Property Inspection Report



Carmelo Cruz
American Patriot Property Inspections

[redacted] Street
Inspection Prepared For: [redacted]
Agent: -

Date of Inspection: 8/26/2026
Year Built: 69 Size: 1693
Weather: Sunny

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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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.

Overview

1. Scope of Inspection

• All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. Main Entrance Faces

• For the purpose of this inspection, this house faces east.

3. State of Occupancy

• Vacant

4. Weather Conditions

• Sunny

5. Recent Rain/Snow

• No

6. Ground Cover

• Dry

7. Approximate Age

• Older

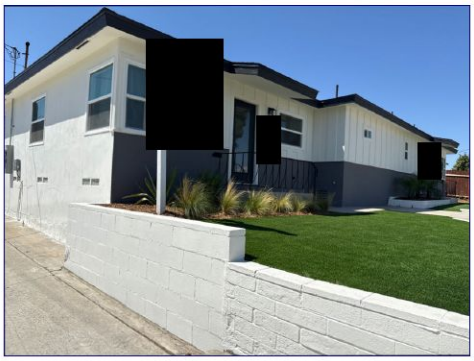
House Photos

1. House Photo's

Observations:
• The front of the house





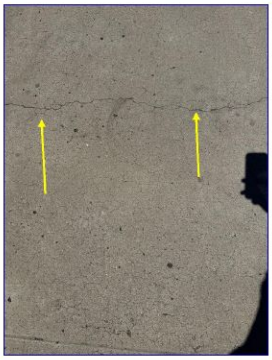


Grounds

1. Service Walks

Satisfactory

Materials
• Concrete
Condition
• Settling cracks



The walkway had some typical cracking/chipping but is usable. Recommend a professional contractor seal the cracks to help prevent additional damage.

2. Driveway/Parking

Satisfactory

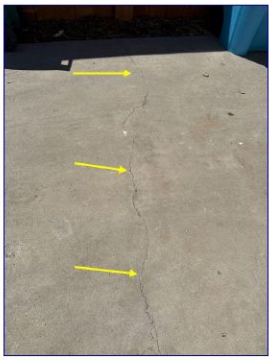
Materials:
• Concrete
Condition:
• Typical cracks
Observations:
• The Driveway View



The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.



The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.



The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.

Grounds (continued)







The driveway at the end as it connects to backyard is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.

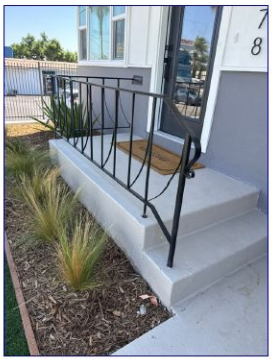
3. Porch

Satisfactory

Materials:
• Concrete
Condition:
• Safety hazard
Observations:
• The Porch View



The Porch View



The balusters are too far apart on the porch which is a safety concern especially for small children. For additional safety, recommend balusters be a maximum of 4" apart.



There are typical cracks on the cement floor. Monitor and consult with a professional contractor to fill the cracks as needed to help prevent water penetration.



There are typical cracks on the cement floor. Monitor and consult with a professional contractor to fill the cracks as needed to help prevent water penetration.

Grounds (continued)

4. Patio

Marginal

Materials:
• Concrete
Condition:
• Settling cracks
Observations:
• The Patio View
• The patio has typical cracks. Recommend a professional contractor seal the cracks to help protect the cement from damage.



The Back Patio View



The patio has typical cracks. Recommend a professional contractor seal the cracks to help protect the cement from damage.

5. Hose Bibs

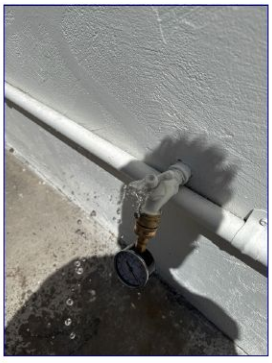
Marginal

Hose Bibs:
• Yes, operable
Observations:
• Hose bib operational.
• At least one hose bib is leaking/dripping. Recommend a licensed plumber repair.





