

PROPERTY INSPECTION REPORT



Inspection Prepared For: [REDACTED]

Agent: [REDACTED]

Date of Inspection: 9/29/2021

Year Built: 2006

Size: 2,629 sq/ft

Tom Glassburn

TEC Property Inspections and Radon Mitigation

Table Of Contents

Report Summary	2
Inspection Detail	3
Master Bathroom	4-10
Ensuite Bathroom	11-17
1/2 Bathroom	18-22
Kitchen	23-32
Interior, Doors, Windows	33-40
Laundry	41-44
Electrical	45-48
South Side Cooling	49-50
North side Cooling	51-52
South Side Heating	53-55
North side heating	56-58
Infrared Thermal Imaging	59-60
Glossary	61

Report Summary

Master Bathroom

Page 5	Toilets	<i>• The toilet seat was loose. A qualified contractor should evaluate and repair or replace as necessary.</i>
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Ensuite Bathroom

Page 12	Toilets	<i>• The toilet continually "runs" after flushing. This generally means the interior tank components are not working properly. A qualified contractor should evaluate and repair or replace as necessary.</i>
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Kitchen

Page 30	Range Hood	<i>• The vent hood was missing a vent cover. A qualified contractor should evaluate and repair or replace as necessary.</i>
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Interior, Doors, Windows

Page 34	Electrical Fixtures & Switches	<i>• The dimmer light fixture in the dining room did not fully turn off the light. A qualified contractor should evaluate and repair or replace as necessary.</i>
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Page 34	Electrical Outlets	<i>• An electrical outlet, in the office on the north wall, was wired incorrectly with reversed polarity. A qualified contractor should evaluate and repair or replace as necessary.</i>
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South Side Heating

Page 54	Condensate	<i>• The condensate pump discharge location, for both Fan Coil systems, was in the laundry room, from the ceiling. Be aware if there is a condensation leak, it will drip in the laundry room.</i>
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Inspection Detail

In Attendance

- Client
- Client's Agent

Occupancy

- Vacant

Weather Conditions

- Recent Rain
- 49-65 Degrees

Type of Building

- Condominium

Master Bathroom

Ceilings and Walls

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection.



Bathroom Door

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The doors and hardware in this bathroom appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation, and condition.

Bathroom Floor

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The Tile floor in this bathroom was inspected and appeared to be in satisfactory condition at the time of inspection.

Cabinets & Counters

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The counter tops in this bathroom were properly installed, secured properly and in generally satisfactory condition.
- The cabinets/shelves in the bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.



Bathroom Exhaust Fan

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The exhaust fan in this bathroom operated properly and appeared to be in serviceable condition at the time of inspection.



Electrical Fixtures & Switches

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.

Electrical Outlets

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Bathroom electrical outlets were ground fault circuit interrupter (GFCI) protected, responded to testing and appeared to be in serviceable condition at the time of inspection.



Toilets

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The visible components of the toilet were in satisfactory condition and functioning as designed and as intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and the toilet emptied in a reasonable amount of time.
- *The toilet seat was loose. A qualified contractor should evaluate and repair or replace as necessary.*



Seat is loose on one side



Plumbing, Drain Waste and Vent System

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The visible drain, waste and vent piping material in this bathroom was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during the inspection and emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously. Any notable exceptions will be listed in this report.



Sink is filled to test the connection



Sink is filled to test the drain connection





Bathtub is filled to test the drain connection

Plumbing Water Supply Shutoff Valves

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected



Plumbing Fixtures

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The visible water supply piping in this bathroom was in satisfactory condition and was function as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended. Evaluation of extra fixtures is outside the scope of the inspection.

Water Supply Functional Flow

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The overall water pressure was good and had acceptable "functional Flow." This is determined by viewing the flow of shower water when another fixture is in use or when two fixtures are operated simultaneously.



Fixture Valve Installation And Temperature

NI I R/R
☐ ☒ ☐

• The hot and cold water supply valves and corresponding supply lines at the fixtures were installed correctly and were functioning as designed and intended. The hot control produced hot water, and the cold control produced cold water. Hot and cold temperatures were within an acceptable ranges according to current standards.



