Home Inspection Report

Address: Sample Report

Inspection Date : 2021
Prepared for :

Prepared By:

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3202 B Walnut Street
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Weather Conditions
The weather was clear and sunny. The temperature was about 40 degrees.
The year that the building was reported to be built was: 1975
State of Occupancy: Unoccupied
Note: This report is prepared for the exclusive use of the named party above. Third party users of the inspection report shall assume their own liability for the condition of the property. The inspection report is prepared in accordance with the ASHI Standards of Practice. These standards are visible at ASHI.com on the internet.

Per NMSA 1978 Home Inspection Licensing Act
THE HOME INSPECTOR WILL NOT DETERMINE AND THE REPORT PROVIDED UPON COMPLETION OF THE HOME INSPECTION WILL NOT CONTAIN A DETERMINATION OF WHETHER THE HOME OR COMPONENTS AND/OR SYSTEMS OF THE HOME THAT HAVE BEEN INSPECTED CONFORM TO LOCAL OR STATE BUILDING CODE REQUIREMENTS.

Table Of Contents

Report Overview

Conventions Used In This Report For your convenience, the following wordings have been used in creating this report.

Major Concern: This denotes a situation which is considered significantly deficient or is unsafe. Areas of Major Concern should be corrected as soon as possible, or a significant safety or financial risk may be involved.

Safety Note: A Safety Note alerts the client to a condition that could potentially cause a safety problem in or around the house.

Improve: An improve recommendation denotes a situation where improvements would be beneficial to the owner of the property, but no immediate danger to the owner or to the property is imminent.

Note: Items listed in the inspection report are the findings of the inspector at the time of the report. The findings represent the condition of the structure at a particular point in time. Changes in the structure and its condition (positive and negative) may happen after the inspection has been made. Conditions may exist that were concealed or not evident at the time of the inspection and may become apparent only at a later time.

Note: The recommendations contained in the report are the opinion of the home inspector. No action is required to be taken by either party based upon the inspector's recommendations. All repairs should be made as soon as possible, or prior to closing if applicable.

Note: The smoke alarm(s) in this home was tested, by pushing the test button. The alarm in the hallway sounded. This does not guarantee the smoke sensor is functional. It only establishes that the electrical circuit is functional. It is recommended by the National Fire Prevention Association (NFPA) to change smoke detectors every 10 years. If the age of the smoke detector is unknown, it is recommended to replace all smoke alarms/detectors immediately upon possession of the home. Batteries (if present) should be changed twice yearly, usually at daylight savings time. It is recommended that a smoke alarm be present in every sleeping room, in the hallway outside of each sleeping room, and at least one on every floor of the house.

Note: The determination of the proper building permits and paperwork is beyond the scope of the inspection. It is recommended that you make sure that the proper permits were applied for and finalized with the county government.

Note: The house has aluminum wiring on the branch circuits. See notes in the **Electrical** section of the report.

Note: Homes built before 1978 may have lead based paint inside or outside of them. For more information about lead based paint, please look at on the internet at the EPA web site.

Summary Page

The following items are considered to be Major Concerns or otherwise more significant to the structure, safety and / or function of the house. There are additional items listed in the main section of the report, and the entire report should be read carefully by the client.

Electrical

Major Concern: The original branch circuits in the house are wired with aluminum wiring. Aluminum wiring has characteristics that require some different methods and materials than copper wiring requires. In my opinion, if the wiring is still in good condition, the best way to handle aluminum wiring is to wire CO/ALR outlets and switches directly to the aluminum wire. The wiring should be made with a tight bend around the screw, and the screw should be installed tightly. If a splice to copper wiring is necessary, then the proper wire nut is the Ideal # 65 wire nut, or a connector known as the CopAlum. These items have the anti-oxidant paste embedded in the connection and are rated for the higher heat present in aluminum wiring. With aluminum wiring, I recommend that the pig tails only be made with the proper connectors or that outlets and receptacles used by rated CO/ALR and installed directly on the aluminum wiring.

I did examine a few of the outlets inside the house. Most of the ones are the proper CO/ALR type of receptacles and switches. **Photo 5.** A few of the newer white receptacles in Bedroom Four are copper only, and are connected to the aluminum wiring. **Photo 6.** These receptacles should be replaced with the proper type.

Note: Adding AFCI breaker protection to the circuits with aluminum wiring will increase the overall electrical safety of the house. This can be done by using AFCI breakers in the panel wherever possible.