Water pressure within range at 60 PSI. Range is 40-80 PSI



At least one hose bib is leaking/dripping. Recommend a licensed plumber repair.

Grounds (continued)



At least one hose bib is leaking/dripping. Recommend a licensed plumber repair.



Water pressure within range at 60 PSI. Range is 40-80 PSI



Water pressure within range at 70 PSI. Range is 40-80 PSI

Grounds 2

1. Service Walks

Satisfactory

Materials
• Concrete



There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed.

2. Driveway/Parking

Satisfactory

Materials:
• Concrete
Condition:
• Settling cracks
Observations:
• The Driveway View

Grounds 2 (continued)



3. Porch

Satisfactory

Materials:
• Concrete
Condition:
• Safety hazard
Observations:
• The Porch View

4. Patio

Marginal

Materials:
• Concrete
Condition:
• Settling cracks
Observations:
• The Patio View
• The patio has typical cracks. Recommend a professional contractor seal the cracks to help protect the cement from damage.



The patio block is uneven and presents a tripping hazard. Recommend a licensed contractor repair.



Broken cinder block back patio. Recommend repair.

5. Hose Bibs

Marginal

Hose Bibs:
• Yes, operable
Observations:
• Hose bib operational.

Grounds 2 (continued)



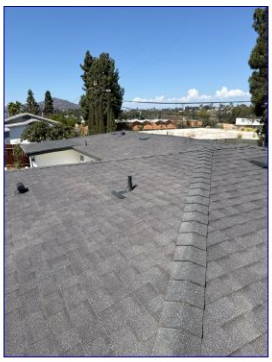
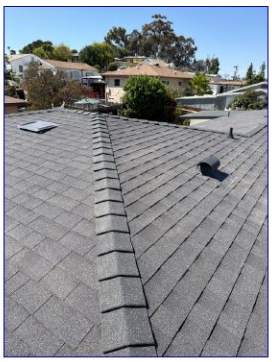
Water pressure at 65 psi, within range of 40-80 PSI standard.

Roof

1. Roof View

Satisfactory

Roof View:
• The Roof View




Roof (continued)



2. Roof General: Visibility

Visibility:
• All
Inspected From:
• Roof

3. Roof Style: Type/Style

Type/Style:
• Asphalt Shingle
Layers/Age/Location:
• Layers 1+
• Age: 1-5+
• Location: House

4. Ventilation System

Satisfactory

Type:
• Soffit
Observations:
• The Soffit Vent

5. Flashing

Satisfactory

Materials:
• Galv/Alum

6. Valleys

Satisfactory

Materials:
• Galvanized/Aluminum

7. Condition of Roof Covering

Satisfactory

Roof (continued)

8. Skylights

N/A

9. Vents

Satisfactory

Exterior

1. Siding

Satisfactory

Materials:
• Stuccco

2. Flashing

Satisfactory

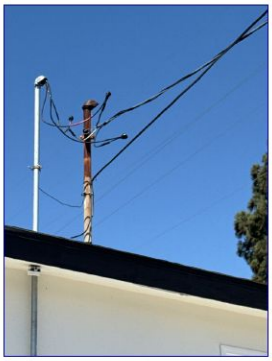
3. Windows/Screens

Satisfactory

4. Service Entry

Satisfactory

Location:
• Overhead



The electrical service drop

Exterior (continued)

5. Building Exterior Wall Construction



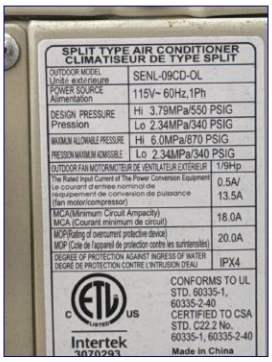
A small retaining wall was observed with areas of missing or deteriorated grout. Recommend repairing and sealing the affected areas and monitoring the wall for signs of movement, displacement, or further deterioration.

