

Arctic Home Inspections

Property Inspection Report



Inspection prepared for:
Date of Inspection: 2/22/2022

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roof		
Page 6 Item: 1	Roof Condition	<ul style="list-style-type: none"> • The roof of the house was replaced back in 1991. This was in the paperwork from the city that I have looked up. This makes the roof 31 years old and is at the end of its serviceable life. • Both roof valleys on the front and rear of the house is in need of repair or replace.
Attic		
Page 15 Item: 1	Access	<ul style="list-style-type: none"> • Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.
Crawlspace		
Page 37 Item: 4	Basement Electric	<ul style="list-style-type: none"> • Open ground- receptacle in crawlspace. • Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions.
Grounds		
Page 40 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • IMPROVE: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete. • Monitor: Surface deterioration observed at the concrete surface. • Driveway in good shape. Recommend sealing to extend life. • Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.
Page 44 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • There is two large trees in close proximity to the house. The roots may cause problems with any underground plumbing and the roots reach out to the foundation of the house. They pose a trip hazard in the yard. • Trees also covers a good part of the house during the day. No sunlight can help dry anything that is covered by the shadow of the trees.

Page 48 Item: 4	Patio and Porch Deck	<ul style="list-style-type: none"> • No flashing present. • There is moisture intrusion in the house siding where the deck meets the home from rain not being directed away from the home. Seasonal rain gutters will help with directing any rain from the deck and home. Flashing will also help to divert any rain from the house and deck. • The trees in the front yard cover any sunlight during the day that would help to dry the deck.
Page 54 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> • First step in the staircase to the house is in need of repair or replace. • There appears to be water intrusion where the staircase meets the garage. • Stairs for the patio door is only secured to the house with nails. Recommend better anchoring of the stairs to the house and flashing to divert any rain away from the house. • The last step on the patio door stairs is in need of cleaning to prevent any slipping hazards.
Page 58 Item: 8	Stone Retaining Wall	<ul style="list-style-type: none"> • Tree roots may impact the mortar of the retaining wall and weaken the wall.
Exterior Areas		
Page 60 Item: 2	Window Condition	<ul style="list-style-type: none"> • Basement windows are overgrown with vegetation. This is not letting the window sill to dry properly and causing damage to the window sill. • South facing window on the patio deck is showing signs of water damage shown in the pictures.
Arctic Entry		
Page 67 Item: 1	Floor Condition	<ul style="list-style-type: none"> • Flooring appears to have damaged sub floor due to water leak from the outside. Recommend a licensed contractor to repair or replace flooring in the arctic entryway.
Garage		
Page 72 Item: 5	Exterior Door	<ul style="list-style-type: none"> • Door sill looks to be showing its age. Recommend replacing to help seal garage better. • Recommend replacing door seals to help keep cold whether out.
Page 74 Item: 6	Fire Door	<ul style="list-style-type: none"> • The automatic closure device does not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door. • Door sweep is coming apart on bottom of door. Recommend replacing to seal the house from the garage properly.
Page 75 Item: 7	Garage Door Condition	<ul style="list-style-type: none"> • Garage Vehicle door weatherstripping is damaged. • weathered • missing handle
Page 81 Item: 11	Heating	<ul style="list-style-type: none"> • Switch out the carpet under the heater and use blocks of wood. This will be safer.
Heating		
Page 91 Item: 8	Air Supply	<ul style="list-style-type: none"> • Air supply is blocked with insulation. Air supply is important for an oil fired boiler to run efficiently.
Water Heater		
Page 98 Item: 3	Water Heater Condition	<ul style="list-style-type: none"> • The hot water and cold water on top of the water heater are backwards. With hot water coming out of the cold side.
Page 102 Item: 8	Strapping	<ul style="list-style-type: none"> • The water heater is not strapped.

Electrical		
Page 104 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Open breaker panel slot(s) at panel box cover. Electrocution hazard. • Grounding / Bonding questionable at panel box. • Have electrician ensure that ground is continuous, see photo. • There appears to be grounding wire that has come loose or has broken off. This may be the cause of grounding issues in the home.
Interior Area		
Page 109 Item: 2	Stairs & Handrail	<ul style="list-style-type: none"> • A handrail is MISSING. • Need guard rails installed at opening or stairs to basement.
Hallways		
Page 127 Item: 1	Closets	<ul style="list-style-type: none"> • Handel's on the closet doors will help with opening and closing the closet.
Kitchen		
Page 132 Item: 5	Cook top condition	<ul style="list-style-type: none"> • Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers. • SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.
Page 135 Item: 10	Plumbing	<ul style="list-style-type: none"> • Water line for sink wand leaks. Recommend repair or replace to prevent any water damage. • Visible leaking noted under the sink. We recommend contacting a licensed plumbing contractor for repair options.
Page 137 Item: 11	Patio Doors	<ul style="list-style-type: none"> • Flashing and sealing is recommended over the top of the patio door. This will help shed water and prevent any water intrusion.
Page 139 Item: 13	Refrigerator	<ul style="list-style-type: none"> • Seals are showing their age on the corners of the refrigerator door. Recommend repair or replace.
Laundry		
Page 142 Item: 3	Electrical	<ul style="list-style-type: none"> • Open ground- receptacles in laundry. Recommend licensed electrician to evaluate and repair.
Office		
Page 145 Item: 3	Electrical	<ul style="list-style-type: none"> • Open ground - receptacle in wall across from windows in dining room. • Weak ground found in the office electrical outlets. Have a licensed electrician evaluate and repair.
Basement		
Page 149 Item: 1	Electrical	<ul style="list-style-type: none"> • Electric outlet has open ground in basement. Recommend a licensed electrician to evaluate and repair.
Page 150 Item: 4	Window Condition	<ul style="list-style-type: none"> • Deterioration noted due to contact with moisture, repairs needed. • One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.
Bathroom #1		
Page 159 Item: 6	Toilets	<ul style="list-style-type: none"> • Checking the floor around the toilet with a moisture meter

		and appears there was a leak at some point from the toilet or whirlpool. Recommend a contractor to pinpoint the problem and repair or replace as needed.
Whirlpool		
Page 163 Item: 2	Whirlpool Pump	• Pump for the whirl pool should be electrically bonded for protection. A licensed electrician should evaluate the pump and fix as needed.
Page 163 Item: 3	Whirlpool Plumbing	• After running whirl pool and checking for leaks. There was on leak detected under the whirlpool in the back corner. I have provided arrows pointing to the leak source. Recommend license contractor to repair.
Bathroom #3		
Page 177 Item: 6	Sinks	• Faucet leaks at base. Recommend a plumber to repair or replace faucet.



Inspection Details

1. Attendance

In Attendance: No other parties present at inspection.

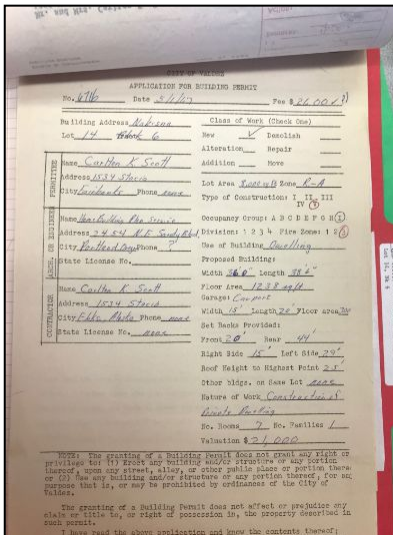
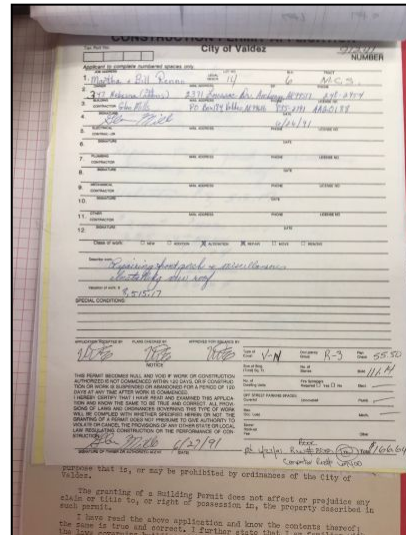
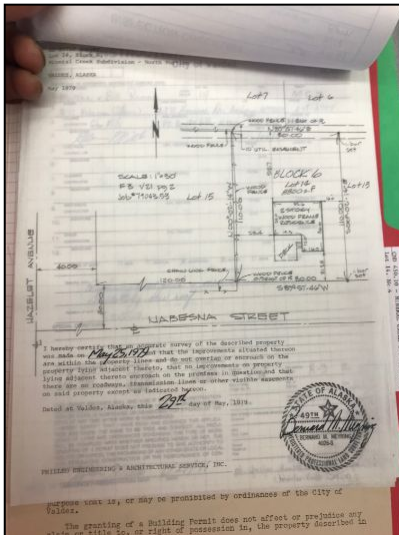
2. Home Type

Home Type: Single family, three-level Townhouse

3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

4. City Paperwork





Roof

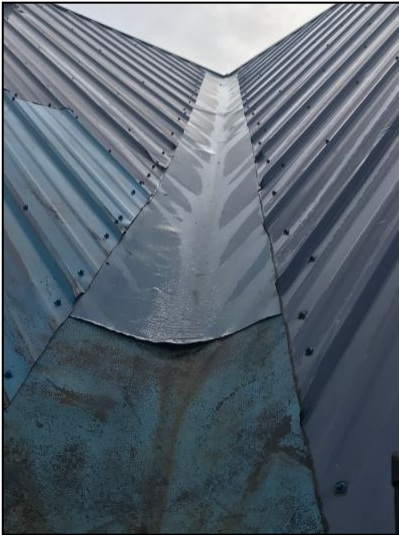
1. Roof Condition

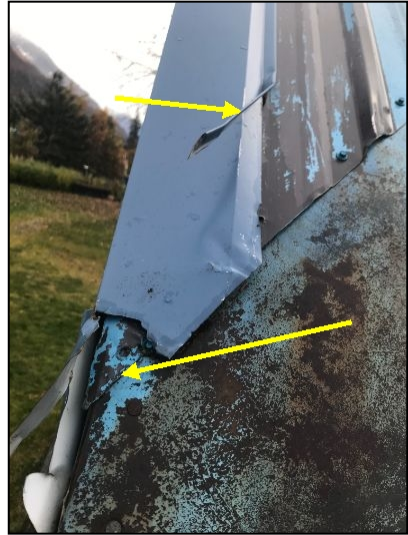
Materials: Inspected from ground level with binoculars. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection. • Some areas of roof are obscured from view. • Inspected from ladder. • Visually accessible from ground. Not mounted due to height and pitch making mounting of roof dangerous.

Materials: Metal standing seam roofing noted.

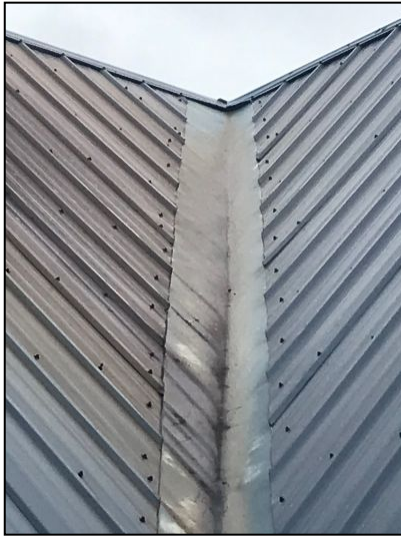
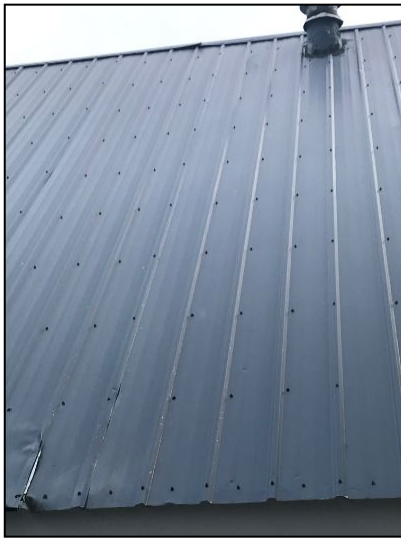
Observations:

- Serviceability of roof is questionable; it should be evaluated and repaired as necessary by a professional roofing contractor.
- Some areas not visible from inspection level.
- Recommend roofing contractor to evaluate.
- Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.
- The roof of the house was replaced back in 1991. This was in the paperwork from the city that I have looked up. This makes the roof 31 years old and is at the end of its serviceable life.
- Both roof **valley**s on the front and rear of the house is in need of repair or replace.









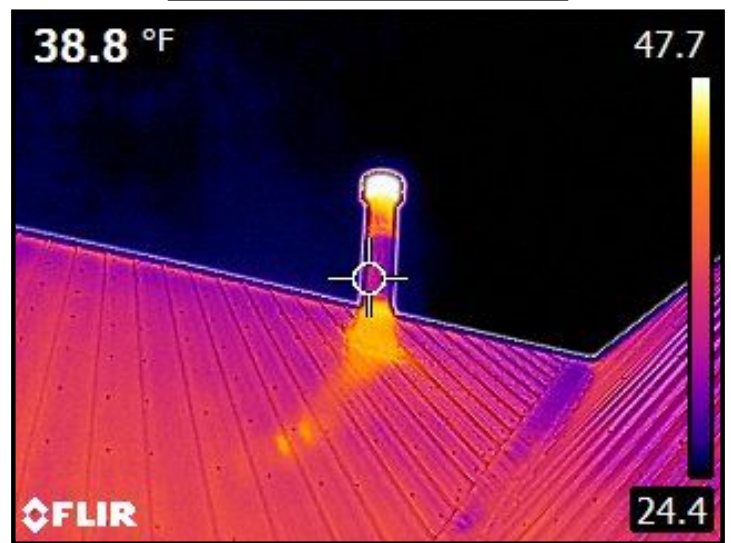




2. Chimney

Observations:

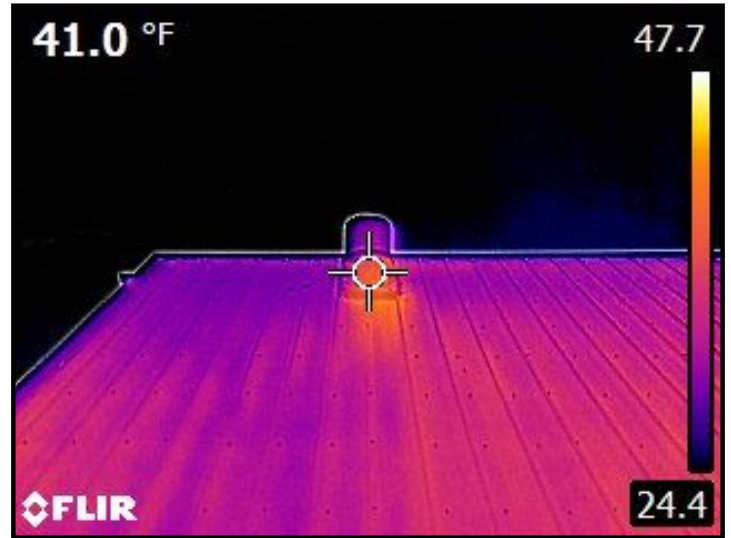
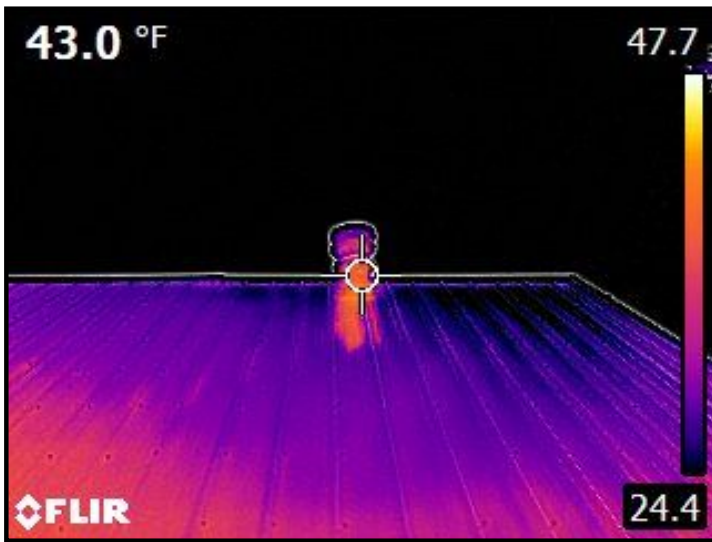
- No major system safety or function concerns noted at time of inspection.
- Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal.
- Crown and Flashing intact where visible
- Unable to determine condition or presence of liner due to accessibility.



