



SAVIOR
INSPECTION SERVICES

SUMMARY

1234 Main St. Melissa TX 75454

Buyer Name
09/17/2018 9:00AM

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2.1.1 A. Service Entrance and Panels

NOT ENOUGH CLEARANCE

GARAGE

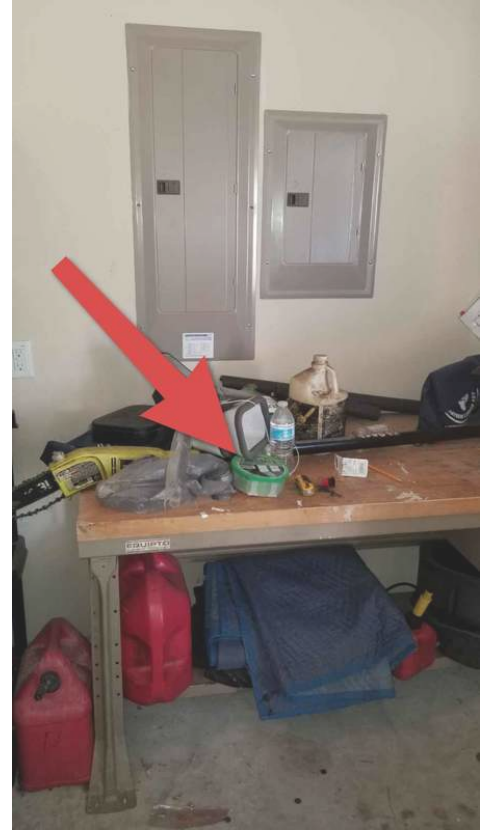
The service panel did not have proper clearances to provide quick access for an emergency disconnect. The clear working space required in front of a panel is 30" wide by 36" deep with a minimum headroom clearance of 6 feet-6 inches. Recommend moving the work bench from in front of the panel to satisfy these requirements.

Recommendation

Contact a handyman or DIY project



Safety Hazard



Garage

2.1.2 A. Service Entrance and Panels

MISSING SCREWS

GARAGE

Service panel was missing 2 screws at time of inspection.

Recommendation

Contact a qualified electrical contractor.



Garage

2.2.1 B. Branch Circuits, Connected Devices, and Fixtures

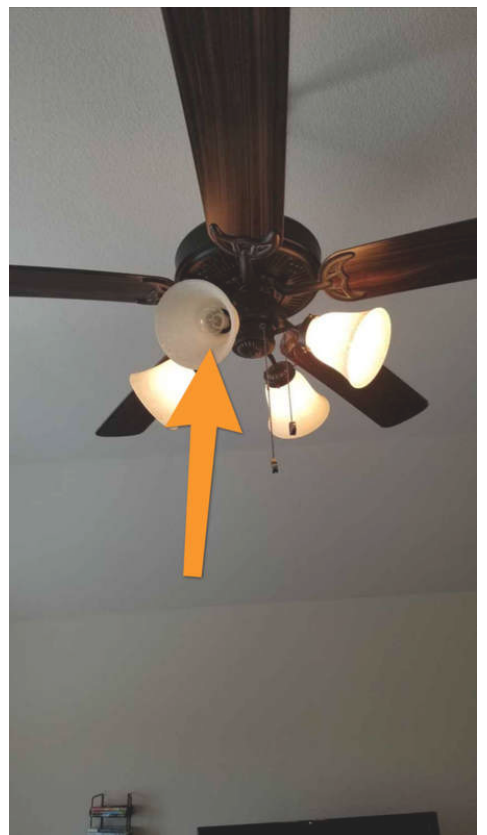
LIGHT DID NOT RESPOND

2ND FLOOR GAMEROOM

One or more lights 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. If after the bulb is replaced this light still fails to respond to the switch, the Inspector recommends that an evaluation and any necessary repairs be made by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



2nd Floor Gameroom

LOOSE OUTLET

MULTIPLE LOCATIONS

One or more electrical receptacles in the home were improperly secured and moved when plugs were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard.