Exterior A/C - 1

1. Exterior A/C - Heat Pump 1

Satisfactory

- Location: West
- Brand: Senville
- Approximate Age: 1-5+ years
- Unit Type: Mini split
- Level: Yes
- Insulation: Yes



The air conditioner compressor/condenser data plate.





Exterior A/C - 2

1. Exterior A/C - Heat Pump 1

Satisfactory

- Location: West
- Brand: Senville
- Approximate Age: 1-5+ years
- Unit Type: Mini split
- Level: Yes
- Insulation: Yes





Recommend extending condensation drip line 6-12 inches, so it does not drip next to the foundation wall.

Exterior A/C - 3

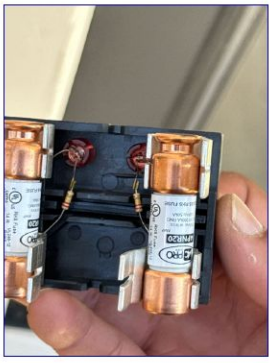
1. Exterior A/C - Heat Pump 1

Satisfactory

- Location: West
- Brand: Senville
- Approximate Age: 1-5+ years
- Unit Type: Mini split
- Level: Yes
- Insulation: Yes







Living Room

1. Location

Location:
• First floor



2. Walls & Ceiling



Uneven/circle present on the ceiling. Could not verify in attic for active leak. Recommend professional contractor to repair.

3. Floor

Condition:
• Squeaks



Living Room (continued)

4. Ceiling Fan

N/A

5. Electrical

Satisfactory

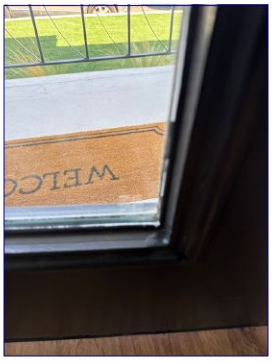
- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

6. Heating Source

N/A

7. Doors

Satisfactory



8. Windows

Satisfactory

Living Room 2nd

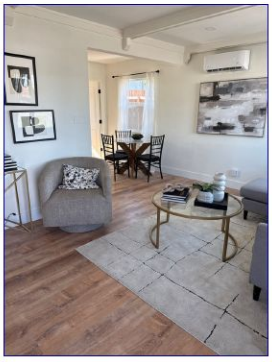
1. Location

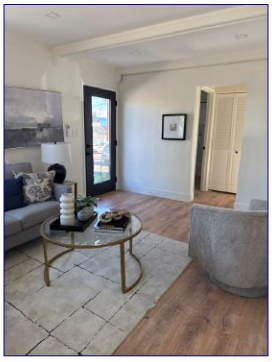
Satisfactory

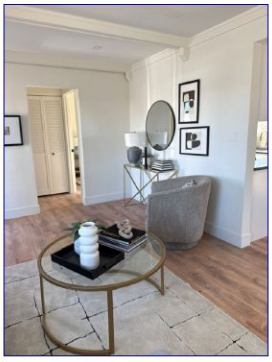
Location:
- First floor

Observations:
- The Living Room View

Living Room 2nd (continued)







2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

Condition:
- Squeaks

4. Ceiling Fan

N/A

5. Electrical

Satisfactory

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

6. Heating Source

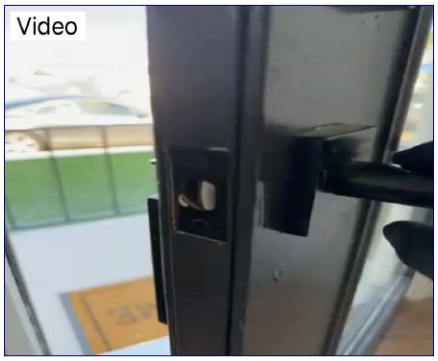
- Heating source present: Yes

Satisfactory

Living Room 2nd (continued)

7. Doors

Marginal



8. Windows

Satisfactory

Kitchen

1. Kitchen Photo

Satisfactory

Photos
• The Kitchen View



The Kitchen View

2. Countertops

Satisfactory

Kitchen (continued)

