SUMMARY

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04/28/2023

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24
MINOR REPAIR RECOMMENDATIONS

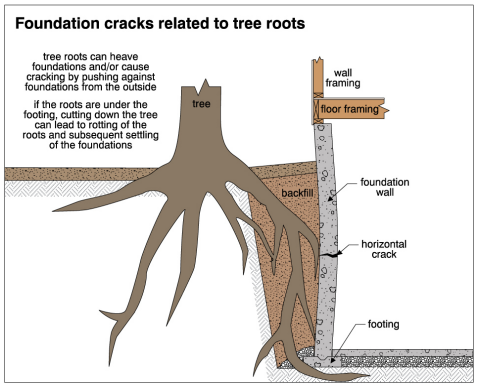
24
RECOMMENDATIONS

2
SAFETY HAZARD/IMMEDIATE REPAIR REQUIRED

2.1.1 A. Foundations
POTENTIAL FOUNDATION DAMAGE (TREES)

Minor Repair Recommendations

- Roots from a tree located near the foundation may cause foundation damage as the tree grows and the root system expands. Monitor this area of the foundation during the growing season (usually May through September) for signs of damage. If signs of damage appear (such as cracks) the tree may need to be removed. The potential for damage from tree roots varies with tree species.



2.1.2 A. Foundations
POST-TENSIONED CABLES EXPOSED

Recommendations

- One or more exposed post-tensioned cables were observed at the time of inspection. Exposed cables are subject to water exposure which can cause the cables to rust and potentially snap. ***As such, these exposed cable ends should be cleaned and patched with non-shrink concrete to prevent damage.***

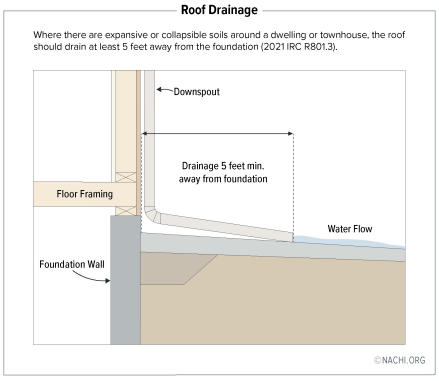

Left Exterior


Left Exterior

2.2.1 B. Grading and Drainage
NO GUTTERS

Minor Repair Recommendations

- The home had no roof drainage system to channel roof drainage away from the foundation. Elevated moisture levels in the soil near the foundation can affect the ability of the soil to support the weight of the structure above and can cause problems related to soil/foundation movement. ***The Inspector recommends the installation of a roof drainage system to help protect the home structure.***

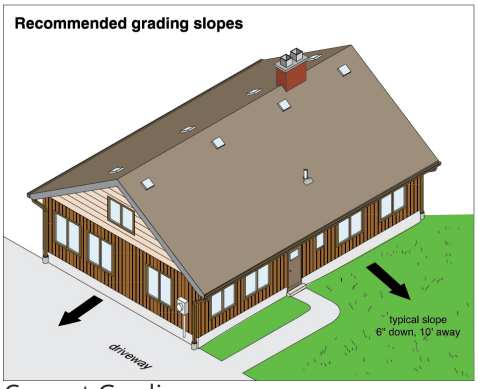


Gutter Illustration

2.2.2 B. Grading and Drainage
NEUTRAL OR NEGATIVE GRADE

Recommendations

- The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Because the home was in an area that may contain expansive soil, the Inspector recommends re-grading these areas to improve drainage near the foundation and help prevent foundation damage. ***The ground should slope away from the home a minimum of 1/4-inch per foot for a distance of at least six feet from the foundation.***



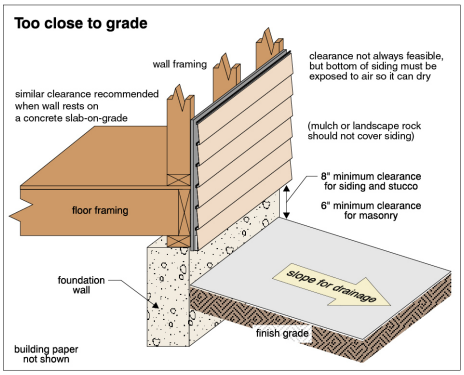
Correct Grading

2.2.3 B. Grading and Drainage

POOR FOUNDATION CLEARANCE (GRADE)

Minor Repair Recommendations

- The top of the foundation wall had inadequate clearance from grade. The top of the foundation wall should be a minimum of six inches above the soil. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions that encourage the growth of microbes such as mold fungi. ***The Inspector recommends re-grading around the home perimeter to provide increased clearance from grade.***



Correct Foundation Clearance


Front Right Exterior

2.3.1 C. Roof Covering Materials

DEBRIS ON ROOF SURFACE

Minor Repair Recommendations

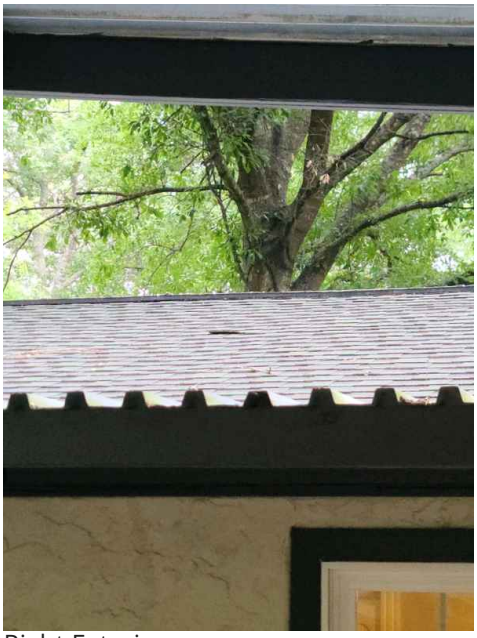
- Observed debris on the roof surface. ***Recommend removal.***

2.3.2 C. Roof Covering Materials

LIFTED SHINGLES

Recommendations

- One or more shingles are bowing outward and are not flush with the roof surface. This may lead to water intrusion through this shingle. ***The Inspector recommends a licensed roofing contractor to evaluate and repair.***


