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Jacksonville FL 32245-4455 Inspector: Marty Lunsford



Property Inspection Report

Client(s): Dustin Rose

Property address: 10341 West Jolynn Court

Jacksonville, Florida 32225

Inspection date: Tuesday, April 04, 2017

This report published on Tuesday, April 04, 2017 3:20:20 PM EDT

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

+	Safety	Poses a safety hazard
NO.	Major Defect	Correction likely involves a significant expense
1	Repair/Replace	Recommend repairing or replacing
*	Minor Defect	Correction likely involves only a minor expense
《	Maintain	Recommend ongoing maintenance
Q	Evaluate	Recommend evaluation by a specialist
#4	Monitor	Recommend monitoring in the future
1	Comment	For your information
-	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
۵	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General information

Inspector: Marty Lunsford

Structures inspected: Main house Type of building: Single family Age of building: 55 Years Time started: 12:00pm

Total Length of Inspection & Report Writing: 2.5 Hours

Inspection Fee: 380.00 Includes WDO Inspection

Payment method: Credit Card

Present during inspection: Contractor(s)

Occupied: No

Weather conditions: Cloudy Temperature: Warm Ground condition: Damp

Foundation type: Crawlspace, Slab on grade

1) M • ATTENTION REALTORS: Please follow the URL link below to view this same report in a format in which you can easily copy and paste for amendments.

http://www.reporthost.com/inspectalljax/10341westjolynn

- 2) 1 The water service wasn't turned on during the inspection. As a result, plumbing supply, drain and waste lines, fixtures, and some appliances such as water heaters weren't fully evaluated.
- 3) Electricity was not available during the inspection (service turned off or not fully installed, main disconnect tripped, etc.). As a result, branch circuit wiring, fixtures such as lights and fans, switches, ground fault circuit interrupter (GFCI) devices, arc fault circuit interrupter (AFCI) devices, and some appliances such as water heaters, forced air furnaces, heat pump or air conditioning units, and kitchen appliances weren't fully evaluated.

Exterior

Footing material: Poured in place concrete Foundation material: Concrete block Apparent wall structure: Wood frame Wall covering: Wood clapboard, Brick veneer Driveway material: Poured in place concrete Sidewalk material: Poured in place concrete Exterior door material: Solid core wood

4) ••• Guardrails are missing from one or more sections of decks or elevated surfaces with high drop-offs. This is a safety hazard due to the risk of falling. Standard building practices require guardrails to be installed at drop-offs higher than 30 inches, but in some cases it is advised to install them at shorter drop-offs. A qualified contractor should evaluate and install guardrails as necessary and as per standard building practices.



Photo 4-1

5) • One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.





Photo 5-1

Photo 5-2

6) Rot was found in one or more areas on soffit boards. A qualified contractor should evaluate and make repairs as necessary, replacing all rotten wood.





Photo 6-7

7) Rot was found in one or more areas on fascia boards. A qualified contractor should evaluate and make repairs as necessary, replacing all rotten wood.





Photo 7-1

Photo 7-2





Photo 7-3

Photo 7-4

8) One or more gutters are missing. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. A qualified contractor should install gutters and downspouts where missing. Also, extensions such as splashblocks or tie-ins to underground drain lines should be installed as necessary to carry rain water away from the house.

9) One or more exhaust duct end caps are damaged and/or deteriorated. Their purpose is to prevent unconditioned air from entering the house, and keep out birds, rodents and bugs. Blocked ducts can cause fan motors and/or clothes dryers to overheat and may pose a fire hazard. New vent cap(s) should be installed where necessary.



Photo 9-1

10) \(\bigsim \) The exterior finish in some areas is failing. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restain areas as needed and as per standard building practices.



Photo 10-1

11) • Minor cracks were found in the driveway. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.



Photo 11-1

12) • General pictures of exterior.





Photo 12-1



Photo 12-2



Photo 12-3

Photo 12-4





Photo 12-5





Photo 12-7





Photo 12-9

Photo 12-10



Photo 12-11

Roof

Roof inspection method: Viewed from ground with binoculars

Roof type: Gable

Roof covering: Asphalt or fiberglass composition shingles

Estimated age of roof: 20 Years plus Gutter & downspout material: None

13) The roof surface material is beyond or at the end of its service life and needs replacing now. The client(s) should consult with a qualified roofing contractor to determine replacement options and costs.





Photo 13-1

Photo 13-2

14) The roof structure below the surface is "skip sheathed" where batten boards rather than sheets of plywood support the roof surface. Installing a composition fiberglass or asphalt roof in the future will require the additional expense of installing sheathing, such as plywood or oriented strand board (OSB) over the batten boards. Roof damage is present.





