

Elliott Home Inspections, Inc.

Property Inspection Report

123 Main St, Your Town, CO 12345

Inspection prepared for: Happy Client

Real Estate Agent: Your Agent - Your Friendly Realtor

Date of Inspection: 1/1/1 Time: 9:00 AM

Age of Home: 19XX, Source: Your County Assessor. Size: 3,XXX sq. ft. (includes garage).

Weather: High 86F, mostly sunny, NW wind 6mph, chance t-storms 10% PM.



Inspector: Evan D. Elliott

CPI # NACHI18073004

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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.

Bathroom		
Page 6 Item: 3	Toilets	<ul style="list-style-type: none"> • A loose toilet and/or loose/soft sub-flooring was observed. This can indicate damage to the sub-flooring beneath the fixture and floor covering. This condition is not visible or fully accessible to the inspector without destructive investigation. Client is advised to seek further review by a licensed plumbing contractor prior to closing for repairs/replacement as required.
Kitchen		
Page 7 Item: 1	Dishwasher	<ul style="list-style-type: none"> • Recommend securing dishwasher loop drain line, under sink cabinet.
Electrical		
Page 17 Item: 5	Breakers	<ul style="list-style-type: none"> • No AFCI breakers or outlets observed in the home.
Exterior Areas		
Page 21 Item: 2	Window Condition	<ul style="list-style-type: none"> • Window wells should have proper ladders for escape in the event of fire.
Basement/Crawlspace		
Page 31 Item: 4	Basement Electric	<ul style="list-style-type: none"> • IMPROVE: There is no AFCI protection in this house. There is the potential for a fire hazard. Recommend a licensed electrician provide an estimate on installing AFCI protection.
Page 32 Item: 8	Vapor Barrier	<ul style="list-style-type: none"> • Vapor barrier not sealed at seams or perimeter. Recommend review and repair by qualified contractor.

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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 age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

Interior Areas

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. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

2. Door Bell

Observations:

- Operated normally when tested.

3. Electrical

Observations:

- No Arc-Fault Circuit Interrupter (**AFCI**) protection was installed to protect electrical circuits in bedrooms.

Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection.

Arc-fault protection can be provided using either of two methods:

1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

4. Smoke Detectors

Observations:

- ****SMOKE DETECTORS****

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

- ****CARBON MONOXIDE DETECTORS****

- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.



Repair/replace as needed.

5. Fireplace

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

• ****Gas Fireplaces****

- The fireplace appears to be in fair visual condition. Was operated and observed as functional during inspection.

6. Window Condition

Materials: Wood framed sliding windows noted.

Bathroom

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. Exhaust Fan

Observations:

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

2. Sinks

Observations:

- ****DRAINS****
- No deficiencies observed
- ****SUPPLY****
- No deficiencies observed.

3. Toilets

Observations:

- Operated when tested. No deficiencies observed except as noted.
- **A loose toilet and/or loose/soft sub-flooring was observed. This can indicate damage to the sub-flooring beneath the fixture and floor covering. This condition is not visible or fully accessible to the inspector without destructive investigation. Client is advised to seek further review by a licensed plumbing contractor prior to closing for repairs/replacement as required.**



Toilet: East twin bedrooms bath, is loose. Recommend repair by licensed plumber.

Kitchen

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

1. Dishwasher

Observations:

- Operated.
- **Recommend securing dishwasher loop drain line, under sink cabinet.**



Recommend securing dishwasher loop drain line, under sink cabinet.

2. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

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. Cook top condition

Observations:

- Electric cook top noted.

5. Sinks

Observations:

- ****DRAINS****
- No deficiencies observed at time of inspection.
- ****SUPPLY****
- No deficiencies observed at time of inspection.



Sprayer is nonfunctional.

6. Vent Condition

Materials: Recirculating

7. Electrical

Observations:

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

8. GFCI

Observations:

- **GFCI** in place and operational.

Laundry

1. Dryer Vent



Dryer vent. Functional.

Heat/AC

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. Heater Condition

Materials: The furnace is located in the basement

Materials: Gas fired forced hot air.

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.

2. Gas Valves

Observations:

- Gas shut off valves were present and functional.

3. Refrigerant Lines

Observations:

- No defects found.

4. AC Compressor Condition

Compressor Type: Electric

Location: The compressor is located on the exterior west.

Observations:

- Appeared functional at the time of inspection.

5. Air Supply

Observations:

- The return air supply system appears to be functional.