Right Exterior


Right Exterior

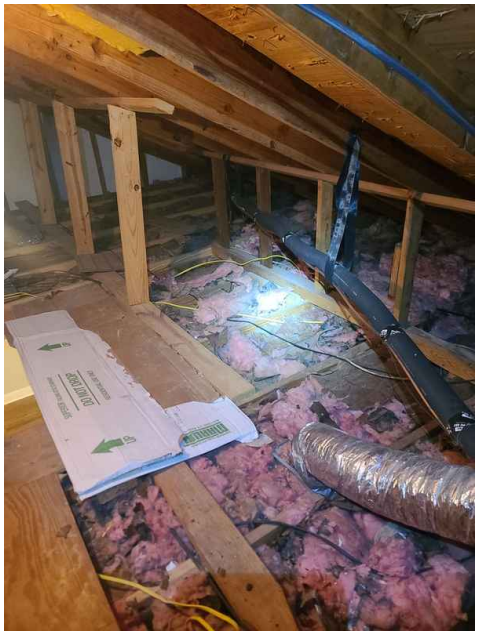
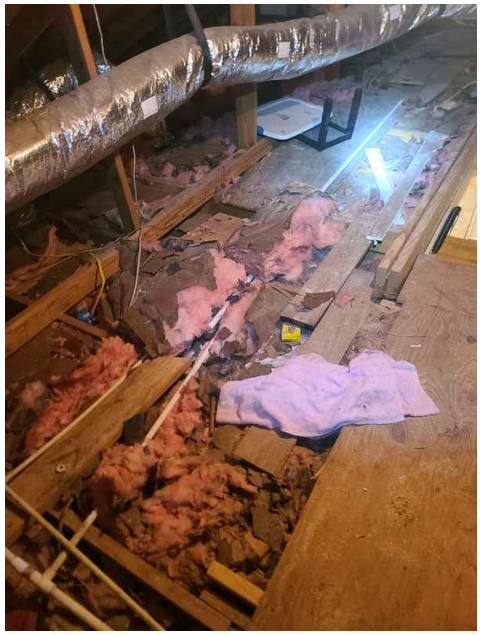

Right Exterior

2.4.1 D. Roof Structures and Attics

INADEQUATE INSULATION LEVELS (INSULATION)

Recommendations

- Thermal insulation installed to limit heat gain and loss in the living space did not appear to meet widely-accepted modern standards. To reduce energy consumption and heating/cooling costs, the inspector recommends that additional thermal insulation be added to meet modern standards. ***A qualified insulation contractor should be able to advise you capably.***

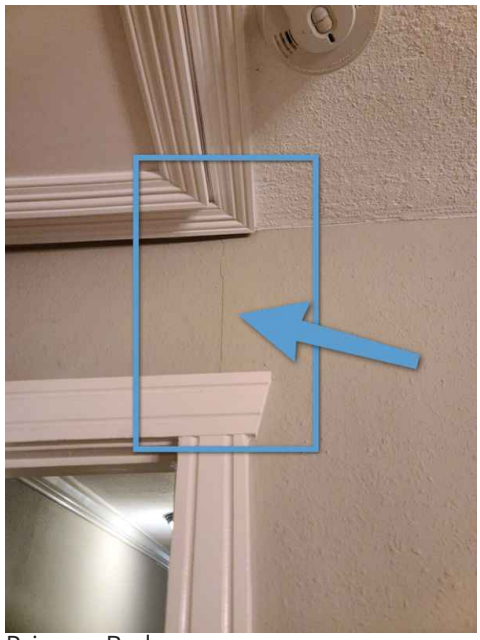




2.5.1 E. Walls (Interior and Exterior)

Minor Repair Recommendations

CRACKS - MINOR

- Minor cracking was observed in the wall structure. This is common in homes at this age. ***Recommend monitoring.***


Primary Bedroom

2.5.2 E. Walls (Interior and Exterior)

Minor Repair Recommendations

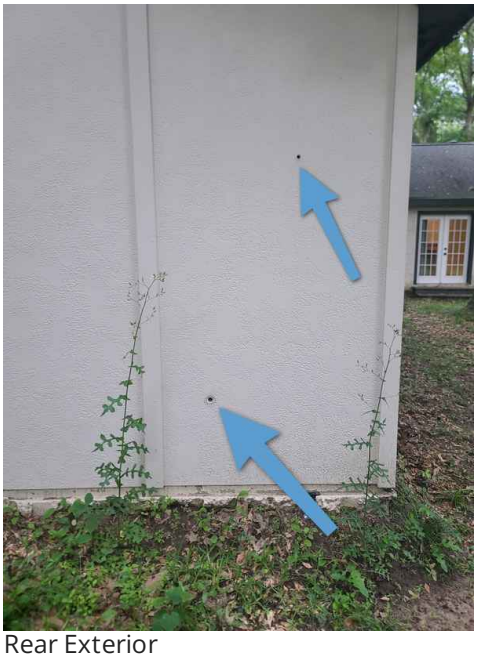
SEALANT AT EXTERIOR PENETRATIONS

- All exterior penetration into the exterior veneer should have sealant installed. This condition could lead to moisture intrusion. ***The Inspector recommends a licensed contractor to repair the openings.***


Left Exterior


Left Exterior


Left Exterior


Rear Exterior

2.6.1 F. Ceilings and Floors

Recommendations

CRACKED TILE

- One or more tiles are cracked at the time of inspection.

