

Top Home Inspection Findings

Electrical

- Two electrical circuits/feeds attached to a single breaker in the electrical breaker box
- Lack of GFI outlets within 6 feet of a plumbing fixture

Plumbing

- Leaks in the plumbing underneath sinks and around toilets
- Broken/out of regs water pressure valve
- Missing caulking around the tub and diverters and slow drains

Exterior

- Fascia: missing pieces, rotted pieces

Water Heater

- Temperature pressure relief valve (TPRV) pipe improperly installed
- Gas leaking from the pressure valve
- Improper strapping and installation

Strapping requirements

Dual plumbing "tape" straps (24 gauge minimum) or 1/2" metal conduit straps completely around the body of the water heater are required, with one being placed on the upper third of the unit and the second along the bottom one-third of the unit. Also, the bottom strap must be 4" above the control unit.

Each strap must be properly secured to the surrounding walls and from opposite directions and anchored to wall studs making use of lag bolts which are 1/4" in diameter and 3" in length.

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Carbon monoxide and Smoke detector requirements

- CO2 detectors shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms, and each detector shall be located as specified in the installation instructions that accompany the unit.
- Smoke alarms are required in each bedroom, on each floor, and in hallways outside of each cluster of bedrooms.

HVAC System

- Furnace not properly sealed in the bottom and duty filter
- AC condensation and refrigerant lines not properly sealed

Roofing and attic

- Unsealed vents
- Bathroom fans that are not venting to the exterior of the home, but rather into the attic or crawl space.
- Lifted flashing
- Improper insulation installation
- Exposed wires

Others

- Voids in the fire resistant barrier between the garage and the interior
- Missing/corroded vent and chimney caps; cracked tiles in the chimney flue