6. Filters

Location: Located inside heater cabinet.

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



7. Thermostats

Observations:

- Location: Main entry hall near kitchen.

Water Heater

1. Base

Observations:

- The water heater base is functional.

2. Heater Enclosure

Observations:

- The water heater enclosure is functional.

3. Combustion

Observations:

- The combustion chamber appears to be in functional condition.

4. Water Heater Condition

Heater Type: Gas

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.

5. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.

6. Number Of Gallons

Observations:

- 75 gallons

7. Gas Valve

Observations:

- Appears functional.

8. Plumbing

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

9. Overflow Condition

Materials: Copper



PVC should be directed into ABS drain.

10. Strapping

Observations:

- The water heater is not strapped.

Garage

1. Roof Condition

Materials: Roofing is the same as main structure. • Inspected with a drone.

Materials: Asphalt shingles noted.

Observations:

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

2. Walls

Observations:

- Appeared satisfactory, at time of inspection.

3. Anchor Bolts

Observations:

- The anchor bolts were not visible.

4. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- The visible areas of the floor appeared to be in satisfactory condition at the time of the inspection.

5. Electrical

Observations:

- GFCI outlet tested and functional.

6. Exterior Door

Observations:

- Appeared functional, at time of inspection.

7. Garage Door Condition

Materials: 16 ft 4 panel composite board garage door

Observations:

- No deficiencies observed.

8. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.

9. Garage Opener Status

Observations:

- Belt drive opener noted.
- Photo safety reverse feature works but pressure reverse is either not a feature of the opener or needs to be adjusted.



Photo safety reverse feature works but pressure reverse is either not a feature of the opener or needs to be adjusted.

10. Garage Door's Reverse Status

Observations:

- Eye beam system present and operating.

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: West side of the house.

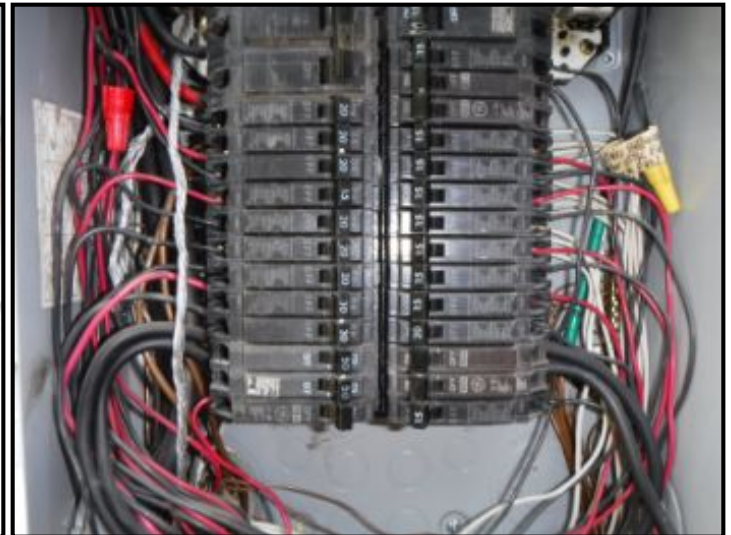
Location: Located by the main panel.

Observations:

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



No major system safety or function concerns noted at time of inspection at main panel box.



No major system safety or function concerns noted at time of inspection at main panel box.

2. Main Amp Breaker

Observations:

- 150 amp



150 amp

3. Breakers in off position

Observations:

- 0

4. Cable Feeds

Observations:

- There is an underground service lateral noted.

5. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- **No AFCI breakers or outlets observed in the home.**

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Materials: Inspected with a drone.

Materials: Asphalt shingles noted.

Observations:

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





2. Gutter

Observations:

- Gutter missing over entranceway to garage; potential ice hazard.
- Make sure all downspouts are connected and routed to discharge away from the homes foundation, this will reduce the potential for water to seep into the basement.
- Make sure to periodically check and clean out debris from gutters to keep it flowing well when it rains. If it clogs, it will over flow, and may potentially cause roof leaks.



Gutter missing over entranceway to garage;
potential ice hazard.

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:

- ****Location of access****
- Bedroom ceiling.

2. Structure

Observations:

- Inspected from access hole only, insulation in attic prevented entry.

3. Ventilation

Observations:

- Gable louver vents noted.
- Fixed, roof-field exhaust vents noted.

4. Insulation Condition

Materials: Loose fill insulation noted.