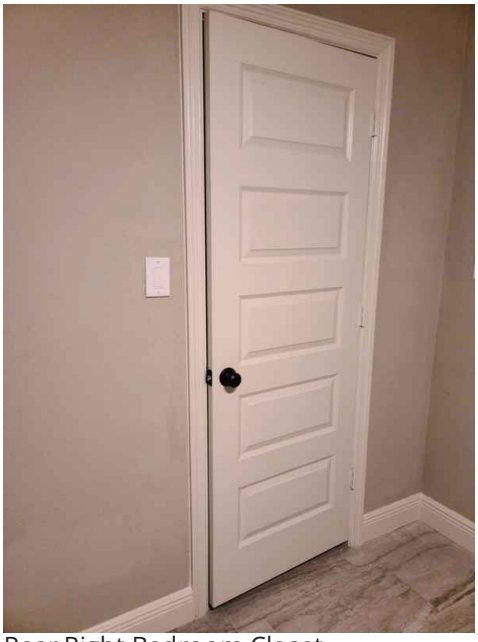

Front Porch

2.7.1 G. Doors (Interior and Exterior)

Minor Repair Recommendations

DOOR DOESN'T LATCH

- Door doesn't latch properly. ***Recommend handyman repair latch and/or strike plate.***


Rear Right Bedroom Closet

2.7.2 G. Doors (Interior and Exterior)

Recommendations

DOOR STICKS

- The door sticks and is tough to open. ***Recommend sanding down offending sides.***


Laundry Room

2.8.1 H. Windows
DAMAGED

Recommendations

- One or more windows have general damage.

2.8.2 H. Windows
FAILED SEAL

Recommendations

- Observed condensation between the window panes, which indicates a failed seal. ***Recommend qualified window contractor evaluate & replace.***

2.8.3 H. Windows
MISSING SCREEN(S)

Minor Repair Recommendations

- One or more windows are missing a screen. ***Recommend replacement.***


Front Living Room

2.8.4 H. Windows

OLD WINDOWS

Minor Repair Recommendations

- The windows appear to be original and are passed their useful time. ***The Inspector recommends considering changing out the window for a more energy efficient home.***

2.8.5 H. Windows

WINDOW DIFFICULT TO OPEN

Recommendations

- Many windows were difficult to open. ***The Inspector recommends a licensed window repair company to evaluate the issue or replace the aging window.***


Front Primary Bedroom


Primary Bathroom


Front Living Room


Breakfast Room

2.8.6 H. Windows

WINDOW BLINDS INOPERABLE

Minor Repair Recommendations

- One or more window blind is inoperable.

Front Living Room

2.11.1 K. Porches, Balconies, Decks, and Carports

DAMAGED CARPORT

Minor Repair Recommendations

- General damage to the carport was observed at the time of inspection.

2.12.1 L. Other

CABINET DOESN'T STAY CLOSED

Minor Repair Recommendations

- One more cabinet doors do not stay close.

Front Breakfast Room

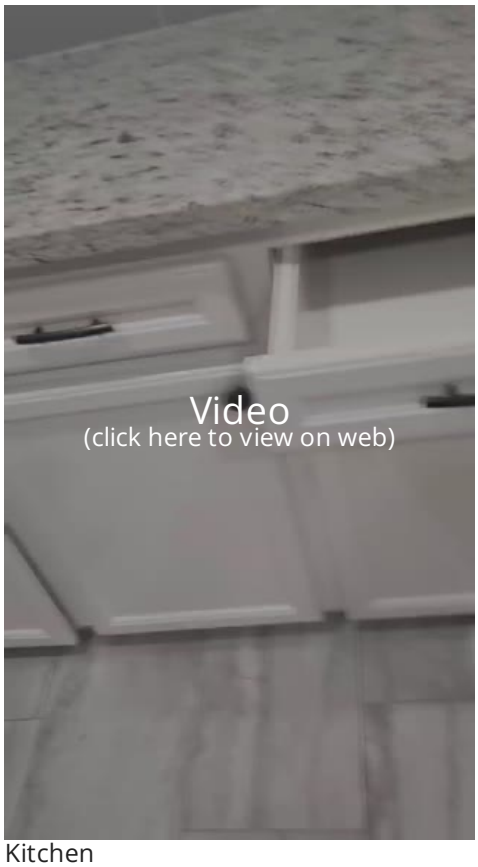
2.12.2 L. Other

DRAWER STICKS

Minor Repair Recommendations

- One or more drawers are sticking when operated.

Kitchen



Kitchen

2.12.3 L. Other

PAINT EXTERIOR VENEER

Minor Repair Recommendations

- Finish painting the exterior veneer in one or more locations.

Left Rear Exterior

3.1.1 A. Service Entrance and Panels

Safety Hazard/Immediate Repair Required

UNFILLED OPENINGS

- Unfilled holes or knockouts in the electrical service panel may allow persons to come into contact with energized electrical components, may allow insect or rodent entry, or may allow moisture intrusion that can cause corrosion of interior components that can degrade electrical connections. ***This condition is a potential fire/shock/electrocution hazard and should be corrected by a qualified electrical contractor.***

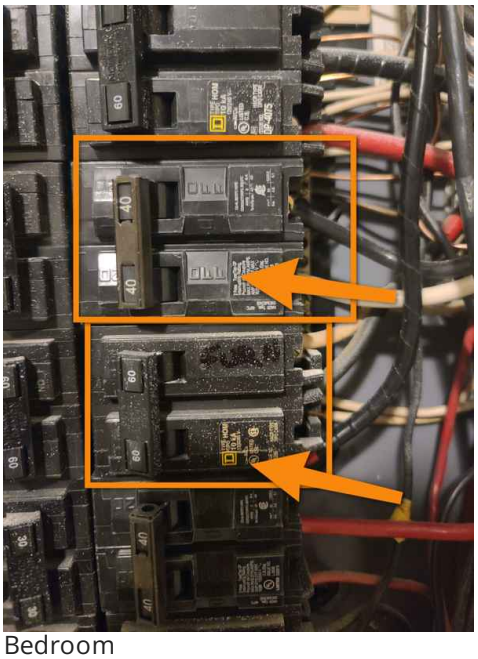
Garage

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

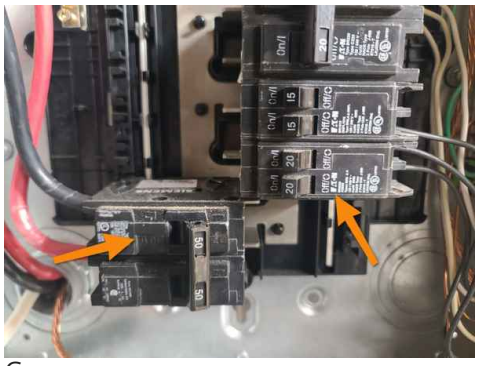
Recommendations

DIFFERENT BRAND BREAKERS (MAIN PANEL)