3. Vent Caps

Observations:

- Two of the house venting or exhaust is not in use anymore and capped off.
- Flashing appears to be in working order for vents at time of inspection.





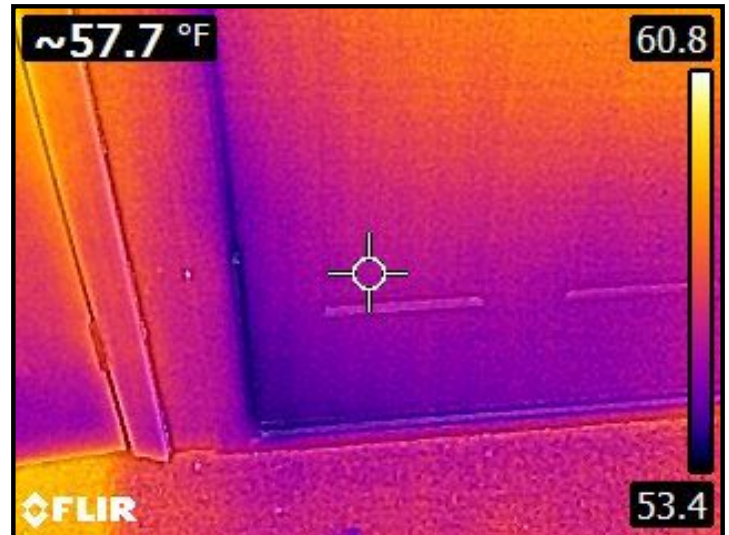
Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- Attic access is in working order. I moved insulation to get a better look in the attic space. I moved everything back after the inspection to help keep the house warm.
- **Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.**





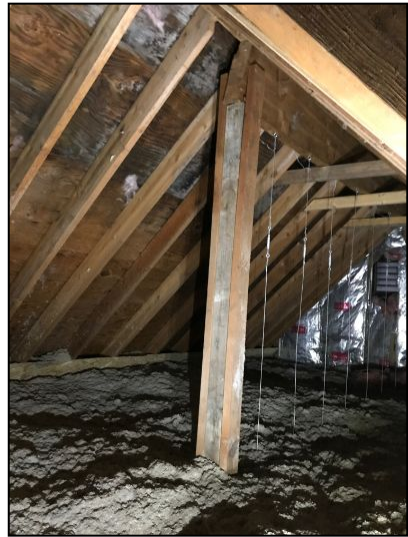
2. Structure

Observations:

- Some areas of attic sheathing are blackened, and inspectors cannot determine cause (soot, possible organic substance, or even stains from prior use). The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present. If necessary, we are also lab-certified to perform radon, meth, asbestos and other environmental testing services.
- Limited review due to insulation installed between the rafters.
- Unable to determine condition due to insulation.







3. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Gable louver vents noted.



4. Attic Plumbing

Observations:

- Copper plumbing vent piping



5. Insulation Condition

Materials: Fiberglass batts with kraft paper facing noted. • Loose fill insulation noted.

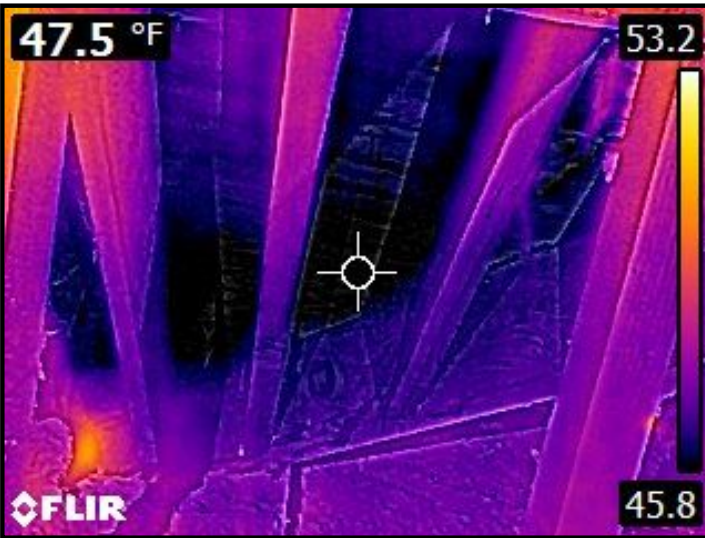
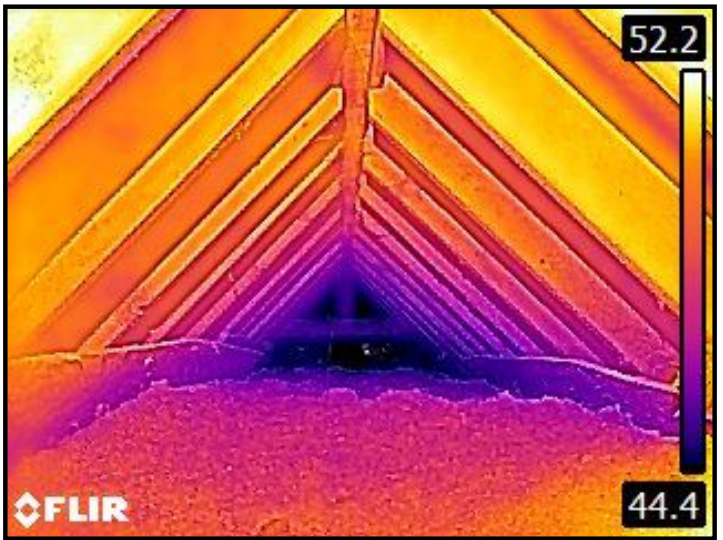
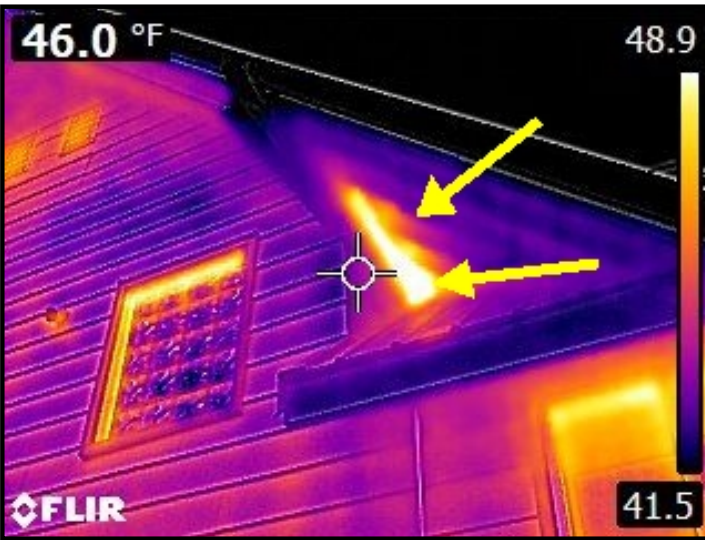
Depth: Insulation averages about 12-14 inches in depth

Observations:

- Insulation level in the attic is typical for homes this age
- Insulation appears adequate.
- Insulation is sparse in some areas.









6. Chimney

Observations:

- Crown and Flashing intact where visible.
- Recommend review by a qualified chimney professional for repair or replacement, as necessary.
- Limited review. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.







Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Perimeter

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.







2. Foundation Walls

Observations:

- Limited review due to insulation cover and finished walls.
- Limited review of unfinished area due to insulation cover.
- Recommend review by a qualified professional for repair or replacement as necessary.
- No deficiencies were observed at the visible portions of the structural components of the home.



3. Post and Girders

Observations:

- Support Material: Wood/Bearing Wall
- Foundation supports for most of the house are not visible for inspection. Consider consulting a contractor or structural engineer.
- No deficiencies were observed at the visible portions of the structural components of the home.

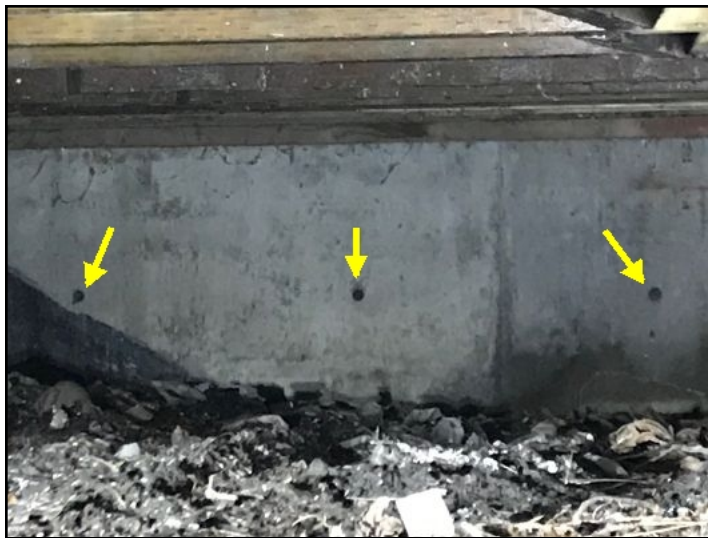


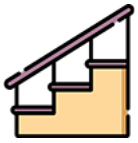


4. Anchor Bolts

Observations:

- The anchor bolts were inspected and appear to be serviceable.





Crawlspace

1. Access

Materials: Crawlspace access is a door leading from the basement.

Observations:

- Exterior entrance is in serviceable condition.



2. Insulation

Observations:

- Crawlspace is insulated with spray foam around the whole perimeter and floor.
- No deficiencies found with the insulation at time of inspection.





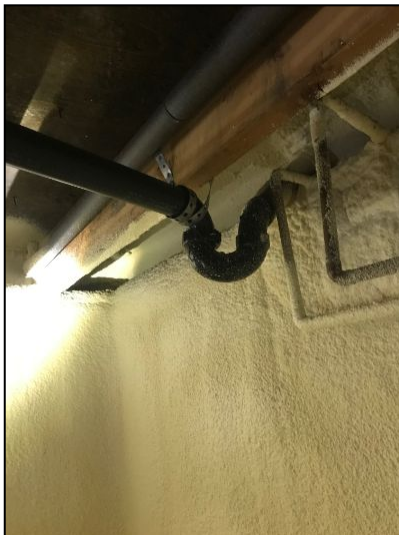


3. Plumbing Materials

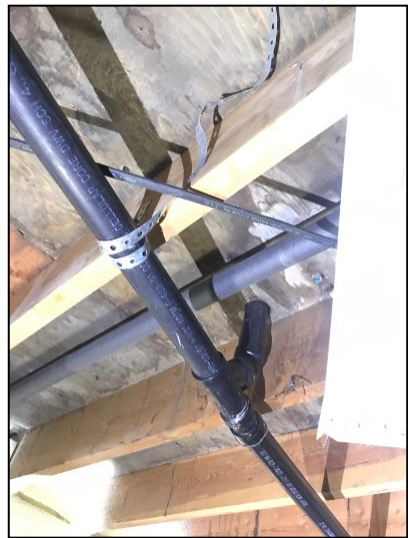
Materials: Appears Functional. • Inspection of all areas of the drain pipes was not possible due to limited access/finished walls and ceilings to check for defects such as, but not limited too:leaks, corrosion, improper workmanship, and damage. • Plumbing pipes not fully visible for inspection due to finished ceilings and walls. • Recommended considering PEX (Cross Linked Polyethylene) as an economical means of repair to damage/deteriorated water lines. Please visit <http://pexinfo.com/> for more info on pex and installation practices. • Pipe insulation is recommended to eliminate condensation from forming on cold water supply lines causing stains on floors/ceiling coverings and excess moisture in dwelling as well.

Observations:

- **ABS**
- Cast Iron
- Copper
- Pex











4. Basement Electric

Observations:

- Recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.
- Since ungrounded receptacles were noted in the home, buyer is cautioned that proper grounding is strongly urged where sensitive electronic equipment is used. Ungrounded receptacles do not offer protection for computers etc. Consultation with a qualified electrical contractor is recommended.
- Open ground- receptacle in crawlspace.
- Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions.



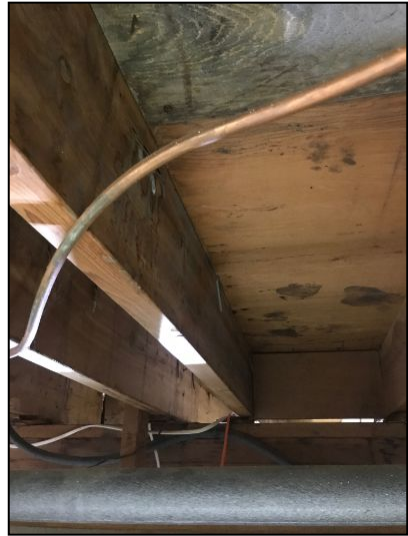


5. Subfloor

Observations:

- Not fully visible for inspection due to lack of access.
- Sub flooring is partially visible from crawlspace.
- Sub flooring in crawlspace was in working order at time of inspection.







Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete, gravel and stone walkways noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.
- **IMPROVE:** Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.
- **Monitor:** Surface deterioration observed at the concrete surface.
- Driveway in good shape. Recommend sealing to extend life.
- Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.





2. Grading

Observations:

- No major system safety or function concerns noted at time of inspection.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home.
- The exterior drainage is generally away from foundation -- except where noted below.





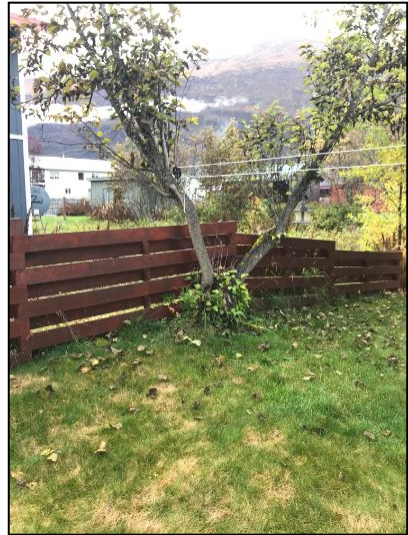
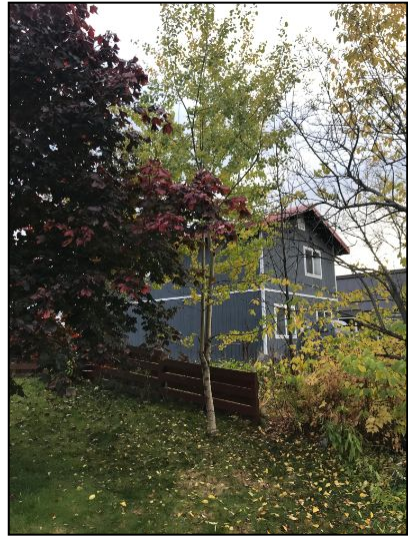




3. Vegetation Observations

Observations:

- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.
- Shrub in the front of the garage can be trimmed and pruned to not be so close to the siding of the house.
- There is two large trees in close proximity to the house. The roots may cause problems with any underground plumbing and the roots reach out to the foundation of the house. They pose a trip hazard in the yard.
- Trees also covers a good part of the house during the day. No sunlight can help dry anything that is covered by the shadow of the trees.