Photo 14-1

Photo 14-2

15) One or more composition shingles are damaged, deteriorated and/or missing, and should be replaced. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary.





Photo 15-1

Photo 15-2



Photo 15-3

16) Trees are overhanging roof and are within 10 feet of roof vertically. This is a conducive condition for wood destroying insects and organisms since organic debris such as leaves or needles are more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces. Trees should be pruned so they are at least 10 feet above roof, or don't overhang the roof.



Photo 16-1

17) • General pictures of roof area.







Photo 17-3



<u>Garage</u>

- 18) Garage door appeared functional.
- 19) **(i)** General pictures of garage.





Photo 19-1

Photo 19-2

Attic

Inspection method: Viewed from hatch

Roof structure type: Rafters Ceiling structure: Ceiling beams

Insulation material: Fiberglass loose fill

Insulation depth: 10 Inches
Insulation estimated R value: 30

20) The attic access hatch was inaccessible due to stored items, debris, or the hatch being permanently closed. The inspector was unable to evaluate the attic, and it's excluded from this inspection. Recommend moving items or modifying hatch(es) as necessary to allow periodic evaluation of attic spaces. Lower portion of the attic.





Photo 20-1

Photo 20-2





Photo 21-7

Electric service

Primary service type: Overhead

Primary service overload protection type: Circuit breakers

Service amperage (amps): 150 Service voltage (volts): 120/240

Location of main service switch: Main service panel inside.

Location of main disconnect: Breaker at top of main service panel

Service entrance conductor material: Aluminum

System ground: Ground rod(s) in soil Main disconnect rating (amps): 150

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: No

Smoke detectors present: Yes

22) • General picture of main disconnect and service panel.





Photo 22-1

Photo 22-2



Photo 22-3

Water heater

23) At time of inspection water heater was missing. Recommend qualified plumber evaluate and make any needed repairs.



Photo 23-1

Heating and cooling

Estimated age: Air handler 24 years/AC unit 17 years. Primary heating system energy source: Electric

Primary heat system type: Heat pump Primary A/C energy source: Electric Primary Air conditioning type: Heat pump

Distribution system: Sheet metal ducts, Flexible ducts

Manufacturer: American Standard, Trane Filter location: In return air duct below furnace

24) No filter is visible for the heating/cooling system. As a result, unfiltered air will flow through the system, and the heating/cooling equipment life and the indoor air quality may be reduced. Correctly sized filter (s) should be installed. If necessary, guides or retaining devices should be installed or repaired so filter(s) are securely anchored and gaps around edges are minimized.

25) The heat pump was shut off at the time of the inspection. For example, the electric supply was turned

off. As a result, the inspector was unable to fully evaluate this unit.



Photo 25-1

26) The air conditioning system's condensing unit was shut off at the time of the inspection. For example, the electric supply was turned off. As a result, the inspector was unable to fully evaluate this unit.



Photo 26-1

27) The estimated useful life for most heat pumps is 15 to 20 years. This heat pump appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.







Photo 27-2

Plumbing and laundry

Location of main water shut-off valve: Exterior front wall.

Location of main water meter: Front yard

Water service: Public

Service pipe material: Not visible Supply pipe material: CPVC Vent pipe material: Cast iron

Drain pipe material: Plastic, Cast iron Waste pipe material: Plastic, Cast iron

28) Rust was found in drain and/or waste pipes or fittings. A qualified plumber should evaluate and repair as necessary.





Photo 28-1

Photo 28-2

29) Atains were found in one or more sections of drain and/or waste pipes. Recommend monitoring these areas in the future, and if leaks are found, have a qualified plumber evaluate and repair as necessary. Alternatively, the client(s) may wish to have a qualified plumber evaluate now and repair if necessary.



Photo 29-1

30) **1** Location of main water shut off.



Photo 30-1

Crawl space

Inspection method: Traversed

Insulation material underneath floor above: Fiberglass roll or batt

Pier or support post material: Masonry

Beam material: Solid wood

Floor structure above: Solid wood joists

Vapor barrier present: No

31) • • • • • • • Paper facing on batt insulation is oriented towards open spaces, rather than against interior space surfaces. This occurs when newer, fiberglass batt insulation with paper facing on one side is installed backwards or upside down, or when older batt insulation wrapped on both sides with paper is installed. The paper facing is flammable. Newer insulation usually has a warning label indicating this on the facing.