Tub/Shower Area

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

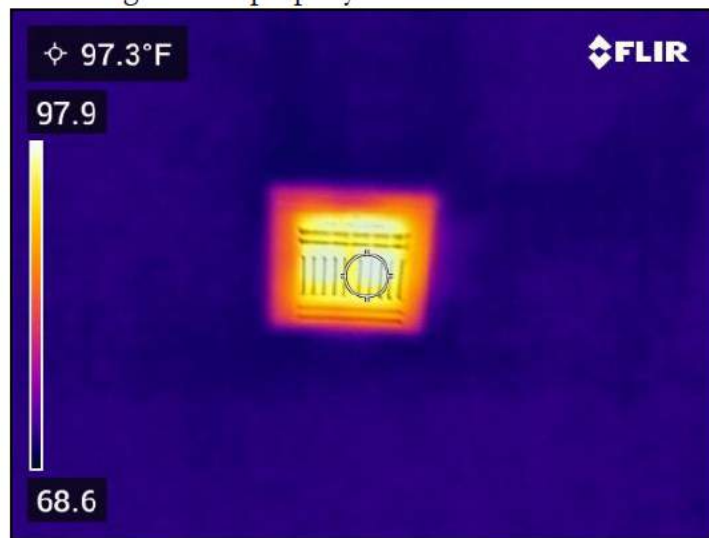
• The tub and/or shower areas were found to be correctly sealed and caulked at the time of inspection. Adjacent walls, windows, and floors were inspected and in serviceable condition at the time of inspection.



Presence Of Installed Heat Source

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.



Ensuite Bathroom

Ceilings and Walls

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection.



Bathroom Door

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The doors and hardware in this bathroom appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation, and condition.

Bathroom Floor

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The Tile floor in this bathroom was inspected and appeared to be in satisfactory condition at the time of inspection.

Cabinets & Counters

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The counter tops in this bathroom were properly installed, secured properly and in generally satisfactory condition.
- The cabinets/shelves in the bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.



Bathroom Exhaust Fan

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The exhaust fan in this bathroom operated properly and appeared to be in serviceable condition at the time of inspection.



Electrical Fixtures & Switches

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.

Electrical Outlets

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Bathroom electrical outlets were ground fault circuit interrupter (GFCI) protected, responded to testing and appeared to be in serviceable condition at the time of inspection.



Toilets

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- *The toilet continually "runs" after flushing. This generally means the interior tank components are not working properly. A qualified contractor should evaluate and repair or replace as necessary.*



Toilet continuously runs



Plumbing, Drain Waste and Vent System

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The visible drain, waste and vent piping material in this bathroom was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during the inspection and emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously. Any notable exceptions will be listed in this report.



Bath tub is filled to test the drain connection



Sink is filled to test the drain connection



Sink is filled to test drain connection



Plumbing Water Supply Shutoff Valves

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected



Plumbing Fixtures

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The visible water supply piping in this bathroom was in satisfactory condition and was function as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended. Evaluation of extra fixtures is outside the scope of the inspection.

Water Supply Functional Flow

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The overall water pressure was good and had acceptable "functional Flow." This is determined by viewing the flow of shower water when another fixture is in use or when two fixtures are operated simultaneously.



Fixture Valve Installation And Temperature

NI I R/R
☐ ☒ ☐

• The hot and cold water supply valves and corresponding supply lines at the fixtures were installed correctly and were functioning as designed and intended. The hot control produced hot water, and the cold control produced cold water. Hot and cold temperatures were within an acceptable ranges according to current standards.



Tub/Shower Area

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The tub and/or shower areas were found to be correctly sealed and caulked at the time of inspection. Adjacent walls, windows, and floors were inspected and in serviceable condition at the time of inspection.



1/2 Bathroom

Ceilings and Walls

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection.



Bathroom Door

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The doors and hardware in this bathroom appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation, and condition.

Bathroom Floor

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The Tile floor in this bathroom was inspected and appeared to be in satisfactory condition at the time of inspection.

Cabinets & Counters

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The counter tops in this bathroom were properly installed, secured properly and in generally satisfactory condition.
- The cabinets/shelves in the bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.



Bathroom Exhaust Fan

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The exhaust fan in this bathroom operated properly and appeared to be in serviceable condition at the time of inspection.

**Electrical Fixtures & Switches**

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.

Electrical Outlets

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Bathroom electrical outlets were ground fault circuit interrupter (GFCI) protected, responded to testing and appeared to be in serviceable condition at the time of inspection.

**Toilets**

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The visible components of the toilet were in satisfactory condition and functioning as designed and as intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and the toilet emptied in a reasonable amount of time.



Plumbing, Drain Waste and Vent System

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The visible drain, waste and vent piping material in this bathroom was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during the inspection and emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously. Any notable exceptions will be listed in this report.



Plumbing Water Supply Shutoff Valves

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected



Plumbing Fixtures

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The visible water supply piping in this bathroom was in satisfactory condition and was function as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended. Evaluation of extra fixtures is outside the scope of the inspection.

Water Supply Functional Flow

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- The functional flow could not be accurately tested without an installed shower. Functional flow test measures more than one plumbing fixture being operated to see if the shower pressure is affected.