Safety Note:

1: There are various areas that should be protected with GFCI devices that are not. Those locations are noted at the appropriate section of the report.

2: The GFCI breaker in the panel tripped immediately when I reset it. That means that the breaker is defective, or that there is a ground fault on the circuit and the breaker is doing exactly what it is supposed to do. **Photo 8.**

3: The metal cabinet should be bonded to the ground system. This is normally done with a bonding screw or strap.

4: The copper water lines did not appear to be bonded to the ground system. There is normally a bonding wire between the water lines and the ground system connected above the water heater or near the shut off valve for the system. The bonding wire is present, but it is not connected to the bonding clamp. **Photo 7.**

5: According to the manufacturer's instructions, the tandem breakers (2 per space) should not be installed above the bottom four spaces (2 per side) according to the diagram. **Photo 8.** The tandem breakers should be moved to the lower four spaces, and the proper single space breakers installed above the tandem breakers. **Photo 9.**

6: The dryer receptacle and plug are the 3 wire type. This is an older type that uses the neutral wiring as both the neutral and ground. This was common in the past, but would not be allowed in new construction if the house were built today. It would be safer to replace the wire used for the dryer circuit with a four wire (10-3 with ground) and four wire plug and receptacle.

I recommend that you contact a qualified electrical contractor to determine the proper corrective measures for these items and any others that may be present with the electrical system.

(continued on next page)

Furnace
Safety Note:
1: There should be an upper combustion air source. There is plenty of combustion air for the mechanical closet with the metal vent into the attic. However, a vent opening should be cut into the top 12" of the vent. The vent should be about 45 square inches in size. In the attic space, the combustion air vent top was partially covered with insulation. **Photo 11.** The insulation should be kept off of the top of the metal combustion air vent.
2: The insulation around the vent pipe should be removed to provide proper air flow for the double wall vent pipe.
I recommend that you have a qualified heating contractor repair these and any other items that may be present with the heating system.

Water Heater
Safety Note:
1: The relief valve piping for the water heater should not go uphill at any point. It should slope downhill away from the relief valve. **Photo 12.** If the relief valve does go uphill, a drain petcock should be installed at the lowest point.
2: The metal collar around the flue vent pipe should be slipped up to the ceiling.
I recommend that you have a qualified and qualified heating contractor repair these and any other items that may be present with the water heating system.

Garage
Safety Note: The outlets in the garage do not appear to be protected by a GFCI device. An unprotected outlet in this location can be a hazard. I recommend that you contact a qualified electrician to determine the proper corrective measures.
Safety Note: When the carport was converted into a garage, there are several fire safety items that become relevant that were not when it was a carport.
1: The door from the house should be a fire rated door, with a 20 minute fire rating.
2: The wall areas that have living space on the other side should be protected with 5/8" Type X sheet rock. The seams in the wall material should be sealed with joint compound and tape. The missing panels of gypsum board should be replaced. **Photo 14.**
This is to prevent carbon monoxide from entering the house, and to create a fire break between the garage and the house. This is also to prevent or delay a fire from starting in the garage and spreading into the house. I recommend that you contact a qualified contractor to determine the proper corrective measures.
Safety Note: The wire splice for the overhead lights should be in a covered junction box. **Photo 15.** I recommend that you contact a qualified electrical contractor to determine the proper corrective measures.

Exterior Of House

Type of driveway:	concrete	Mailbox:	ok
Fence condition:	see notes	Address #:	ok
Gates:	see notes	Sidewalks:	ok

Improve: The north east gate has some loose and damaged boards.
Improve: There are some cracks in the driveway that should be sealed or repaired to prevent the cracks from getting larger.
Improve: The vines do not usually hurt the chain link fence until they get larger. However, if you don't want the vines in the chain link, the sooner you remove them the better. As the vines get larger, they get more entwined and more difficult to remove.

Exterior Walls

Most common siding:	stucco / wood	Soffit type:	wood
Siding condition:	see notes	Fascia type:	wood

Improve: The wood siding should be protected with primer and paint at the south corner.
Improve: The concrete threshold for the glass sliding door near the dining room is cracked at the west corner. **Photo 1.** I recommend that you contact a qualified contractor to determine the proper corrective measures.
Improve: There are a few small chipped spots in the stucco that should be patched.
Improve: The down spouts should be extended so that they are directing the rain water at least three feet from the foundation of the house. **Photo 2.**
Note: Determining the depth or existence of foundations or footings is beyond the scope of the inspection report.