Recommendation

Contact a qualified electrical contractor.



Master Bedroom



2nd Floor Gameroom

RECEPTACLE - INOPERABLE

MULTIPLE LOCATIONS

Two receptacles were inoperable at the time of the inspection. There was a breaker that was in the OFF position at time of inspection. These receptacles may be on that particular circuit, however, since the breaker was already off at the time of inspection, it was not turned to the on position. Also, these are GFCI receptacles, so there may be a tripped GFCI outlet that needs to be reset, however one could not be located. The Inspector recommends service by a qualified electrical contractor if the OFF breaker or GFCI reset is not the reason why they are inoperable.

Recommendation

Contact a qualified electrical contractor.



Front Porch



Garage Near Door

3.2.1 B. Grading and Drainage

EROSION DUE TO DOWNSPOUT

In one or more locations, gutter downspouts causing minor erosion near foundation. Recommend installing downspout extensions to channel moisture away from foundation.

Recommendation

Contact a handyman or DIY project



West

3.2.2 B. Grading and Drainage

DEBRIS IN GUTTERS

Debris found in gutters which could adversely gutter performance. Recommend having gutters cleaned to ensure proper drainage.

Recommendation

Contact a handyman or DIY project



North

3.3.1 C. Roof Covering Materials

EXPOSED NAILS

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.

Recommendation

Contact a qualified roofing professional.



East

3.4.1 D. Roof Structure & Attic

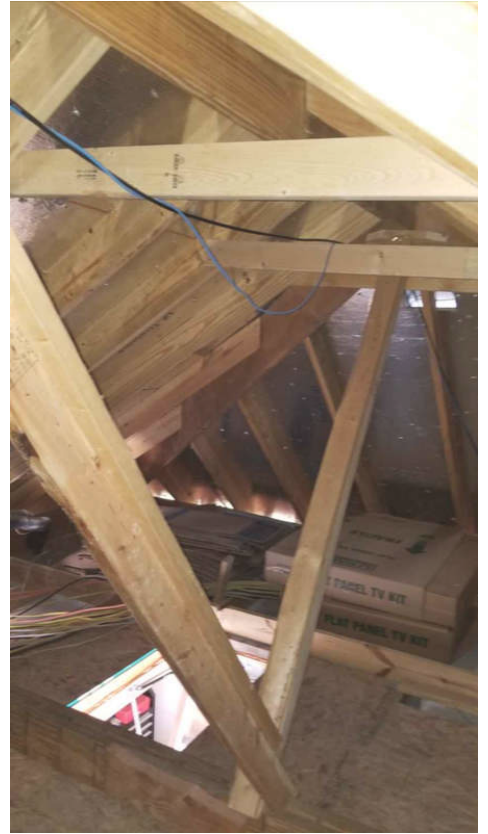
NO LIGHT IN THE ATTIC

ATTIC

The attic space above garage was not provided with a light.

Recommendation

Contact a qualified electrical contractor.



3.4.2 D. Roof Structure & Attic

TWISTED ENGINEERED BEAM

ATTIC ABOVE GARAGE

In attic above the garage, there are two engineered beams that parallel each other. One of those beams appear to have rotated or twisted and is separating from the other. There also appears to be a failed attempt at attaching these beams together.

Recommendation

Contact a qualified structural engineer.



Attic Above Garage

3.4.3 D. Roof Structure & Attic

SPLIT FRAMING

ATTIC

In the attic above the garage, above the access hatch, there were three framing members that are split. These appear to be a combination of hip rafters and ridge beams. All of these are 2x12 boards and come together at the peak. Although difficult to see in photos, the split continues almost the entire length of a couple of the boards.

In addition, in the portion of the attic above the master bedroom/bath, there was another split framing member.

The Inspector highly recommends that a Structural Engineer evaluate the safety and integrity of the roof structure.