For newer batt insulation with paper facing on one side only, the paper facing should be oriented towards interior spaces rather than exposed, open spaces. The existing insulation should be reinstalled or replaced.

For older batt insulation with paper facing on both sides, recommend that repairs be made as necessary to eliminate the exposed paper facing.

A qualified contractor should evaluate and make repairs as necessary, and as per standard building practices and the insulation manufacturer's recommendations to eliminate the fire hazard.

Also, the paper facing also acts as a vapor barrier, and if located away from the interior surfaces, can trap moisture from condensation in the cavity between the paper facing and the interior spaces. This is a conducive condition for wood destroying insects. The inspector was unable to evaluate the structure obscured by the insulation. When repairs are made, the exposed structure should be evaluated for damage by wood destroying insects and/or organisms, and repairs should be made if necessary.



Photo 31-1

32) \(\sqrt{\q} \) One or more areas of sub- floor is damaged under the kitchen. Sagging and/or bouncing floors may result. A qualified contractor should evaluate and make repairs as necessary.





Photo 32-1

Photo 32-2

33) No vapor barrier is installed. This is a conducive condition for wood destroying insects and organisms due to the likelihood of water evaporating into the structure from the soil. Please contact our pest management division for more information regarding the installation of an approved vapor barrier.



Photo 33-1

34) • General pictures of crawl space area.





Photo 34-1

Photo 34-2





Photo 34-3

Photo 34-4





Photo 34-5

Photo 34-6



Photo 34-7

<u>Kitchen</u>

35) \P One or more light fixtures are damaged and/or missing. A qualified electrician should evaluate and repair or replace light fixtures where necessary.



Photo 35-1

36) One or more kitchen appliances appear to be near, at, or beyond their intended service life of 10 to 15 years. Recommend budgeting for replacements as necessary.







Photo 36-2

37) • General pictures of kitchen.



Photo 37-1 Everything is missing including the kitchen sink !!!



Photo 37-2



Photo 37-3

Bathrooms

38) \P One or more light fixtures are damaged and/or missing. A qualified electrician should evaluate and repair or replace light fixtures where necessary.



Photo 38-1



Photo 38-2

39) Sathrooms have been gutted. General pictures of bathrooms.





Photo 39-1

Photo 39-2





Photo 39-3

Photo 39-4



Photo 39-5

Interior rooms

40) Two-pronged electric receptacles rather than three-pronged, grounded receptacles are installed in one or more interior rooms. They are considered to be unsafe by today's standards and limit the ability to use appliances that require a ground in these rooms. Examples of appliances that require grounded

receptacles include:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. A qualified electrician should evaluate and install grounded receptacles as per the client(s)' needs and standard building practices.





Photo 40-1

Photo 40-2

41) Based on the age of this structure and the appearance of existing smoke alarms, the alarms may be older than 5 years old. According to <u>National Fire Protection Association</u>, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced periodically as required by the manufacturer. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit this article: <u>NFPA urges replacing home smoke alarms after 10 years</u>.



Photo 41-1

42) •• One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.





Photo 42-1

Photo 42-2

43) Multiple cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.





Photo 43-1

Photo 43-2



Photo 43-3

44) Stains and elevated levels of moisture were found in one or more ceiling areas. The stain(s) appear to be due to roof leaks. A qualified contractor should evaluate and repair as necessary. Roof and sheet rock damage is present. All areas are wet from roof leaks.





Photo 44-1

Photo 44-2





Photo 44-3

Photo 44-4





Photo 44-5

Photo 44-6





Photo 44-7

Photo 44-8





Photo 44-9

Photo 44-10



Photo 44-11

45) One or more light fixtures are damaged and/or missing. A qualified electrician should evaluate and repair or replace light fixtures where necessary.





Photo 45-1

Photo 45-2



Photo 45-3

46) 1 The lock mechanisms on one or more sliding glass doors are inoperable and/or difficult to operate. A qualified contractor should evaluate and repair as necessary.



Photo 46-1

47) Wood flooring in one or more areas is worn. Recommend having a qualified contractor evaluate and refinish wood flooring as necessary.





Photo 47-1

Photo 47-2

48) One or more air supply registers are missing. The air flow cannot be controlled as a result. Registers should be installed where missing.





Photo 48-1

Photo 48-2

49) One or more interior doors are missing and/or deteriorated and should be repaired or replaced by a qualified contractor.





Photo 49-1

Photo 49-2





Photo 49-3

Photo 49-4



Photo 49-5

50) None or more doors have no lockset installed. Locksets should be installed where missing.