Roof

Type of roof:	metal panel	Roof style:	gable
Type of framing:	truss	Attic access:	yes

Safety Note: The TV satellite dish antennas should be grounded for lightning protection. I recommend that you contact a qualified electrical contractor to determine the proper corrective measures.

External Window Inspection

Most common type: vinyl Glass type: double pane

Improve: The perimeter of the windows is a common place for cracks to occur between the window frame and the stucco. These areas should be inspected frequently. Any cracks that are noticed should be sealed immediately.

Note: Fogging of double pane windows can occur if the seal between the panes is no longer intact. Often, fogging does not occur in our region unless the humidity and temperature conditions are within the proper range. As such, there may be fogging between the window panes at a later date that was not observable at the time of the inspection.

Front Porch

Type: covered concrete porch

Safety Note: The receptacles on the front porch do not appear to have power. The GFCI breaker in the panel trips immediately when it is reset. I recommend that you contact a qualified electrician to determine the proper corrective measures.

Safety Note: The exterior hose bib should have an air break to prevent back siphoning in the event of a drop in the water system pressure. This can be done by changing the hose bib, or by installing an air break coupling between the hose and the hose bib.

Improve: The wood railing and posts should be protected with primer and paint.

Improve: The hose bib handle was not secured to the fixture. There is no screw at the center of the handle.

Improve: The weather proof cover for the outside receptacle is broken and should be replaced.

Back Porch

Type: concrete porch

Safety Note: The receptacles on the back porch do not appear to have power. The GFCI breaker in the panel trips immediately when it is reset. I recommend that you contact a qualified electrician to determine the proper corrective measures.

Safety Note: The exterior hose bib should have an air break to prevent back siphoning in the event of a drop in the water system pressure. This can be done by changing the hose bib, or by installing an air break coupling between the hose and the hose bib.

Gas Service

Type of gas:	natural gas
Gas meter location:	north side

Sewer Service

Sewer system:	city	Pipe construction:	ABS plastic
Clean out location:	front of house (south)	Drain pipes supported:	yes

Water Service

Water supply:	city	Water main size:	3/4”
Main shutoff location:	bedroom two	Water pressure:	70 PSI
Pipe material:	copper	Water meter location:	front

Note: Internal conditions of water or drain lines are beyond the scope of the inspection. Metal pipes in direct contact with the earth are more prone to corrosion and have a shorter life span than non metal pipes or metal pipes that are not in direct contact with the earth. The older neighborhoods tend to have steel piping, which will slowly corrode from the interior. This corrosion is not visible and cannot be determined as part of the inspection.
Note: Sprinkler systems, if present, are not included as part of the home inspection.
Note: Determining well capacity or water quality is beyond the scope of the inspection report.

Fireplace

Type:	wood burning fireplace	Damper operation:	see notes
Hearth extension:	ok	Clearance:	ok
Type of flue liner:	metal	Flue size:	10” round
Chimney condition:	see notes	Flue condition:	ok

Improve: The damper is hard to close. I could not get it to close unless I reached way up into the fireplace and pushed it closed by hand. The rod and lever did not move it. I recommend that you contact a fireplace and wood stove specialist to determine the proper corrective measures for these and any other problems that may be present with the fireplace.
Improve: The flashing at the bottom of the fireplace is allowing some water to drip down the face of the stucco. This is causing the stucco to stain. **Photo 3.** Installing the flashing under the stucco will help to keep the water moving away from the chimney edges. **Photo 4.** I recommend that you contact a qualified contractor to determine the proper corrective measures.
Note: The actual operation of the draft and flue of the stove / fireplace can only be observed by building a fire, which is beyond the scope of the inspection.

Electrical

Service type:	underground	Conductor type:	aluminum
Meter location:	north side of house	Sub panels present:	no
Service panel location:	in garage	Service amperes:	100 amps
Service Panel type:	ITE	Number of circuits:	19
220 volt service:	yes		

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2: The GFCI breaker in the panel tripped immediately when I reset it. That means that the breaker is defective, or that there is a ground fault on the circuit and the breaker is doing exactly what it is supposed to do. **Photo 8.**

3: The metal cabinet should be bonded to the ground system. This is normally done with a bonding screw or strap.