3. Cabinets

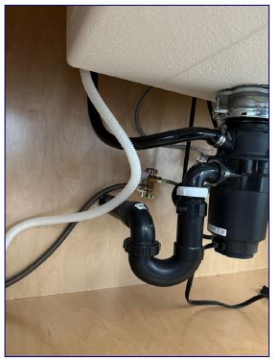
Satisfactory

4. Plumbing

Satisfactory

- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory





5. Walls & Ceiling

Satisfactory

6. Windows

Satisfactory

7. Heating/Cooling Source

- Heating source: No

N/A

8. Floor

Satisfactory

Kitchen (continued)

9. Appliances

Satisfactory

Appliances:
- Disposal, operable: No
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: Yes



Microwave is functional at time of inspection.



All burners are functional at time of inspection.



All burners are functional at time of inspection.



The garbage disposal was not functioning properly. When energized, the unit remained continuously on and appeared to have been disconnected for this reason. Recommend evaluation and repair or replacement by a qualified contractor before use.





Kitchen 2

1. Kitchen Photo

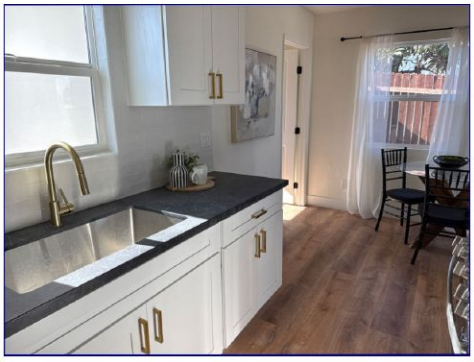
Satisfactory

Photos
- The Kitchen View

Kitchen 2 (continued)



The Kitchen View



The Kitchen View

2. Countertops

Satisfactory

3. Cabinets

Satisfactory

4. Plumbing

Satisfactory

- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory

Observations:

- Kitchen plumbing view

5. Walls & Ceiling

Satisfactory

6. Windows

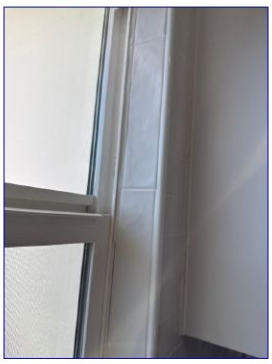
Marginal

Observations:

- The weatherstripping is damaged at the window. Recommend a professional contractor repair.







Kitchen 2 (continued)

7. Heating/Cooling Source

• Heating source: Yes

Satisfactory

8. Floor

Satisfactory

9. Appliances

Satisfactory

Appliances:
• Disposal, operable: Yes
• Oven, operable: Yes
• Range, operable: Yes
• Dishwasher, operable: Yes
• Exhaust fan, operable: Yes
• Microwave, operable: Yes













Laundry Room

1. Doors/Walls/Ceiling

Observations:
• The Laundry Room

Satisfactory

Laundry Room (continued)



2. Window

Installed:
- No

3. Laundry Sink

4. Heat Source Present

5. Room Vented

6. Dryer Vented

Dryer Vented:
- Wall

7. Electrical

Electrical:
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

Laundry Room (continued)

8. Appliances

N/A

9. Washer Hook-up Lines

Satisfactory

Washer Hook-up Lines:
• Satisfactory

10. Gas Shut-off Valve

Satisfactory

Gas Shut-off:
• Yes

Bathroom Main

1. Location

Satisfactory

Location:
• Master bath





2. Sinks

Satisfactory

• Faucet leaks: No
• Pipes leak: No
Observations:
• The bathroom plumbing view.