Photo 50-1

51) Carpeting in one or more rooms is damaged and/or significantly deteriorated. Recommend replacing carpeting where necessary.



52) Trim is missing in one or more areas. Recommend having a qualified contractor install trim where missing.



Photo 52-1

53) • General pictures of interior rooms.



Photo 53-1

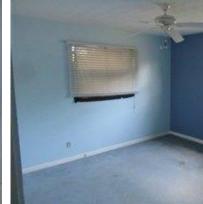


Photo 53-2



Photo 53-3



Photo 53-4





Photo 53-5

Photo 53-6



Photo 53-7

INSPECTOR INFORMATION:

Marty Lunsford ASHI Certified Inspector #248679 FL State License # HI9365 Cell # 904-502-2313





COMPANY INFORMATION:

Thank you for choosing our team to evaluate this property. Questions? Feel free to reach out to the inspector and you can contact us at 904-249-6523 or inspectalljax@gmail.com.

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Summary

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-	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
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Exterior

4 - Q - Guardrails are missing from one or more sections of decks or elevated surfaces with high drop-offs. This is a safety hazard due to the risk of falling. Standard building practices require guardrails to be installed at drop-offs higher than 30 inches, but in some cases it is advised to install them at shorter drop-offs. A qualified contractor should evaluate and install guardrails as necessary and as per standard building practices.



Photo 4-1

5 ••• One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.





Photo 5-1 Photo 5-2





Photo 6-1

Photo 6-2





Photo 6-3

Photo 6-4





Photo 6-5

Photo 6-6



7 - Rot was found in one or more areas on fascia boards. A qualified contractor should evaluate and make repairs as necessary, replacing all rotten wood.





Photo 7-1

Photo 7-2





Photo 7-3

Photo 7-4

8 \(^\circ\) One or more gutters are missing. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. A qualified contractor should install gutters and downspouts where missing. Also, extensions such as splashblocks or tie-ins to underground drain lines should be installed as necessary to carry rain water away from the house.

9 \(^\) - One or more exhaust duct end caps are damaged and/or deteriorated. Their purpose is to prevent unconditioned air from entering the house, and keep out birds, rodents and bugs. Blocked ducts can cause fan motors and/or clothes dryers to overheat and may pose a fire hazard. New vent cap(s) should be installed where necessary.



Photo 9-1

10 \(\lambda \) - The exterior finish in some areas is failing. A qualified contractor should prep (pressure wash, scrape, sand, prime caulk, etc.) and repaint or restain areas as needed and as per standard building practices.



Photo 10-1

Roof

13 — • The roof surface material is beyond or at the end of its service life and needs replacing now. The client(s) should consult with a qualified roofing contractor to determine replacement options and costs.





Photo 13-1

Photo 13-2

14 ••• The roof structure below the surface is "skip sheathed" where batten boards rather than sheets of plywood support the roof surface. Installing a composition fiberglass or asphalt roof in the future will require the additional expense of installing sheathing, such as plywood or oriented strand board (OSB) over the batten boards. Roof damage is present.





Photo 14-1 Photo 14-2

15 \(^{\infty}\) \(^{\infty}\) - One or more composition shingles are damaged, deteriorated and/or missing, and should be replaced. Leaks may occur as a result. A qualified roofing contractor should evaluate and make repairs as necessary.





Photo 15-1

Photo 15-2



Photo 15-3

16 \(\bigcirc - Trees are overhanging roof and are within 10 feet of roof vertically. This is a conducive condition for wood destroying insects and organisms since organic debris such as leaves or needles are more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces. Trees should be pruned so they are at least 10 feet above roof, or don't overhang the roof.



Photo 16-1

Water heater

23 - At time of inspection water heater was missing. Recommend qualified plumber evaluate and make any needed repairs.



Photo 23-1

Heating and cooling

24 \(\simeq \) - No filter is visible for the heating/cooling system. As a result, unfiltered air will flow through the system, and the heating/cooling equipment life and the indoor air quality may be reduced. Correctly sized filter (s) should be installed. If necessary, guides or retaining devices should be installed or repaired so filter(s) are securely anchored and gaps around edges are minimized.

Plumbing and laundry

28 • Rust was found in drain and/or waste pipes or fittings. A qualified plumber should evaluate and repair as necessary.





Photo 28-1 Photo 28-2

Crawl space

31 • Q • Paper facing on batt insulation is oriented towards open spaces, rather than against interior space surfaces. This occurs when newer, fiberglass batt insulation with paper facing on one side is installed backwards or upside down, or when older batt insulation wrapped on both sides with paper is installed. The paper facing is flammable. Newer insulation usually has a warning label indicating this on the facing.

