Thornton Safety and Inspection, LLC

Website: http://www.thorntoninspection.com
Email: Sean@thorntoninspection.com
Phone: (601) 259-6859 · (601) 214-6569
Inspector: Sean Thornton

Move-In Certified
Property Inspection Report

Client(s): Sample
Property address: Meridian, MS
Inspection date: 3/27/2012

This report published on Thursday, March 29, 2012 9:44:43 AM CDT

View summary page

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 risk of injury or death
	**Repair/Replace**	Recommend repairing or replacing
	**Evaluate**	Recommend evaluation by a specialist
	**Comment**	For your information

Click here for a glossary of building construction terms.

***Corrected defects are indicated in BLUE beside the picture of the defect and are summarized on the Summary Page.**

Table of Contents

General information

Inspector's name: Sean Thornton
Type of building: Single family
Age of building: 3 years
Present during inspection: Property owners
Occupied: Yes
Weather conditions: Clear
Temperature: Warm
Ground condition: Dry
Front of structure faces: East
Main entrance faces: East

Foundation type: Slab on grade
The following items are excluded from this inspection: Security system

Exterior

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

1) 13) Recessed "can" lights that are not rated for contact with insulation are installed in the ceiling below the attic. One or more of these lights are in contact with insulation. This is a fire hazard. Insulation should be moved, and wells or barriers should be installed or repaired as necessary to keep the insulation away from these lights as per the manufacturer's installation instructions.

Photo 70

CORRECTIONS VERIFIED
4/10/12

Warning label indicating that light is to be kept clear of insulation by 3"

All recessed can lights were replaced with IC lights rated for contact with insulation. Arrow indicated IC rating

Photo 20
Recessed lights in front porch ceiling

Photo 21
Recessed lights in front eave area

Photo 24
Recessed lights in rear porch ceiling

Photo 50
View from the attic of recessed can lights around the exterior

2) West side of house and deck area

Photo 19

Photo 23
Deck stairs and railing

Photo 25
View of the grading underneath the deck

Electric service

Primary service type: Underground
Primary service overload protection type: Circuit breakers
Service amperage (amps): 200
Service voltage (volts): 120/240
Location of main service switch: On exterior north wall of house
Location of sub panels: One sub panel located in garage utility closet
Location of main disconnect: All breakers in outside service panel and a 200 amp disconnect at top of sub panel
Service entrance conductor material: Aluminum
System ground: Ground rod(s) in soil
Main disconnect rating (amps): 200
Branch circuit wiring type: Copper
Solid strand aluminum branch circuit wiring present: No
Smoke detectors present: Yes

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5) Neutral wires are doubled or bundled together on the neutral bus bar. This is unsafe due to the need to turn off multiple circuit breakers to work on any of the circuits using these wires. A qualified electrician should evaluate and repair as necessary.

Photo 33
View of sub panel with cover removed for inspection. Circle indicates area where neutral wires were doubled

CORRECTIONS
VERIFIED 4/10/12

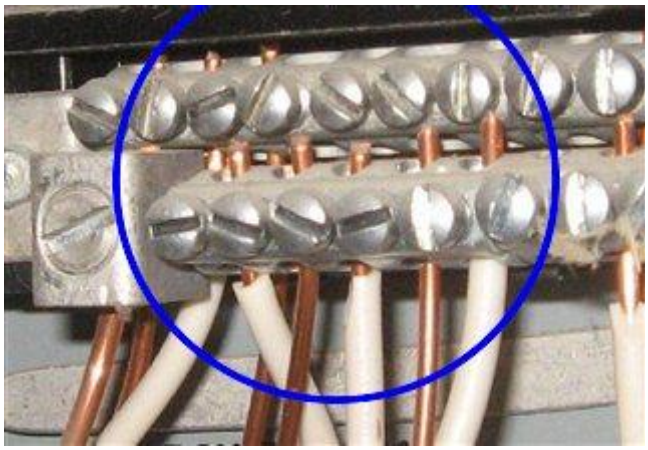

Photo 34

Neutral wires have been separated into individual connections.

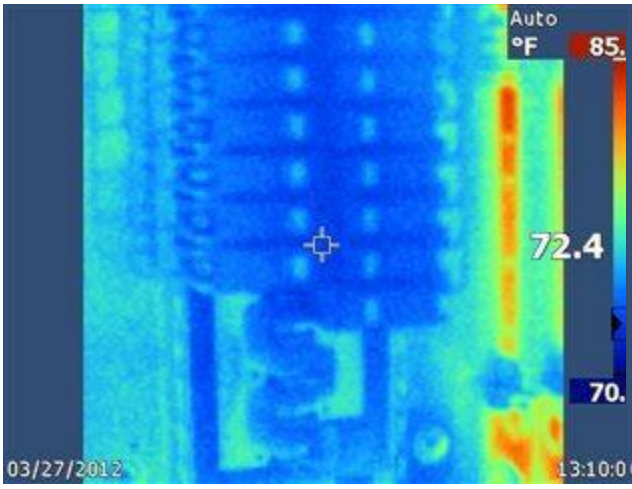

Photo 2
Infrared image of sub panel showing that breaker and conductor temperatures were normal

