



**PROSPECT
PROPERTIES**
Home Inspections

Terry Jenkins, Owner
Member, American Society of Home Inspectors
Virginia Certified Home Inspector
Certificate # 3380 000373, expires 1/2020
Tel: (804) 378-0861
terry@prospectpropertiesva.com

Inspection Report For:
Bob and Carol Sample

Property Inspected:
10120 Oak Lane
Glen Allen, VA 23059



Date Inspected: November 1, 2018



**PROSPECT
PROPERTIES**
Home Inspections

November 1, 2018

Bob and Carol Sample

Re: 10120 Oak Lane
Glen Allen, VA 23059

Dear Mr. and Mrs. Sample:

Thank you for using our Home Inspection Service.

The purchase of a home is a major investment and as in any other investment there are certain risks involved. It is the intent of the home inspection process to help reduce some of the risks normally associated with the process. We trust that through this process you now have a better understanding of the home you are purchasing and how to maintain it for many years of enjoyment.

It should be noted that no water, air, soil or building material content evaluations, including those for safety considerations, environmental issues or wood destroying insects were performed for this report.

After you have reviewed the report, please feel free to call me at (804) 378-0861 or e-mail me at terry@prospectpropertiesva.com if you have any questions. Thank you.

Sincerely,

Terry Jenkins
Prospect Properties, Inc.



REPORT SUMMARY

GROUND

DECKS:

CONDITION:

Straps or brackets need to be installed at the stair stringers. The posts for the handrails have been notched. This weakens the posts and is no longer permitted due to safety reasons. Full 4 x 4 posts should be installed to support the handrails. The outer ledger board where the posts are connected are not properly secured to the floor joist. This connection will need to be improved when the new handrail posts are installed. The ledger board against the home is single and is not attached to the deck posts. This ledger board should be doubled and all of the posts and girders need to be secured with bolts. Some of the lattice work on the backside of the deck is damaged and needs to be repaired or replaced. **\$800 - 950.**

EXTERIOR AND FOUNDATION

WALLS:

EXTERIOR CONDITION:

The dryer vent is damaged on the left side of the home. Moisture damage observed at the following areas: trim on the left side of the fireplace bump out, siding under the right side rear family room window, trim at the rear family room door, trim at the window near the deck stairs, corner trim at the left rear corner of the home and three sections of siding on the back of the home above the roof over the master bedroom. **\$875 - 1,000.**

CRAWL SPACE:

CONDITION:

Recommend removing wood debris and trash from the crawl space area. **\$50 - 75.** Significant moisture damage observed at the subfloor in the right rear corner of the crawl space under the family room. It appears the rear family room doors are leaking and this has been a long-term issue. **Further evaluation by a licensed contractor is needed.** These doors may need to be removed to make necessary repairs.

VAPOR BARRIER:

Vapor retarder not installed in some areas. Recommend installing 6 mil poly to cover 100% of crawl floor. **\$150 - 235.**

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION - SECONDARY UNIT:

NOTES:

Missing insulation observed on the line set just above the air handler in the attic. **\$50 - 75.**

AIR CONDITIONING - PRIMARY UNIT:

SYSTEM CONDITION:

Recommend clearing foliage away from unit. **\$150 - 200**

DUCTWORK:

DUCTS/AIR SUPPLY:

Loose tape observed at the duct work above the furnace. **\$75 - 125.**

GARAGE - CARPORT

MISCELLANEOUS:

The wooden ramp system is going to be removed and was not inspected. After the ramp has been removed a proper landing and railings will need to be installed with stairs. The storage area that has been constructed in the garage is not constructed or framed to today's building standards. Recommend having improvements made if the storage area is to remain in place.

INTERIOR

EXTERIOR DOORS:

CONDITION:

The rear family room door rubs and sticks and needs to be adjusted. **\$50 - 100.**

INTERIOR WALLS:

MATERIAL & CONDITION:

The area that has been opened under the staircase in the laundry room needs to be closed off or sheetrock needs to be installed to cover the exposed framing and electrical wiring. **\$150 - 375.**

FIREPLACE/WOOD BURNING DEVICES:

CONDITION:

Exposed wiring observed under the fireplace. **\$75 - 100.**

BATHROOMS

BATHROOM AREA:

BATH LOCATION:

Hall - 1st floor.