For newer batt insulation with paper facing on one side only, the paper facing should be oriented towards interior spaces rather than exposed, open spaces. The existing insulation should be reinstalled or replaced.

For older batt insulation with paper facing on both sides, recommend that repairs be made as necessary to eliminate the exposed paper facing.

A qualified contractor should evaluate and make repairs as necessary, and as per standard building practices and the insulation manufacturer's recommendations to eliminate the fire hazard.

Also, the paper facing also acts as a vapor barrier, and if located away from the interior surfaces, can trap moisture from condensation in the cavity between the paper facing and the interior spaces. This is a conducive condition for wood destroying insects. The inspector was unable to evaluate the structure obscured by the insulation. When repairs are made, the exposed structure should be evaluated for damage by wood destroying insects and/or organisms, and repairs should be made if necessary.



Photo 31-1

32 \ \ - One or more areas of sub- floor is damaged under the kitchen. Sagging and/or bouncing floors may result. A qualified contractor should evaluate and make repairs as necessary.





Photo 32-1

Photo 32-2

33 \(\lambda \) - No vapor barrier is installed. This is a conducive condition for wood destroying insects and organisms due to the likelihood of water evaporating into the structure from the soil. Please contact our pest management division for more information regarding the installation of an approved vapor barrier.



Photo 33-1

Kitchen

35 <a> - One or more light fixtures are damaged and/or missing. A qualified electrician should evaluate and repair or replace light fixtures where necessary.



Photo 35-1

Bathrooms

38 $^{^{\circ}}$ - One or more light fixtures are damaged and/or missing. A qualified electrician should evaluate and repair or replace light fixtures where necessary.





Photo 38-1 Photo 38-2

39 \(^{\) - Bathrooms have been gutted. General pictures of bathrooms.





Photo 39-1 Photo 39-2





Photo 39-3

Photo 39-4



Photo 39-5

Interior rooms

40 + \(\bigcup \) - Two-pronged electric receptacles rather than three-pronged, grounded receptacles are installed in one or more interior rooms. They are considered to be unsafe by today's standards and limit the ability to use appliances that require a ground in these rooms. Examples of appliances that require grounded receptacles include:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. A qualified electrician should evaluate and install grounded receptacles as per the client(s)' needs and standard building practices.





Photo 40-1

Photo 40-2

41 •• Based on the age of this structure and the appearance of existing smoke alarms, the alarms may be older than 5 years old. According to National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced periodically as required by the manufacturer. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit this article: NFPA urges replacing home smoke alarms after 10 years.



Photo 41-1

42 •• One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.





Photo 42-1 Photo 42-2

43 • Multiple cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.





Photo 43-1

Photo 43-2



Photo 43-3

44 •• Stains and elevated levels of moisture were found in one or more ceiling areas. The stain(s) appear to be due to roof leaks. A qualified contractor should evaluate and repair as necessary. Roof and sheet rock damage is present. All areas are wet from roof leaks.





Photo 44-1

Photo 44-2





Photo 44-3

Photo 44-4





Photo 44-5

Photo 44-6





Photo 44-7

Photo 44-8





Photo 44-9

Photo 44-10



Photo 44-11

45 $^{\checkmark}$ - One or more light fixtures are damaged and/or missing. A qualified electrician should evaluate and repair or replace light fixtures where necessary.





Photo 45-1

Photo 45-2



Photo 45-3

46 \(\sqrt{\q} \) - The lock mechanisms on one or more sliding glass doors are inoperable and/or difficult to operate. A qualified contractor should evaluate and repair as necessary.



Photo 46-1





Photo 47-1 Photo 47-2

 $48\,$ $^{\circ}$ - One or more air supply registers are missing. The air flow cannot be controlled as a result. Registers should be installed where missing.





Photo 48-1 Photo 48-2

49 \(^{\scrt{-}}\) - One or more interior doors are missing and/or deteriorated and should be repaired or replaced by a qualified contractor.





Photo 49-1

Photo 49-2





Photo 49-3

Photo 49-4



Photo 49-5

50 \(\sqrt{ - One or more doors have no lockset installed. Locksets should be installed where missing.



Photo 50-1

51 51 - Carpeting in one or more rooms is damaged and/or significantly deteriorated. Recommend replacing carpeting where necessary.



52 \(^{\)} - Trim is missing in one or more areas. Recommend having a qualified contractor install trim where missing.



Photo 52-1