Bathroom Main (continued)





3. Bathtubs

Satisfactory

- Faucet leak: No
- Pipes leak: No

4. Showers

Satisfactory

Showers:
- Faucet leaks: No
- Pipes leak: No





5. Toilet

Satisfactory

- Bowl loose: No
- Operable: Yes

6. Drainage

Marginal

7. Water Flow

Satisfactory

Bathroom Main (continued)

8. Moisture Stains Present

Satisfactory

Moisture Stains:
- No

9. Doors

Satisfactory

10. Window

Satisfactory



11. Receptacles

Satisfactory

- Present: Yes
- Operable: Yes
- GFCI present: Yes
- Open ground/reverse polarity: No

12. Heat Source Present

N/A

Heat Source:
- No

13. Exhaust Fan

Satisfactory

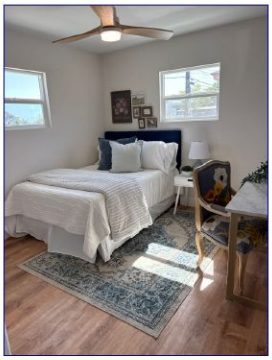
Exhaust Fan:
- Yes
- Operable: Yes

Bedroom 1

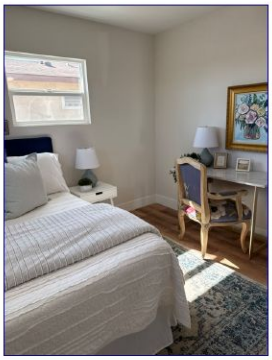
1. Location

Satisfactory

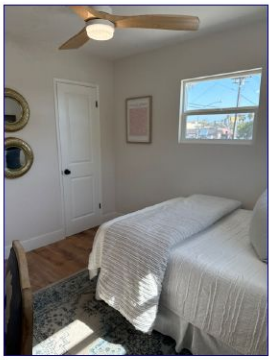
Location:
- First floor



Bedroom 1 View



Bedroom 1 View



Bedroom 1 View

2. Walls & Ceiling

Marginal

3. Floor

Satisfactory

4. Ceiling Fan

Satisfactory

5. Electrical

Satisfactory

Electrical:
- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present

N/A

Heating Source:
- No

7. Door

Satisfactory

Bedroom 1 (continued)

8. Window(s)

Satisfactory



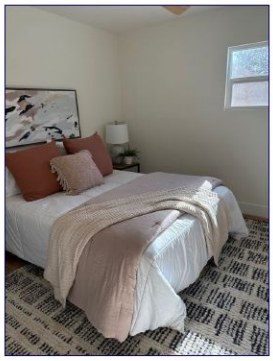
Window does not meet current eggress standards as the height is 52 inches from floor and current standard is 44 inches max.

Bedroom 1 second home

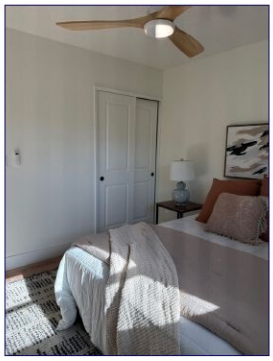
1. Location

Satisfactory

Location:
• First floor



Bedroom 1 View



Bedroom 1 View

2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

Bedroom 1 second home (continued)

4. Ceiling Fan

Satisfactory

5. Electrical

Satisfactory

Electrical:
- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present

N/A

Heating Source:
- No

7. Bedroom Egress

Satisfactory

Egress:
- Egress restricted: No

8. Door

Satisfactory

9. Window(s)

Satisfactory

Bedroom 2

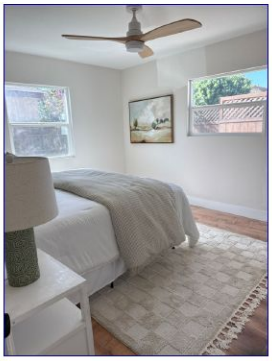
1. Location

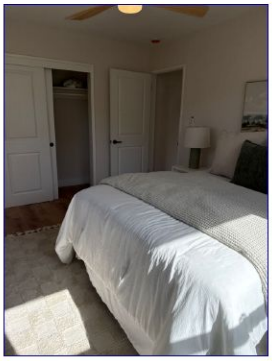
Satisfactory

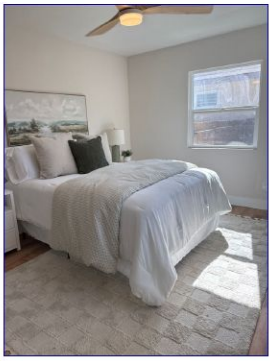
Location:
- First floor

Observations:
- Bedroom 2 View

Bedroom 2 (continued)