4. Patio and Porch Deck

Observations:

- Appears in satisfactory and functional condition with normal wear for its age.
- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.
- **Clean and Seal Deck:** Recommend cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew.
- There is moisture intrusion in the house siding where the deck meets the home from rain not being directed away from the home. Seasonal rain gutters will help with directing any rain from the deck and home. Flashing will also help to divert any rain from the house and deck.
- Guard rails were stored away for the coming winter, and I was not able to inspect them at time of inspection.
- **No flashing present.**
- **There is moisture intrusion in the house siding where the deck meets the home from rain not being directed away from the home. Seasonal rain gutters will help with directing any rain from the deck and home. Flashing will also help to divert any rain from the house and deck.**
- **The trees in the front yard cover any sunlight during the day that would help to dry the deck.**







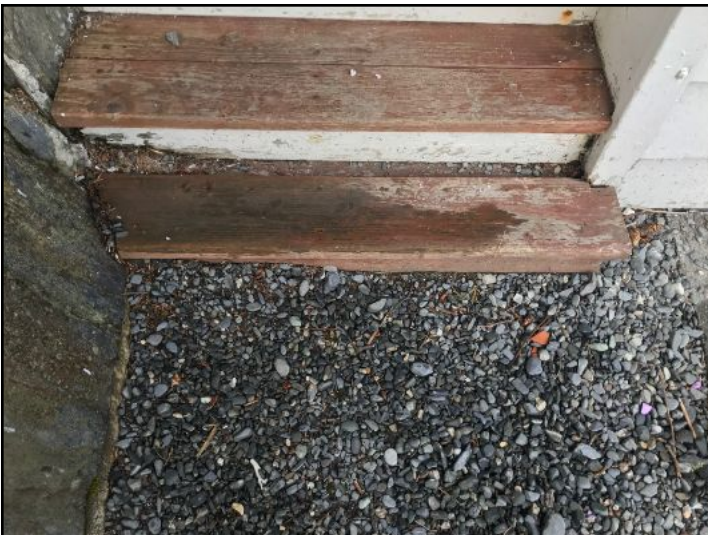


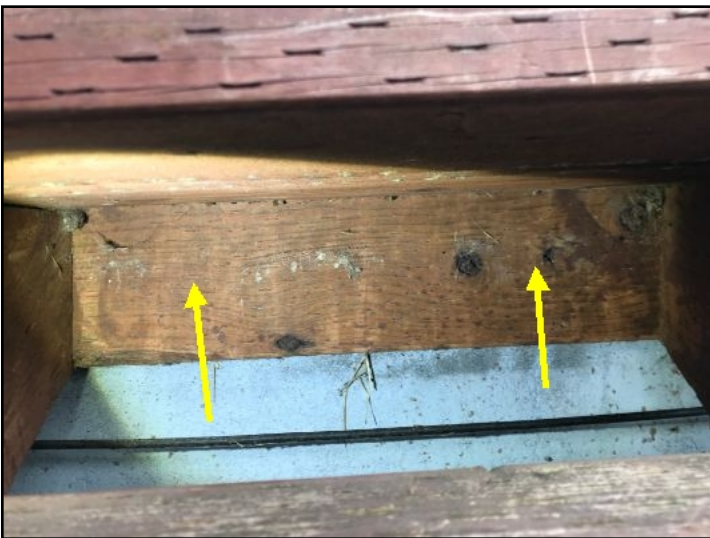


5. Stairs & Handrail

Observations:

- Appeared functional at time of inspection.
 - Although railings are not required with drop-offs less than 30" above grade - consider your own personal needs and those of your family and guests. By today's standards, balusters (spindles) at decks and steps should be spaced no more than 4" apart for the safety of small children,
 - First step in the staircase to the house is in need of repair or replace.
 - There appears to be water intrusion where the staircase meets the garage.
 - Stairs for the patio door is only secured to the house with nails.
- Recommend better anchoring of the stairs to the house and flashing to divert any rain away from the house.
- The last step on the patio door stairs is in need of cleaning to prevent any slipping hazards.







6. Grounds Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.





7. Fence Condition

Materials: Wood

Observations:

- Appeared serviceable at time of inspection. Structural assembly inaccessible.



8. Stone Retaining Wall

Observations:

- Retaining wall next to gravel side walk was in serviceable condition and no defects were found at time of inspection.
- Tree roots may impact the mortar of the retaining wall and weaken the wall.





Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.





2. Window Condition

Observations:

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.
- Some window screens missing. Check with seller to determine if they are on the property.
- Basement windows are overgrown with vegetation. This is not letting the window sill to dry properly and causing damage to the window sill.
- South facing window on the patio deck is showing signs of water damage shown in the pictures.











3. Siding Condition

Materials: Wood siding, wood frame construction, concrete / block foundation

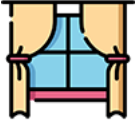
Observations:

- No major system safety or function concerns noted at time of inspection.
- Some areas need priming and repainting.









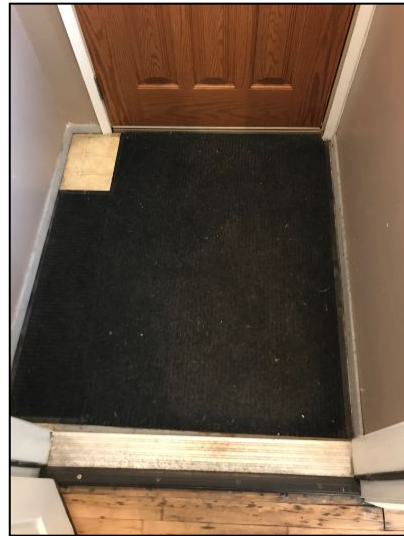
Arctic Entry

1. Floor Condition

Flooring Types: Vinyl squares (tiles) are noted

Observations:

- Flooring appears to have damaged sub floor due to water leak from the outside. Recommend a licensed contractor to repair or replace flooring in the arctic entryway.



2. Window Condition

Materials: Wood framed fixed window noted.

Observations:

- Window in arctic entryway was in good working order at time of inspection.





Garage

1. Walls

Observations:

- Appeared satisfactory, at time of inspection.
- No major system safety or function concerns noted at time of inspection.



2. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.
- Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.
- Recommend sealing cracks/voids.

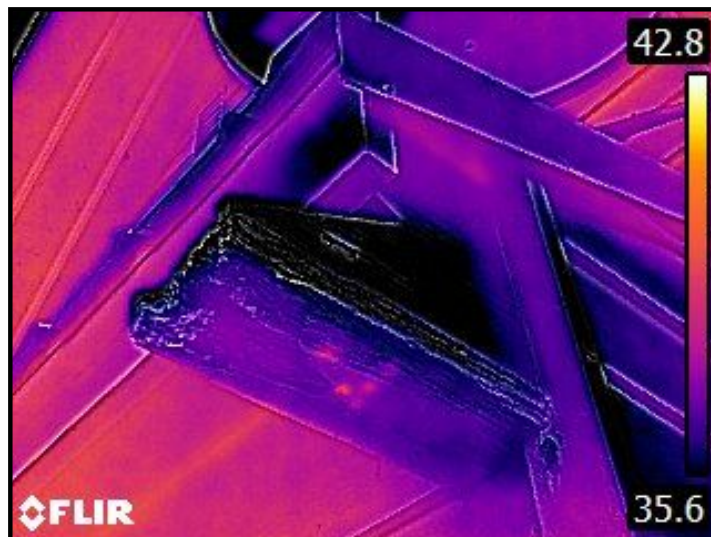




3. Rafters & Ceiling

Observations:

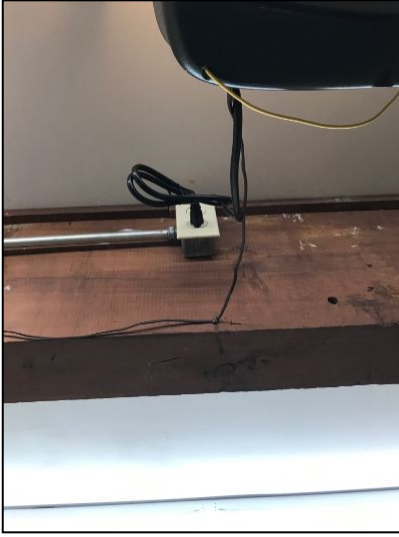
- Dimensional lumber wood ceiling joists.
- Limited review due to finished ceilings.
- Visible areas appear satisfactory, at time of inspection.



4. Electrical

Observations:

- Living room electrical was in good working order at time of inspection.

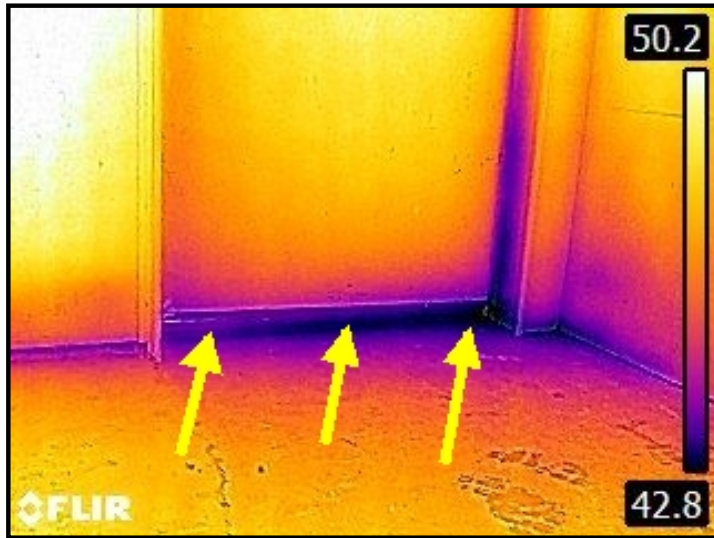


5. Exterior Door

Observations:

- Appeared functional, at time of inspection.
- Door sill looks to be showing its age. Recommend replacing to help seal garage better.
- Recommend replacing door seals to help keep cold whether out.





6. Fire Door

Observations:

- Appeared satisfactory and functional, at time of inspection.
- The automatic closure device does not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door.
- Door sweep is coming apart on bottom of door. Recommend replacing to seal the house from the garage properly.





7. Garage Door Condition

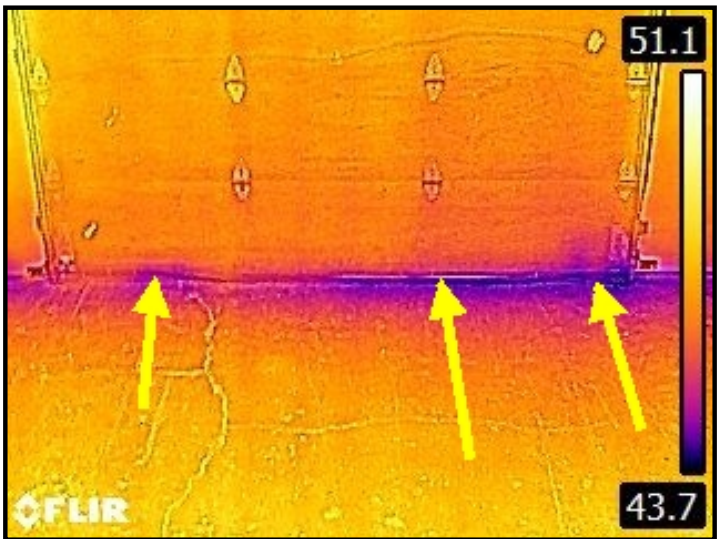
Materials: Slider door noted.

Observations:

- Maintenance repairs needed.
- IMPROVE: Consider future replacement with new steel triple-layer insulated type doors.
- Garage Vehicle door weatherstripping is damaged.
- weathered
- missing handle







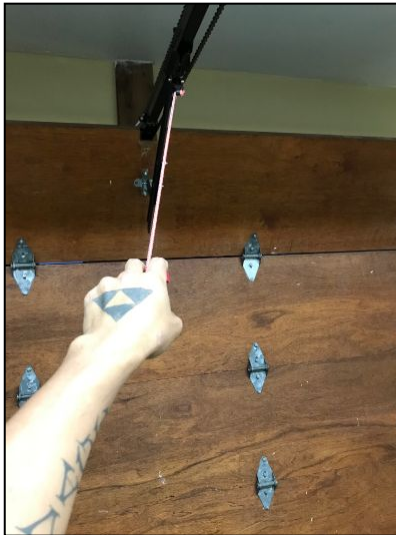
8. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.





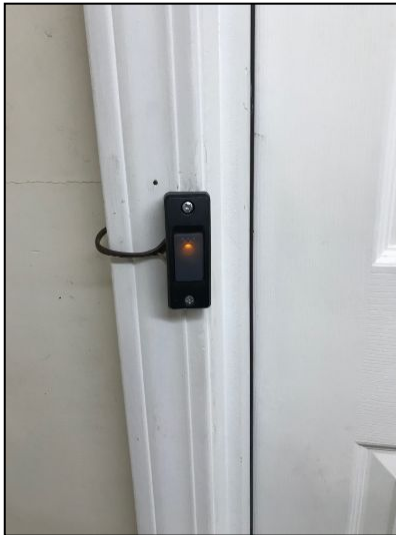


9. Garage Opener Status

Observations:

- Chain drive opener noted.
- The garage door opener is functional, safety features are built in.
- Appeared functional using normal controls, at time of inspection.





10. Cabinets

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

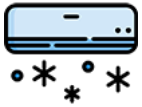


11. Heating

Observations:

- Heating for garage appears functional.
- Switch out the carpet under the heater and use blocks of wood. This will be safer.





Heating

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

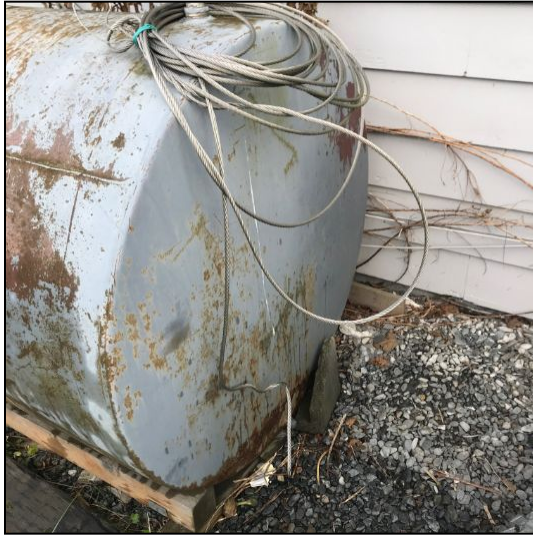
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heating Oil Storage Tank

Observations:

- Heating oil tank was in working service at time of inspection.
- No leaks or damage was apparent at time of inspection.
- Typical rust stains for an older storage tank observed.





2. Heater Condition

Materials: The furnace is located in the basement

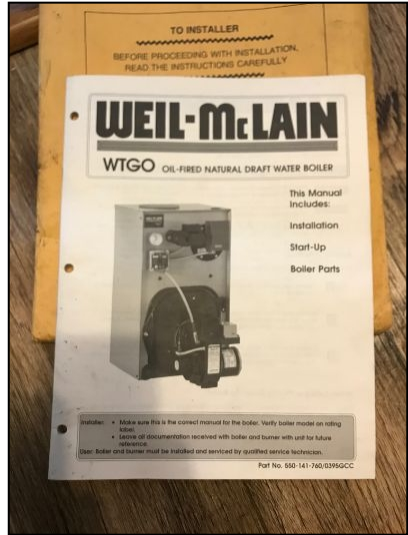
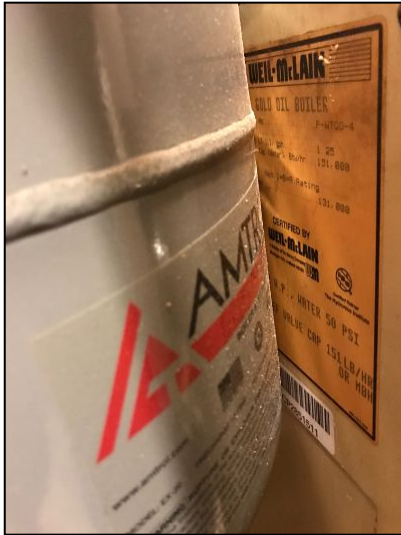
Materials: Weil-Mclain Model WTGO

Observations:

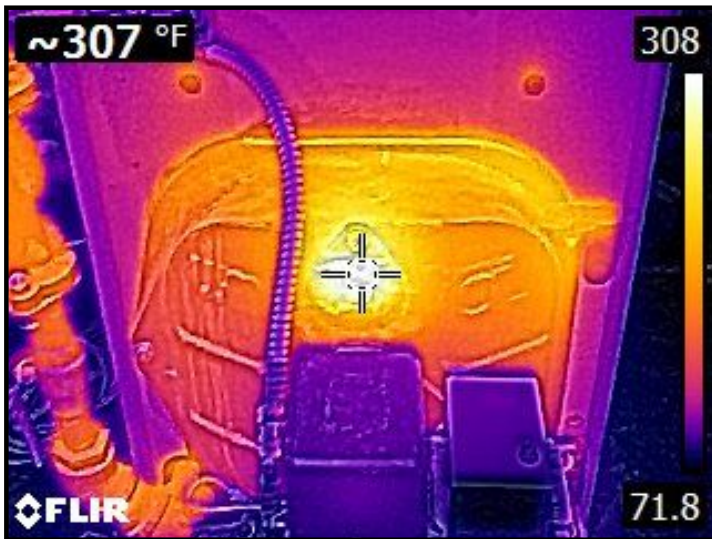
- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.
- The heating unit is approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
- Unable to inspect heat exchanger due to closed system.
- **Expansion tank** is covering boiler information on the side of the boiler. This makes it hard to figure the boiler manufacture date.











3. Oil Burner

Observations:

- Oil burner is a Beckett.
- Oil burner was in good working condition at time of inspection.





4. Heater Base

Observations:

- The heater base appears to be functional.



5. Heating Electrical

Observations:

- Service switch appeared in working condition at time of inspection.
- Service switch was not tested.