4: The copper water lines did not appear to be bonded to the ground system. There is normally a bonding wire between the water lines and the ground system connected above the water heater or near the shut off valve for the system. The bonding wire is present, but it is not connected to the bonding clamp. **Photo 7.**

5: According to the manufacturer's instructions, the tandem breakers (2 per space) should not be installed above the bottom four spaces (2 per side) according to the diagram. **Photo 8.** The tandem breakers should be moved to the lower four spaces, and the proper single space breakers installed above the tandem breakers. **Photo 9.**

6: The dryer receptacle and plug are the 3 wire type. This is an older type that uses the neutral wiring as both the neutral and ground. This was common in the past, but would not be allowed in new construction if the house were built today. It would be safer to replace the wire used for the dryer circuit with a four wire (10-3 with ground) and four wire plug and receptacle.

I recommend that you contact a qualified electrical contractor to determine the proper corrective measures for these items and any others that may be present with the electrical system.

Improve: The breakers should be labeled to clearly identify all of the circuits in the service panel.

Improve: The county seal is not present at the meter. **Photo 10.** Normally if you call them at 662-8333 they will install a new seal on the meter.

Note: There are many electrical code issues that are not met in older houses. These can include not having AFCI breakers, lack of GFCI protection, lack of proper grounding, inadequate wire sizes, and others. I attempt to select the items most relevant to safety. The home inspection is not designed to designate if the house is “up to code” or not. Unless the house was built in the last year or two, it is very doubtful that it meets 100% of the residential electrical code. *All recommendations for electrical repair should be considered an important safety item and should be given high priority. All electrical work should be performed by a qualified electrical contractor.*

Furnace

Location:	mechanical closet	Type of system:	forced air
Manufacturer:	Carrier	Heat source:	gas
Filters:	see notes	Manufactured date:	1992
Filter size:	2 filters 14” x 20”	BTU input:	115,000

Safety Note:

1: There should be an upper combustion air source. There is plenty of combustion air for the mechanical closet with the metal vent into the attic. However, a vent opening should be cut into the top 12” of the vent. The vent should be about 45 square inches in size. In the attic space, the combustion air vent top was partially covered with insulation. **Photo 11.** The insulation should be kept off of the top of the metal combustion air vent.

2: The insulation around the vent pipe should be removed to provide proper air flow for the double wall vent pipe.

I recommend that you have a qualified heating contractor repair these and any other items that may be present with the heating system.

Improve: The external air comes into the mechanical closet via the metal combustion air duct. The closet door should be sealed with weather stripping and a threshold to keep the cold outside air from infiltrating into the house.

Improve: The return air filters are dirty. This type of filter is designed to be cleaned and reused.

Note: Underground furnace ducts can be prone to rust, mold, termite damage and breakage, especially if water is in contact with the ducts. These conditions are not visible at the inspection, and determining the condition of the underground ducts is beyond the scope of the inspection. I recommend that you have the ducts examined by a qualified heating contractor to determine if any corrective measures are needed prior to closing.

Note: The furnace has exceeded its normal expected lifespan. Repair or replacement may be required at any time. Upgrading to a newer, more efficient furnace would be beneficial.

The following applies to all furnaces, it does not indicate a specific problem with the furnace at this inspection:

Safety Note: A gas fired forced air furnace can develop a leaking heat exchanger over time. A cracked heat exchanger can be very difficult to see, as many parts are not visible unless completely disassembled, which is beyond the scope of the inspection. A carbon monoxide monitor and alarm should be used during the months when the furnace is in operation.

Water Heater

Location:	mechanical closet	Type:	gas
Size:	50 gallons	Manufacturer:	GE
BTU input:	38,000 BTU/hr	Safety valve:	yes-see notes
Manufactured date:	2010	Drains outside:	yes

Safety Note: The copper water lines did not appear to be bonded to the ground system. There is normally a bonding wire between the water lines and the ground system connected above the water heater or near the shut off valve for the system. The bonding wire is present, but it is not connected to the bonding clamp. **Photo 7.** I recommend that you contact a qualified electrical contractor to determine the proper corrective measures.

Safety Note:

1: The relief valve piping for the water heater should not go uphill at any point. It should slope downhill away from the relief valve. **Photo 12.** If the relief valve does go uphill, a drain petcock should be installed at the lowest point.

2: The metal collar around the flue vent pipe should be slipped up to the ceiling.

I recommend that you have a qualified and qualified heating contractor repair these and any other items that may be present with the water heating system.

Safety Note: The see notes in **Furnace** section of the report regarding the combustion air venting.