CONDITION OF TOILET:

The fill valve is located below the overflow tube. This can cause cross contamination of water which is a health hazard. **\$75 - 150.**

PLUMBING

HOSE FAUCETS:

OPERATION:

The front faucet is not secured to the foundation. **\$50 - 100.**

WATER HEATER:

CONDITION:

Insulation around water pipes above water heater needs to be removed so that there is 6 in of clearance between it and the flue opening at the top of the water heater. **\$25 - 50.**

ELECTRICAL SYSTEM

CONDUCTORS:

BRANCH WIRING:

Unsecured wiring observed in the rear attic area. **\$50 - 75.**

SWITCHES & OUTLETS:

CONDITION:

The GFCI outlet in the foyer is not working properly. **\$75 - 125.** The function of some switches could not be determined. Lights are not operational in some areas, possibly due to bad bulbs.

Each of these items will likely require further evaluation and repair by licensed contractors. Obtain competitive estimates for these items. Other minor items and recommendations are also noted in the report but are not included on the report summary. These minor items and recommendations do not affect the habitability of the house and the majority are the result of normal wear and tear.

Cost to cure estimates are not contractor bids, but are provided as a guide to the client as to the potential cost for repair work. These costs should be confirmed by quotes from licensed contractors.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:	November 1, 2018.
TIME OF INSPECTION:	Noon.
TIME OF COMPLETION:	2:45 p.m.
CLIENT NAME:	Bob and Carol Sample.
INSPECTION LOCATION:	10120 Oak Lane.
INSPECTION CITY, STATE AND ZIP	Glen Allen, VA 23059.

CLIMATIC CONDITIONS:

WEATHER:	Clear.
SOIL CONDITIONS:	Damp.
APPROXIMATE OUTSIDE TEMPERATURE:	55°

BUILDING CHARACTERISTICS:

APPROXIMATE YEAR BUILT:	2000.
BUILDING TYPE:	Single family.
APPROXIMATE SQUARE FOOTAGE:	3333.

UTILITY SERVICES:

UTILITIES STATUS:	All utilities are on.
-------------------	-----------------------

OTHER INFORMATION:

HOUSE OCCUPIED?	No.
PEOPLE PRESENT:	Selling agent.

PAYMENT INFORMATION:

TOTAL FEE:	\$xxx.
------------	--------

GROUND S

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. Decks built since 2003 with pressure treated woods that are non CCA are highly corrosive. The chemicals in this type of wood can and will eat metal products such as hangers, nails, screws and some deck furniture. In most cases, we cannot determine what type of fasteners were used to construct these decks. Stainless steel fasteners and products are highly recommended for construction of this type deck . Fences and gates surrounding the property are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE	Concrete.
CONDITION:	Appears functional. Cracks noted are typical.

SIDEWALKS:

TYPE:	Brick.
CONDITION:	Appears functional.

LANDSCAPING SURROUNDING FOUNDATION:

CONDITION:	Recommend trimming plants/trees away from structure.
------------	--



GRADING:

SITE:

Flat to gentle slope.

DECKS:

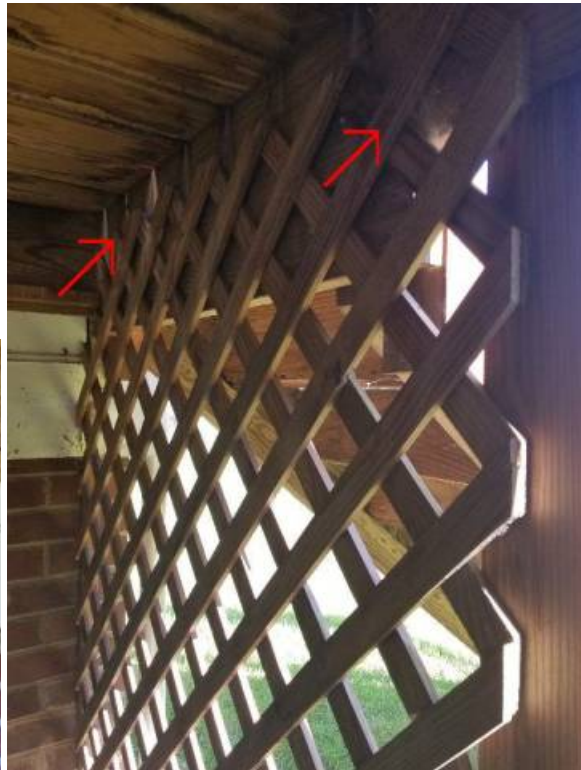
TYPE:

Wood.

CONDITION:

Straps or brackets need to be installed at the stair stringers. The posts for the handrails have been notched. This weakens the posts and is no longer permitted due to safety reasons. Full 4 x 4 posts should be installed to support the handrails. The outer ledger board where the posts are connected are not properly secured to the floor joist. This connection will need to be improved when the new handrail posts are installed. The ledger board against the home is single and is not attached to the deck posts. This ledger board should be doubled and all of the posts and girders need to be secured with bolts. Some of the lattice work on the backside of the deck is damaged and needs to be repaired or replaced.





PORCHES/ENTRY:

TYPE:	Concrete, Masonry.
CONDITION:	Appears functional.

EXTERIOR STAIRS/STOOPS:

TYPE	Masonry.
CONDITION:	Appears functional.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

In the Central Virginia area, present building code states that insulation should equal the following R-Values in each area: Walls- R-13, Attic - R-30 (15 inches of fiberglass or 8 inches of blown cellulose) and Floors - R-19.

ATTIC AND INSULATION:

ACCESSIBILITY:

Attic areas are only partially accessible due to type of construction. Attic is accessible via pull down stairs. Attic is accessible via walk up stairs. Viewing was limited due to type of construction (low headroom) and insulation.

ROOF FRAMING

Truss framing.

ROOF SHEATHING

OSB.

CEILING FRAMING:

Trusses.

ATTIC CONDITION :

Appears functional.

ATTIC VENTILATION:

Electric ventilation is present.

INSULATION TYPE:

Fiberglass batts. Cellulose- Blown.

INSULATION CONDITION:

Appears functional.

ROOF:

STYLE:

Hip.

TYPE:

Composition shingles.

ROOF ACCESS:

Viewed from ground with binoculars.

ROOF COVERING STATUS:

General condition appears serviceable with signs of weathering and granular deterioration. Regular maintenance and inspections are advised. The left side of the roof has some moss growing on it.



EXPOSED FLASHINGS:

TYPE:

Metal, Rubber.

CONDITION:

Appears functional.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Full set of gutters is present. Appears functional.

EXTERIOR AND FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. During this inspection, we will visually inspect the firebox and exterior components of the chimney, if visible. The only way to inspect the entire flue liner is with a camera which is beyond the scope of this inspection.

WALLS:

EXTERIOR MATERIAL:

Wood, Hardboard, Brick.

EXTERIOR CONDITION:

The dryer vent is damaged on the left side of the home. Moisture damage observed at the following areas: trim on the left side of the fireplace bump out, siding under the right side rear family room window, trim at the rear family room door, trim at the window near the deck stairs, corner trim at the left rear corner of the home and three sections of siding on the back of the home above the roof over the master bedroom. Paint/finish is needed in many areas.







FRAMING MATERIAL AND
CONDITION:

Wood, Framing is not fully visible for inspection. Visible framing appears functional.

TRIM: EAVES, SOFFITS AND FASCIAS

MATERIAL: Wood, Vinyl.

CONDITION: See Exterior Condition section above.

CHIMNEY:

MATERIAL: Metal - Direct vent.

CONDITION: Appears functional.

CRAWL SPACE:

ACCESSIBILITY: Crawl space is accessible via hatch door.

FOUNDATION: Block, Foundation vents are provided.