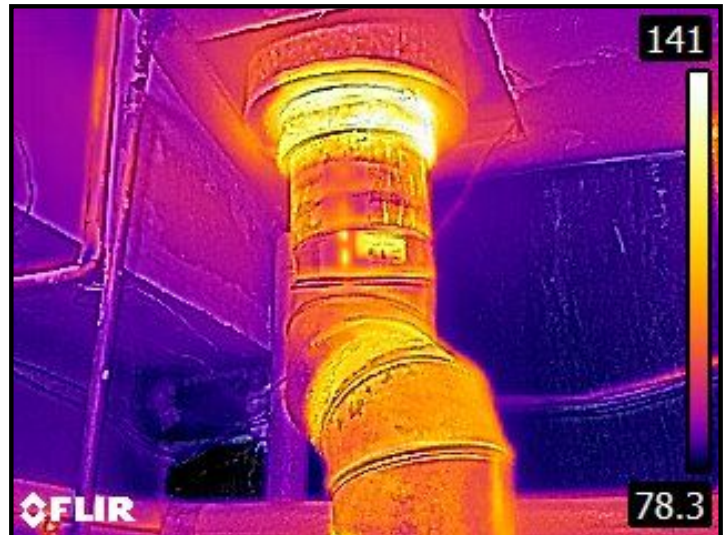




6. Venting

Observations:

- Metal double wall chimney vent pipe noted.
- The metal chimney liner vent flue pipe was not inspected or visible from end to end. Recommend a certified chimney sweep inspect for your safety.
- The visible portions of the vent pipes appeared functional.



7. Gas Valves

Observations:

- Oil gas shut off valves were present and seemed in working order.



8. Air Supply

Observations:

- Outside air supply come from under the deck of the house under the arctic entry.
- Air supply is blocked with insulation. Air supply is important for an oil fired boiler to run efficiently.



9. Filters

Location: Located inside crawlspace.

Observations:

- Access is a bit difficult.
- Oil filters should be changed every year along with a boiler inspection.



10. Thermostats

Observations:

- Locations: Bedroom #1, Living room, and Office.
- Location(s): Zone#1: Bedroom#1 -- Zone#2: Living room -- Zone#3: Office
- Digital - programmable type.
- Analog, non-programmable type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.
- IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs.





11. Oil De-Aerator

Observations:

- Oil de-aerator appeared in serviceable condition at time of inspection.
- The de-aerator should be serviced every year same as an oil filter.



12. Expansion Tank

Observations:

- Expansion tank was in working condition at time of inspection.
- No leaks apparent at time of inspection.



13. Draft Regulator

Observations:

- Draft regulator was functioning properly at time of inspection.



14. Heating TPRV

Observations:

- TPRV had no apparent leaks and appeared functional at time of inspection.



15. Hartford Loop

Observations:

- Hartford loop was in working condition and no apparent leaks at time on inspection.



16. Heater Drain Valve

Observations:

- Boiler drain valve appeared in good working condition and no apparent leaks at time on inspection.





Water Heater

1. Base

Observations:

- The water heater base is functional.



2. Heater Enclosure

Observations:

- The water heater enclosure is functional.



3. Water Heater Condition

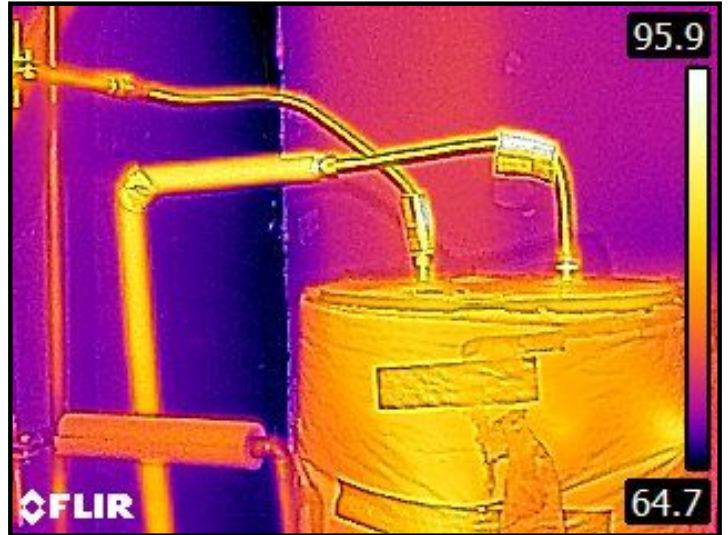
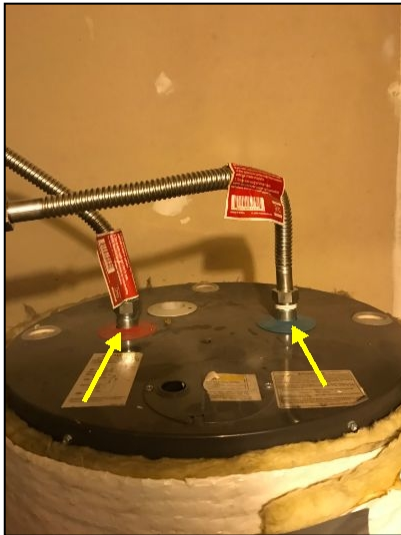
Heater Type: Boiler also heats the domestic water for the home. • Water heater can be hooked up to electric if needed.

Location: The heater is located in the basement.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- No major system safety or function concerns noted at time of inspection.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The **TPR valve** discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- 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" from the floor.
- Recommend extending TPR discharge tube with 3/4" copper pipe to within 6" off the floor.
- **IMPROVE:** A 40 gallon water heater is somewhat small for a home of this size. Recommend installing a larger tank or tankless system when a new water heater is needed.
- Water Source: Public
- **The hot water and cold water on top of the water heater are backwards. With hot water coming out of the cold side.**





4. TPRV

Observations:

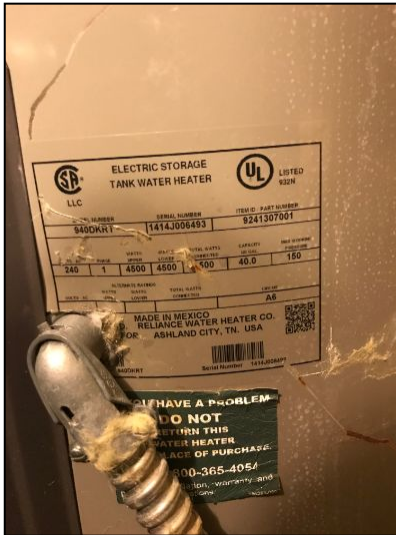
- Appears to be in satisfactory condition -- no extension is present on the TPRV that extends to floor.



5. Number Of Gallons

Observations:

- 40 gallons
- Boiler present.



6. Shut Off Valve

Observations:

- Appears functional.

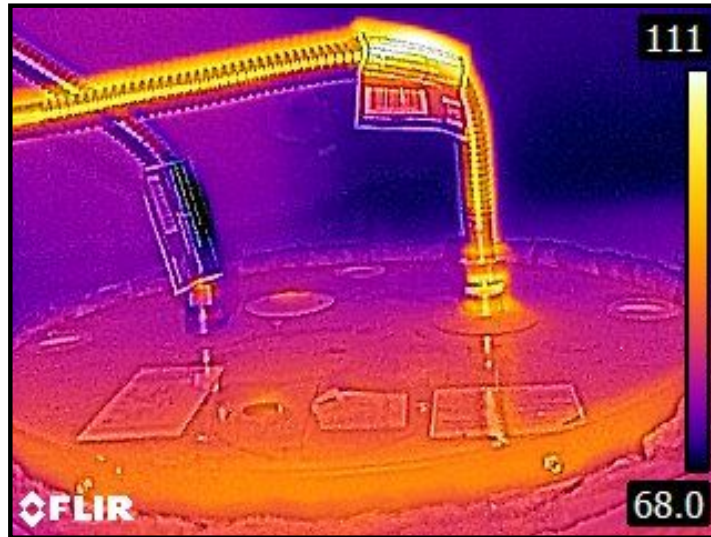


7. Plumbing

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.
- Have all supply piping in the crawlspace reviewed by a qualified specialist.
- All pipes in crawlspace should be insulated.





8. Strapping

Observations:

- With no strapping. If there is an earthquake the water heater can fall over and flood the basement.
- **The water heater is not strapped.**



9. Public Water Shut Off Valve

Observations:

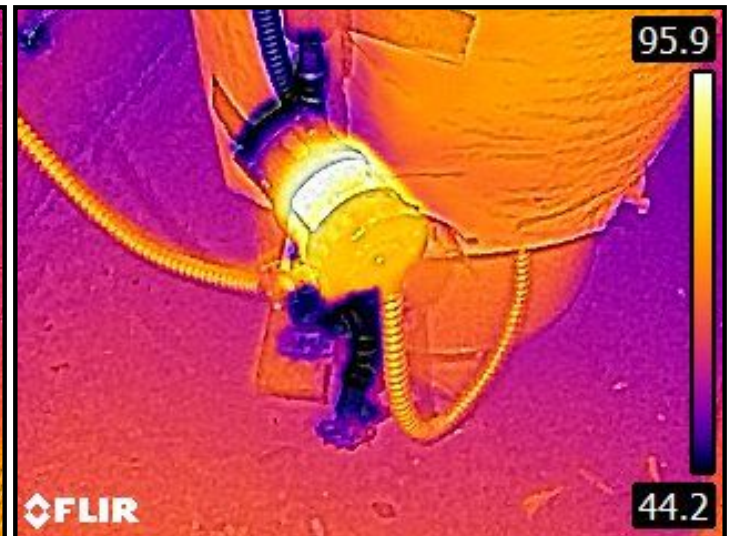
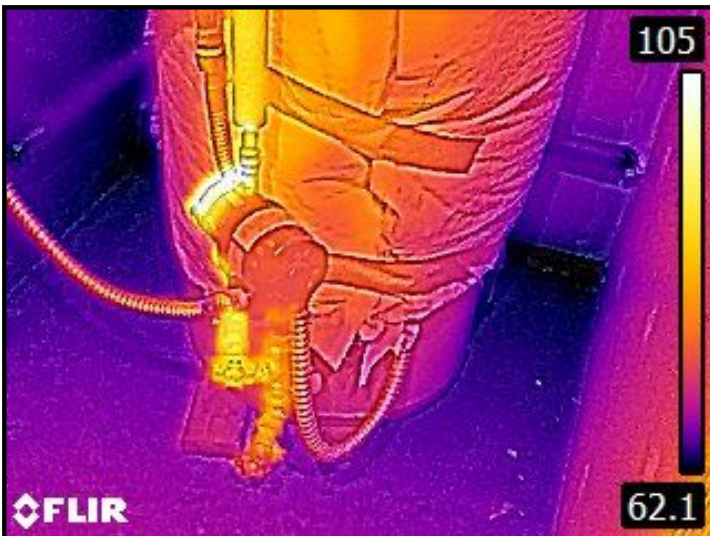
- Appears in working order at time of inspection.
- No leaks detected at time of inspection.



10. Water Heater Circulating Pump

Observations:

- Circulating pump for water heater was in good working condition and no apparent leaks detected at time of inspection.





Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

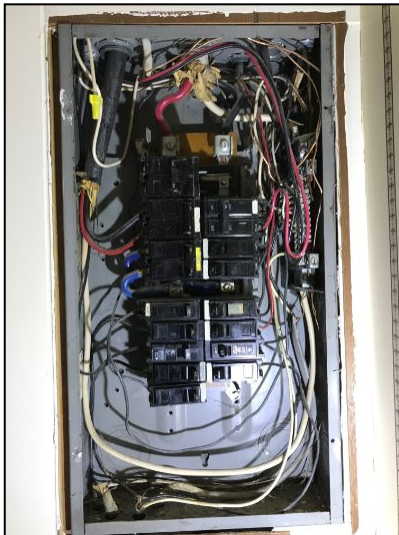
1. Electrical Panel

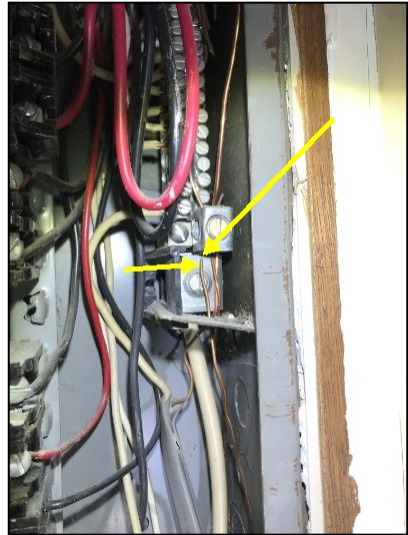
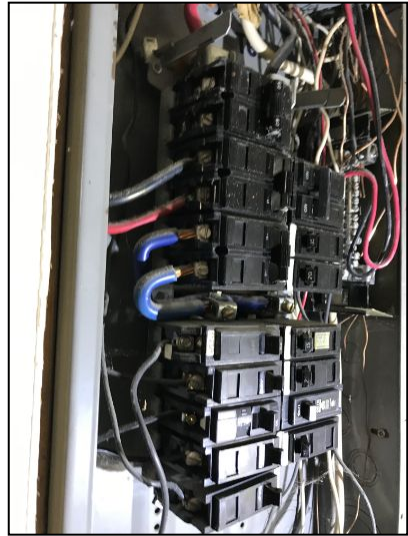
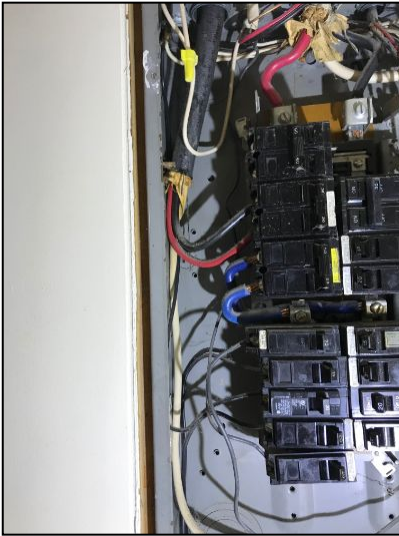
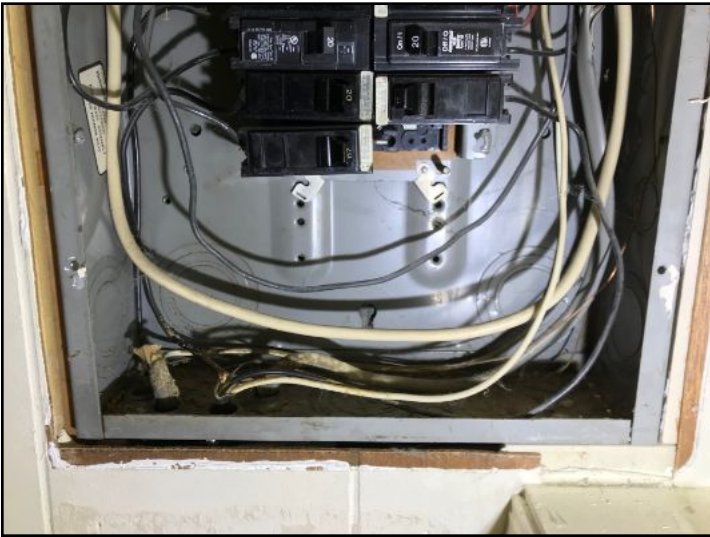
Location: North side of the house. • Main Disconnect in panel box.

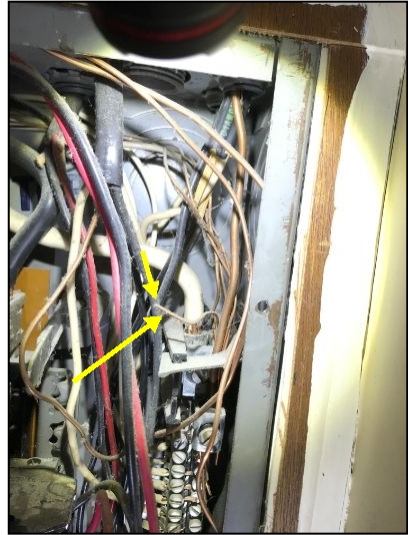
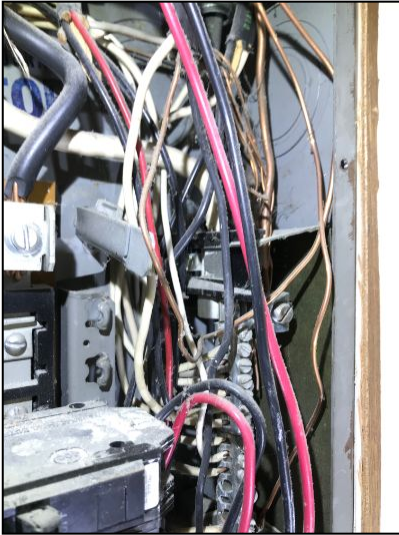
Location: No Sub Panels located.