Depth: Insulation averages about 14-16 inches in depth.

Observations:

- Insulation appears adequate.



14" - 16" depth.

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 functional and in satisfactory condition, at time of inspection.
- Front door hardware is damaged, hardware should be replaced/repared.



Front door lockset: adjust/replace or repair.

2. Window Condition

Observations:

- Components appeared in satisfactory condition at time of inspection.
- **Window wells should have proper ladders for escape in the event of fire.**

3. Siding Condition

Materials: Wood siding, wood frame construction, concrete foundation. • Stone veneer noted.

Observations:

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

4. Eaves & Facia

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.



Soffit Corners could use some paint. Front of house.



Peeling paint observed, suggest scraping and painting as necessary.



Peeling paint observed, suggest scraping and painting as necessary.

5. Exterior Paint

Observations:

- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

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 Walls

Observations:

- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.
- Evidence of past water penetration observed.
- Limited review due to insulation cover and finished walls.



Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.

2. Ventilation



Continuously running ventilation fan noted in Sump Pump closet.

3. Post and Girders

Observations:

- Beam Material: Steel
- Steel I-Beams and Posts
- Steel I-Beam is rusted.



Steel I-Beam is rusted.

4. Anchor Bolts

Observations:

- The anchor bolts were not visible.

5. Foundation Plumbing

Observations:

- ****SUPPLY****
- 1 inch Copper
- ****DRAIN, WASTE, VENT****
- Acrylonitrile-Butadiene-Styrene "**ABS**" waste and vent pipes noted.
- ****OBSERVATIONS****
- Appears Functional at time of inspection.
- ****OBSERVATIONS****
- ABS drain pipes need strapping.



ABS drain pipes need strapping.

6. Sump Pump

Observations:

- ****SUMP PUMP****
- Observed two sump pumps and basins installed in basement. Pumps were not readily visible.
- Recommend review by a licensed plumber.
- ****PIT AND PLUMBING****
- Suggest cleaning pump and pit.
- Suggest securing cover.
- DEFERRED COST: Pumps have a 3-7 year life expectancy.



Outlet missing cover plate.

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 sidewalk noted.

Observations:

- Uneven slabs at the driveway. This is a potential tripping hazard. Recommend repair and or replacement of the displaced walks.



2. Grading

Observations:

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

3. Vegetation Observations

Observations:

- No major system safety or functional concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- 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.



4. Gate Condition

Materials: Wood

Observations:

- Fences and gates are NOT INCLUDED as part of a home inspection. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.
- Gate hardware missing or damaged; gate will not secure.
- Wood deterioration observed. Suggest repair or replacement as needed.

5. Patio and Porch Deck

Observations:

- Appears in satisfactory and functional condition with normal wear for its age.
- Some deck boards need securing.



Some deck boards need securing.

6. Stairs & Handrail

Observations:

- Appeared functional at time of inspection.

7. Grounds Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- **OUTLETS:**
- Open ground (or 2-wire) outlet present. This means that the 3rd (round) part of an appliance plug is not getting ground protection.
- Outlet is not secure to the wall.



Outlet is loose. West deck.



West side of deck by stairs: Outlet has open ground recommend review by qualified electrician.

8. GFCI

Observations:

- GFCI receptacles are in good condition.
- Reset is in the garage.

9. Main Gas Valve Condition

Materials: West side.

Observations:

- Recommend painting gas pipes to deter rust.



Recommend painting gas pipes to deter rust.

10. Plumbing

Materials: Copper piping noted.

11. Exterior Faucet Condition

Location: East side of house. • South side of house.

Observations:

- Appears functional.

Basement/Crawlspace

1. Walls

Materials: Combination Basement and Crawlspace • ****CRAWLSPACE**** • Crawlspace noted. • ****BASEMENT**** • Fully finished basement.

Observations:

- **IMPROVE:** It is advised to purchase a humidity gauge to monitor the levels of humidity. Typical levels are 35 to 45% during the heating season and 45 to 55% during the cooling season.
- Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration.
- Evidence of past water penetration observed.
- Have entire crawl space evaluated by a qualified professional. This includes waterproofing system, piping, insulation and wiring.
- Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious or fatal health problems in people with allergies, asthma, lung disease or compromised immune systems.



Evidence of past water penetration observed.

2. Windows



Install ladders as needed in window wells.