Fixture Valve Installation And Temperature

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The hot and cold water supply valves and corresponding supply lines at the fixtures were installed correctly and were functioning as designed and intended. The hot control produced hot water, and the cold control produced cold water. Hot and cold temperatures were within an acceptable ranges according to current standards.



Presence Of Installed Heat Source

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection.

We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.

Kitchen

Ceilings and Walls

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

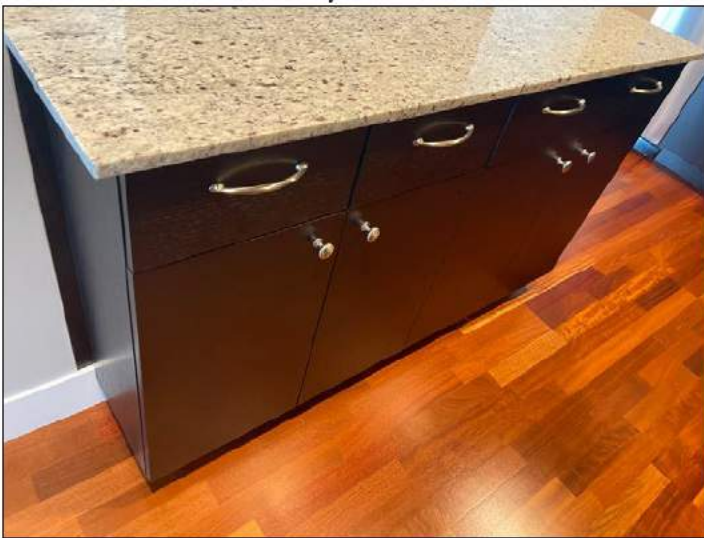
- The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection.



Cabinets & Counters

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The cabinets/shelves in the kitchen were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.
- The counter tops in the kitchen were properly installed, secured properly and in generally satisfactory condition.



Electrical Fixtures & Switches

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.

Electrical Outlets

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Kitchen electrical outlets were ground fault circuit interrupter (GFCI) protected, responded to testing and appeared to be in serviceable condition at the time of inspection.



Plumbing Faucets Fixtures

NI I R/R
☐ ☒ ☐

• The visible water supply piping in the kitchen was in satisfactory condition and was function as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended. Evaluation of extra fixtures is outside the scope of the inspection.



Plumbing Water Supply Shutoff Valves

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected



Plumbing, Drain Waste and Vent System

NI ☐ I ☒ R/R ☐

• The visible drain, waste and vent piping material in the kitchen was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during the inspection and emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously. Exceptions will be listed in this section.



Presence Of Installed Heat Source

NI ☐ I ☒ R/R ☐

• The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.



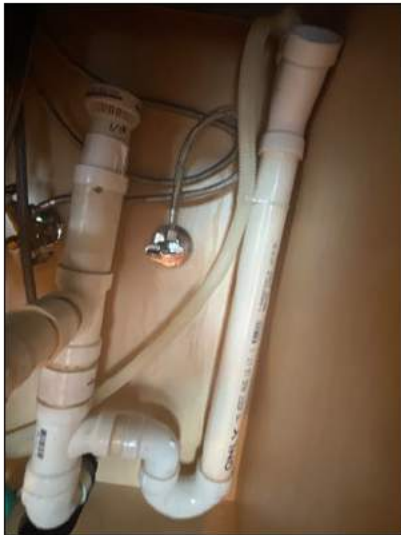
Dishwasher

NI ☐ I ☒ R/R ☐

Dishwasher Details:

• Manufacturer:

• The dishwasher was operated and no leaks were visible at the time of inspection. Inspection of appliances, such as the dishwasher, is outside the scope of a general home inspection. However, as a courtesy to the client we will operate the dishwasher to confirm that it is working and there are no leaks during the time of inspection.



Food Waste Disposer

NI ☐ I ☒ R/R ☐

Food Waste Disposer Details:

- Manufacturer: Badger
- The food waste disposer was operational, securely installed, electrical wiring was properly secured with romex connector and the drain lines were installed properly with no leaks at the time of inspection



Mounted Microwave

NI I R/R
☐ ☒ ☐

Microwave Details:

- **Manufacturer: General Electric**

- The permanently installed microwave was properly secured, tested and was operable at the time of inspection.



Range/Oven/Cooktop

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Range/Oven/Cooktop Details:

- Range Manufacturer: General Electric

Range/Oven/Cooktop Fuel Source:

- Range Fuel Source: Gas

- All cooking elements and burners were tested and operational at the time of inspection.