2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

4. Ceiling Fan

Satisfactory

5. Electrical

Satisfactory

Electrical:
- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present

N/A

Heating Source:
- No

7. Bedroom Egress

Satisfactory

Egress:
- Egress restricted: No

8. Door

Satisfactory

Bedroom 2 (continued)

9. Window(s)

Satisfactory



Comon crack on window sill. Recommend painting and monitoring.

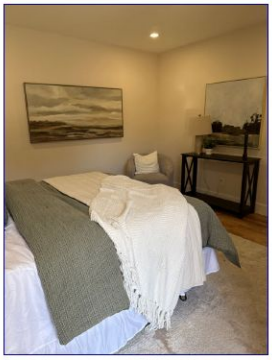
Bedroom 3

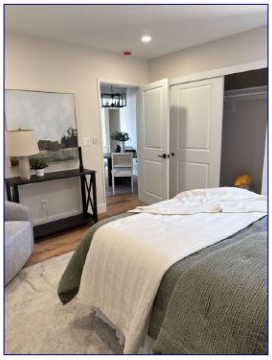
1. Location

Satisfactory

Location:
• First floor







2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

Bedroom 3 (continued)

4. Ceiling Fan

N/A

5. Electrical

Satisfactory

Electrical:
- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present

Satisfactory

Heating Source:
- Yes

7. Bedroom Egress

Satisfactory

Egress:
- Egress restricted: No

8. Door

Satisfactory





Bedroom door has a gap in the upper corner. Recommend repairing, to better insulate the room.



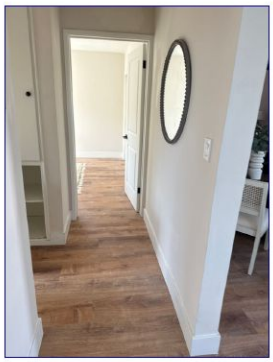
9. Window(s)

N/A

Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

Observations:
• The Hallway View



The Hallway View



Hallway closet has damaged corner. Recommend repairing or replacing by professional.

Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

Materials:
• Smoke detectors are present
• Smoke detectors are operable
• Carbon monoxide detectors are present
• Carbon monoxide detectors are operable







Smoke/Carbon Monoxide Detectors (continued)



Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

Marginal

Access Inspected From:
• Access: Scuttle hole/Hatch
Observations:
• The Attic View

2. Insulation

Marginal

Insulation:
• Cellulose
• Approximate depth:10 inches
Materials:
• Recommend additional insulation



The attic contains approximately 4 inches of insulation, which is below current recommended levels for energy efficiency. Recommend a licensed professional add additional insulation to improve energy efficiency.



The attic contains approximately 4 inches of insulation, which is below current recommended levels for energy efficiency. Recommend a licensed professional add additional insulation to improve energy efficiency.

3. Insulation Installed In

Satisfactory

Insulation Installed In:
• Between ceiling joists

Attic/Structure/Framing/Insulation (continued)

4. Vapor Barriers

Satisfactory

5. Ventilation

Satisfactory

6. Fans exhaust to

Satisfactory

Fans Exhaust To:
- Fans exhaust to the attic: No
- Fans exhaust outside: Yes

7. Structural problems observed

Satisfactory

8. Evidence of condensation/moisture/leaking

Marginal

Condensation/Moisture/Leaking:
- Evidence of moisture: Yes



9. Firewall between units

Safety

Firewall Between Units:
- Needs repair/replacing

10. Electrical

Satisfactory

Electrical:
- No apparent defects

Attic/Structure/Framing/Insulation (continued)

11. Attic/Structure/Framing/Insulation: Other

Satisfactory

Attic 2

1. Access to Attic/Inspected From/Location

Satisfactory

Access Inspected From:
• Access: Scuttle hole/Hatch

2. Flooring

Flooring:
• None

3. Insulation

Poor

Insulation:
• Cellulose

4. Insulation Installed In

Poor



5. Ventilation

Satisfactory

Attic 2 (continued)

6. Fans exhaust to

Marginal

Fans Exhaust To:
- Not visible



Bathroom vents terminate in the attic. Recommend extending bathroom vents in the attic to the exterior.