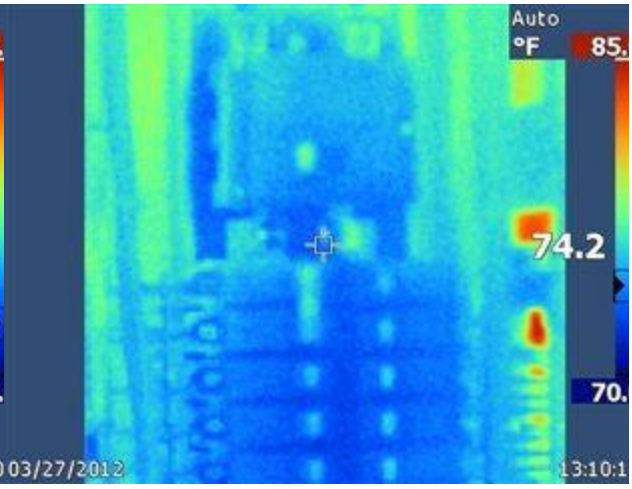

Photo 3
Infrared image of sub panel showing that breaker and conductor temperatures were normal

Photo 15
Electrical service and meter located on north wall

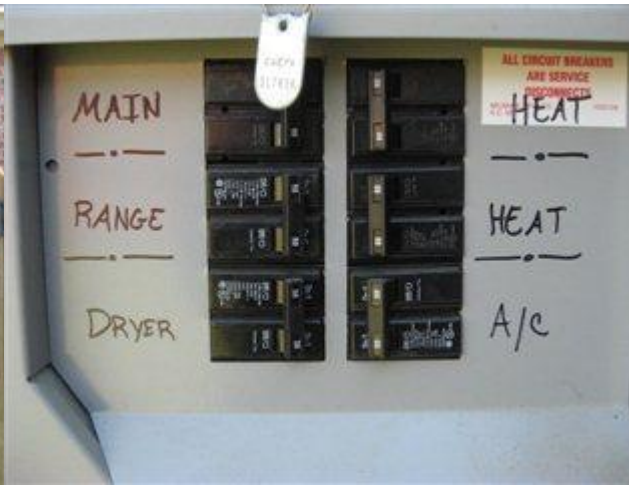

Photo 16
Main electrical service disconnect breakers located below meter

Kitchen

10) One electric receptacle that serves countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

Photo 36
Receptacle on left side of kitchen sink did not trip during GFCI test

CORRECTIONS VERIFIED 4/10/12

Photo 37

Receptacles replaced with working GFCI's.

11)

Photo 39
Kitchen range in operation

Photo 40
Above range microwave with fan

Photo 41
Filters for the above range fan

Roof

Roof inspection method: Viewed from eaves on ladder
Roof type: Hipped
Roof covering: Asphalt or fiberglass composition shingles
Estimated age of roof: 3 years
Gutter & downspout material: Aluminum
Roof ventilation: Adequate

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3) Pictures of the roof area and gutters

Photo 9
View of the east side showing architectural shingles with no defects noted and gutters that were clear with no debris or standing water

Photo 10
Architectural shingles on the east side with no defects noted

Photo 11
East side showing valley roofing method refered to as a cut valley

Photo 12
View of ridge vent caps from the east side

Photo 13
Close-up view of valley and ridge vents on the east side

Photo 14
Overhead view of gutters and valley on the east side

Photo 26
Sewer vent on the west side

Photo 27
View of valley and guttering on west side

Photo 28
Close-up view of ridge vents from the west side

Photo 29
View of vinyl soffit covers with slots for ventilation

Attic

Inspection method: Partially traversed
Roof structure type: Rafters
Ceiling structure: Ceiling beams
Insulation material: Fiberglass loose fill
Insulation depth: 10" in most areas except around the eaves and over unconditioned spaces
Insulation estimated R value: 22

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4) Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

Photo 46
Attic area

Photo 48
Showing depth of insulation measured at around 10" in accessible areas

Photo 45
View of framing in attic

Photo 47
View of framing in attic

Photo 49
Attic area

Water heater

Estimated age: 3 years
Type: Tank
Energy source: Electricity
Capacity (in gallons): 50
Manufacturer: Rheem
Model: 82v52-2
Water temperature (degrees Fahrenheit): 115

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7)