- Circuit breakers in the service panel were of a brand different from the main panel brand. Because circuit breakers made by different manufacturers vary in design, panel manufacturers typically require that breakers manufactured by their company be used in their panels. Breakers from one manufacturer used in the panel of another manufacturer may result in poor connections which can create a potential fire or shock/electrocution hazard. ***The Inspector recommends correction by a qualified electrical contractor.***



Bedroom



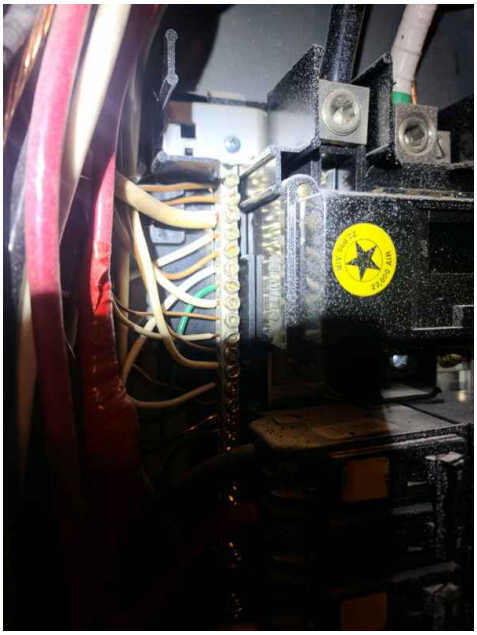
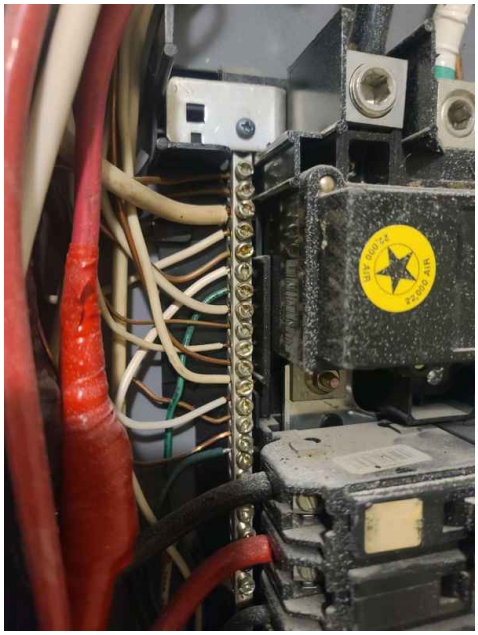
Garage

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

Recommendations

GROUND & NEUTRALS TERMINATE TOGETHER OK - BUS BAR (MAIN PANEL)

- Ground and neutral wires in the service panel terminated on the same bus bar. While improper, this is not usually a condition of major concern.

3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

Recommendations

INOPERABLE RECEPTACLES

- An electrical receptacle was inoperable at the time of the inspection. ***The Inspector recommends service by a qualified electrical contractor.***


Laundry Room

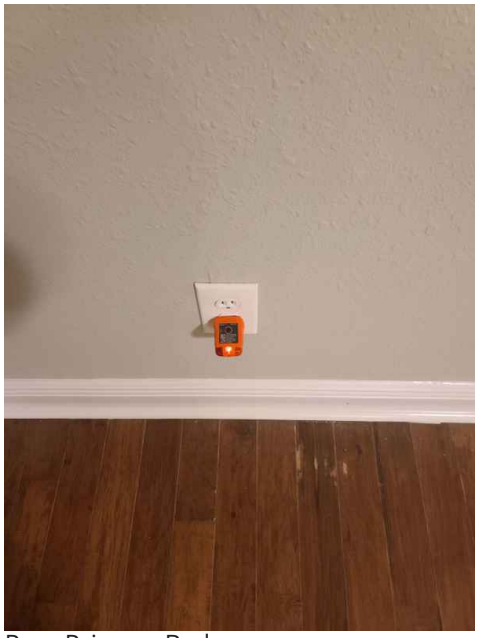
3.2.4 B. Branch Circuits, Connected Devices, and Fixtures

Recommendations

OPEN GROUND - RECEPTACLES (INTERIOR)

- An electrical receptacle had an open ground. Other receptacles in the home were grounded. ***This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.***

Rear Primary Bedroom


Rear Primary Bedroom


Primary Bathroom

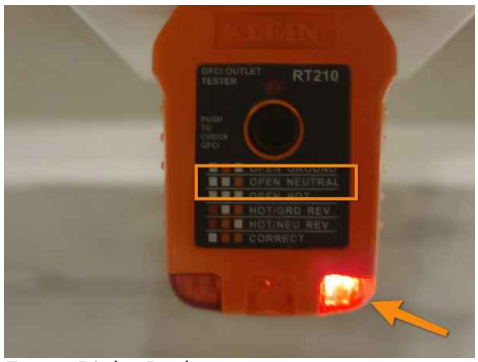
3.2.5 B. Branch Circuits, Connected Devices, and Fixtures

OPEN NEUTRAL RECEPTACLES (INTERIOR)

Recommendations

- An electrical receptacle had an open neutral which should be corrected by a qualified electrical contractor.


Front Right Bedroom



Front Right Bedroom

3.2.6 B. Branch Circuits, Connected Devices, and Fixtures

LIGHT FIXTURE - NO RESPONSE LIGHTS

Minor Repair Recommendations

- A light fixture did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring, or light fixture. ***<u>If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that a qualified electrical contractor perform an evaluation and any necessary repairs.</u>***

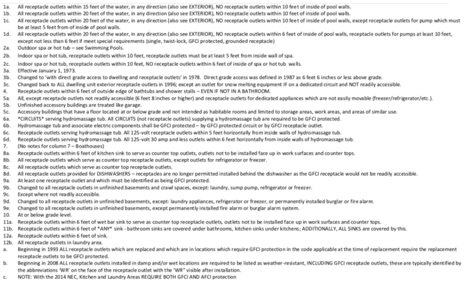

Garage

3.2.7 B. Branch Circuits, Connected Devices, and Fixtures

NO GFCI

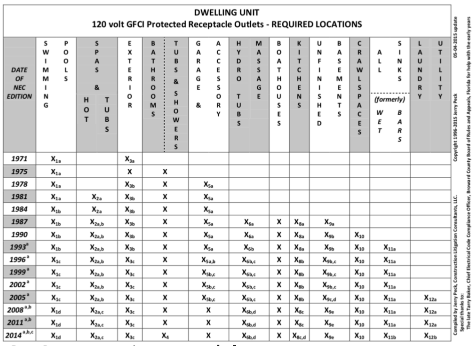
Recommendations

- One or more receptacles are not GFCI-protected. GFCI receptacles are required in all wet/damp locations.