7. Roof Structure

Satisfactory

Roof Structure:
- Wood

8. Ceiling joists

Ceiling Joists:
- Wood

9. Evidence of condensation/moisture/leaking

Satisfactory

Condensation/Moisture/Leaking:
- Evidence of condensation: No
- Evidence of moisture: No
- Evidence of leaking: No

10. Firewall between units

Firewall Between Units:
- Needs repair/replacing

Attic 2 (continued)

11. Electrical



There is at least one open junction box missing its cover in the attic, which is a safety concern. Recommend a licensed electrician install a cover plate.

Crawl Space

1. The Crawl Space

Observations:
• The crawl space



The crawl space

2. Access

Materials:
• Full Crawlspace
• Conditioned: No

Crawl Space (continued)



3. Foundation Walls

Marginal

Materials:
• Poured concrete
Observations:
• Moisture stains present in the crawl space. Monitor and consult a licensed professional as needed.
• There is efflorescence on the foundation walls. Recommend monitoring and consulting a licensed contractor to repair as needed.



There is efflorescence on the foundation walls. Recommend monitoring and consulting a licensed contractor to repair as needed.



Moisture stains present in the crawl space. Monitor and consult a licensed professional as needed.



There are expected vertical cracks in the foundation. All cracks have a potential for leaking and for future potential movement, which can not be predicted. Recommend monitoring and consulting a licensed foundation expert if any cracks start leaking or become active.

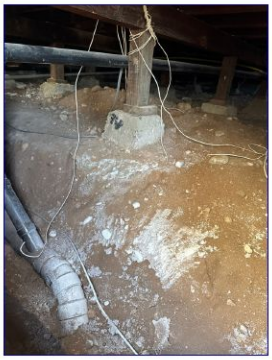


Moisture stains present in the crawl space. Monitor and consult a licensed professional as needed.



Crawl Space (continued)

4. Floor



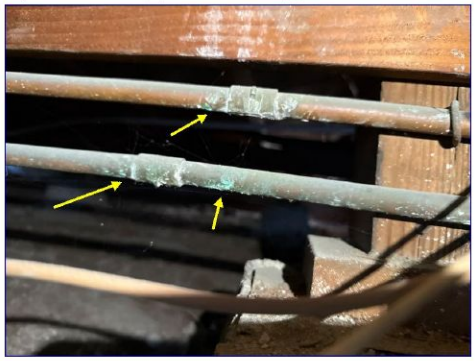
Looks like there has been current plumbing work completed. Lot's of dirt from the foundation was cleared. Recommend monitoring due to the proximity of the support bearing.



Observed hole dug out under the foundation wall. Recommend monitoring.



Leaking coming from what seems to be the condensate line from the dining room mini split unit. Recommend HVAC technician to repair.



Corrosion and mineral buildup were observed on copper plumbing connections in the crawlspace, indicating possible past or active leakage. Recommend evaluation and repair as needed by a qualified plumber.



Crawl Space (continued)

5. Girders/Beams/Columns



Possible moisture intrusion was observed based on staining in the area. Recommend monitoring for active moisture and ensuring the exterior hose bib and surrounding penetrations are properly sealed, with drainage directed away from the foundation.



The crawlspace support post was observed bearing on a masonry/concrete pier without an apparent positive mechanical connection. Current construction practices generally require support posts to be secured to resist lateral displacement. Recommend evaluation and correction by a qualified contractor.



The crawlspace support post was observed bearing on a masonry/concrete pier without an apparent positive mechanical connection. Current construction practices generally require support posts to be secured to resist lateral displacement. Recommend evaluation and correction by a qualified contractor.

