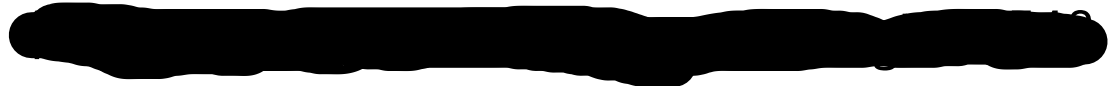




Inspection report for the property at



This report is prepared exclusively for [REDACTED]
Inspected On: [REDACTED]

Company Information

Precision Building Inspection LLC

jon@precisionbuildinginspection.com

[Published Report](#)



This is a 30 year old park model with deck and screen room added to one side and master suite added to other. For age the subject appears to be in above average condition and very well suited for the area.

Inspected By:

Jon Baker

The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our ["Summary Page"](#) and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be [printed on paper or to a PDF document](#).


Chapters and Sections


This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.


Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say "tested," or "inspected."


Observation Labels


All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

 **Repair:** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.

 **Recommended Maintenance:** These are repair items that should be considered "routine home ownership items," such as servicing the furnace, cleaning the gutters or changing the air filters in the furnace.


 **Improve:** Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons.

 **Monitor:** Items that should be watched to see if correction may be needed in the future.

 **Note:** Refers to aside information and /or any comments elaborating on descriptions of systems in the home or limitations to the home inspection.

Description: *Detailed description of various aspects of the property noted during the inspection.*

Pest Inspection

All items with the bug logo () are part of a structural pest inspection. If your inspector included a structural pest inspection as a part of the scope of your home inspection, you can distinguish pest inspection items by this logo. You can also go to the pest inspection summary page to see a summary of the items that are part of a pest inspection.

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.


Moisture Meter Testing

Where moisture meter testing is indicated in this report a Protimeter Survey Master Dual Function was used.


Summary

Repairs


GC-1 General Comments:


 **K-3 Kitchen:** The kitchen exhaust fan was inoperative at the time of inspection. Repair as needed.


I-3 Interior:

 **I-5 Interior:** Repairs are needed to the window(s).


General Contractor/Window Specialist

 **I-6 Interior:** Window in sunroom won't stay open


 **I-7 Interior:** **The window(s) here should be done in safety glass and no logo or identification could be found.** Have this glass verified as safety glass or updated by a qualified contractor.


 - *Safety glass is tempered or laminated glass that will not shatter into sharp pieces if broken.*

General Contractor / Glass Specialist


 **I-9 Interior:** Single hung window In bay won't stay open

I-10 Interior:


 **HCS-2 Heating and Cooling Systems:** **No electrical disconnect was found for the furnace.** A means of shutting off the furnace for servicing is required within sight of the appliance. This can be a breaker at the panel if it is within sight. It is often down with a disconnecting switch adjacent to the equipment.

 **HCS-3 Heating and Cooling Systems:** A qualified heating and cooling contractor is recommended to further investigate the heating and cooling system and implement scheduled maintenance and repairs as deemed necessary for safe and reliable operation of the system.

Heating and Cooling/HVAC

 **HCS-4 Heating and Cooling Systems:** A qualified heating and cooling contractor is recommended to further investigate the heating and cooling system and implement scheduled maintenance and repairs as deemed necessary for safe and reliable operation of the system.

Heating and Cooling/HVAC


 **HCS-5 Heating and Cooling Systems:** Return air disconnected


Recommended Maintenance Items

 **I-2 Interior:** **No Water stains were noted on wall material. These tested wet at the time of**


inspection. This indicates an active moisture control problem.

General Contractor/Water mitigation specialist


 **P-4 Plumbing:** The water temperature tested slightly below the recommended 120 degrees F. Adjust the water temperature as needed.


 **CS-2 Crawl Space:** Install insulation under new section floor to prevent freezing and heat loss

Improves


 **ES-1 Exterior Services:** Electric main feed insufficient for home. Recommend upgrade to higher amperage and more permanent if allowed by local code and deed restriction for neighborhood

Monitors

 **G-1 Grounds:** Conditions conducive to wood destroying organisms were noted around the site. The organic way to reduce risks from wood destroying organisms is to eliminate conducive conditions around the property.