3. Plumbing Materials

Materials: Appears Functional. • ****WASTE**** • Drain lines appear to lack proper support, recommend adding support hangers. • 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 to: leaks, corrosion, improper workmanship, and damage. • Vent and Drain lines are not fully visible for inspection due to finished walls/ceiling preventing full view of plumbing. • ****SUPPLY**** • Water main valve. • Appears Functional.

Observations:

- ABS
- Copper

4. Basement Electric

Observations:

- It is **HIGHLY** recommended to (have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the the one currently protecting the bedroom circuits, in the near future it will be a requirement and is a very safe and sound update.
- **IMPROVE:** Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.
- **IMPROVE:** There is no AFCI protection in this house. There is the potential for a fire hazard. Recommend a licensed electrician provide an estimate on installing AFCI protection.

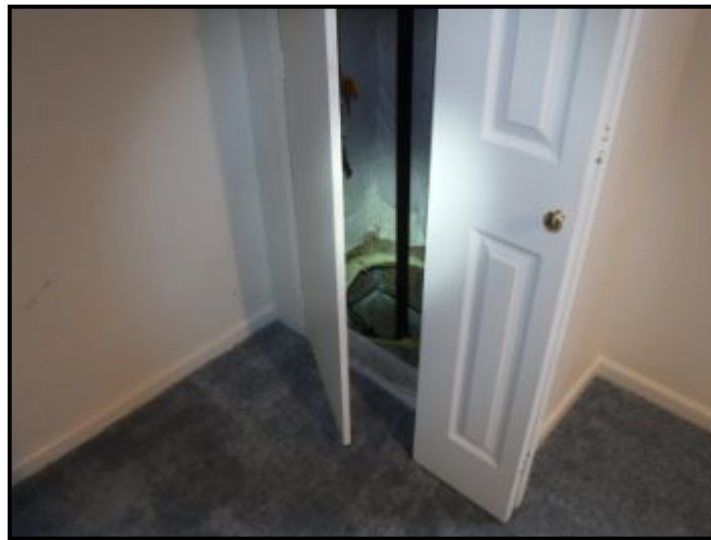
5. Access



6. Sump Pump

Observations:

- Recommend further review of current drainage pit system. Recommend upgrading of current pump for enhanced reliability of discharge water in case of power outage. Recommend installation of a battery backup sump pump by a qualified contractor to provide peace of mind to occupants and protection of personal belongings.



Access is not secured. Hazard to children and pets.

7. Framing

Observations:

- ****JOISTS****
- Appears Functional.

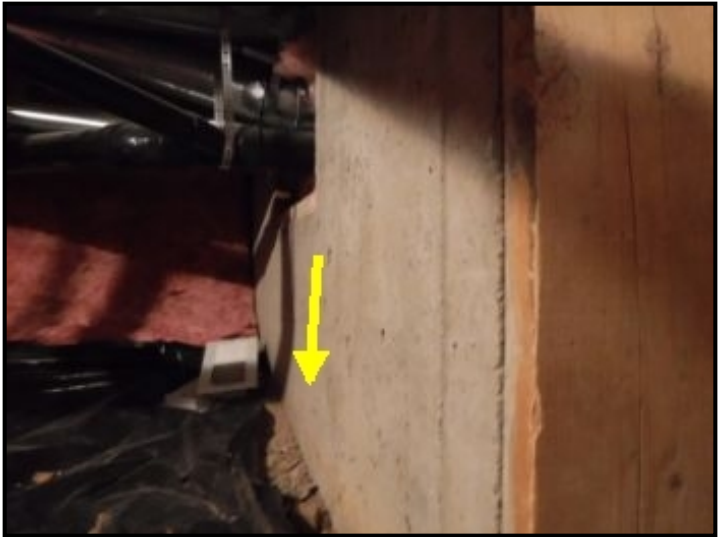
8. Vapor Barrier

Observations:

- Vapor barrier not sealed at seams or perimeter. Recommend review and repair by qualified contractor.



Vapor barrier not sealed at seams or perimeter.
Recommend review and repair by qualified contractor.



Vapor barrier not sealed at seams or perimeter.
Recommend review and repair by qualified contractor.

Master Bathroom

1. Exhaust Fan

Observations:

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

2. Bath Tubs

Observations:

- Whirlpool
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.

3. Sinks

Observations:

- ****SUPPLY****
- No deficiencies observed.
- ****DRAINS****
- No deficiencies observed.

4. Toilets

Observations:

- Operated when tested. No deficiencies noted.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
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.
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.