Plumbing

1. Main Water Shut-off Location

Satisfactory



The main water shutoff located in alley way.

2. Main Fuel Shut-off Location

Satisfactory

Materials:
- On the rear exterior wall

Plumbing (continued)







Water Heater

1. Brand Name

Satisfactory

Brand Name::
- Brand: Ranein

Observations:
- The Water Heater Area



2. Approximate Age

Satisfactory

Materials:
- 1-5+

Observations:
- The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.

3. Fuel

Satisfactory

Fuel:
- Gas

4. Relief Valve

Satisfactory

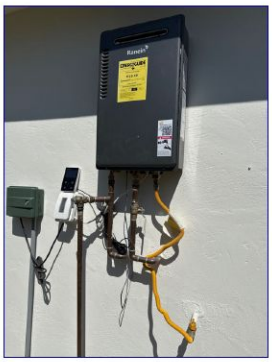
Relief Vave:
- Relief valve installed
- Extension proper: Yes

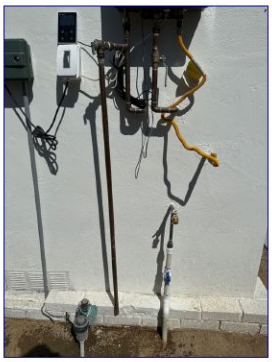
Water Heater 2

1. Brand Name

Satisfactory

Brand Name::
• Brand: Ranein
Observations:
• The Water Heater Area







The Water Heater Area back patio.

2. Approximate Age

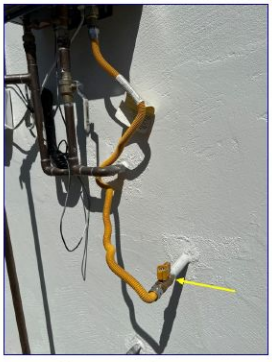
Satisfactory

Materials:
• 1-5+
Observations:
• The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.

3. Fuel

Satisfactory

Fuel:
• Gas



Fuel shutoff valve for water heater.

4. Relief Valve

Satisfactory

Relief Vave:
• Relief valve installed
• Extension proper: Yes

Electric - Main Panel

1. Main Panel General

Satisfactory

Observations:
• The main electrical service panel



The main electrical service panel

2. Location

Satisfactory

Location:
• Exterior wall

3. Adequate Clearance To Panel

Satisfactory

• Adequate Clearance to Panel: Yes

4. Amperage/Voltage

Satisfactory

Amperage/Voltage:
• 200a

5. Breakers/Fuses

Satisfactory

• Breakers/Fuses: Breakers

6. Appears Grounded

Satisfactory

• Appears Grounded: Yes

Electric - Main Panel (continued)

7. GFCI/AFCI Breaker



- GFCI breaker installed: No
- GFCI breaker operable: Not tested
- AFCI breaker installed: No

8. Main Wire



Main Wire:
- Copper

Condition:
- Double tapping of the main wire



The main electric breaker is double-tapped - this is a safety concern. Recommend licensed electrician evaluate and make necessary repairs.

9. Branch Wire



Panel not marked properly.

Electric - Sub Panel

1. Location

Satisfactory



Subpanel in bedroom closet in second smaller home.

2. Adequate Clearance To Panel

Satisfactory

3. Breakers/Fuses

Satisfactory

Breakers/Fuses:
- Breakers

4. Appears Grounded

- Appears Grounded: Yes

Satisfactory

5. GFCI/AFCI Breaker

- GFCI breaker installed: No
- AFCI breaker installed: No

Marginal

6. Branch Wire

Satisfactory

Type:
- Copper

Condition:
- Double tapping of the neutral wire.

Electric - Sub Panel (continued)



There is at least one incident of two neutral wires sharing the same screw in the sub-panel, which is a safety hazard. Recommend a licensed electrician evaluate and repair.

Cooling System - Interior

1. Cooling System: General

Satisfactory

General:
• Wall unit







2. Age

Satisfactory

Age:
• Age: 1-5+ years

3. Condition

Satisfactory



Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
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.