Observations:

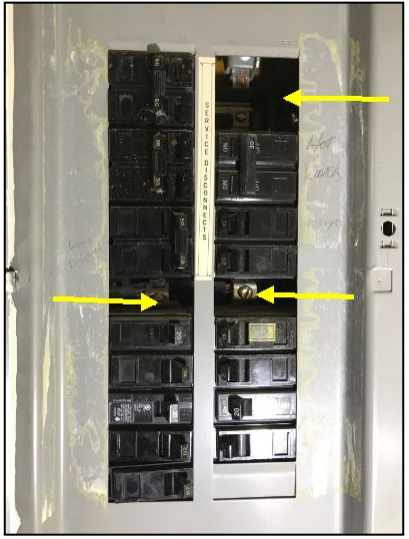
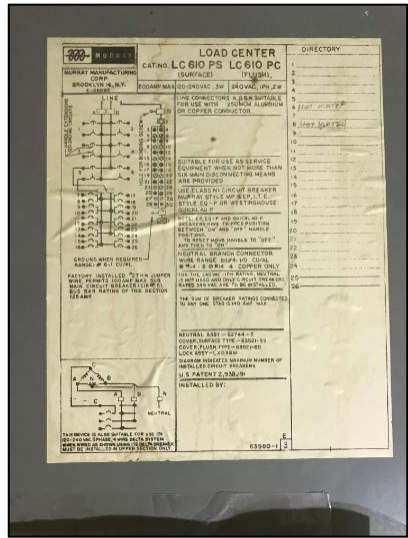
- Panel box appears to be older than the projected effective life (25 years) of panel buss bar and breakers; recommend electrician evaluation of panel box and associated wiring, including non-tripping **GFCI**s on property.
- Recommend upgrading service.
- **Open breaker panel slot(s) at panel box cover. Electrocutation hazard.**
- **Grounding / Bonding questionable at panel box.**
- **Have electrician ensure that ground is continuous, see photo.**
- **There appears to be grounding wire that has come loose or has broken off. This may be the cause of grounding issues in the home.**







CIRCUIT DIRECTORY	
1	Not in Use
2	
3	
4	
5	Dryer
6	Water Heater
7	
8	
9	Lower Disconnect
10	Office Lfio
11	Garage lights, N. Outlet
12	Garage Fan, 60
13	Empty
14	Basement S. outlet / storage
15	Empty
16	Empty
17	Room 4 South Lighten Outlet
18	Room 4 South Lighten Outlet
19	Room 4 South Lighten Outlet
20	Room 4 South Lighten Outlet
21	Room 4 South Lighten Outlet
22	Room 4 South Lighten Outlet
23	Room 4 South Lighten Outlet
24	Room 4 South Lighten Outlet
25	Room 4 South Lighten Outlet
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36	Room 4 South Lighten Outlet
37	Room 4 South Lighten Outlet
38	Room 4 South Lighten Outlet
39	Room 4 South Lighten Outlet
40	Room 4 South Lighten Outlet
41	Room 4 South Lighten Outlet



2. Main Amp Breaker

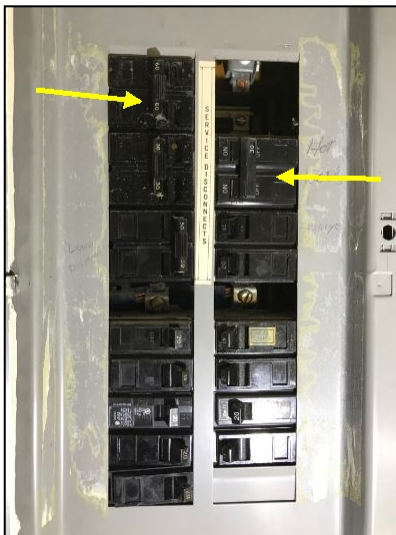
- Observations:
- 125 amp



3. Breakers in off position

Observations:

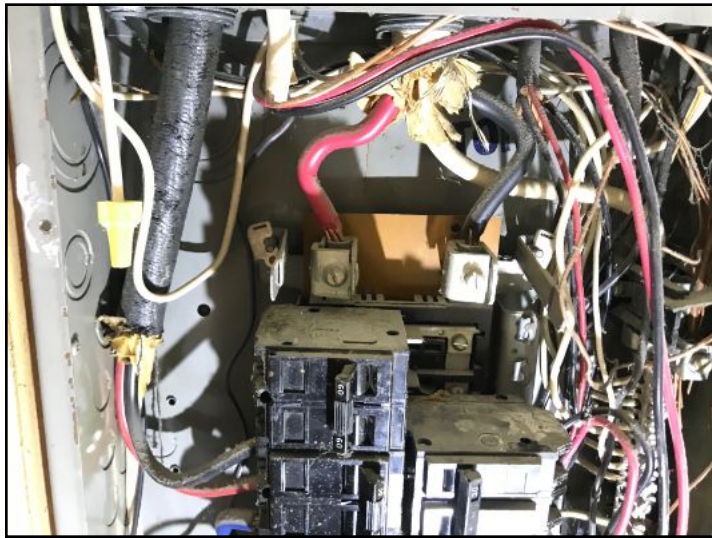
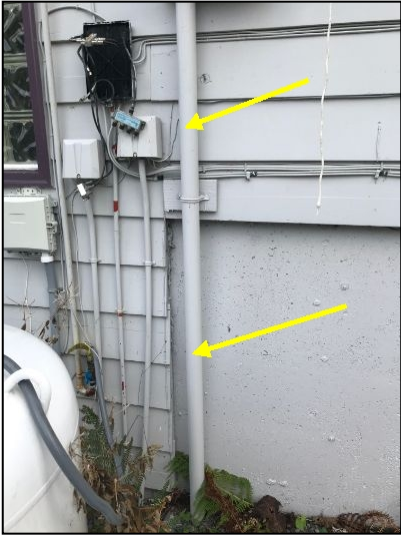
- 1
- 3
- 6
- 8

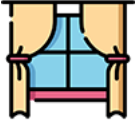


4. Cable Feeds

Observations:

- There is an underground service lateral noted.
- Cable feed for electrical system was in working condition at time of inspection.





Interior Area

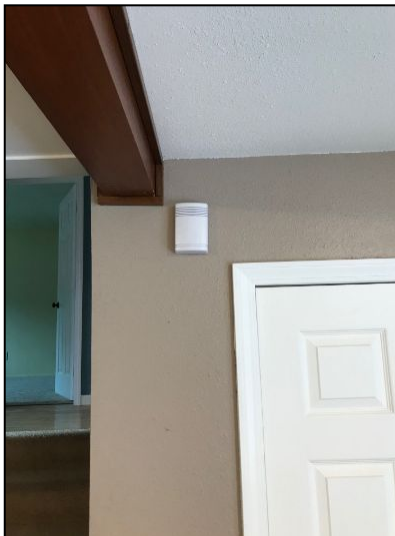
The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Door Bell

Observations:

- Operated normally when tested.

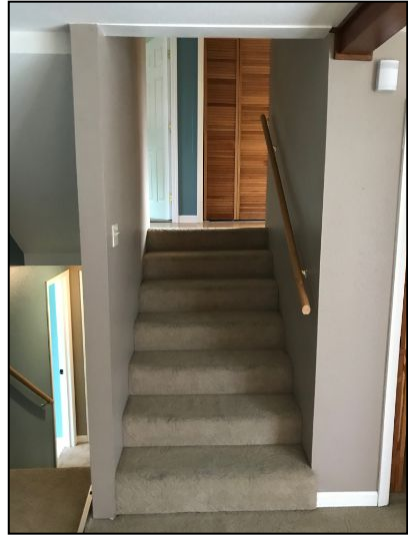


2. Stairs & Handrail

Observations:

- Stairs in the house were in good working order during the inspection.
- Stairs are partially covered in carpeting.
- **A handrail is MISSING.**
- **Need guard rails installed at opening or stairs to basement.**







Bedroom #1

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Closets

Observations:

- The closet is in serviceable condition.



2. Doors

Observations:

- The door is in serviceable condition.



3. Electrical

Observations:

- Bedroom #1 electrical is in servicable condition.



4. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:

- Operated windows appeared functional, at time of inspection.
- Highly recommend operating all windows during final walk through inspection.



5. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

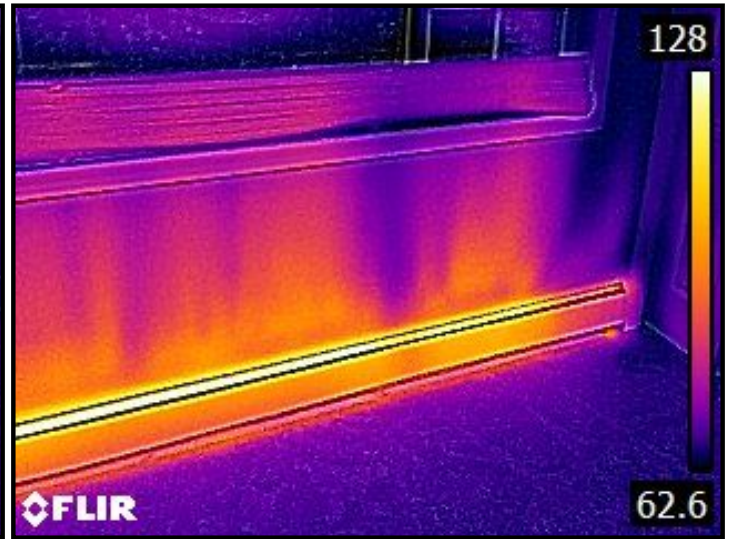
- Ceiling was in good working condition and no apparent leaks detected.



6. Heating

Observations:

- The slant and fin heating in the living room where functioning properly and no leaks apparent at the time of the inspection.





Bedroom #2

1. Closets

Observations:

- The closet is in serviceable condition.



2. Doors

Observations:

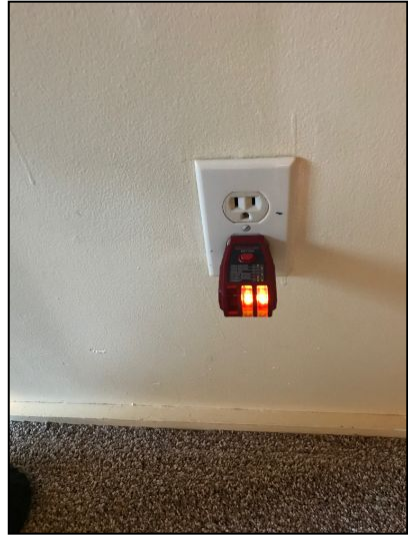
- Bedroom #2 door is in serviceable condition.



3. Electrical

Observations:

- Bedroom #2 electrical is in serviceable condition.



4. Wall Condition

Materials: Walls are clad in paneling.

Observations:

- Walls in bedroom #2 are in good serviceable condition.



5. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:

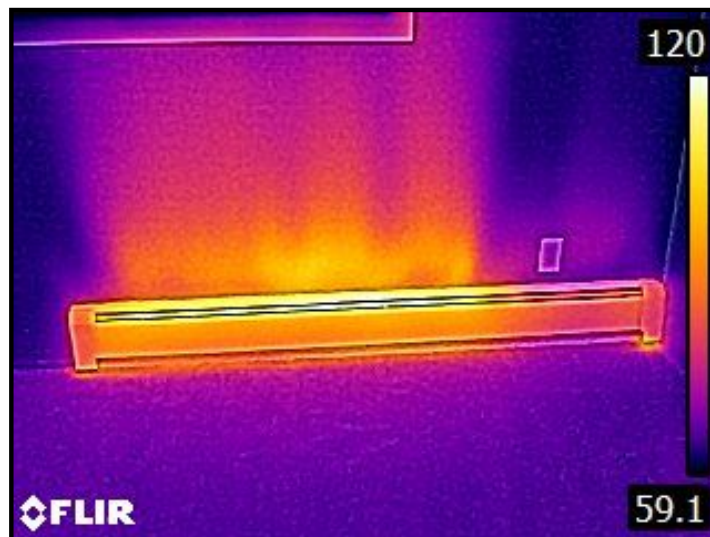
- Operated windows appeared functional, at time of inspection.
- Highly recommend operating all windows during final walk through inspection.



6. Heating

Observations:

- The slant and fin heating in the living room where functioning properly and no leaks apparent at the time of the inspection.





Bedroom #3

1. Closets

Observations:

- The closet is in serviceable condition.



2. Doors

Observations:

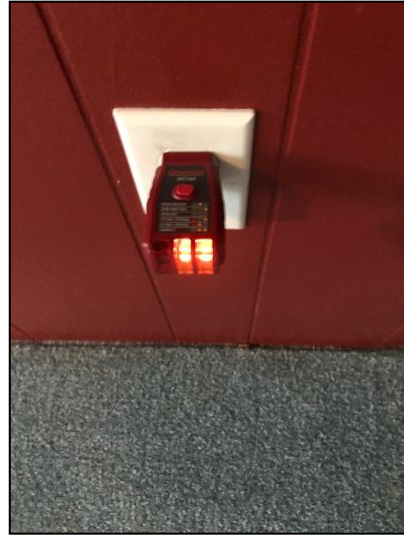
- Bedroom #3 Door is in good working condition.



3. Electrical

Observations:

- Electrical in bedroom #3 was in working condition at time of inspection.



4. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- Flooring appeared to be in good working order and in good condition at time of inspection.



5. Wall Condition

Materials: Walls are clad in paneling.

Observations:

- Walls in bedroom #3 are in good serviceable condition.

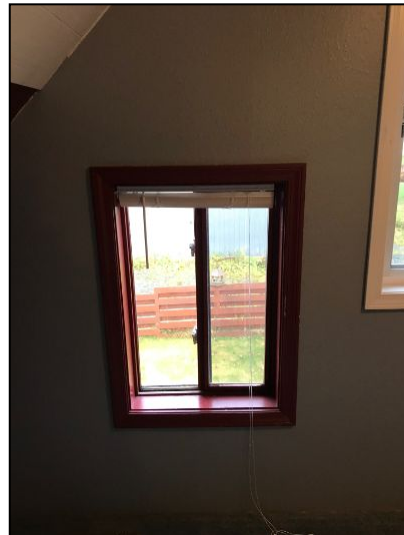


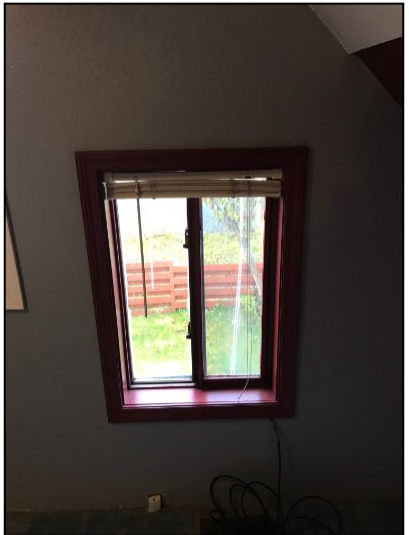
6. Window Condition

Materials: Wood framed awning window noted.

Observations:

- Operated windows appeared functional, at time of inspection.
- Highly recommend operating all windows during final walk through inspection.