1a. All receptacle outlets within 15 feet of the water, in any direction (also see EXTERIOR), NO receptacle outlets within 10 feet of inside of pool walls.
1b. All receptacle outlets within 20 feet of the water, in any direction (also see EXTERIOR), NO receptacle outlets within 10 feet of inside of pool walls.
1c. All receptacle outlets within 20 feet of the water, in any direction (also see EXTERIOR), NO receptacle outlets within 10 feet of inside of pool walls, except receptacle outlets for pump which must be at least 5 feet from of inside of pool walls.
1d. All receptacle outlets within 20 feet of the water, in any direction (also see EXTERIOR), NO receptacle outlets within 6 feet of inside of pool walls, receptacle outlets for pumps at least 10 feet, except not less than 6 feet if meet special requirements (single, twist-lock, GFCI protected, grounded receptacle)
2a. Outdoor spa or hot tub – see Swimming Pools.
2b. Indoor spa or hot tub, receptacle outlets within 10 feet, receptacle outlets must be at least 5 feet from inside wall of spa.
2c. Indoor spa or hot tub, receptacle outlets within 10 feet, NO receptacle outlets within 6 feet of inside of spa or hot tub walls.
3a. Effective January 1, 1973.
3b. Changed to 'with direct grade access to dwelling and receptacle outlets' in 1978. Direct grade access was defined in 1987 as 6 feet 6 inches or less above grade.
3c. Changed back to ALL dwelling unit exterior receptacle outlets in 1996; except an outlet for snow melting equipment IF on a dedicated circuit and NOT readily accessible.
4. Receptacle outlets within 6 feet of outside edge of bathtubs and shower stalls – EVEN IF NOT IN A BATHROOM.
5a. All, except receptacle outlets not readily accessible (6 feet 8 inches or higher) and receptacle outlets for dedicated appliances which are not easily movable (freezer/refrigerator/etc.).
5b. Unfinished accessory buildings are treated like garage.
5c. Accessory buildings that have a floor located at or below grade and not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use.
6a. *CIRCUITS* serving hydromassage tub. All CIRCUITS (not receptacle outlets) supplying a hydromassage tub are required to be GFCI protected.
6b. Hydromassage tub and associate electric components shall be GFCI protected – by GFCI protected circuit or by GFCI receptacle outlet.
6c. Receptacle outlets serving hydromassage tub. All 125-volt receptacle outlets within 5 feet horizontally from inside walls of hydromassage tub.
6d. Receptacle outlets serving hydromassage tub. All 125-volt 30 amp and less outlets within 6 feet horizontally from inside walls of hydromassage tub.
7. (No notes for column 7 – Boathouses)
8a. Receptacle outlets within 6 feet of kitchen sink to serve as counter top outlets, outlets not to be installed face up in work surfaces and counter tops.
8b. All receptacle outlets which serve as counter top receptacle outlets, except outlets for refrigerator or freezer.
8c. All receptacle outlets which serve as counter top receptacle outlets.
8d. All receptacle outlets provided for DISHWASHERS – receptacles are no longer permitted installed behind the dishwasher as the GFCI receptacle would not be readily accessible.
9a. At least one receptacle outlet and which must be identified as being GFCI protected.
9b. Changed to all receptacle outlets in unfinished basements and crawl spaces, except: laundry, sump pump, refrigerator or freezer.
9c. Except where not readily accessible.
9d. Changed to all receptacle outlets in unfinished basements, except: laundry appliances, refrigerator or freezer, or permanently installed burglar or fire alarm.
9e. Changed to all receptacle outlets in unfinished basements, except permanently installed fire alarm or burglar alarm system.
10. At or below grade level.
11a. Receptacle outlets within 6 feet of wet bar sink to serve as counter top receptacle outlets, outlets not to be installed face up in work surfaces and counter tops.
11b. Receptacle outlets within 6 feet of *ANY* sink - bathroom sinks are covered under bathrooms, kitchen sinks under kitchens; ADDITIONALLY, ALL SINKS are covered by this.
12a. Receptacle outlets within 6 feet of sink.
12b. All receptacle outlets in laundry area.
a. Beginning in 1993 ALL receptacle outlets which are replaced and which are in locations which require GFCI protection in the code applicable at the time of replacement require the replacement receptacle outlets to be GFCI protected.
b. Beginning in 2008 ALL receptacle outlets installed in damp and/or wet locations are required to be listed as weather-resistant, INCLUDING GFCI receptacle outlets, these are typically identified by the abbreviations 'WR' on the face of the receptacle outlet with the 'WR" visible after installation.
c. NOTE: With the 2014 NEC, Kitchen and Laundry Areas REQUIRE BOTH GFCI AND AFCI protection

GFCI Locations Table



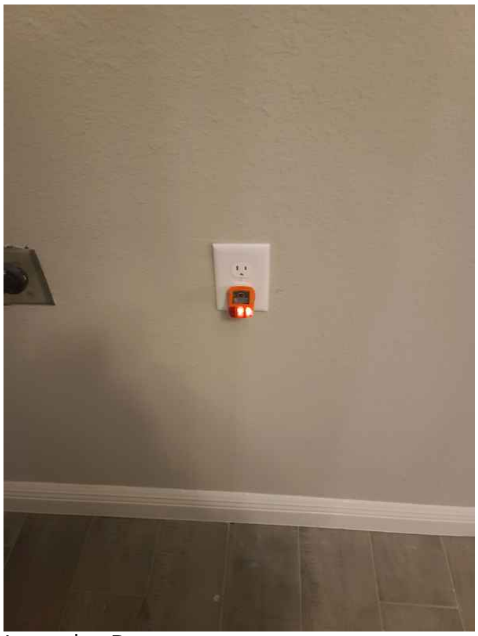
DWELLING UNIT
120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS

DATE OF NEC EDITION	SWIMMING POOLS	SPAS & HOT TUBS	EXTERIOR	BATHROOMS / TUBS & SHOWERS	GARAGE & ACCESSORY	HYDRO MASSAGE TUBS	BOATHOUSES	KITCHENS	UNFINISHED BASEMENTS	CRAWLSPACES	ALL SINKS (formerly WET BARS)	LAUNDRY UTILITY
1971	X_{1a}		X_{3a}									
1975	X_{1a}		X	X								
1978	X_{1a}		X_{3b}	X	X_{5a}							
1981	X_{1a}	X_{2a}	X_{3b}	X	X_{5a}							
1984	X_{1b}	X_{2a}	X_{3b}	X	X_{5a}							
1987	X_{1b}	$X_{2a,b}$	X_{3b}	X	X_{5a}	X_{6a}	X	X_{8a}	X_{9a}			
1990	X_{1b}	$X_{2a,b}$	X_{3b}	X	X_{5a}	X_{6a}	X	X_{8a}	X_{9b}	X_{10}		
1993[a]	X_{1b}	$X_{2a,b}$	X_{3b}	X	X_{5a}	X_{6b}	X	X_{8a}	X_{9b}	X_{10}	X_{11a}	
1996[a]	X_{1c}	$X_{2a,b}$	X_{3c}	X	$X_{5a,b}$	$X_{6b,c}$	X	X_{8b}	$X_{9b,c}$	X_{10}	X_{11a}	
1999[a]	X_{1c}	$X_{2a,b}$	X_{3c}	X	$X_{5b,c}$	$X_{6b,c}$	X	X_{8b}	$X_{9b,c}$	X_{10}	X_{11a}	
2002[a]	X_{1c}	$X_{2a,b}$	X_{3c}	X	$X_{5b,c}$	$X_{6b,c}$	X	X_{8b}	$X_{9b,c}$	X_{10}	X_{11a}	
2005[a]	X_{1c}	$X_{2a,b}$	X_{3c}	X	$X_{5b,c}$	$X_{6b,c}$	X	X_{8b}	$X_{9c,d}$	X_{10}	X_{11a}	X_{12a}
2008[a,b]	X_{1d}	$X_{2a,c}$	X_{3c}	X	X	$X_{6b,d}$	X	X_{8c}	X_{9e}	X_{10}	X_{11a}	X_{12a}
2011[a,b]	X_{1d}	$X_{2a,c}$	X_{3c}	X	X	$X_{6b,d}$	X	X_{8c}	X_{9e}	X_{10}	X_{11a}	X_{12a}
2014[a,b,c]	X_{1d}	$X_{2a,c}$	X_{3c}	X_4	X	$X_{6b,d}$	X	$X_{8c,d}$	X_{9e}	X_{10}	X_{11b}	X_{12b}

05-04-2015 update

Compiled by Jerry Peck, Construction Litigation Consultants, LLC.
Special thanks to:
The late Tarry Baker, Chief Electrical Code Compliance Officer, Broward County Board of Rules and Appeals, Florida for help with the early years

GFCI Locations Table


Laundry Room


Garage

3.2.8 B. Branch Circuits, Connected Devices, and Fixtures

AFCI/GFCI BREAKER TEST

Recommendations

- The AFCI/GFCI test button on the "Washer" breaker did not respond when pushed. ***Recommend a qualified electrical contractor be contacted to evaluate or replace breaker.***

3.2.9 B. Branch Circuits, Connected Devices, and Fixtures

NON-TAMPER RESISTANT RECEPTACLE

Minor Repair Recommendations

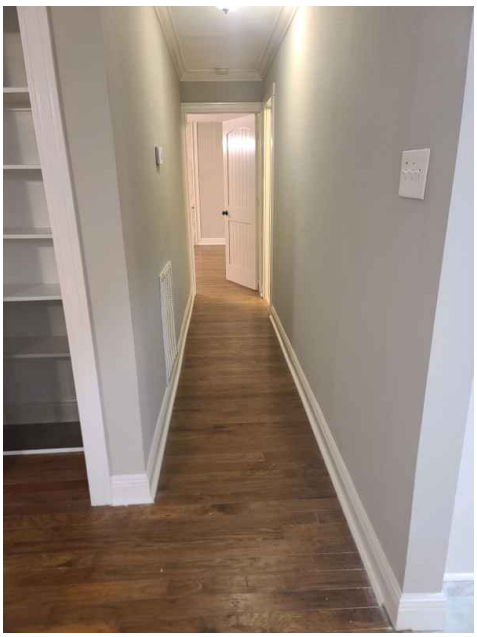
- Any receptacles less than five and a half feet above the floor that are not tamper-resistant are considered deficient per the TREC Standards Of Practice.

3.2.10 B. Branch Circuits, Connected Devices, and Fixtures

NEED MORE RECEPTACLES

Recommendations

- In general living areas, there should be an outlet on the wall every 6 feet (horizontally). Living areas refer to all large areas in your home, including the bedrooms, study, dining room, and hallways. Hallways over 10 feet long require at least one outlet. Walls less than 2 feet long do not require an outlet. ***Discuss additional receptacles with a licensed electrician.***





3.3.1 C. Other
RECEPTACLE PLATE LOOSE

Minor Repair Recommendations

- One or more receptacle plates are loose at the time of inspection.