Improve: An over flow pan draining to the outside of the house would help to decrease the amount of water damage to the house in the event of a water heater failure.

The following applies to all water heaters, it does not indicate a specific problem with the water heater at this inspection:

Note: The water heater should be drained and flushed annually to prevent a build up of sediment in the tank.

Note: The water temperature should not exceed 125 degrees for safety reasons. This will help to minimize the chance of a scald burn.

Exterior Doors

Front (main) door type: metal clad wood
Improve: The door bell is not working. The button is not present outside.

Other door location: garage entry - original
Door type: wood
Improve: There is a gap at the bottom of the door. Sealing the gap will make the door more energy efficient.

Other door location: garage entry – front closet
Door type: wood
Safety Note: The door from the house should be a fire rated door, with a 20 minute fire rating. This is to prevent carbon monoxide from entering the house, and to create a fire break between the garage and the house.
Improve: There is a gap at the bottom of the door. Sealing the gap will make the door more energy efficient.

Other door location: dining room
Door type: glass sliding door

Laundry Room

Location: by kitchen
Improve: There is some water damage on the wall where the washing machine will be connected.

Washer Hookup

Electric grounded:	yes	Hot/Cold shutoffs:	yes
Steel hoses:	see notes	Drain condition:	unknown
Clean out present:	yes	Evidence of leaks:	no

Note: I could not verify the function of the supply lines or drain lines because there was no washing machine present.

Dryer Hookup

Type of hookup:	electric or gas	Vent to outside:	yes
Vent piping material:	metal vent	Length of vent pipe:	2 feet

Safety Note: The dryer exhaust vent should be cleaned annually to prevent an excessive build up of lint in the duct.
Note: I could not verify the function of the dryer vent or supply because there was no dryer present.

Kitchen

Sink material:	steel	Counter top type:	laminate
Faucet type:	Glacier Bay	Back splash type:	laminate
Disposal type:	In Sink Erator		
# of receptacles:	4		
GFCI protected:	see notes		
Dishwasher type:	LG	Air gap present:	yes
Range type:	Frigidaire	Heat source:	gas
Oven working:	yes	Elements working:	yes
Electric available:	yes		
Cook top fan:	yes	Vents to outside:	yes
Refrigerator type:	none present	Ice maker line:	see notes

Safety Note:
1: The receptacles on the kitchen counter top do not appear to be protected by a GFCI device. An unprotected receptacle in this location can be a hazard.
2: The connector clamp is not present at the disposal power cable. **Photo 13. (Note:** This photo is actually from a different house because the photo did not turn out. It shows the same issue).
I recommend that you contact a qualified electrical contractor to determine the proper corrective measures.
Safety Note: The anti-tip bracket for the oven/range does not appear to have been installed. The bracket is designed to prevent the oven/range from tipping forward if a toddler stands on the open oven door, which could cause severe burns to the toddler.
Improve:
1: The rubber trap under the sink should be replaced. In this situation, that trap is actually not even needed, and can be removed. It is fine for the drain from the disposal to to straight over into the other trap.
2: The water line from the ice maker connection would not quite shut all of the way off.
I recommend that you contact a qualified plumbing contractor to determine the proper corrective measures.
Improve: The filter for the cook top exhaust fan should be cleaned.
Improve: The light fixture above the sink is missing the cover.
Improve: There are some missing drawers and some loose hinges.

Master Bathroom

Location:	master suite		
Sink material:	Corian or similar	Sink condition:	ok
Faucet type:	unknown	Evidence of leaks:	no
Counter top type:	Corian or similar	Back splash type:	Corian
# of receptacles:	1	GFCI protected:	see notes
Shower controls:	ok	Base material:	fiberglass
Type of controls:	unknown	Type of enclosure:	tile

Safety Note: The receptacle for the bathroom did not have power. See notes in **Electrical** section of the report.

Bathroom Two

Location:	1st door on the right		
Sink material:	cast iron	Sink condition:	ok
Faucet type:	Glacier Bay	Evidence of leaks:	no
Counter top type:	cultured marble	Back splash type:	cultured marble
# of receptacles:	1	GFCI protected:	see notes
Shower/Tub unit:	tub	Control valves:	ok
Tub/base material:	steel	Type of controls:	unknown

Safety Note: The receptacle for the bathroom did not have power. See notes in **Electrical** section of the report.

Improve: The vanity light fixture is loose.

Improve:

1: The tub stopper is not present.