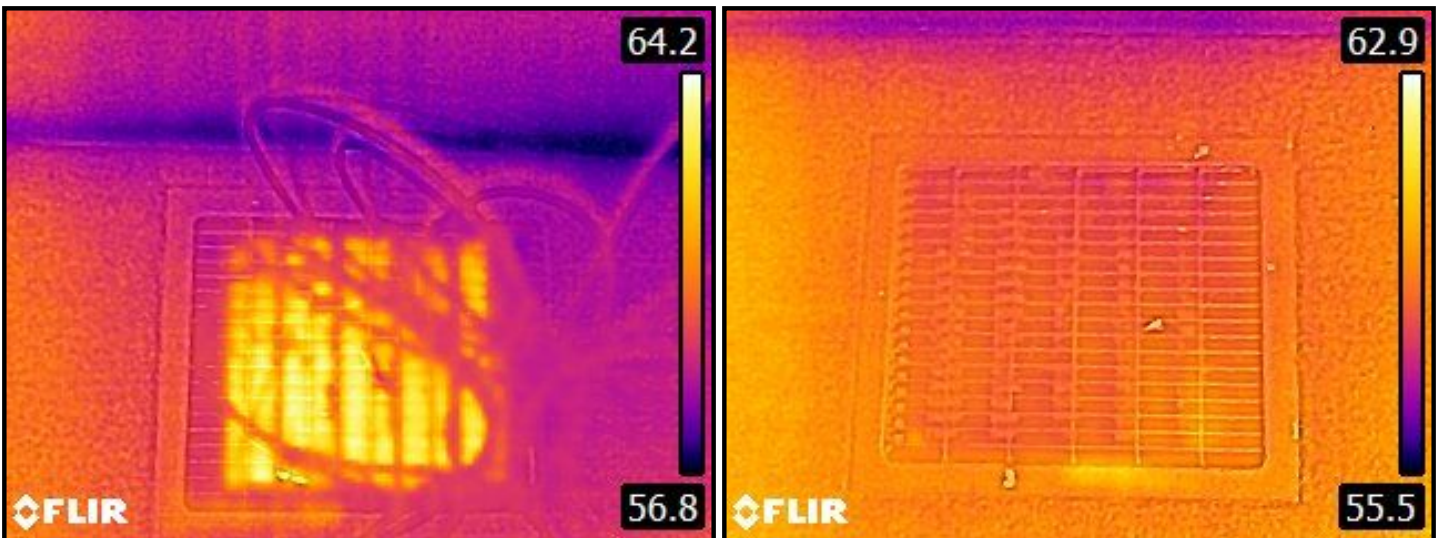




7. Old Return Ducting

Observations:

- Old return ducting, can be blocked and sealed to help keep cold air out.



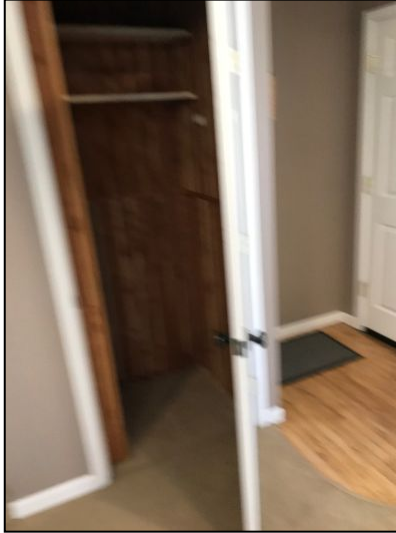


Livingroom

1. Closets

Observations:

- The closet is in serviceable condition.

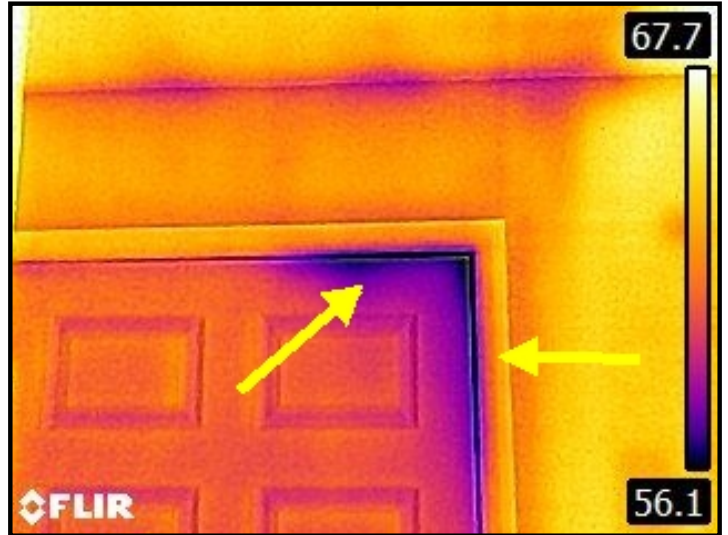


2. Doors

Observations:

- Entrance door for living room was in good serviceable condition at time of inspection.
- There are gaps on the door seal. Recommend repair/replace with new door seals.





3. Electrical

Observations:

- Living room electrical was in good working order at time of inspection.



4. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- Flooring appeared to be in good working order and in good condition at time of inspection.



5. Wall Condition

Materials: Walls are clad in paneling.

Observations:

- Walls in living room were in good condition at time of inspection.



6. Window Condition

Materials: Wood framed casement window noted.

Observations:

- Operated windows appeared functional, at time of inspection.



7. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

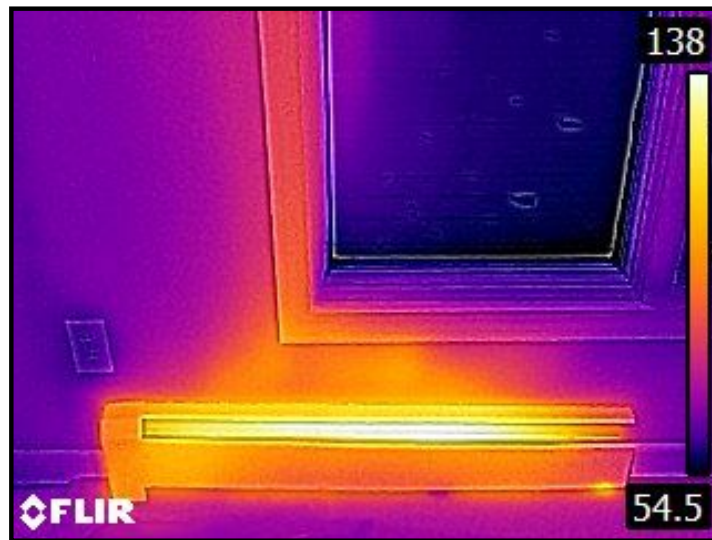
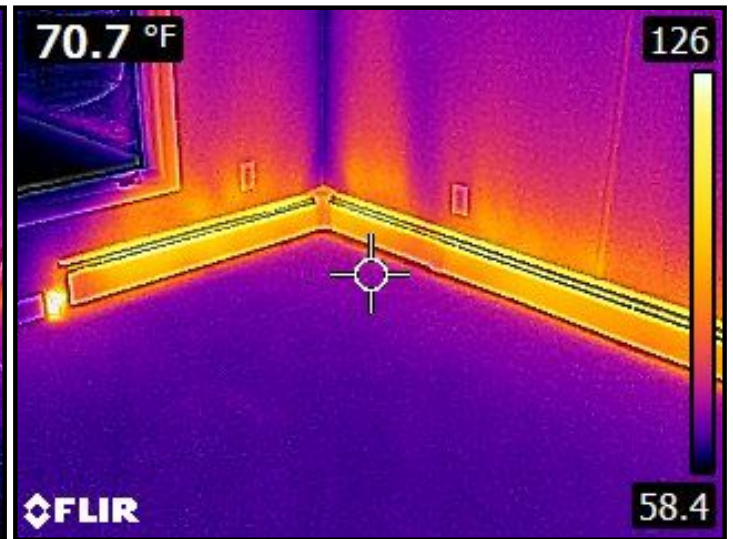
- Ceiling was in good working condition and no apparent leaks detected.



8. Heating

Observations:

- The slant and fin heating in the living room where functioning properly and no leaks apparent at the time of the inspection.





Hallways

1. Closets

Observations:

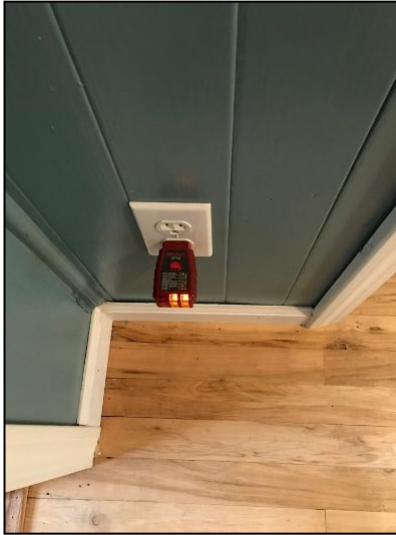
- The closet is in serviceable condition.
- Handel's on the closet doors will help with opening and closing the closet.



2. Electrical

Observations:

- Hallway electrical was in good working order at time of inspection.



3. Floor Condition

Flooring Types: Carpet is noted. • Hardwood flooring is noted.

Observations:

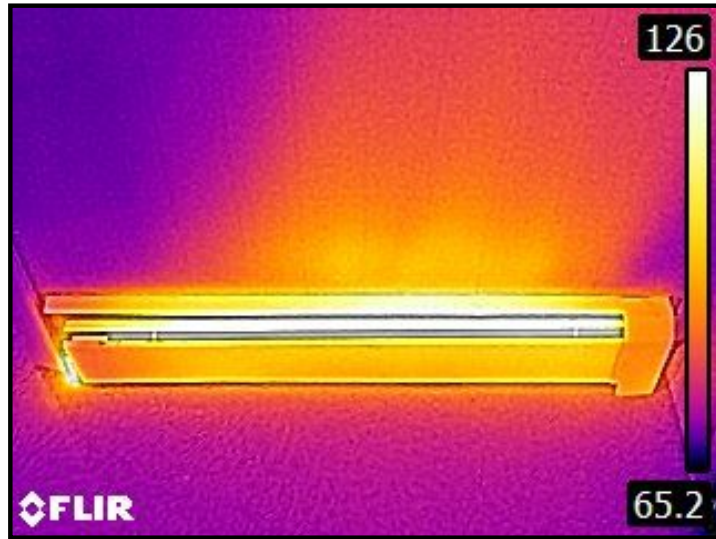
- Flooring appeared to be in good working order and in good condition at time of inspection.



4. Heating

Observations:

- The slant and fin heating in the living room where functioning properly and no leaks apparent at the time of the inspection.





Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- No deficiencies observed.



2. Dishwasher

Observations:

- Operated.
- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.



3. Microwave

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



4. Propane Storage Tank

Observations:

- Propane storage tank was in good serviceable condition and no apparent leaks of propane were detected at time of inspection.





5. Cook top condition

Observations:

- Gas cook top noted.
- All heating elements operated when tested.
- Oven(s) operated when tested.
- This unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.
- **Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.**
- **SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.**



6. Oven & Range

Observations:

- Oven: Propane gas burners
- Oven(s) operated when tested.



7. Sinks

Observations:

- Operated normally, at time of inspection.



8. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:

- Operated windows appeared functional, at time of inspection.
- Highly recommend operating all windows during final walk through inspection.



9. Floor Condition

Materials: Ceramic tile is noted. • Hardwood flooring is noted.

Observations:

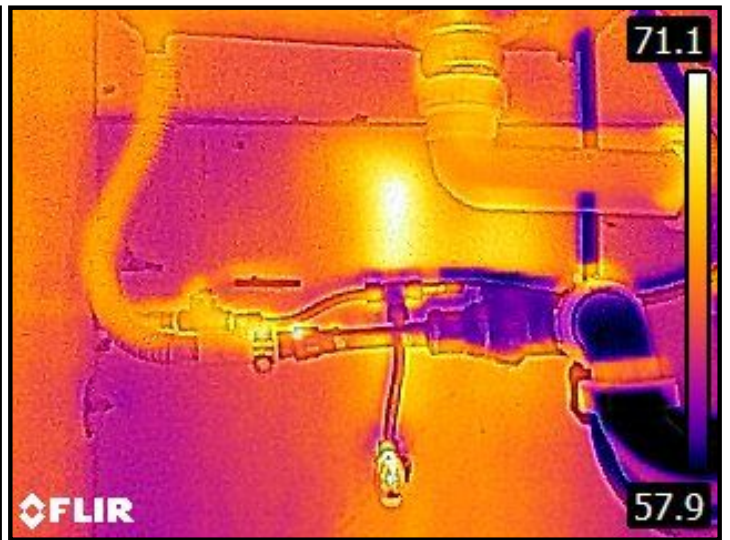
- Flooring appeared to be in good working order and in good condition at time of inspection.



10. Plumbing

Observations:

- Proper P trap installed and no leaks detected in the draining plumbing.
- Water line for sink wand leaks. Recommend repair or replace to prevent any water damage.
- Visible leaking noted under the sink. We recommend contacting a licensed plumbing contractor for repair options.



11. Patio Doors

Observations:

- The sliding patio door was functional during the inspection.
- The doors hardware is showing signs of wear and may be at the end of its useful life. We recommend budgeting for replacement.
- The sliding door tracks appeared dirty at the inspection making the door difficult to operate. We recommend cleaning the tracks and lubricating the doors rollers.
- Tempered glass noted in the patio door.
- **Flashing and sealing is recommended over the top of the patio door. This will help shed water and prevent any water intrusion.**





12. Electrical

Observations:

- Electrical was in good working condition at time of inspection.

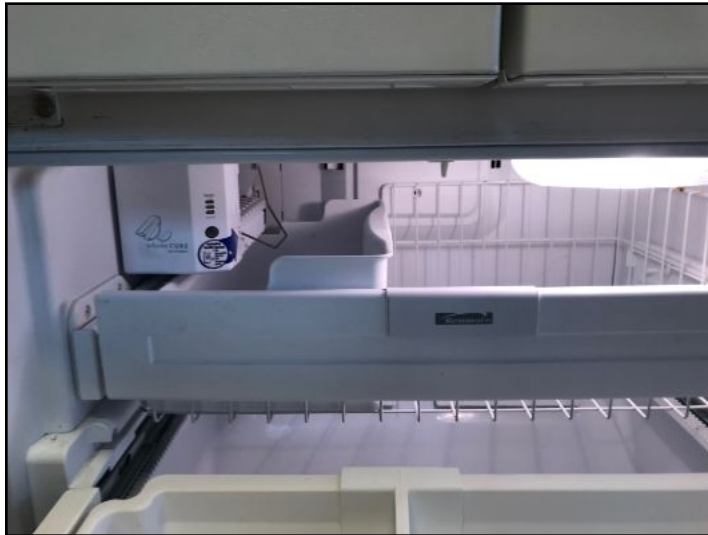


13. Refrigerator

Observations:

- Refrigerator was in good working order at time of inspection.
- Seals are showing their age on the corners of the refrigerator door. Recommend repair or replace.





14. Heating

Observations:

- The slant and fin heating in the living room where functioning properly and no leaks apparent at the time of the inspection.





Laundry

1. Cabinets

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.



2. Dryer Vent

Observations:

- Could not fully inspect the dryer vent, it is obscured behind the dryer.
- Dryer vent appeared functional and no problems observed at time of inspection.
- Chalking is recommended to prevent any water damage to siding of the home.

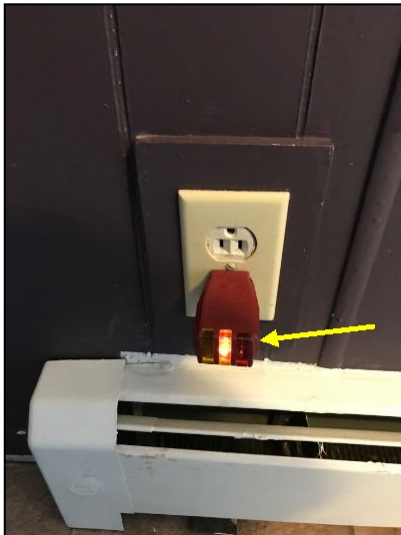




3. Electrical

Observations:

- Open ground- receptacles in laundry. Recommend licensed electrician to evaluate and repair.



4. Floor Condition

Materials: Sheet vinyl flooring is noted.

Observations:

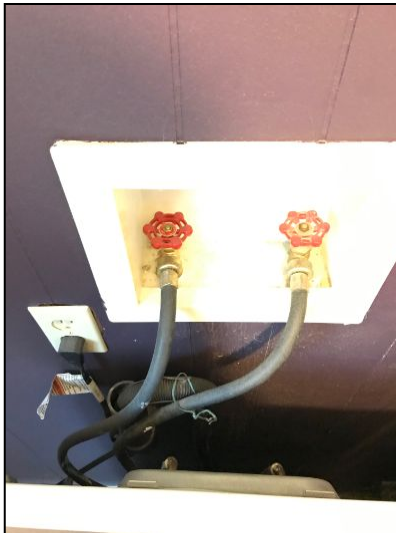
- Flooring appears to be in serviceable condition at time of inspection.



5. Plumbing

Observations:

- Laundry hook up for washer was in good working order at time of inspection.



6. Wall Condition

Materials: Drywall walls noted.

Observations:

- Walls in laundry were in good working condition at time of inspection.



7. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:

- Laundry window appeared functional.
- Was not able to operate window due to plastic film covering the window.





Office

1. Cabinets

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.