Front Hall Bathroom

3.3.2 C. Other
SWITCH SCREWS MISSING

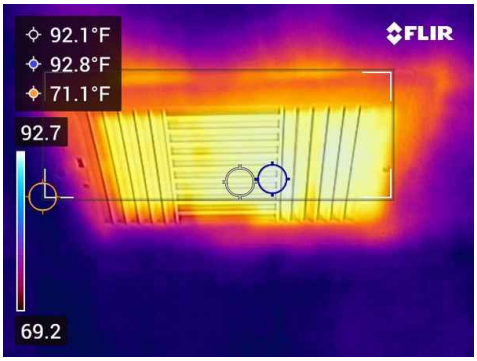
Minor Repair Recommendations

- One or more switch screws are missing in the plate. ***Replace screws.***


4.1.1 A. Heating Equipment
LOW SUPPLY TEMP

Minor Repair Recommendations

- A lower-than-normal temperature was recorded from the supply registers while the furnace was operating. ***Recommend a licensed HVAC professional be contacted to evaluate the system.***



4.2.1 B. Cooling Equipment

AGING A/C

Minor Repair Recommendations

- The A/C is approximately 12 years old. Most condensers or air handlers need replacement between 15-20 years. ***Although no obvious deficiencies with the furnace were observed at the time of inspection, the Inspector recommends the client budget in the case of furnace failure.***

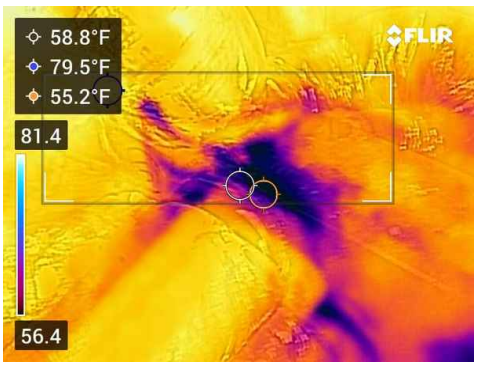
2011

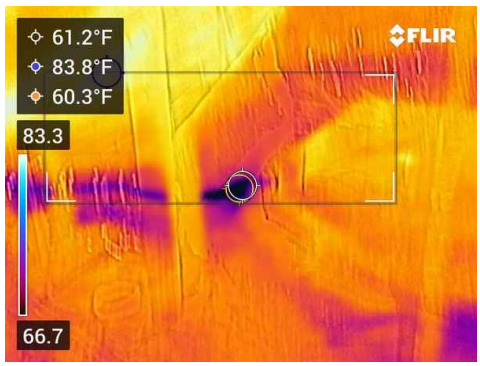
4.3.1 C. Duct Systems, Chases, and Vents

DUCT LEAKING

Recommendations

- The air supply duct was leaking air. ***Recommend a qualified HVAC technician or vents & ducts contractor repair.***



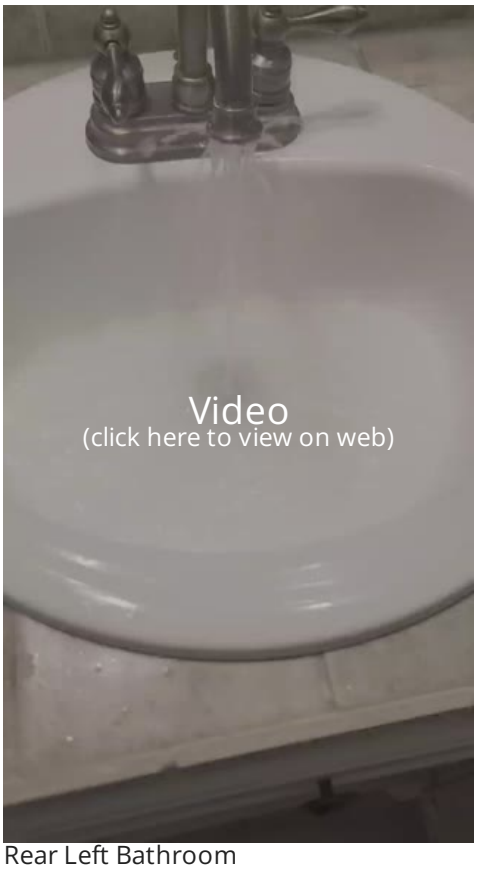


5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

DISCOLORED HOT WATER

Recommendations

- Discolored hot water visible at the time of the inspection is seldom caused by tank failure, but may be caused by several non-toxic, iron-reducing bacteria; Crenothrix, Leptothix, and Gallionella. Bacterial action can lead to early failure of anode rods. Well water, water softeners, and dormant water heaters are conditions that encourage bacterial proliferation. Treatment is possible. ***The Inspector recommends service by a qualified water treatment specialist.***



Rear Left Bathroom


Cold Water

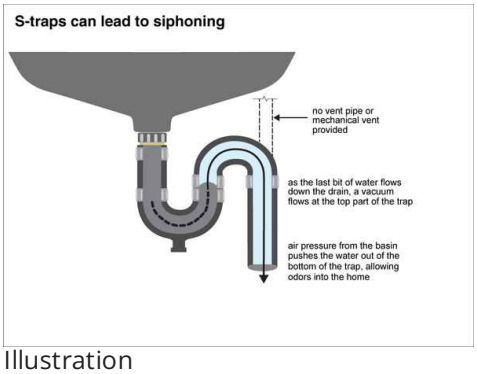

Hot Water

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

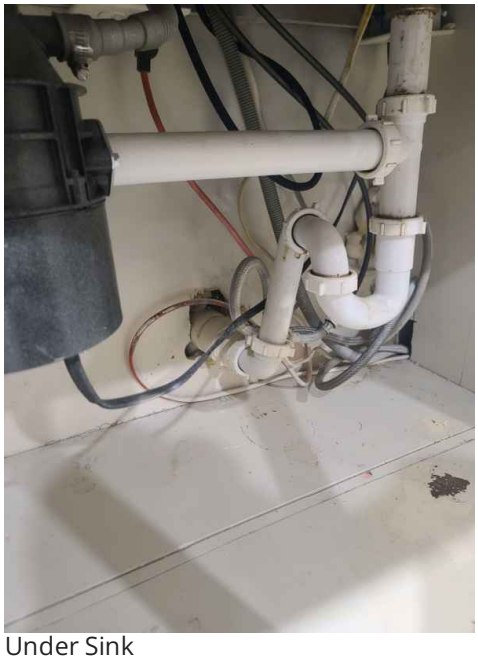
OBSOLETE TRAPS - "S" TRAP

Recommendations

- A trap was of a type that is no longer allowed to be installed in new construction for safety reasons. Although this type of trap may have been commonly considered safe when the home was originally constructed, as general knowledge of safe building practices has improved with time, building practices have improved and requirements have become more stringent. Consider replacing this trap with a modern, approved trap. ***A qualified plumbing contractor should perform all work.***