 **DB-1 Decks and Balconies:** Wood in contact with soil. Monitor for decay and organisms

Notes

 **I-8 Interior:** Water stains noted on sill of loft windows. Moisture reading well in normal at 12% Possible condensation problem

 **HCS-1 Heating and Cooling Systems:** Domestic Park model heat

 **HCS-6 Heating and Cooling Systems:** No central heat or cool noted

 **HCS-7 Heating and Cooling Systems:**


 **ESE-3 Electric Service Equipment:** Paint disturbed around panel on removal

 **ESE-4 Electric Service Equipment:** Sub panel behind drape on wall

Evans Standard SOP residential Inspection

General Comments

ScribeWare Information and Tutorials

 (GC-1) Repair:



Scope of Inspection

To provide [REDACTED] with a visual only inspection of [REDACTED]

General Comments

For the purpose of this inspection, this house faces: north

State of Occupancy: Vacant

Recent Rain/Snow: Yes

Ground Cover: Damp

Approximate Age: 1997

Weather Conditions: Sunny

Temperature: Above 50 Degrees F

Grounds

Site Conditions

Site Grade: Satisfactory

Site Characteristics: Moderate slope

Window and Stairwells

Window Wells: None noted


Stairwells: None noted

Grounds Trees and Vegetation

Prune Trees and Vegetation: Yes

Arborist Recommended: No

Conditions Conducive to Wood Destroying Organisms: Present

 **(G-1) Monitor:** Conditions conducive to wood destroying organisms were noted around the site. The organic way to reduce risks from wood destroying organisms is to eliminate conducive conditions around the property.

Sidewalks

Condition: None noted

Retaining Walls

None

Driveway

Driveway Condition: Satisfactory

Material: Gravel/Dirt

Porch

Porch Condition: Satisfactory

Support Materials: Wood

Floor Materials: Wood

Stoops, Steps and Stairs

Stoops, Steps and Stairs Condition: Satisfactory

Patio

Patio Condition: Satisfactory

Covers - Patio / Deck / Porch

Exterior Covers Condition: Satisfactory

Fence / Wall

Fence / Wall Condition: None noted

Carports

None noted

Exterior Siding

Exterior Elevations





Siding

Material: Wood

Siding Condition: Satisfactory

Trim

Material: Wood

Condition: Satisfactory

Foundation (Visible portion of foundation wall on exterior)

Foundation Wall: Skirting (post and pier)

Condition: Marginal Park model was set to 1997 standards and would not pass code presently.

Tie downs are also to 1997 standards and not up to code or sufficient to anchor unit.

Windows (As viewed from the exterior)

Material: Metal Aluminum/vinyl

Condition: Satisfactory

Building(s) Exterior Wall Construction

Type: Wood Frame

Condition: Not Visible

Soffits

Present

Material: Wood

Condition: Satisfactory

Fascia

Present

Material: Metal

Flashings

Non-standard

Material: Metal

Exterior Doors

Main Entrance Door Condition: Satisfactory

Exterior Services

Service Entry/Exterior Electrical

Location: Underground

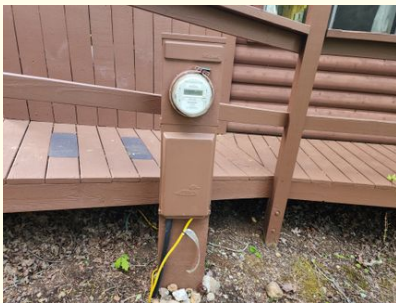
Meter and Service Entrance: Round

Condition: Marginal

Exterior Receptacles: None noted



(ES-1) Improve: Electric main feed insufficient for home. Recommend upgrade to higher amperage and more permanent if allowed by local code and deed restriction for neighborhood





Main Fuel Shutoff

Location: back of building At tank next to walkway from road and next to water heater

Description: 📷 This shows the fuel shutoff for the building.