Recommendation

Contact a qualified structural engineer.



Above Garage Attic Hatch



Above Garage Attic Hatch



Above Garage Attic Hatch



Above Garage Attic Hatch



Attic Above Master Bedroom

3.5.1 E. Walls (Interior and Exterior)

FIREWALL NOT COMPLIANT TO CURRENT SAFETY STANDARDS

 Safety Hazard

The walls separating the garage from the home living space did not meet generally-accepted current safety standards firewall requirements. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

1. Drywall joints must be fire-taped.
2. The firewall must be continuous between the garage and living space
3. Wall penetrations such as ducts must be made of metal.
4. A door through a firewall (fire door) may be:
 - a. A solid core slab door with a minimum thickness of 1 3/8 inches.
 - b. A sheet metal door.
 - c. A 20-minute fire-rated panel door.
5. A fire door must also be self-closing, typically with a spring-type hinge.
6. Hatches providing access to attic spaces must conform to firewall requirements.

This home failed to meet requirement number (5).

Recommendation

Contact a handyman or DIY project



Door Leading to Garage Needs Self-closing Hinge

3.5.2 E. Walls (Interior and Exterior)

EXTERIOR GAP NEEDS SEALED

ABOVE FRONT PORCH

In one or more locations, gaps/holes were observed that are big enough for vermin intrusion. Recommend sealing gaps/holes to prevent vermin from entering attic space.

Recommendation

Contact a handyman or DIY project



Above Front Porch, Exterior View



Inerior View

3.6.1 F. Ceilings and Floors

EVIDENCE OF MOISTURE INTRUSION

MULTIPLE LOCATIONS

The ceiling in the 2nd floor closet showed signs of water intrusion, which could lead to more serious structural damage. In the ceiling area and wall area near the ceiling, there were very high levels of moisture present. This closet is directly underneath the air handler, which is leaking onto the attic floor. Once the leaking air handler is repaired, the Inspector recommends a qualified professional evaluate and repair the area of high moisture.

In the master bathroom shower, there is a small area right beside the overhead shower head that may be the result of water intrusion. However, the moisture meter showed very low levels of moisture in this area. The Inspector was unable to positively confirm the presence of moisture in this area and recommends monitoring the area to see if it worsens. Contact a qualified plumbing contractor to evaluate and repair if needed.

Recommendation

Contact a qualified professional.



2nd Floor Closet Where Moisture is Present



High Moisture, 2nd Floor Closet Ceiling



High Moisture Level , 2nd Floor Closet Wall



Master Bathroom

3.8.1 H. Windows

CAULKING

MULTIPLE LOCATIONS

One or more windows need new exterior caulking to prevent moisture intrusion.

Recommendation
Contact a qualified handyman.



West



West

3.8.2 H. Windows

LINTLE RUSTED

MULTIPLE LOCATIONS

In one or more location, lintels are rusted. Recommend having lintels painted to help prevent corrosion, which can damage the brick around it.

Recommendation
Contact a qualified professional.



North



Southwest

4.2.1 B. Cooling Equipment

DRIP PAN DEBRI

ATTIC

Both secondary drip pan contain debri which can clog the drain line. If drain gets clogged it can result in overflowing the pan which will cause moisture damage to surrounding area. Recommend cleaning drip pan.

Recommendation

Recommended DIY Project



4.2.2 B. Cooling Equipment

CLOGGED SECONDARY DRAIN LINE

One of the secondary condensation drain lines appear to be clogged. This can result in moisture intrusion in the attic and the structure below the air handler.

Recommendation
Contact a qualified HVAC professional.



Northeast

4.2.3 B. Cooling Equipment

MOISTURE DRIPPING

Return side of air handler is leaking condensate onto the attic floor and running down the wall to the structure below. Water intrusion can cause mold and structural damage if not corrected.

Recommendation
Contact a qualified heating and cooling contractor



Area of Moisture



Dripping From Here