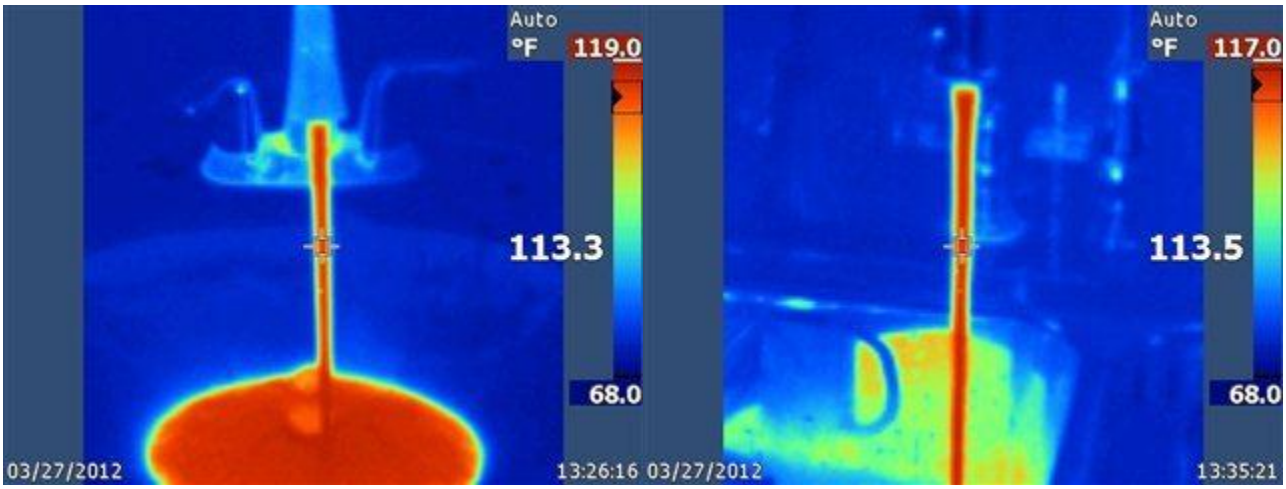

Photo 5
Hot water temperature in bathrooms was around 113 degrees F.

Photo 6
Hot water temperature in the kitchen was around 113 degrees F.

Photo 42
Water heater label

Photo 43
View of water heater supply lines and piping for the TPR valve

Heating and cooling

Estimated age: 3 Years
Primary heating system energy source: Electric
Primary heat system type: Horizontal draft
Primary A/C energy source: Electric
Primary Air conditioning type: Split system
Distribution system: Sheet metal ducts
Manufacturer: Goodman
Filter location: In return air duct below furnace, Behind return air grill

8)

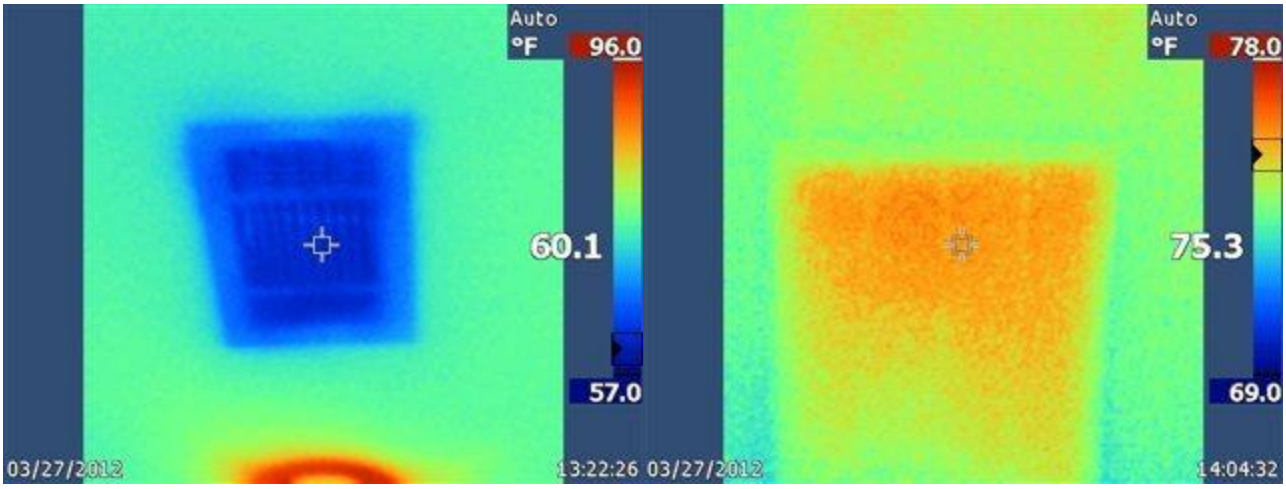

Photo 4
The cooling system supplied a consistent 59 to 60 degrees F.