2: The vanity sink does not have a drain stopper.

I recommend that you contact a qualified plumbing contractor to determine the proper corrective measures.

Master Bedroom

Location: 2nd door on the right Smoke detector: see notes
Egress opening: 35” sill, 24” wide x 43” high
Safety Note: It is recommended that each sleeping room have a working smoke alarm installed.
Safety Note: This type of light fixture would not be allowed in the closet if the house were built today. This is because the exposed bulb can create a fire hazard inside the closet. I recommend replacing the fixture with an approved closet light fixture.
Improve: The light fixture on the wall is loose and should be repaired.
Improve: The closet door does not latch.

Bedroom Two

Location: 1st door on the left Smoke detector: see notes
Egress opening: 10” sill, 31” wide x 28” high
Safety Note: It is recommended that each sleeping room have a working smoke alarm installed.
Safety Note: This type of light fixture would not be allowed in the closet if the house were built today. This is because the exposed bulb can create a fire hazard inside the closet. I recommend replacing the fixture with an approved closet light fixture.

Bedroom Three

Location: 2nd door on the left Smoke detector: see notes
Egress opening: 10” sill, 31” wide x 28” high
Safety Note: It is recommended that each sleeping room have a working smoke alarm installed.
Safety Note: This type of light fixture would not be allowed in the closet if the house were built today. This is because the exposed bulb can create a fire hazard inside the closet. I recommend replacing the fixture with an approved closet light fixture.

Bedroom Four

Location: 1st door on the right Smoke detector: see notes
Egress opening: 34” sill, 44” wide x 28” high
Safety Note: It is recommended that each sleeping room have a working smoke alarm installed.
Safety Note: The windows in this bedroom do not comply with current fire codes for emergency egress and for fire fighter access because the opening is too small. You are not required to bring your windows up to current codes, but you may be required to if replacing the existing windows with new windows or remodeling the house. Fire code is: 44” max sill height from floor, min opening of 20” width x 24” tall. In addition, the minimum opening size is 5.7 square feet (821 square inches). For grade level windows, the minimum opening size is 5.0 square feet (720 square inches).
Safety Note: This type of light fixture would not be allowed in the closet if the house were built today. This is because the exposed bulb can create a fire hazard inside the closet. I recommend replacing the fixture with an approved closet light fixture.

Hallway
Location: by bedrooms 1-4 Smoke detector: tested ok

Entry Way
Location: by front door
Closet door converted to garage entry:
Safety Note: The door from the house should be a fire rated door, with a 20 minute fire rating. This is to prevent carbon monoxide from entering the house, and to create a fire break between the garage and the house.
Improve: There is a gap at the bottom of the door. Sealing the gap will make the door more energy efficient.

Dining Room
Location: by kitchen

Living Room
Location: front of house
Improve: The receptacles have so much paint built up in them that I couldn't get my tester to plug in. The receptacles should be replaced. I recommend that you contact a qualified electrical contractor to determine the proper corrective measures.
Note: The switched receptacle is on the north wall.

Family Room
Location: back w/ fireplace
Safety Note: The smoke alarm did not make a sound when the test button was pressed.

Garage

Location: front of house

OH door type:	manually operated	Door material:	metal
Safety reverse:	n/a	Safety lasers:	n/a

Safety Note: The outlets in the garage do not appear to be protected by a GFCI device. An unprotected outlet in this location can be a hazard. I recommend that you contact a qualified electrician to determine the proper corrective measures.

Safety Note: When the carport was converted into a garage, there are several fire safety items that become relevant that were not when it was a carport.

1: The door from the house should be a fire rated door, with a 20 minute fire rating.

2: The wall areas that have living space on the other side should be protected with 5/8" Type X sheet rock. The seams in the wall material should be sealed with joint compound and tape. The missing panels of gypsum board should be replaced. **Photo 14.**

This is to prevent carbon monoxide from entering the house, and to create a fire break between the garage and the house. This is also to prevent or delay a fire from starting in the garage and spreading into the house. I recommend that you contact a qualified contractor to determine the proper corrective measures.

Safety Note: The wire splice for the overhead lights should be in a covered junction box. **Photo 15.** I recommend that you contact a qualified electrical contractor to determine the proper corrective measures.

Improve: The concrete slab is cracked along the garage floor. This is pretty common, and is almost inevitable with concrete. You can seal the cracks to keep water from getting into the concrete. It's not easy to keep the cracks from forming again as the concrete moves with seasonal temperature and moisture changes, but it should help to keep water out of the area. I recommend that you contact a qualified concrete contractor to determine the proper corrective measures.