Gas shut off



Hose Bibbs

Hose bibbs: None noted

Water Pressure

Water Pressure Tested: 40-45 PSI

Decks and Balconies

Decks and Balconies

Present

Material: Wood

Finish: Painted

Condition: Satisfactory

👁️ (DB-1) Monitor:

Wood in contact with soil. Monitor for decay and organisms



Roof and Chimney

Roof Access

Visibility: All

Inspection Methods: Traversed the roof

Style of Roof

Type: Gable

Pitch: Low

Roof Covering Material and Condition

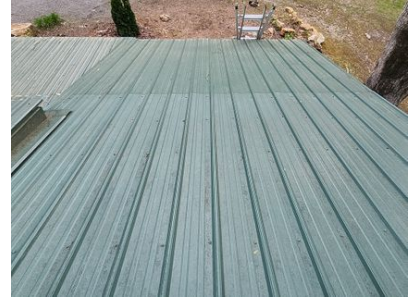
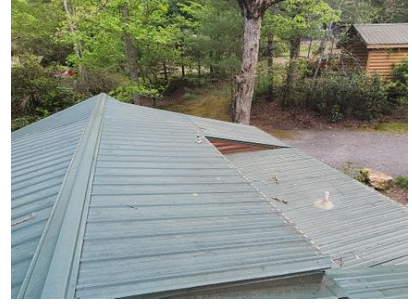
Roof Covering Material : Metal with exposed fasteners

Roof Covering Condition: Satisfactory Good condition for apparent age. Could use cleaning.

Layers: 1

Approximate Age of Roof Covering: 10-15+ years

Roof photos



Ventilation System

Type: None

Flashing

Roof Flashing Material: Metal

Condition: Marginal

Valleys

Not applicable

Plumbing Vents

Present

Condition: Marginal 2 vents noted and visibly no defects noted

Roof vents



Gutters

None

Chimneys

None

Laundry Room

Clothes Dryer

Clothes Dryer: No laundry facilities noted

Clothes Washer

Clothes Washer: No laundry facilities noted

Attic

Attic General

Not applicable

Kitchen

Kitchen Photos



Kitchen Sink

Sink: Satisfactory

Faucet: No leaks found Check water shutoff on hot side. Aged and corroded.

Functional Flow: Satisfactory

Hot Water at Faucet: Yes Reached 115 degree

Sink Cabinet : Satisfactory

Waste Piping: No leaks Noted

Functional Drainage: Satisfactory

Kitchen Countertops/ Cabinets

Countertops: Satisfactory

Cabinets: Satisfactory

Kitchen Finishes and Pantries

Kitchen Floors: Satisfactory

Kitchen Walls and Ceilings : Satisfactory

Kitchen Closet : None

Kitchen Ventilation

Exhaust Fan: Inoperative

(K-3) Repair:

The kitchen exhaust fan was inoperative at the time of inspection.
Repair as needed.



Kitchen Appliances

Kitchen Appliances



Sink Disposer

Disposal: None noted

Ranges, Ovens and Cooktops

Range: Gas Tested and operating 

Description: This shows the functions of the range operating at the time of inspection.

Diswasher

Dishwasher: None noted

Refrigerators and Ice Makers

Refrigerator: Operable

Wine Refrigerator: None noted

Ice Maker: None noted

Microwave and Other Appliances

Microwave: None noted

Trash Compactor: None noted

Insta-Hot: None noted

Main Floor Bathroom

Bathroom Photos



Jetted tub access from sun room. Appears dry no visual signs of damage




Bathroom Sinks and Cabinets

- Sink:** Satisfactory
- Faucet:** No leaks found
- Functional Flow:** Satisfactory
- Hot Water at Faucet:** Yes
- Sink Cabinet :** Satisfactory
- Waste Piping:** No leaks Noted
- Functional Drainage:** Satisfactory

Toilets and Bidets

- Toilet:** Satisfactory/tested
- Bidet:** None
- Caulking Needed:** Satisfactory