2. Doors

Observations:

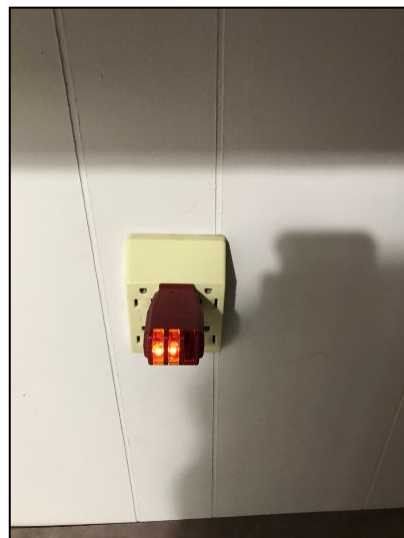
- Door was in good working order at time of inspection.



3. Electrical

Observations:

- Open ground - receptacle in wall across from windows in dining room.
- Weak ground found in the office electrical outlets. Have a licensed electrician evaluate and repair.



4. Floor Condition

Flooring Types: Ceramic tile is noted.

Observations:

- Flooring in office was in good working order at time of inspection.



5. Wall Condition

Materials: Drywall walls noted.

Observations:

- Walls in office were in working order at time of inspection.



6. Heating

Observations:

- The slant and fin heating in the living room where functioning properly and no leaks apparent at the time of the inspection.





Basement

1. Electrical

Observations:

- Electric outlet has open ground in basement. Recommend a licensed electrician to evaluate and repair.



2. Floor Condition

Flooring Types: Hardwood flooring is noted.





3. Wall Condition

Materials: Walls are clad in paneling.

Observations:

- Walls in the basement are in serviceable condition.



4. Window Condition

Materials: Wood framed awning window noted.

Observations:

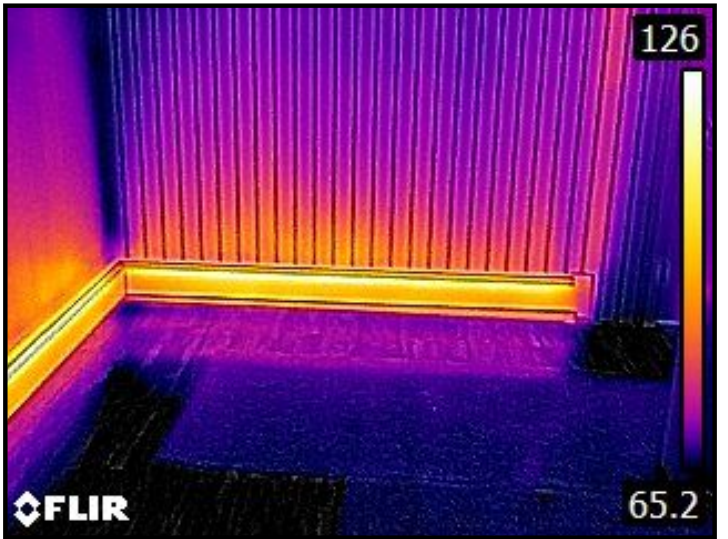
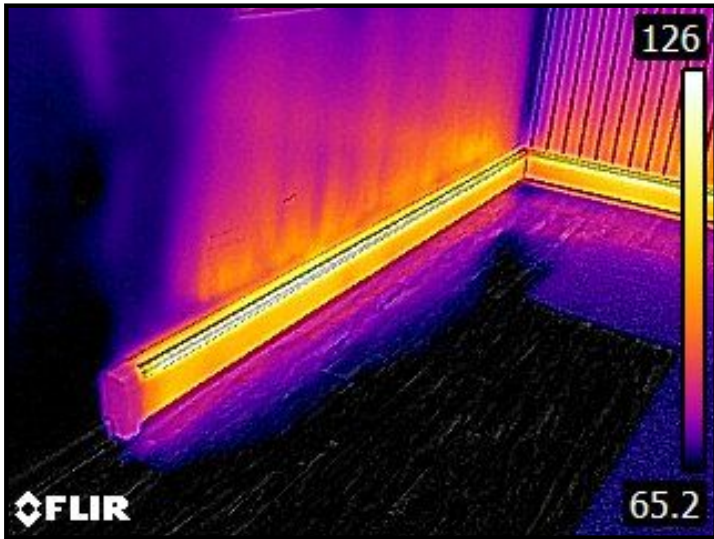
- Some windows did not open when tested. Recommend all windows reviewed for proper operation during walkthrough inspection prior to closing
- All accessible windows operated
- Deterioration noted due to contact with moisture, repairs needed.
- One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.



5. Heating

Observations:

- The slant and fin heating in the living room where functioning properly and no leaks apparent at the time of the inspection.





Basement Storage Room

1. Cabinets

Observations:

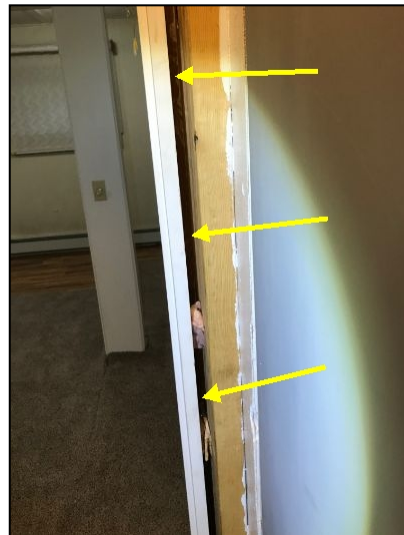
- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.



2. Doors

Observations:

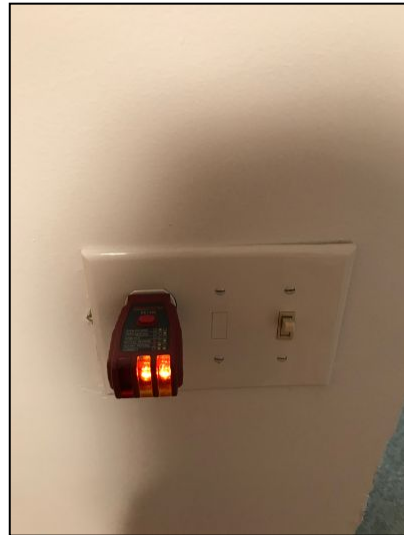
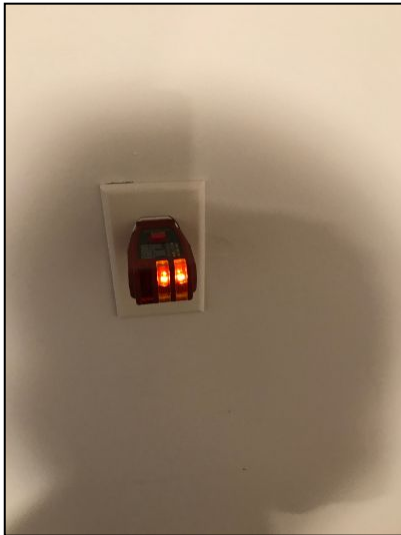
- Door in basement storage was in good working order at time of inspection.
- Insulation can be added around the frame to help insulate the area.



3. Electrical

Observations:

- Electric in basement storage was in good working condition at time of inspection.



4. Floor Condition

Flooring Types: Hardwood flooring is noted.

Observations:

- Flooring was in serviceable condition at time of inspection.



5. Wall Condition

Materials: Drywall walls noted.

Observations:

- Dry wall was in serviceable condition at time of the inspection.



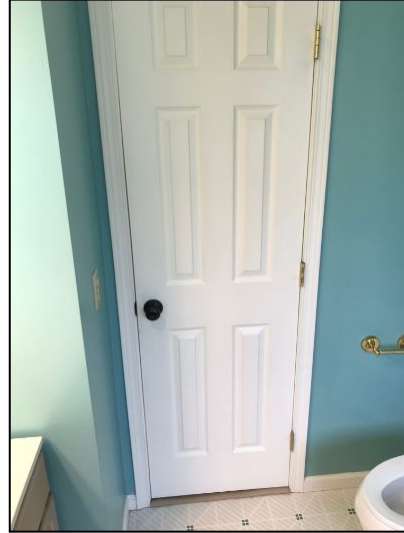


Bathroom #1

1. Doors

Observations:

- Bathroom #1 door was in working order at time of inspection.



2. Electrical

Observations:

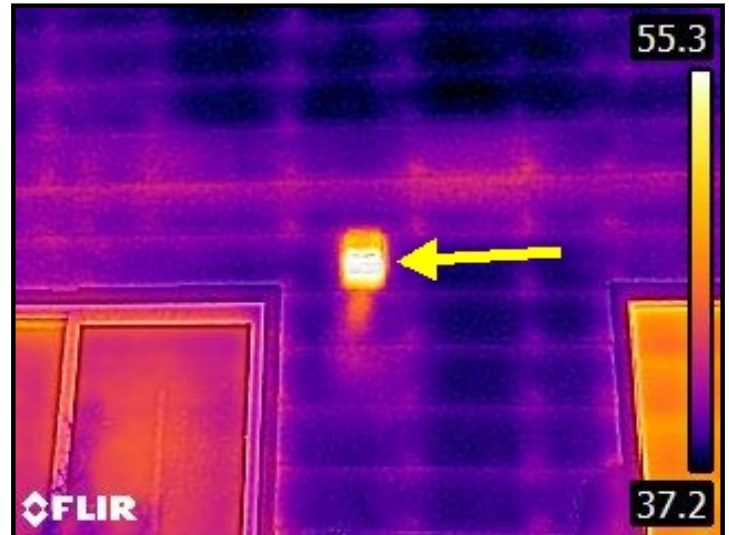
- Electrical in Bathroom #1 was in good working condition at time of inspection.



3. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.



4. Mirrors

Observations:

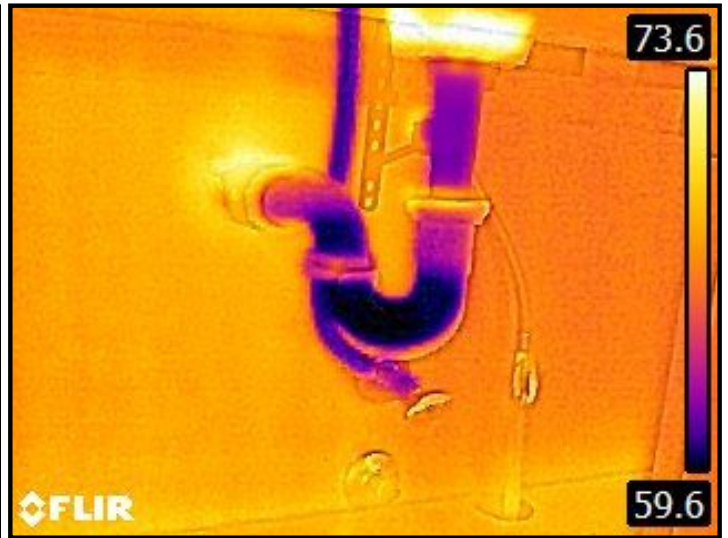
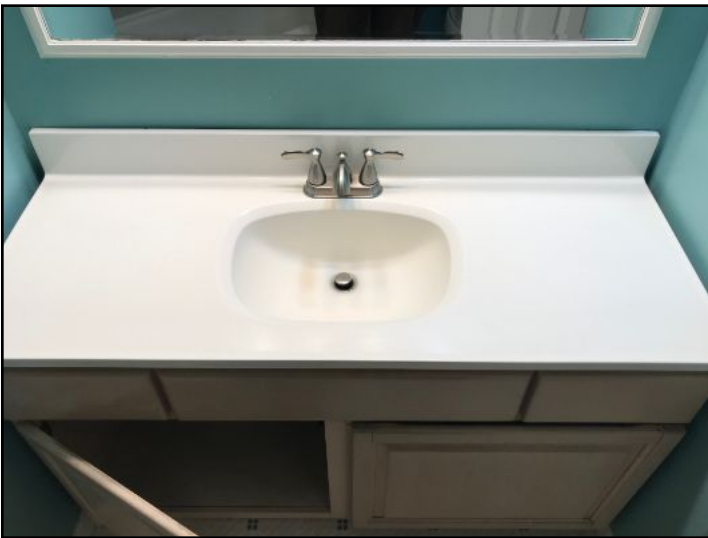
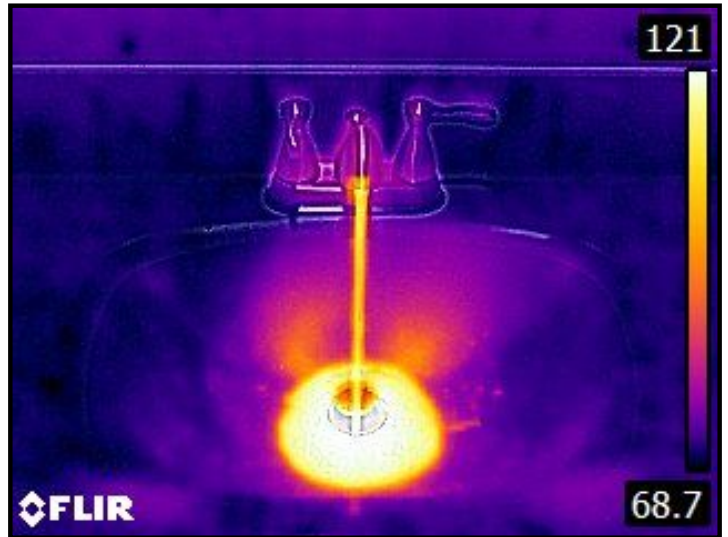
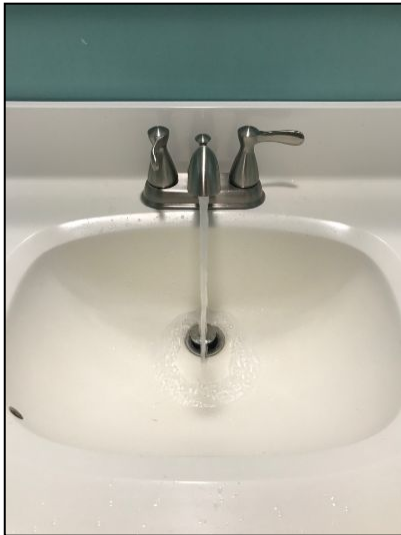
- Both mirrors in bathroom #1 were secure and in good working order at time of inspection.



5. Sinks

Observations:

- No deficiencies observed.
- Operated normally, at time of inspection.

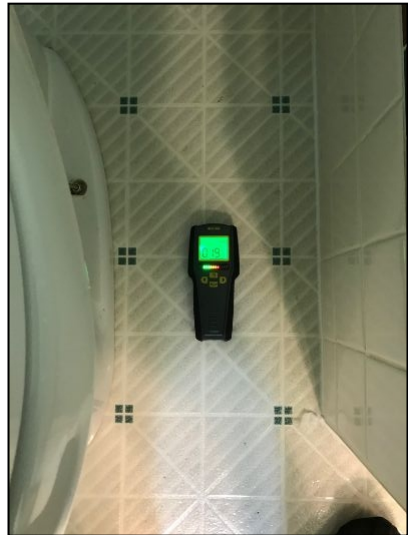


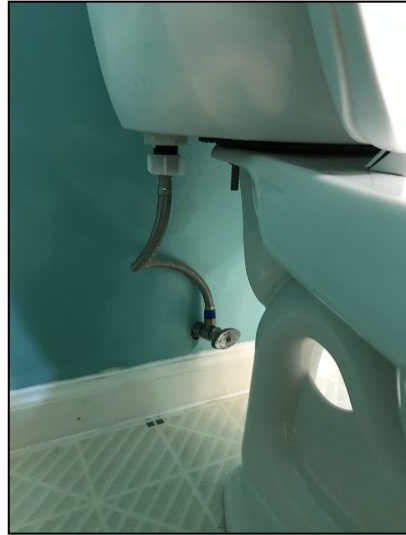
6. Toilets

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.
- Operated when tested. Appeared functional, at time of inspection - except as noted.
- **Checking the floor around the toilet with a moisture meter and appears there was a leak at some point from the toilet or whirlpool. Recommend a contractor to pinpoint the problem and repair or replace as needed.**







7. Window

Observations:

- Window in bathroom #1 is glass block.
- Window was in good working condition at time of the inspection.