CONDITION: Recommend removing wood debris and trash from the crawl space area. Significant moisture damage observed at the subfloor in the right rear corner of the crawl space under the family room. It appears the rear family room doors are leaking and this has been a long-term issue. Further evaluation by a licensed contractor is needed. These doors may need to be removed to make necessary repairs. Some of the floor joists have been covered with foam board and are not visible for inspection.



INSULATION: Appears functional. Under floor insulation restricts viewing.

VAPOR BARRIER: Vapor retarder not installed in some areas. Recommend installing 6 mil poly to cover 100% of crawl floor.



FRAMING:	Engineered Lumber.
SUBFLOOR	OSB.
BEAMS: TYPE	Wood.
BEAMS - CONDITION:	Appear functional.
FLOOR JOISTS:	Appear functional.
COLUMNS/SUPPORTS: TYPE	Cinderblock.
COLUMNS/SUPPORTS: CONDITION	Appear functional.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. Window air conditioning units are not in the scope of this inspection

HEATING SYSTEM DESCRIPTION - PRIMARY UNIT:

LOCATION OF PRIMARY UNIT:	Garage.
SYSTEM TYPE:	Forced Air.
FUEL TYPE	Natural Gas.
DESCRIPTION:	A gas fired warm air furnace uses natural gas or propane burned in an open or sealed chamber to heat an exchanger, and with the help of a blower or fan, moves air across the exchanger into ductwork to heat the space.
NOTES	Good temperature differential observed in the heating mode.



CAPACITY OF UNIT:	50,000 btus.
APPROXIMATE AGE IN YEARS:	1999.

HEATING SYSTEM CONDITION - PRIMARY UNIT:

PRIMARY UNIT:	Appears functional.
BURNERS/HEAT EXCHANGERS:	The burn chamber is not visible on this type of unit.

PUMP/BLOWER FAN:	Appears functional.
COMBUSTION AIR:	Appears functional.
FLUES/VENTING:	Appears functional.
AIR PLENUM:	Appears functional.
AIR FILTERS:	Appear functional, NOTE: Electronic air cleaners and humidifiers are beyond the scope of this inspection.



NORMAL CONTROLS:	Appear functional.
------------------	--------------------

HEATING SYSTEM DESCRIPTION - SECONDARY UNIT:

LOCATION OF SECONDARY UNIT:	Attic.
SYSTEM TYPE:	Forced Air, Heat pump.
FUEL TYPE:	Electric.
NOTES:	Missing insulation observed on the line set just above the air handler in the attic.



CAPACITY OF UNIT:	2.5 tons.
APPROXIMATE AGE IN YEARS:	2013.

HEATING SYSTEM CONDITION - SECONDARY UNIT:

SECONDARY UNIT:	Appears functional.
PUMP/BLOWER FAN:	Appears functional.
AIR PLENUM:	Appears functional.
AIR FILTERS:	Appear functional, Air filter is/are at return grills.
NORMAL CONTROLS:	Appear functional.

AIR CONDITIONING - PRIMARY UNIT:

LOCATION OF PRIMARY UNIT:	Exterior of house.
TYPE:	Central, Electric, Appears operational.
POWER SOURCE:	Electrical disconnect present.
APPROXIMATE COMPRESSOR AGE IN YEARS:	1999.
CAPACITY OF UNIT:	3.0 tons.
AIR TEMPERATURE DROP:	18°

SYSTEM CONDITION:

System is at or near the end of its useful life; due to age and general wear that has occurred over the years. Recommend clearing foliage away from unit. Recommend installing pea gravel around exterior unit to prevent coils from getting dirty.



CONDENSATE LINE:

Appears functional.

NORMAL CONTROLS:

Appear functional.

AIR CONDITIONING - SECONDARY UNIT:

LOCATION OF PRIMARY UNIT:

Exterior of house.

TYPE:

Central, Electric, Appears operational.

POWER SOURCE:

Electrical disconnect present.

APPROXIMATE COMPRESSOR AGE IN YEARS:

2013.

CAPACITY OF UNIT:

2.5 tons.