Photo 7
Temperature of cold air return

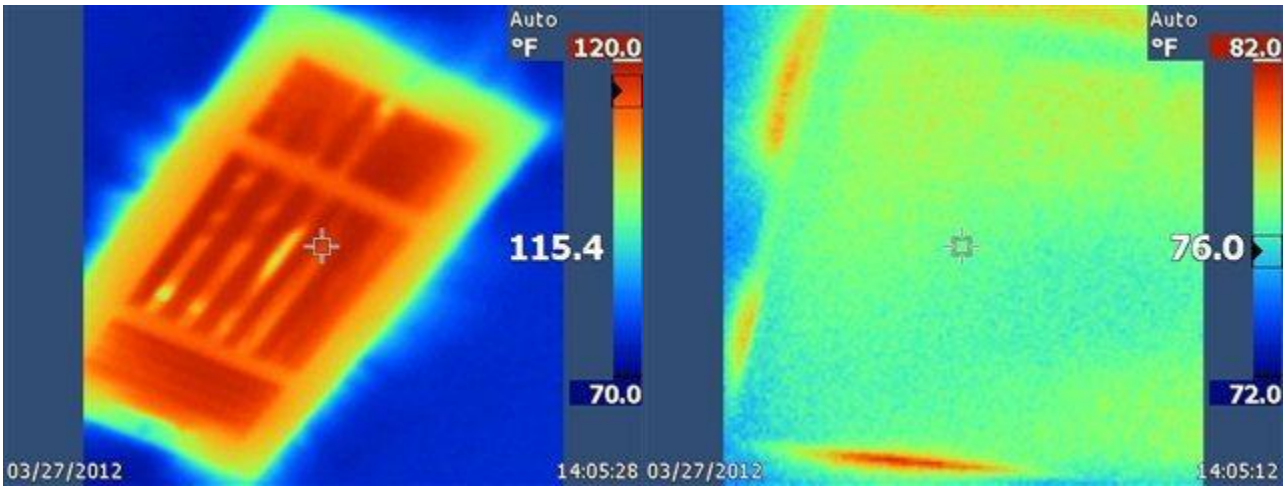

Photo 51
The heating system supplied a temperature at the supply register around 115 degrees F.

Photo 8
Temperature of the hot air return

Photo 17
Outside AC compressor

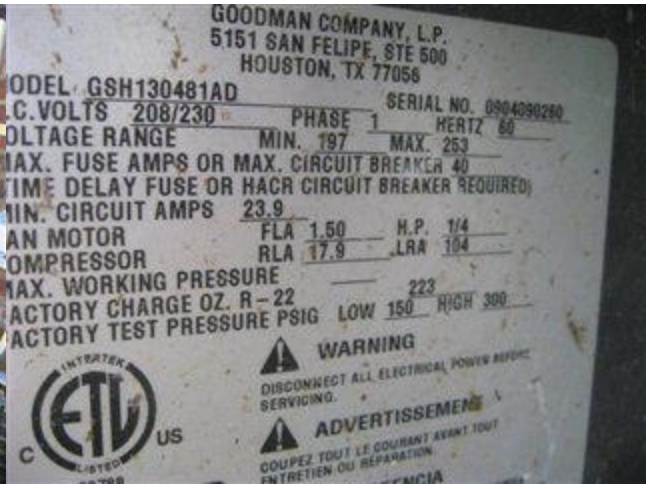

Photo 18
Data plate on outside AC compressor

Photo 44
Horizontal furnace located in attic

Plumbing and laundry

Water pressure (psi): 62
Location of main water shut-off valve: At the street
Location of main water meter: At the street
Water service: Public
Service pipe material: Not visible
Supply pipe material: Polyethelene
Vent pipe material: Plastic

Drain pipe material: Plastic
Waste pipe material: Plastic

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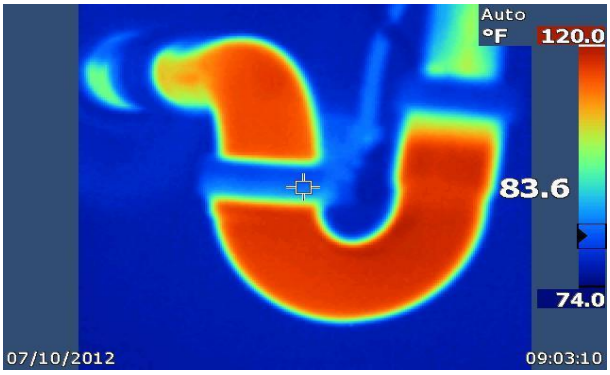
9)

Photo 22
Water pressure measured at outside faucet

Photo 32
Water control manifold located in the garage utility room

Photo 35
View of under sink areas in bathrooms with no sign of water leakage

Photo 38
View of under sink area in kitchen with no sign of water leakage



Infrared showing no blockages during hot water drainage in pipes under sinks