

PROPERTY INSPECTION REPORT



Inside Out
HOME INSPECTIONS

123 Sesame Street, Virginia Beach, VA 23457

Inspection prepared for: Clint Dagger

Date of Inspection: 4/29/2020 Time: 12pm

Age of Home: 1979 Size: 2,873

Weather: clear, damp, 72 degrees

John P. McAhren License #3380001460
Inside Out Home Inspections

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Agent:

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Report 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 if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

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.

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

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



Acceptable - This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



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



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

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



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.

Interior Areas		
Page 6 Item: 6	Fireplace	• Recommend professional cleaning of fireplace before first use to mitigate potential for chimney fires.
Bathroom		
Page 8 Item: 3	GFCI	• Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.
Kitchen		
Page 12 Item: 10	GFCI	• No GFCI protection present in kitchen, recommend licensed electrician for installation of GFCI protected receptacles for safety.
Laundry		
Page 13 Item: 2	Dryer Vent	• Dryer vent has a buildup of lint and requires cleaning to prevent fires and/or damage to dryer unit.
Garage		
Page 18 Item: 4	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Grounds		
Page 29 Item: 1	Driveway and Walkway Condition	• Driveway is settled and cracked in one area and is a potential trip hazard. Repairs are recommended for safety.
Page 30 Item: 5	Patio and Porch Deck	• Piers under deck are not properly secured at the ground and do not provide support for the middle portion of the deck. Recommend licensed and insured contractor for further evaluation and repairs.
Page 31 Item: 6	Stairs & Handrail	• Loose spindles were observed and should be resecured for safety
Page 31 Item: 7	GFCI	• No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at all exterior locations. • Weatherproof outlets—Exterior outlet / switch cover(s) not waterproof. Have certified electrician evaluate and repair as necessary.
Bathroom 2		
Page 37 Item: 2	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Master Bathroom		

Page 38 Item: 3	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Upstairs Hall Bathroom		
Page 40 Item: 4	GFCI	• GFCI did not respond to test, suggest replacing for safety.



Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished



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. Door Bell

Observations:

- Operated normally when tested.

2. Doors

Observations:

- Some doors require door stops to be installed to prevent damage to interior walls.
- Door(s) sticking/rubbing on door frame in places and require adjustment for normal operation.

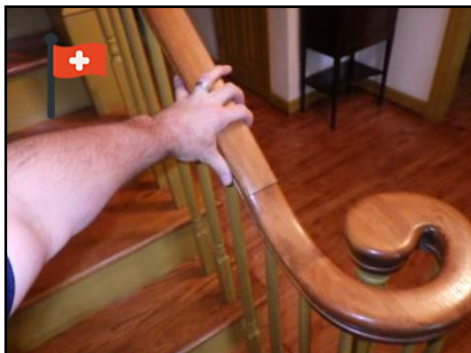


Missing Door Stops



Door Sticking

3. Stairs & Handrail



Secure Railings



Secure Railings

4. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Small stains noted on the ceiling. They tested dry at the time of the inspection.



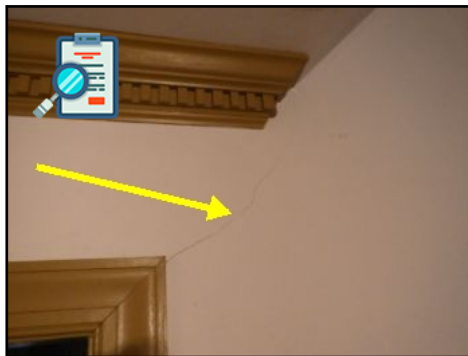
Moisture Stains

5. Wall Condition

Materials: Drywall walls noted.

Observations:

- Typical flexion and settlement cracks were observed on the walls. These cracks do not represent structural issues and can be repaired as needed.



Typical Cracks

6. Fireplace

Materials: Living Room • Dining Room

Materials: Masonry fireplace noted.

Observations:

- Recommend professional cleaning of fireplace before first use to mitigate potential for chimney fires.



Fireplace #2



Cleanout



Fireplace #1



Fireplace requires cleaning

7. Window Condition

Materials: Vinyl framed double hung window noted.

Observations:

- Windows appear to be operating and in good condition



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. Locations

Locations: Main Floor Bathroom

2. Electrical

Observations:

- Light fixture or bulb apparently inoperable at shower. Change bulb(s) and check functionality.