Tubs and Showers

- Bathtub:** Satisfactory/tested
- Jetted Tub:** Present Not Tested Dehumidifier in tub prevented testing of jets
- Shower:** Satisfactory
- Tub and Shower Materials:** Acrylic/fiberglass Tile
 - Tub exterior panel crackef. . Should not affect operation.
- Shower/ Tub Area Condition:** Satisfactory/tested
- Water Flow** : Water flow tested with all 3vappliances running has good pressure at time of inspection.
- Water Flow:** Satisfactory
- Hot Water at Faucets:** Present

Bathrooms Finishes and Closets

Floors: Satisfactory

Walls and Ceilings : Satisfactory

Closet : Satisfactory

Bathroom Ventilation

Ventilation Type: Fan Window

Interior

Interior Photos



Walls, Ceilings and Closets


Walls and Ceilings : Satisfactory

Moisture Stains: No Tested wet

Front bay window center right tested 95% moisture reading underneath windows only. Floor dry

(I-3) Repair:



 (I-2) Recommended Maintenance: No Water stains were noted on wall material. **These tested wet at the time of inspection.** This indicates an active moisture control problem.
General Contractor/Water mitigation specialist

Floors

Floor Materials: Carpet Vinyl plank flooring main floor covering except rear bedroom

Floor: Satisfactory



Doors

Doors: Satisfactory

Windows

Window Material: Metal

Window Style: Single hung Sliders

Window Condition: Satisfactory Repairs needed

1 single hung window in sun room won't stay up 1 single hung window in bay won't stay open.

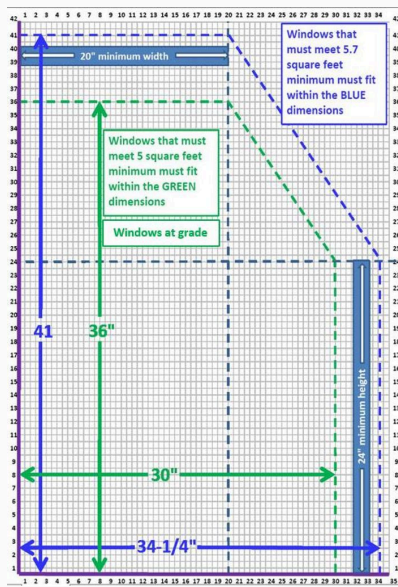
Escape and Rescue: Note regarding modern safety standards

Description: Modern escape and rescue openings must comply with these basic guidelines:

- Minimum width of opening: 20 inches
- Minimum height of opening: 24 inches
- Minimum net clear opening at any **grade floor level** escape and rescue window: 5 square feet
- Minimum net clear opening of other escape and rescue windows: 5.7 square feet
- Maximum height of base of opening above interior side floor: 44 inches
- Windows should open easily without the use of keys or tools

And for window wells below grade:

- Minimum net clear area of 9 square feet
- Minimum horizontal projection and width of 36 inches
- Wells with a vertical depth greater than 44 inches require a permanent ladder or steps usable with the window in the fully open position



🔧 (I-5) Repair:

Repairs are needed to the window(s).

General Contractor/Window Specialist



🔧 (I-6) Repair:

Window in sunroom won't stay open



🔧 (I-7) Repair: The window(s) here should be done in safety glass and no logo or

identification could be found. Have this glass verified as safety glass or updated by a qualified contractor.

🔧 - Safety glass is tempered or laminated glass that will not shatter into sharp pieces if broken.

General Contractor / Glass Specialist



🔧 (I-9) Repair:

Single hung window In bay won't stay open

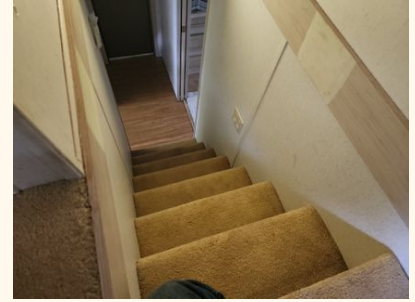


📌 (I-8) Note:

Water stains noted on sill of loft windows. Moisture reading well in normal at 12% Possible condensation problem



🔧 (I-10) Repair:



Plumbing

Water Service

Main Water Shut-off Location: Exterior Underneath the tankless water heater for hot water.
 Water Main shut off by road

Main Water Shut-off Condition: Satisfactory

Pressure Reducing Valve: None Noted

Hose Bibb Shut Off(s): None found

Water Entry Piping: Not visible

Visible Water Distribution Piping: PEX Plastic PVC
 Some pvc. Pex underneath the new section appears updated.

