING EQUIPMENT

Hot water temperature is 131 degrees F (water temperature over 120 degrees F is considered a safety hazard)

DISHWASHERS

No anti-siphon loop at the drain line

RANGES, COOKTOPS, AND OVENS

Unit #1: Electric Gas

Tested at 350°F, Variance noted: 315 °F (max 25°F)

Unit is not properly secured -absence of anti tip device

Interior light does not operate (bulb?)