Test the bake setting





Testing the broil setting

Range Hood

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Range Hood Details:

- Manufacturer: General Electric
- Range Hood Type: Combination Microwave/Vent Hood
- *The vent hood was missing a vent cover. A qualified contractor should evaluate and repair or replace as necessary.*



Missing a filter/vent cover

Refrigerator

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Refrigerator Details:

- Manufacturer: General Electric
- The refrigerator was operational at the time of inspection.





Interior, Doors, Windows

Ceilings & Walls

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection.



Doors

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Interior doors and hardware appeared to be in satisfactory condition at the time of inspection. Door inspection includes examination for proper installation, operation and condition.

Floors

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The floors in the interior rooms appeared to be in satisfactory condition at the time of inspection.

Electrical Fixtures & Switches

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.
- Ceiling fans mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.

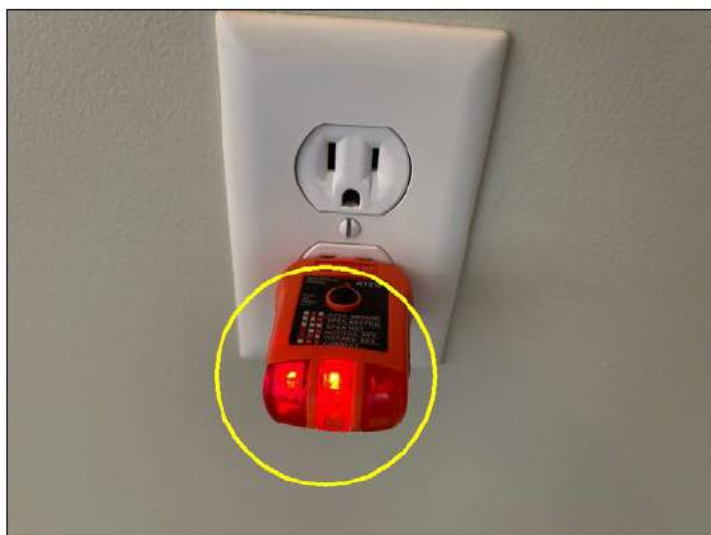
- The dimmer light fixture in the dining room did not fully turn off the light. A qualified contractor should evaluate and repair or replace as necessary.



Electrical Outlets



- An electrical outlet, in the office on the north wall, was wired incorrectly with reversed polarity. A qualified contractor should evaluate and repair or replace as necessary.

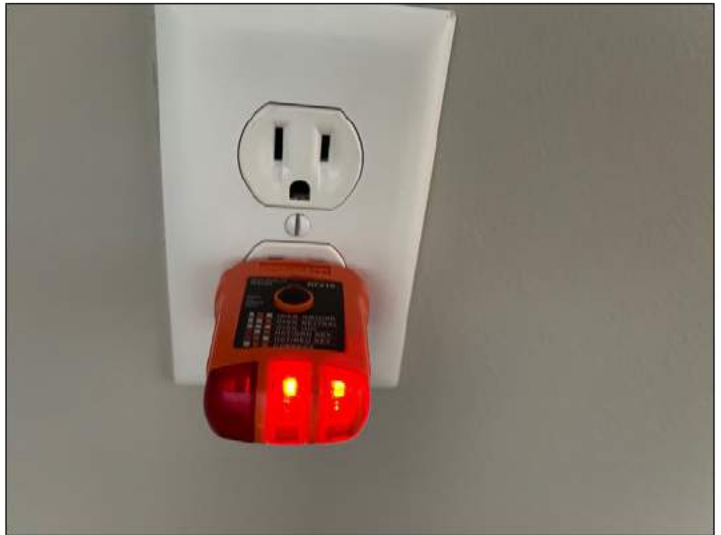


Outlet with reverse polarity north wall of the office









Presence of Smoke and CO Detectors

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The existing smoke detectors were tested, and responded to the test button, but they are only noted as to presence and operation as of date of inspection. Smoke detectors may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.
- Carbon monoxide detector(s) were provided in the property in appropriate locations within 15 feet from each sleeping area where they can wake occupants from sleeping. Additional detectors on every level and in every bedroom of a property provides extra protection. Property owners should remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.



Windows

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Presence Of Installed Heat Source

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.





Laundry

Ceilings and Walls

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection.



Clothes Dryer

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Clothes washers and dryers are outside the scope of a general home inspection. The only way to truly evaluate a clothes dryer is to dry a load of laundry. The dryer is inspected by turning it on and making sure the vent connections and electrical connection are correct.



Clothes Washer

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Clothes washers and dryers are outside the scope of a general home inspection. The only way to truly evaluate a clothes washer is to wash a load of laundry. The washer is inspected by turning it on and making sure the water, electrical, and drain connections are correct.



Electrical Outlets

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• Laundry electrical outlets responded to testing and appeared to be in serviceable condition at the time of inspection.