Water Distribution Condition: Satisfactory

Water Pipe Insulation: Satisfactory where visible
 Water lines underneath master suite not insulated. Possible freezing hazard in severe weather

Water Quality: Sulfur Odor Noted



Water main shut off [REDACTED]



Waste Piping

Sewer Type: Public Sewer System

Additional Inspections Recommended: Public Sewer - Video Scope recommended

Drain/Waste/Vent Pipe: PVC ABS

Condition: Satisfactory

Support: Satisfactory Both pvc and black drain pipes

Drain lines



Sanitary/Grinder Pump

None noted

Interior Fuel Storage

Interior Fuel Storage System: Not applicable

Fuel Line Condition: N/A

Water Heater

Manufacturer: Rinnai

Data Plate: Unknown

Approximate Age: 2017

Capacity: Tankless

Water Heater Condition: Satisfactory

Fuel Type: Gas

Water Heater Type: Tankless

Relief Valve: None noted

Drain Pan: Not needed

Foam Pad: Not needed

Water Temperature: Slightly below 120 Degrees

✂️ Tankless Water Heaters ✂️: Satisfactory

Vent Pipe: Natural draft

Gas shut off valve: Present

Combustion Air Venting Present: Present

Seismic Restraints: None found

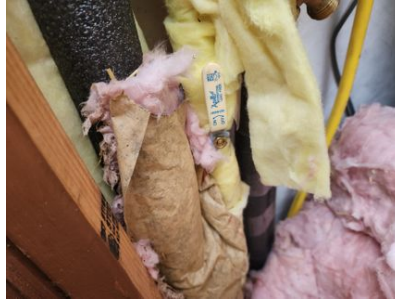
✂️ (P-4) Recommended Maintenance:

The water temperature tested slightly below the recommended 120 degrees F. Adjust the water temperature as needed.

WATER HEATER TEMPERATURE SETTINGS	TIME TO PRODUCE 2 ND AND 3 RD DEGREE BURNS ON ADULT SKIN
160 DEGREES F	ABOUT 1/5 A SECOND
150 DEGREES F	ABOUT 1 AND 1/5 SECONDS
140 DEGREES F	LESS THAN 5 SECONDS
130 DEGREES F	ABOUT 30 SECONDS
120 DEGREES F	MORE THAN 5 MINUTES

Exterior tankless water heater





Heating and Cooling Systems

Air Handler

None noted

Central Heating System

Present

Central Heating System Location: Crawl space

Brand Name: Dometic

Approximate Age : Could not determine

Energy Source: Gas

Service Disconnect: None found

When Turned on by Thermostat: Operated

Condition: Satisfactory

Heat Exchanger: Rusted

Gas Supply: At tank

🔧 (HCS-2) Repair: No electrical disconnect was found for the furnace. A means of shutting off the furnace for serving is required within sight of the appliance. This can be a breaker at the panel if it is within sight. It is often down with a disconnecting switch adjacent to the equipment.

🔧 (HCS-3) Repair: A qualified heating and cooling contractor is recommended to further investigate the heating and cooling system and implement scheduled maintenance and repairs as deemed necessary for safe and reliable operation of the system.

Heating and Cooling/HVAC

🔧 (HCS-4) Repair: A qualified heating and cooling contractor is recommended to further investigate the heating and cooling system and implement scheduled maintenance and repairs as deemed necessary for safe and reliable operation of the system.