AIR TEMPERATURE DROP:

20°

SYSTEM CONDITION:

Recommend clearing foliage away from unit. Recommend installing pea gravel around exterior unit to prevent coils from getting dirty.

CONDENSATE LINE:

Appears functional.

NORMAL CONTROLS:

Appear functional.

DUCTWORK:

TYPE:

Fiberglass Ductboard, Flexible Round.

DUCTS/AIR SUPPLY:

Loose tape observed at the duct work above the furnace.



GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached, Two car.

ROOF:

CONDITION: Same as house.

FLOOR:

CONDITION: Floor is not fully visible due to stored items.



FIRE WALL:

CONDITION: Walls are not fully visible due to stored items.

GARAGE DOOR(S):

CONDITION: Appears functional.

MISCELLANEOUS:

The wooden ramp system is going to be removed and was not inspected. After the ramp has been removed a proper landing and railings will need to be installed with stairs. The storage area that has been constructed in the garage is not constructed or framed to today's building standards. Recommend having improvements made if the storage area is to remain in place.





KITCHEN - APPLIANCES - LAUNDRY

Inspection of refrigerators, stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Recommend installing stainless steel braided or copper water line to all refrigerator ice makers.

KITCHEN SINK:

CONDITION: Appears functional.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric, Appears functional.

VENTILATION:

TYPE: External.

DISHWASHER:

CONDITION: Appears functional.

GARBAGE DISPOSAL:

CONDITION: Appears functional.

OTHER BUILT-INS:

MICROWAVE: Appliance is at or near the end of its useful life; due to age and general wear that has occurred over the years.

COUNTERS AND CABINETS

TYPE AND CONDITION: Counters are stone/granite, Appear functional. Cabinets and hardware appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Plastic dryer vent pipes can cause fires. Always use metal dryer vent pipes.

LAUNDRY:

LOCATION: Closet.

CONDITION: Appears functional. Recommend stainless steel braided hoses at washing machine. Recommend an overflow pan under washer.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. The presence of Chinese drywall cannot be determined through a visual inspection. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

EXTERIOR DOORS:

TYPE:

Metal/Glass.

CONDITION:

The rear family room door rubs and sticks and needs to be adjusted. Evidence of past repairs due to moisture damage observed at the rear family room door.



INTERIOR DOORS:

CONDITION:

Adjustments needed. Doors rub/stick/won't latch.

WINDOWS:

TYPE:

Vinyl, Multi-pane.

CONDITION:

A representative sampling was taken. Windows as a grouping are generally functional.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, Appears functional. Typical cracks are noted. Stored items or furnishings prevent full inspection. The area that has been opened under the staircase in the laundry room needs to be closed off or sheetrock needs to be installed to cover the exposed framing and electrical wiring.



CEILINGS:

TYPE & CONDITION:

Drywall, Appear functional. Typical cracks are noted. Fresh paint may obscure past defects. Ceilings were scanned with an infrared camera and no moisture issues were observed at this time. Skylights and areas around skylights were tested with a moisture meter and were dry at this time.



FLOORS:

TYPE & CONDITION:

Carpet, Wood, Tile, Appear functional.

STAIRS & HANDRAILS:

CONDITION:

Interior stairs and handrails appear functional.

FIREPLACE/WOOD BURNING DEVICES:LOCATION OF FIRST
FIREPLACE:

Fireplace is located in the family room.

TYPE:

Prefabricated metal, Gas Logs.

HEARTH:

Appears functional.

CONDITION:

Exposed wiring observed under the fireplace.

**SMOKE / FIRE DETECTOR:**

COMMENTS:

Prospect Properties does not test smoke detectors. We recommend you replace the batteries and test all units at the time you move into the house.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:	Master bedroom - 1st floor.
CONDITION OF SINK:	Appears functional.
CONDITION OF TOILET:	Appears functional.
TUB/SHOWER PLUMBING FIXTURES:	Appears functional.
TUB/SHOWER AND WALLS:	Tub and shower areas appear functional.
BATH VENTILATION:	Appears functional.