220 Volt Dryer Outlet

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Outlet Type:
• 4-pronged

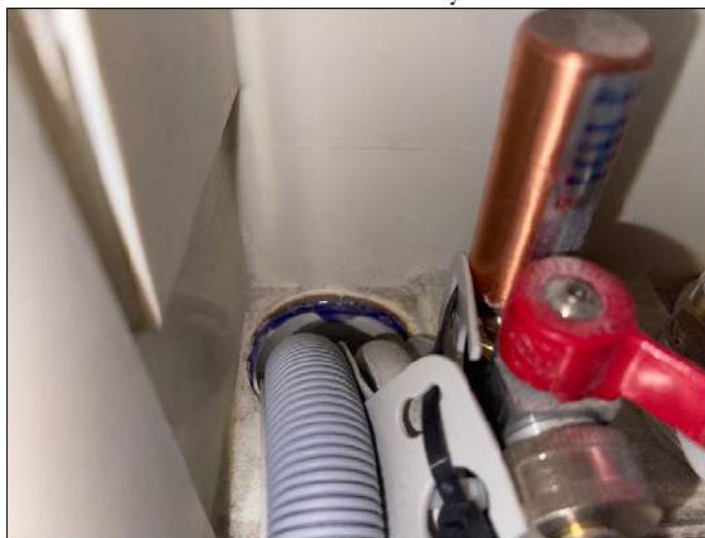
• The 220-volt dryer electrical outlet was inspected and appeared to be in serviceable condition at the time of inspection.



Washer Drain

NI ☐ I ☒ R/R ☐

• The majority of the washer drain system was not visible and could not be inspected for proper operation. Inspection of the washing machine (if present) is beyond the scope of this inspection. The washing machine (if present) was not operated and the inspector is unable to determine if there are any deficiencies with the washer drain system.



Washer Plumbing Supply

NI ☐ I ☒ R/R ☐

• The water shut off valves for the clothes washer appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected.



Installed Heat Source

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection.

We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.

Distribution Panels

NI	I	R/R
	X	

-

#	Description	Amp	Pole	Amp	Description	#
1	Entry / Bath Lighting	15	1	15	Microwave	2
3	Living Area	15	1	15	Disposal	4
5	Master Bath Lighting	15	1	15	Dishwasher	6
7	Kitchen Lighting	15	1	20	Refrigerator	8
9	Bedroom Recpt	20	1	20	Master Bath	10
11	Master Bedroom	20	1	20	Bath Recpt	12
13	Dining Recpt	20	1	20	Power Room Recpt	14
15	Kitchen Recpt	20	1	20	Dryer	16
17	Kitchen Recpt	20	1	20	Heat Pump	18
19	Kitchen Recpt	20	1	20		20
21	Washer	20	1	20		22
23						24
25	Dining Lt + Recpt					26
27						28
29						30
31						32
33						34
35						36
37						38
39						40

[illegible]



Electric Meter & Base

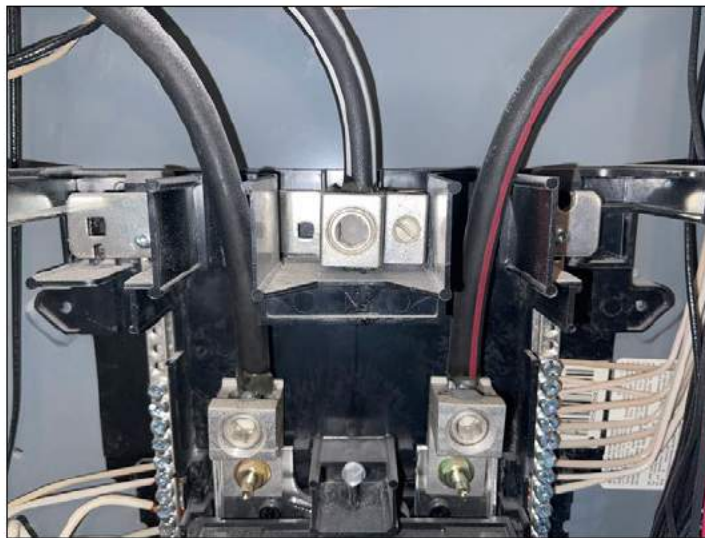
NI	I	R/R
X		

• The electric meter was not located or inspected. Electric meters are installed by utility companies to measure property electrical consumption. The meter for this property may be installed in a bank of meters if this is a shared building.

Service-Entrance Conductors

NI	I	R/R
	X	

• Electrical service-entrance conductors were inspected and found to be in satisfactory condition at the time of inspection.



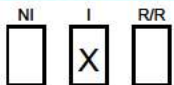
Electrical Circuit Breakers

NI	I	R/R
	X	

• Electrical over-current protection devices (circuit breakers and fuses) were not tested, but visually inspected, and found to be in satisfactory installation and condition at the time of inspection.