Illustration


Under Sink

5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures

FAUCET STOPPERS INOPERABLE

Minor Repair Recommendations

- The water stoppers for the faucet are inoperable. ***The Inspector recommends a licensed contractor to repair.***


Primary Bathroom


Rear Left Bathroom

5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures

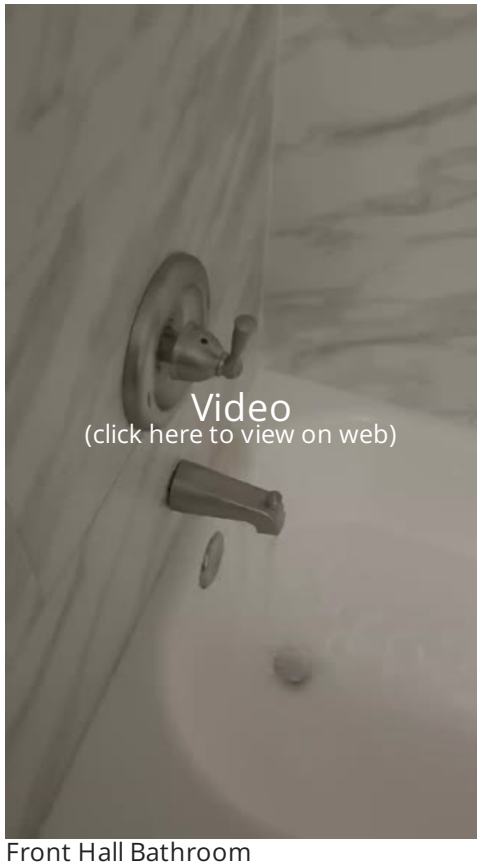
SEALANT NEEDED ON FIXTURE

Minor Repair Recommendations

- The sealant on the tub faucet needs to be added, and resecured to the tile veneer. ***The Inspector recommends a licensed contractor be contacted to make repairs.***

Front Hall Bathroom

Front Hall Bathroom



Front Hall Bathroom

5.1.5 A. Plumbing Supply, Distribution Systems, and Fixtures

TOILET LOOSE

Minor Repair Recommendations

- The toilet was loose and should be repaired.

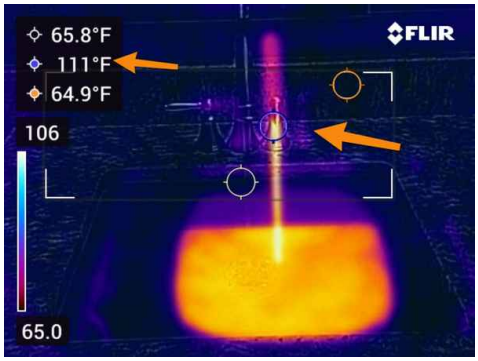
Primary Bathroom

5.1.6 A. Plumbing Supply, Distribution Systems, and Fixtures

HOT AND COLD REVERSED

Recommendations

- The hot and cold water is reversed on the fixture.


Front Hall Bathroom

5.1.7 A. Plumbing Supply, Distribution Systems, and Fixtures

Recommendations

COLD WATER SUPPLY LEAK

- The cold water supply line was leaking at the time of inspection. ***Recommend a licensed plumbing contractor be contacted to evaluate and repair the issue.***


Front Hall Bathroom

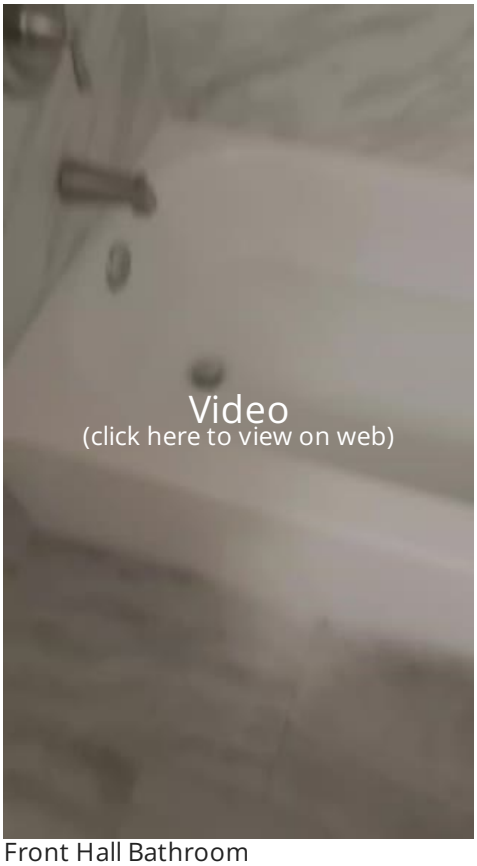

Front Hall Bathroom

5.2.1 B. Drains, Wastes, and Vents

Recommendations

POOR/SLOW DRAINAGE

- Poor/slow drainage was observed at the time of inspection. ***Recommend a qualified plumber to evaluate and repair.***



Front Hall Bathroom

5.3.1 C. Water Heating Equipment

Minor Repair Recommendations

FRONT COVER ISSUE

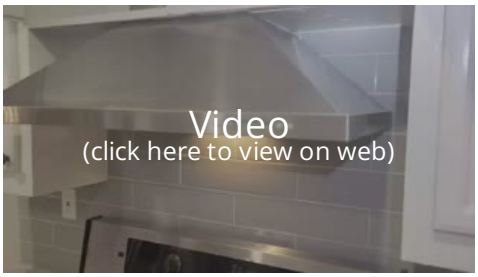
- The front cover for the water heater came off and should be reapired.

6.3.1 C. Range Hood and Exhaust Systems

Recommendations

LOUD NOISE

- Loud noises were observed from the range hood when operated on "High" mode. ***Contact an appliance repair specialist to evaluate the issue.***



6.4.1 D. Ranges, Cooktops, and Ovens

Safety Hazard/Immediate Repair Required

RANGE NOT FASTENED

- The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. ***The Inspector recommends installation of an approved anti-tip device by a qualified appiance contractor.***