Heating and Cooling/HVAC

🔧 (HCS-5) Repair: Return air disconnected



✦ (HCS-1) Note: Domestic Park model heat



Heating and Cooling Distribution

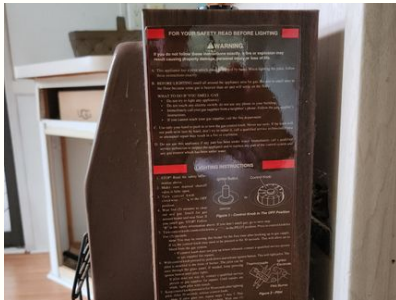
Distribution Method: Radiators 1 wall radiator heater. 10 - 20000 but rated

Distribution System Condition: Posted does not work

📍 (HCS-6) Note:
No central heat or cool noted



📍 (HCS-7) Note:



Gas Fireplaces

None

Crawl Space

Access

Location: Exterior Under deck and front right for new section

Inspection Method: Crawled

Crawlspace



Foundation Walls

Material: Concrete block Piered

Condition: Satisfactory

Floor

Material: Dirt

Condition: Satisfactory

Crawl Space

Present

Foundation Type: Full crawl space

Conditioned (Heated/ Cooled): No

Crawl Space Drainage

Sump pump: None noted

Standing Water: None noted

Evidence of moisture: No signs noted

Crawl Space Ventilation

No actual vents but not very well closed off allowing circulation

Location: None apparent

Condition: Marginal

Beams

Material: Steel

Condition: Satisfactory

Columns

Material: Masonry

Condition: Satisfactory

Joists

Material: Wood

Condition: Satisfactory

Subfloor

Plywood Not visible

***Description:** It's recommended to periodically check the subfloor for any indications of active moisture or deterioration, especially around toilets and showers/ tubs. If active moisture is detected, it's recommended to contact a qualified plumber for any repairs of the leaks and to replace any damaged areas as needed.*

Condition: Satisfactory

Insulation


Present

Type: Fiberglass

Location: Soid under main section covered by plastic not visible

No insulation in floor under new section.

Insulation Condition: Poor

 **(CS-2) Recommended Maintenance:** Install insulation under new section floor tonprevent freezing and heat loss



Vapor Barrier (Installed on ground)

Present: Present

Material: Plastic

Condition: Satisfactory



Vapor Retarder (Installed on subfloor)

Present

Material: Plastic

Condition: Satisfactory

Vapor barrier in crawl spaces



Electric Service Equipment

Main Panel

Location: Bedroom

Adequate Clearance to Panel: Yes

Voltage: 60 amp main panel with 60 amp min on post with pigtail for park model.

Amperage: 60 amp

Copper Service Conductor Size: Copper, #4, 60 amps Stranded #4 copper to main service lugs.

Panel Condition: Satisfactory

Service Conductor Condition: Satisfactory

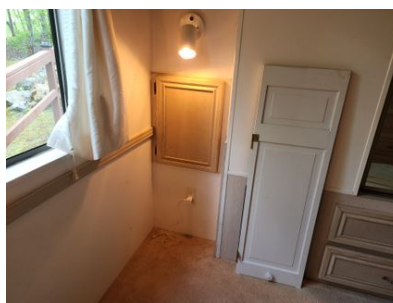
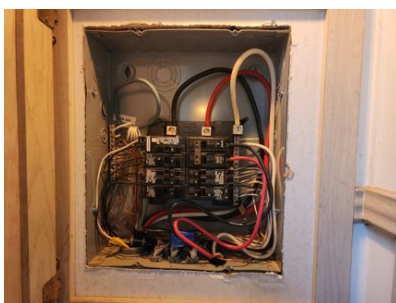
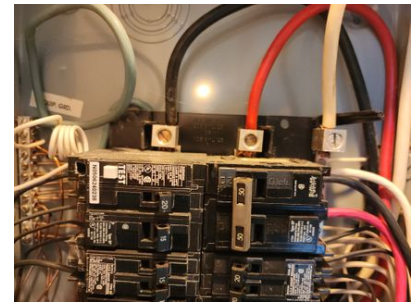
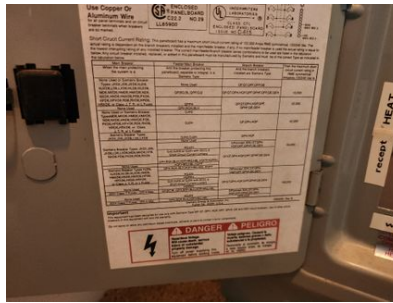
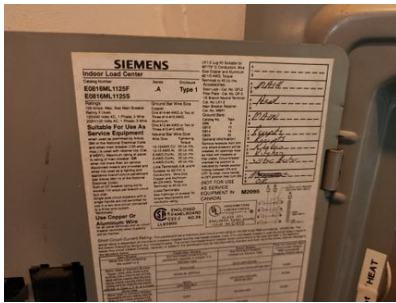
Panel Manufacturer: Siemens