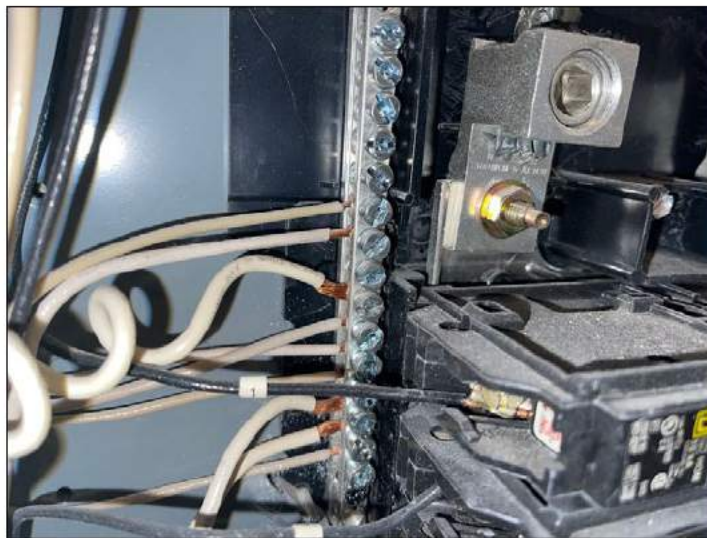
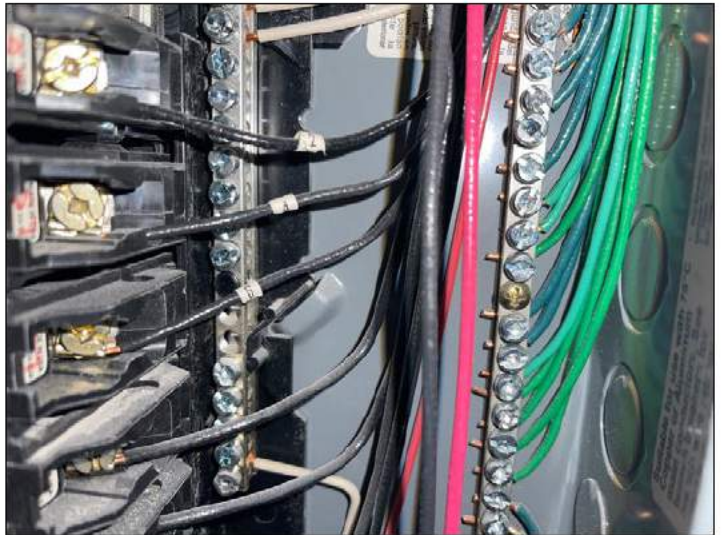
Electrical Wiring



Wiring Type:

- Copper Solid

- The non-metallic sheathed cable (Romex) conductor material for the 120-volt circuits in the main electrical service panel was copper. The conductor material for the 240-volt circuits rated above 30 amps was copper or aluminum. Solid core or stranded aluminum for a dedicated 240v-30amp circuit or above is standard and acceptable.



South Side Cooling

Cooling System Information

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AC Label Information:**• Air Conditioning Manufacture:****• Manufacture Month: August****• Manufacture Year: 2007**

• A fan coil system is a piece of a larger system built in to a multi-unit condo/apartment or office building. A central cooler supplies cool water (or oil) to a local fan coil unit that uses a thermostat and an air handler to supply cold air. These systems are generally built in to enclosed cabinets but may be accessible to inspect for leaking or corrosion. If a local thermostat is accessible, the system will be tested for response to controls only, and temperature readings will be recorded.

Thermostat & Normal Operating Controls

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The Air Conditioning was controlled by one Programable thermostat. The Thermostat was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The inspector takes three pictures of the thermostat. The first picture is to show all the settings on the thermostat and the current setting, before the inspector operates it. Second picture shows the setting used to make the Air Conditioning unit run. Third picture shows that the inspector has reset the thermostat back to the original setting after operation.



Master bedroom thermostat



Master bedroom thermostat



Cooling System Operation

NI I R/R
☐ ☒ ☐

Observations:

- Temperatures were taken at the registers. Each register showed a temperature drop which indicates that the unit was cooling as intended. The pictures shown are the temperature readings at the supply air register.



North side Cooling

Cooling System Information

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AC Label Information:

- Air Conditioning Manufacture: Climate Master

- Manufacture Month: April

- Manufacture Year: 2007

• A fan coil system is a piece of a larger system built in to a multi-unit condo/apartment or office building. A central cooler supplies cool water (or oil) to a local fan coil unit that uses a thermostat and an air handler to supply cold air. These systems are generally built in to enclosed cabinets but may be accessible to inspect for leaking or corrosion. If a local thermostat is accessible, the system will be tested for response to controls only, and temperature readings will be recorded.