Attic

Access location:	garage ceiling	Wiring problems:	no
Vents open:	yes	Exhaust fan problems:	no

Safety Note: The combustion air vent for the mechanical closet was partially covered with insulation. **Photo 11.** The insulation should be kept clear of the top of the vent.

Improve: The amount of insulation in the attic is pretty low by current standards. Additional insulation will make the house more energy efficient. Be careful not to block any soffit or combustion air vents with the additional insulation.

Note: There are some parts of the attic that are not accessible or are concealed by insulation during the inspection. Because the inspection is a visual inspection, there may be areas where hidden defects were not seen.

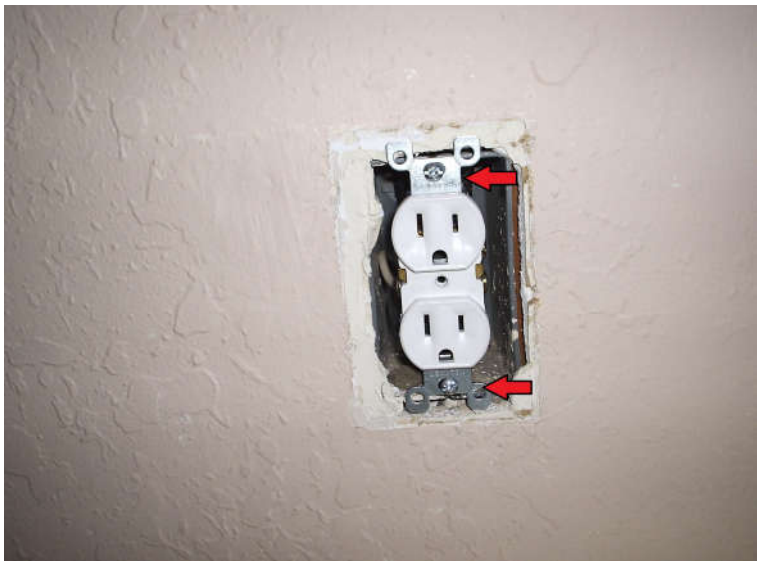
1 The concrete curb is damaged at the glass sliding door in the back.

2 The down spout should be extended farther from the house.

3 The stucco is stained from water draining down the face.

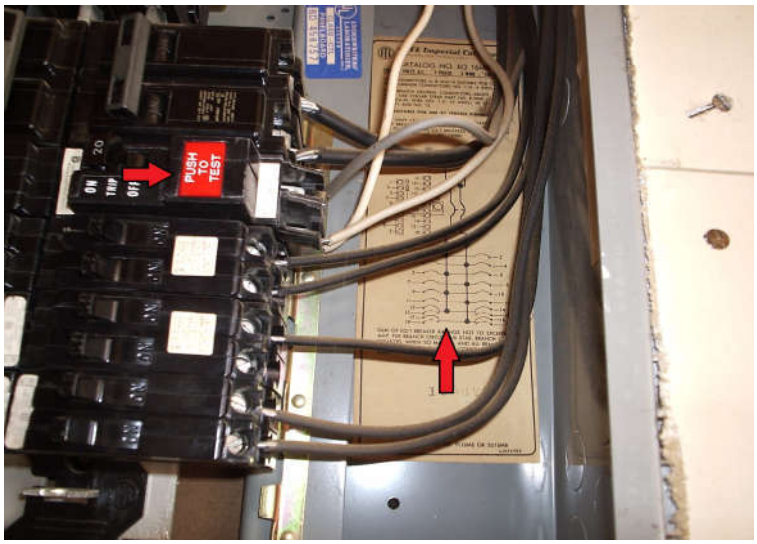
4 The flashing at the base of the chimney should be under the stucco for proper drainage.