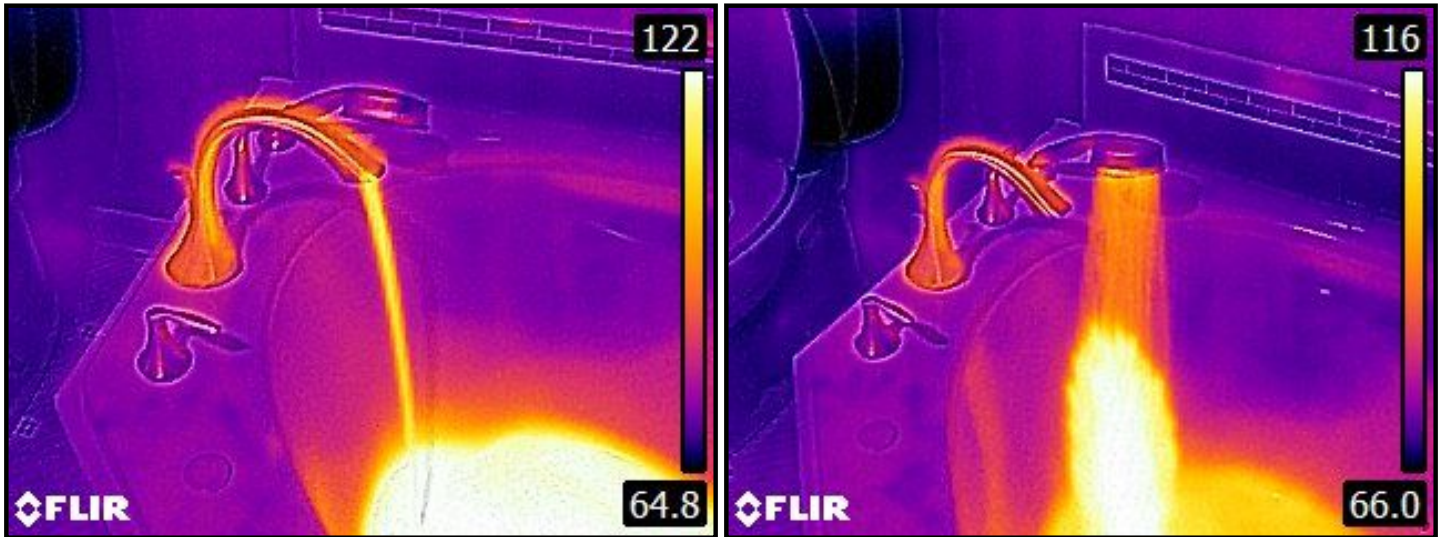
Whirlpool

1. Whirlpool Condition

Observations:

- Whirl pool in bathroom #1 was in good working condition at time of inspection.





2. Whirlpool Pump

Observations:

- Pump for the whirl pool should be electrically bonded for protection. A licensed electrician should evaluate the pump and fix as needed.



3. Whirlpool Plumbing

Observations:

- After running whirl pool and checking for leaks. There was on leak detected under the whirlpool in the back corner. I have provided arrows pointing to the leak source. Recommend license contractor to repair.

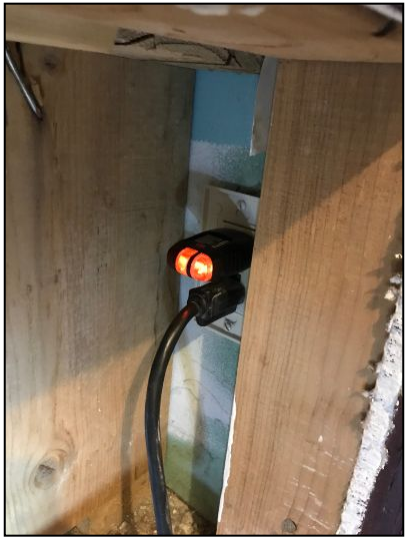


4. Whirlpool Electrical

Observations:

- Whirlpool electrical was in good working condition at time of inspection.







Bathroom #2

1. Doors

Observations:

- Bathroom #2 door was in servicable condition.



2. Electrical

Observations:

- Electrical was in good working order in bathroom #2.

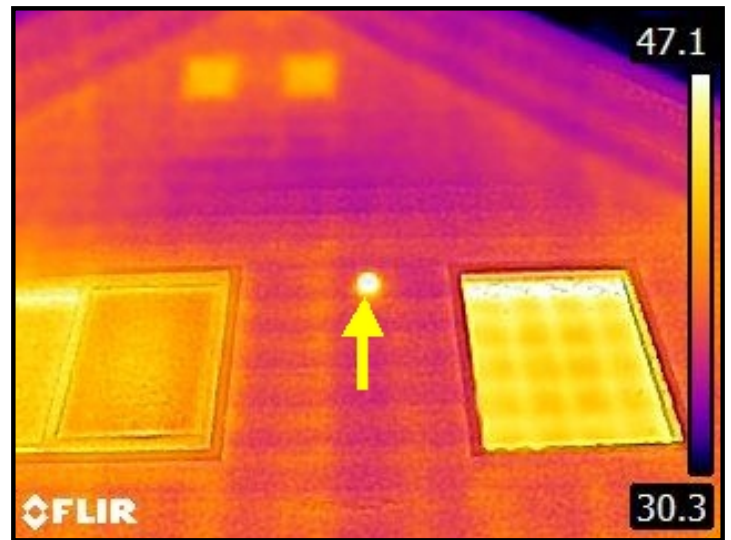




3. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.



4. Floor Condition

Materials: Ceramic tile is noted.

Observations:

- Flooring was in serviceable condition at time of inspection.



5. Mirrors

Observations:

- Mirror in bathroom #2 was secure and in proper working order at time of inspection.



6. Showers

Observations:

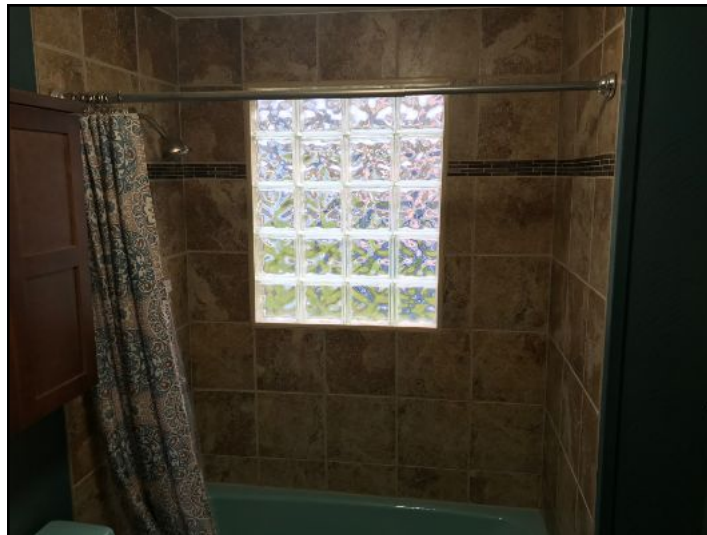
- functional



7. Shower Walls

Observations:

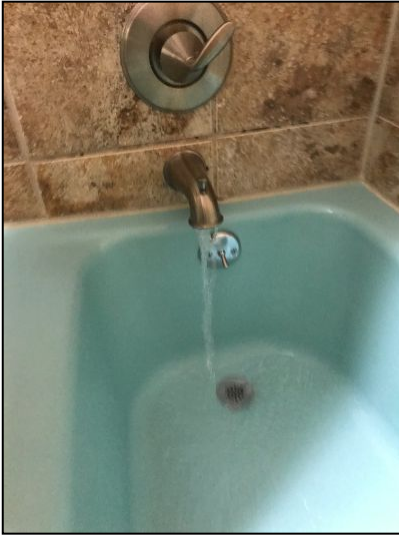
- Ceramic tile noted.
- Recommend caulking as required.
- Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



8. Bath Tubs

Observations:

- Tub
- Tub in bathroom #2 was in good working condition at time of inspection.

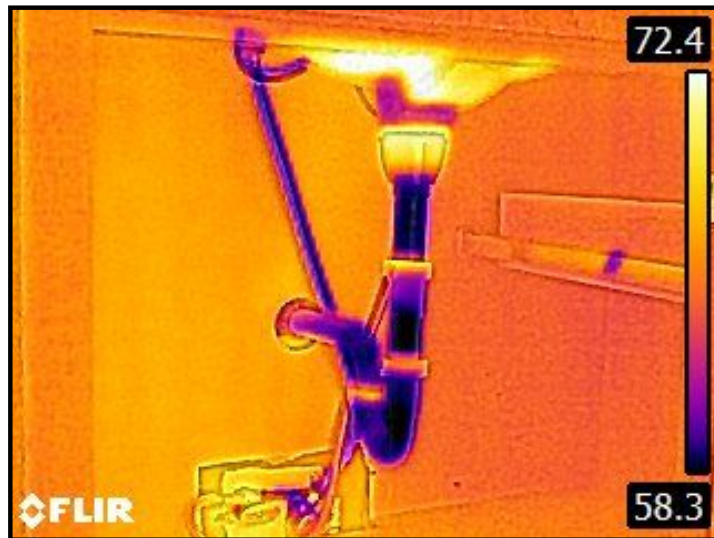
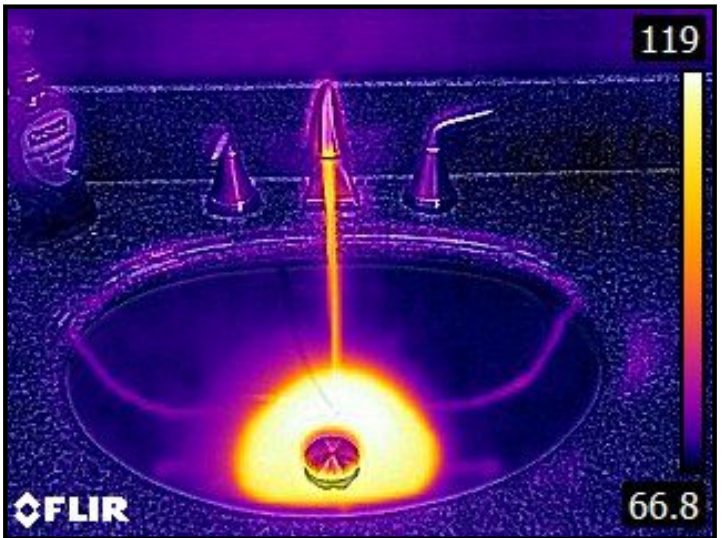


9. Sinks

Observations:

- No deficiencies observed.
- Operated normally, at time of inspection.





10. Toilets

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.
- Operated when tested. Appeared functional, at time of inspection - except as noted.
- Toilet seat is a little loose.





11. Window Condition

Materials: Glass blocks noted in window openings.

Observations:

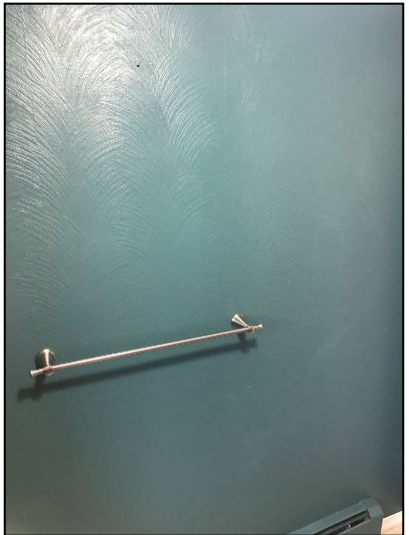
- Window was in good working condition at time of the inspection.



12. Bathroom Walls

Observations:

- Bathroom #2 walls were in good working condition at time of inspection.





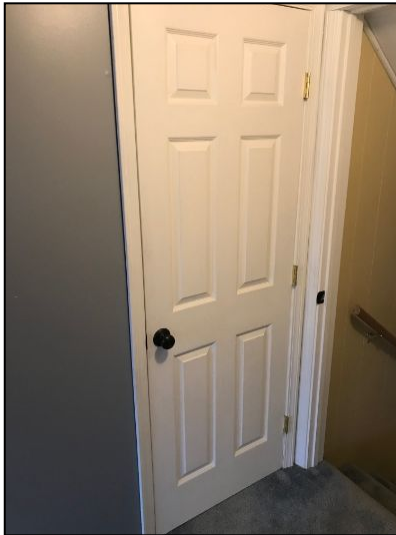
Bathroom #3

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.



2. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.



3. Floor Condition

Materials: Vinyl squares (tiles) are noted

Observations:

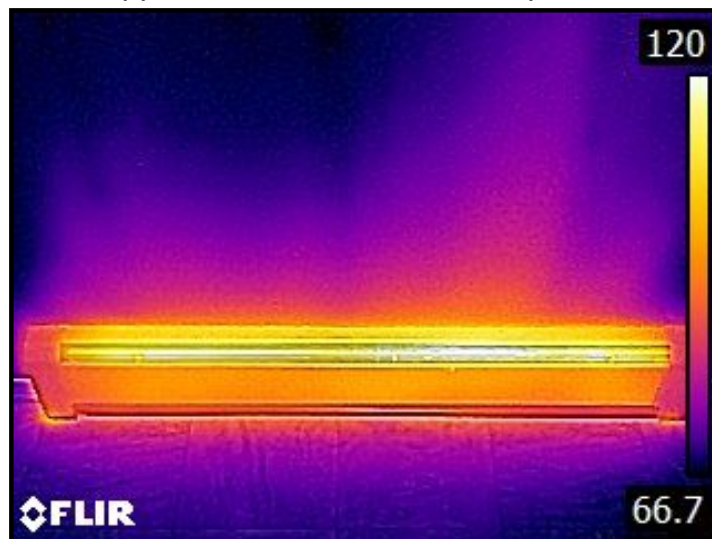
- Flooring in bathroom #3 was in serviceable condition at the time of the inspection.



4. Heating

Observations:

- The slant and fin heating in the living room where functioning properly and no leaks apparent at the time of the inspection.



5. Mirrors

Observations:

- Mirror in bathroom #3 was secure and in proper working order at time of inspection.

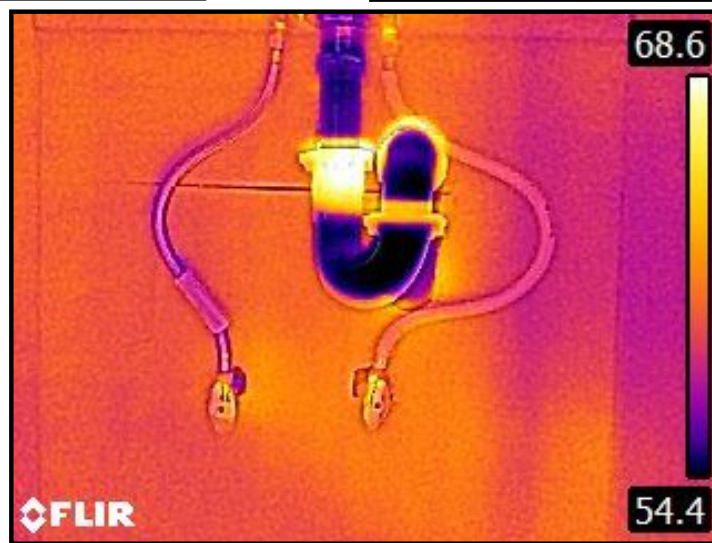
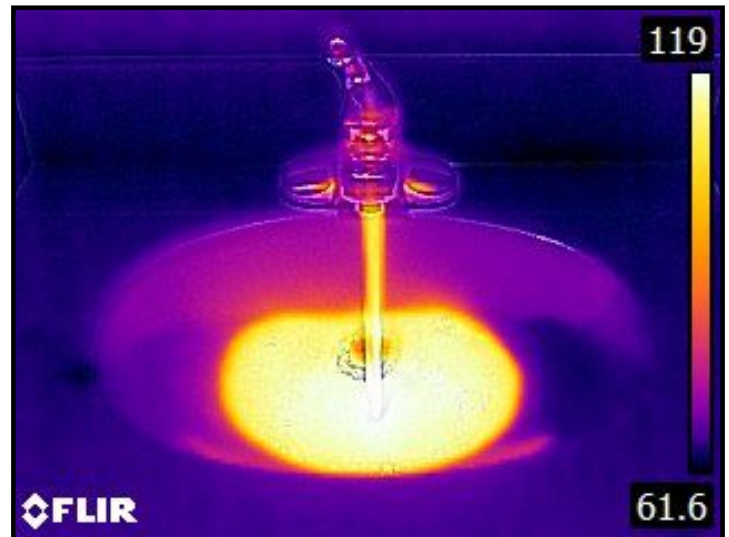


6. Sinks

Observations:

- Operated normally, at time of inspection.
- **Faucet leaks at base. Recommend a plumber to repair or replace faucet.**





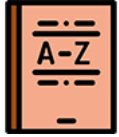
7. Toilets

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.
- Operated when tested. Appeared functional, at time of inspection - except as noted.
- Toilet seat is a little loose.







Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley	The internal angle formed by the junction of two sloping sides of a roof.