Thermostat & Normal Operating Controls

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The Air Conditioning was controlled by one Programable thermostat. The Thermostat was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The inspector takes three pictures of the thermostat. The first picture is to show all the settings on the thermostat and the current setting, before the inspector operates it. Second picture shows the setting used to make the Air Conditioning unit run. Third picture shows that the inspector has reset the thermostat back to the original setting after operation.



Kitchen thermostat



Cooling System Operation

NI I R/R
☐ ☒ ☐

Observations:

- Temperatures were taken at the registers. Each register showed a temperature drop which indicates that the unit was cooling as intended. The pictures shown are the temperature readings at the supply air register.



South Side Heating

Heating System Information

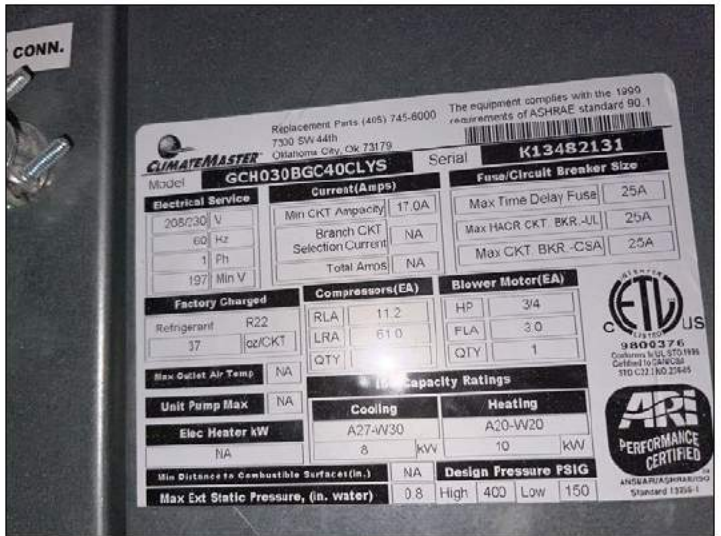
NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Heating System Details:

- Energy Source: Heat Pump
- Heating Method: Hot-Water Heating System
- System Age: 12-15 years

Heating Label Information:

- Climate Master
- August
- 2007
- A fan coil unit (FCU), is a device that uses a coil and a fan to either heat or cool a room. Recirculated indoor air moves over the coil, which either heats or cools the air before pushing it directly back out into the room.



Replacement Parts (405) 745-6000 7330 SW 44th Oklahoma City, Ok 73179		The equipment complies with the 1990 requirements of ASHRAE standard 90.1	
Model GCH030BGC40CLYS		Serial K13482131	
Electrical Service		Fuse/Circuit Breaker Size	
208/230 V	Min CKT Ampacity 17.0A	Max Time Delay Fuse	25A
60 Hz	Branch CKT Selection Current NA	Max HACR CKT BKR-JUL	25A
1 Ph	Total Amperes NA	Max CKT BKR -CSA	25A
197 Min V			
Factory Charged		Blower Motor(EA)	
Refrigerant R22	RLA 11.2	HP	3/4
37 oz/CKT	LRA 61.0	FLA	3.0
	QTY	QTY	1
Max Outlet Air Temp NA		Capacity Ratings	
Unit Pump Max NA		Cooling	Heating
Elec Heater kW NA		A27-W30	A20-W20
		8 kW	10 kW
Min Distance to Combustible Surface(in.) NA		Design Pressure PSIG	
Max Ext Static Pressure, (in. water) 0.8		High 403	Low 150



Air Filter

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The HVAC system was equipped with an air filter. It was reasonably clean and properly secured into position.



Condensate

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- The condensate pump discharge location, for both Fan Coil systems, was in the laundry room, from the ceiling. Be aware if there is a condensation leak, it will drip in the laundry room.



Condensation tray for both Fan Coil systems drain here

Thermostat & Normal Operating Controls

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The Air Conditioning was controlled by one Programmable thermostat. The Thermostat was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The inspector takes three pictures of the thermostat. The first picture is to show all the settings on the thermostat and the current setting, before the inspector operates it. The second picture shows the setting used to make the Furnace heat up. The third picture shows that the inspector has reset the thermostat back to the original setting after operation.



