

furniture.

Observations:

7.1. The floor appeared functional at the time of inspection.

7.2. Cracking noted in garage floor

7.3. Floor drain noted



Garage floor drain

8. Electrical



Observations:

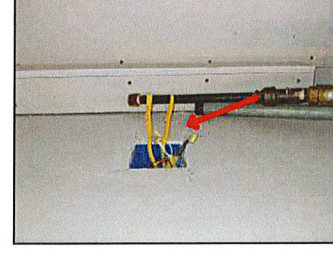
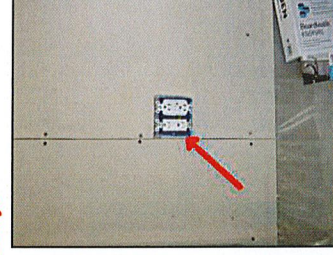
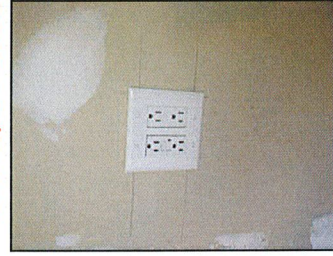
8.1. **Garage receptacles: Code E3 901.9: All vehicle spaces in a garage must be provided with their own GFCI protected receptacle. All circuit serving receptacles in the garage can serve no other indoor or outdoor location.**

8.2. **Incomplete wiring noted at the time of inspection. Recommend completing the installation of GFCI protected receptacles in the garage area.**

8.3. **Safety issue: Open junction boxes were observed. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.**

8.4. **There are missing/broken receptacle/switch covers noted. Recommend installing/replacing the covers.**

8.5. **The garage electrical circuit is being shared by areas of the kitchen. Recommend separating the circuits as kitchens should be on their own 20 amp circuit. Garages should also be on a 20 amp circuit. It is common for other areas such as the exterior receptacles to be co-mingled with the garage circuit. Recommend having a licensed electrician review and repair as needed or necessary.**



Missing switch/receptacle cover

Open junction box that needs a cover, incomplete wiring



Observations:

4.1. The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8" from the floor. Code: IRC, Section P2804.1

Requirements for discharge pipe P2804.6.1

On tankless heater

5. TPRV

Observations:

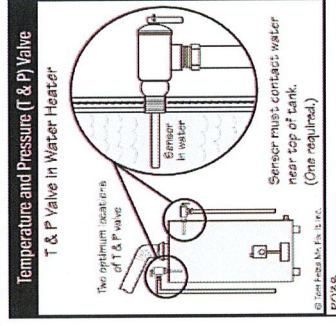
- 5.1. The TPRV extension was in place at the time of inspection
- 5.2. Photo example of a TPRV:

5.3. The TPRV extension was missing at the time of inspection. Recommend installing the TPRV extension within 6 inches of the floor to prevent scalding.

Code: IRC [2803.6.1] UPC {608.5}, P2804.1 Relief valves required.

Appliances and equipment used for heating water or storing hot water shall be protected by one of the following:

1. A separate pressure-relief valve and a separate temperature-relief valve.
2. A combination pressure-and-temperature relief valve

Tankless Heater

Missing TPRV extension

6. Base

Observations:

- 6.1. The base was functional at the time of inspection

**7. Enclosure**

Observations:

- 7.1. The enclosure was functional at the time of inspection

**7.2. WHY WATER TANKS LEAK:**