BATHROOM AREA:

BATH LOCATION:	Hall - 1st floor.
CONDITION OF SINK:	Appears functional.
CONDITION OF TOILET:	The fill valve is located below the overflow tube. This can cause cross contamination of water which is a health hazard.



BATH VENTILATION:	Appears functional.
-------------------	---------------------

BATHROOM AREA:

BATH LOCATION:	Hall - 2nd floor.
CONDITION OF SINK:	Appears functional.
CONDITION OF TOILET:	Appears functional.
TUB/SHOWER PLUMBING FIXTURES:	Appears functional.
TUB/SHOWER AND WALLS:	Tub and shower areas appear functional.
BATH VENTILATION:	Appears functional.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor, a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Septic systems are not part of this inspection. Virginia state law requires that septic systems be inspected by a licensed plumbing/septic company prior to closing a home purchase.

MAIN LINE:

MATERIAL: Plastic.

LOCATION OF MAIN VALVE: Main water valve is located in the crawl space.



CONDITION: Valve not tested.

SUPPLY LINES:

MATERIAL: Plastic.

CONDITION: Appears functional.

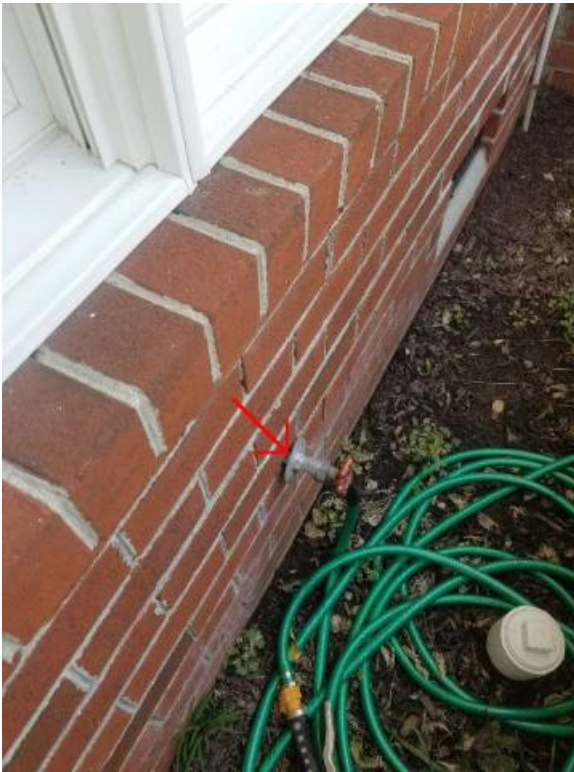
WASTE LINES:

MATERIAL: Plastic.

CONDITION: Appears functional.

HOSE FAUCETS:

OPERATION: The front faucet is not secured to the foundation.



WATER HEATER:

TYPE:

Gas.

SIZE:

50 Gallons.



LOCATION:	Garage.
CONDITION:	Unit is at or near the end of its useful life; due to age and general wear that has occurred over the years. 2000. Insulation around water pipes above water heater needs to be removed so that there is 6 in of clearance between it and the flue opening at the top of the water heater.



WATER HEATER #2:

TYPE:	Electric.
SIZE:	Unable to determine due to insulation blanket.
LOCATION:	Crawl space.
CONDITION:	Appears functional. Thermal blanket installed - unable to fully view tank.
FUEL SYSTEM:	
METER/TANK	Meter located outside the house. Main cut off valve is at meter. System
LOCATION-CONDITION:	appears functional.



ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION: Underground, 110/220 Volt, Circuit breakers, Appears functional.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES: Garage.

MAIN DISCONNECT: Location:
In panel box.



AMPERAGE: 200 amps.

Inspector Notes: Appears functional.



CONDUCTORS:

ENTRANCE CABLES:

Aluminum- OK.

SYSTEM TYPE

Romex, Conduit.

BRANCH WIRING:

Copper. Aluminum (220 volt OK). Wire is partially/largely hidden from view. Unsecured wiring observed in the rear attic area.



SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are functional. The function of some switches could not be determined. The GFCI outlet in the foyer is not working properly. Lights are not operational in some areas, possibly due to bad bulbs.