North side heating

Heating System Information

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Heating System Details:

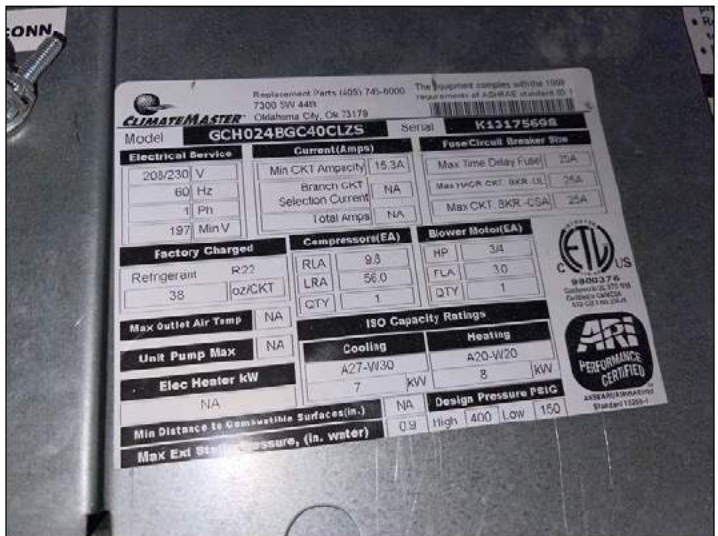
- Energy Source: Heat Pump
- Heating Method: Heat Pump System
- System Age: 12-15 years

Heating Label Information:

- Climate Master
- April
- 2007
- A fan coil unit (FCU), is a device that uses a coil and a fan to either heat or cool a room. Recirculated indoor air moves over the coil, which either heats or cools the air before pushing it directly back out into the room.



North





Air Filter

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The HVAC system was equipped with an air filter. It was reasonably clean and properly secured into position.



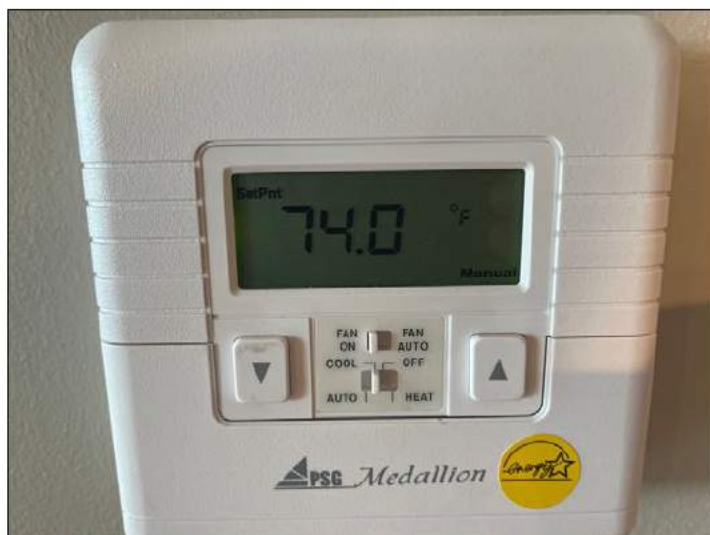
Thermostat & Normal Operating Controls

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Thermostat Location:

• **Master Bedroom**

• The Air Conditioning was controlled by one Programmable thermostat. The Thermostat was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The inspector takes three pictures of the thermostat. The first picture is to show all the settings on the thermostat and the current setting, before the inspector operates it. The second picture shows the setting used to make the Furnace heat up. The third picture shows that the inspector has reset the thermostat back to the original setting after operation.

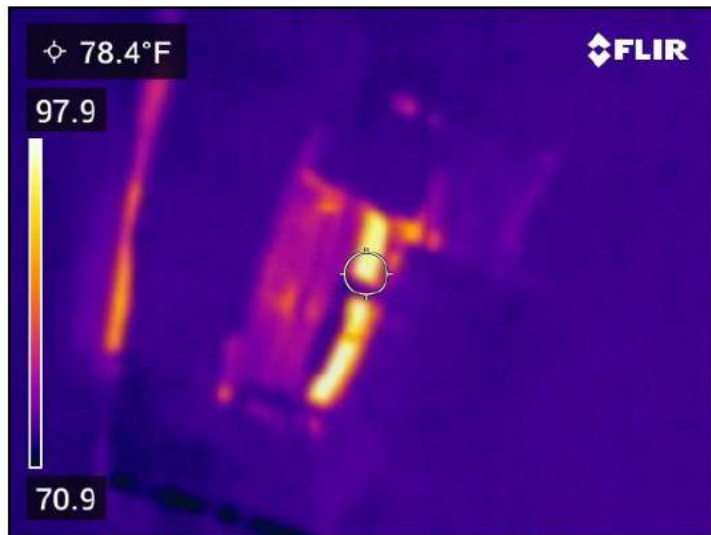


Kitchen thermostat



Infrared Thermal Imaging

Infrared Thermal Imaging





Glossary

Term	Definition
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.
I	Inspected