Breakers are Labeled: Yes

GFCI Breakers: Present Tested

AFCI Breakers: None noted

Main panel. 60 amp 1 gfcı circuit to porch. Other gfcıs located in kitchen recepts worked at time of inspection



Sub Panel

Location: Bedroom



Adequate Clearance to Panel: Yes

Voltage: 120V/240V

Amperage: Indoor sub manel no raring

Copper Service Conductor Size: Copper, #4, 60 amps Stranded #4 copper wire

Panel Condition: Satisfactory

Service Conductor Condition: Satisfactory

Panel Manufacturer: Siemens

Breakers are Labeled: Yes

GFCI Breakers: Present Tested

AFCI Breakers: Present Tested

Older style Arc fault for bedroom. Worked at time of binspection

Sub-Panels In Same Structure - 4 Conductor Feed: Ground and neutrals separated

📌 **(ESE-3) Note:**

Paint disturbed around panel on removal

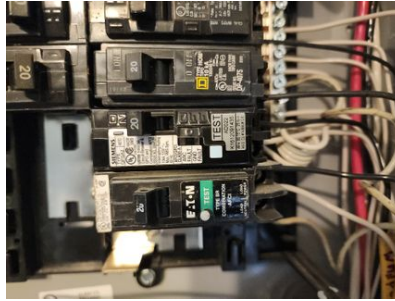
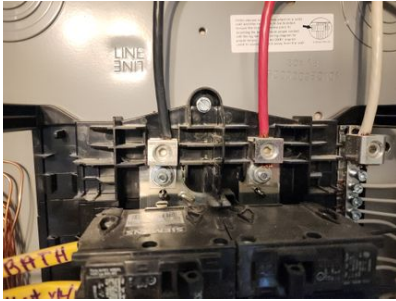
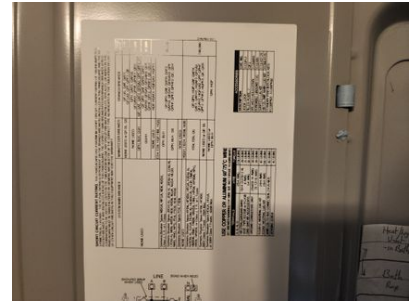


📌 **(ESE-4) Note:**

Sub panel behind drape on wall



Sub panel photos



Grounding and Bonding

Electrical Grounding: Present - could not confirm

***Description:** During a home or property inspection, every effort is made to inspect the visible components of the electrical system grounding. The grounding system is critical for safely discharging electrical surges, especially in the case of lightning strikes. There is no way in the context of a home inspection to verify the "effectiveness" of the grounding system as much of the system is not visible, and there are no practical tests one can perform in the way we can test a furnace or a plumbing fixture. However, many things can lead me to recommend further evaluation of the grounding system by a licensed electrical contractor, and they will be documented in the observations below if discovered.*

Electrical Bonding: Present - Could Not Confirm

***Description:** During the inspection, I attempt to visually document electrical system bonding. There is no way in the context of a home inspection to verify the "effectiveness" of system bonding. All metallic systems in the building must be "bonded" (connected) to the building's electrical grounding system. Bonding creates a pathway to shunt static charges (that would otherwise build up on the system) to earth and to provide a pathway to trip a breaker in the event that these bonded metallic components become energized. There are many things that can lead me to recommend further evaluation of this system by a licensed electrical contractor, and they will be documented as repair items in the observations below if discovered.*

Receipt -- Evans Standard SOP residential Inspection

Report # [REDACTED]

Inspection Date: [REDACTED]

Property inspected for:

[REDACTED]
[REDACTED]
[REDACTED]

Home Inspection

[REDACTED]
[REDACTED]
PAID

Thank you for your business!



Precision Building Inspection LLC

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