5 The majority of the outlets are the proper CO/ALR type. This is where it will be stamped.



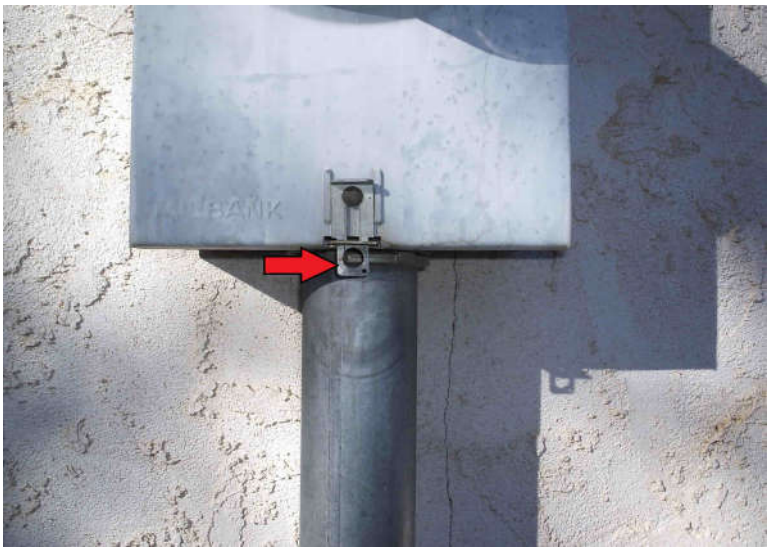
6 The receptacles in Bedroom Four are not the proper CO/ALR type.

7 The large aluminum bonding wire should be installed into the clamp.



8 The manufacturer's instructions indicate that the tandem breakers should be in the lower four breaker slots.

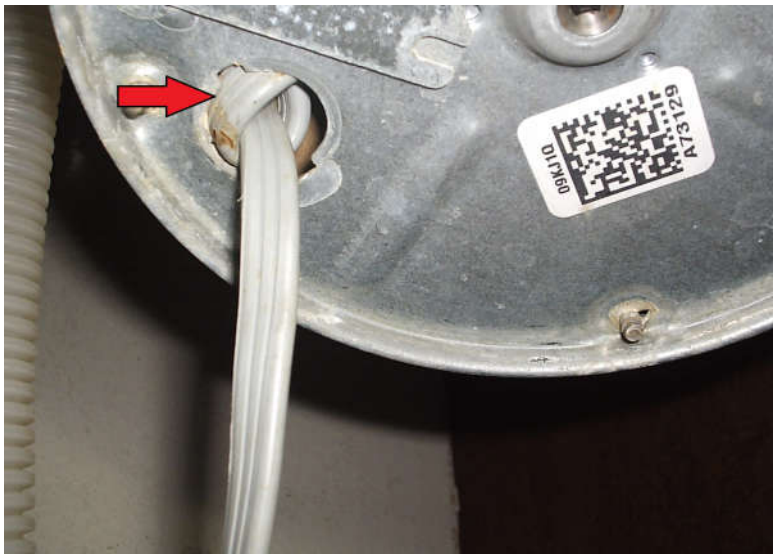
9 These lower four spots should have the tandem breakers.



10 The county seal is not present on the meter.

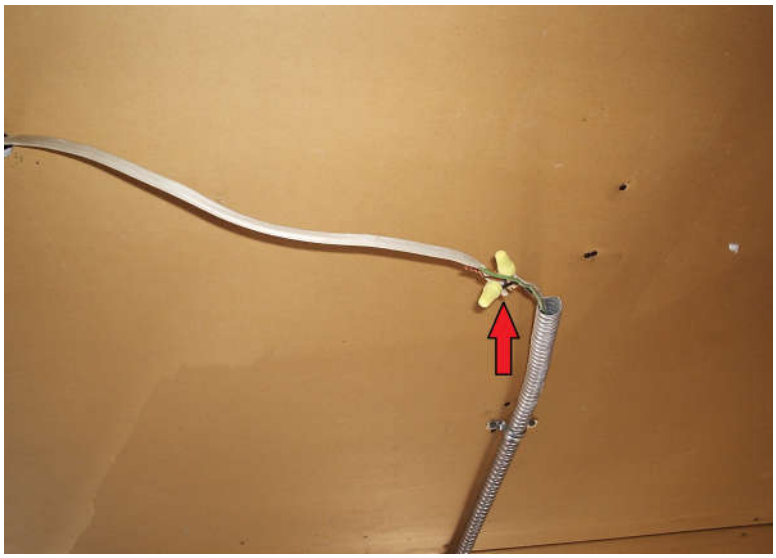
11 The combustion air vent is partially blocked by insulation in the attic space.

12 The pipe from the water heater relief valve should not go uphill or create a trap.



13 The connector clamp is not present on the disposal power cable.

14 The seams and gaps in the gypsum board garage wall covering should be repaired.



15 The wire splice for the garage overhead lights should be repaired.