Light out

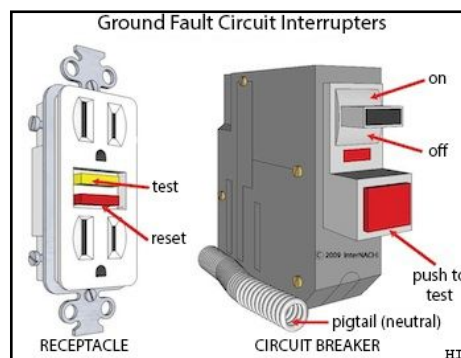
3. GFCI

Observations:

- Recommend upgrading All receptacle to **GFCI** protection within 6 feet of all potential wet locations.



No GFCI Present



4. Exhaust Fan

Observations:

- Bathroom ventilation is window only.

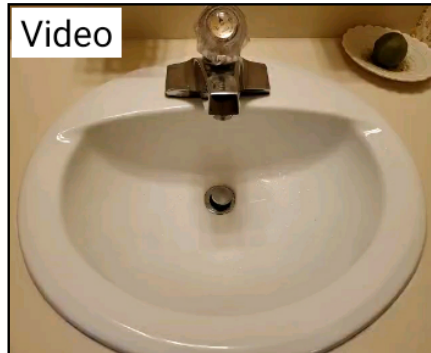
5. Floor Condition

Materials: Ceramic tile is noted.

6. Sinks

Observations:

- Faucet is leaking and requires repair or replacement



Faucet drips



Kitchen

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

1. Cabinets

Observations:

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

2. Counters

Observations:

- Laminate counter tops observed in good condition

3. Dishwasher

Observations:

- The dishwasher operated properly at time of inspection



Dishwasher

4. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.



Garbage Disposer

5. Microwave

Observations:

- Unit was tested and appeared to be serviceable at time of inspection.

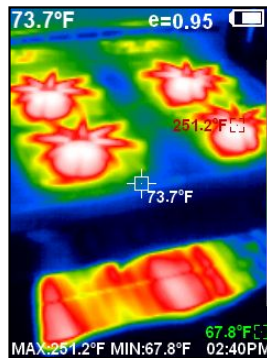


Microwave

6. Oven & Range

Observations:

- Oven: gas burners
- All heating elements operated when tested.



Stove Operating

7. Sinks

Observations:

- Sink appeared in good working condition.



Sink

8. Vent Condition

Materials: Exterior Vented

Observations:

- Exterior venting through microwave is in good operating condition.

9. Floor Condition

Materials: Ceramic tile is noted.

10. GFCI

Observations:

- No GFCI protection present in kitchen, recommend licensed electrician for installation of GFCI protected receptacles for safety.



GFCI Required

11. Water/Ice dispenser

Observations:

- Operating properly



Laundry

1. Locations

Locations: Hall

2. Dryer Vent

Observations:

- Dryer vent has a buildup of lint and requires cleaning to prevent fires and/or damage to dryer unit.



Clean Vent pipe

3. Laundry Room



Laundry Room



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 attic • The furnace is located in the crawlspace

Materials: Heat pump(s) noted.

Observations:

- Unit(s) appears in good operating condition with acceptable temperatures differentials at supply and return registers. Recommend obtaining an annual service contract from a licensed HVAC contractor to ensure continued operation.
- Could not test due to exterior temperature over 65 Degrees.



Heating Unit



Heating Unit Label



Heating Unit #1



Heating Unit Label

2. Refrigerant Lines

Observations:

- Reinsulate lines for efficiency



Damaged Insulation

3. AC Compress Condition

Compressor Type: Heat Pump

Location: The compressor is located on the right side of house.

Observations:

- The insulation is missing or damaged at exterior refrigerant line.
- Recommend replacement of insulation.



Heat Pump



Condenser Unit Label

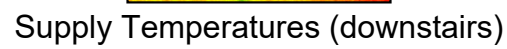
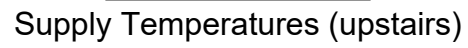


Heat Pump #2 (Upstairs)



Condenser Unit Label (Unit #2)

4. Air Supply





Water Heater

1. Water Heater Condition

Heater Type: Gas • Tankless Water Heater

Location: The heater is located in the garage.

Observations:

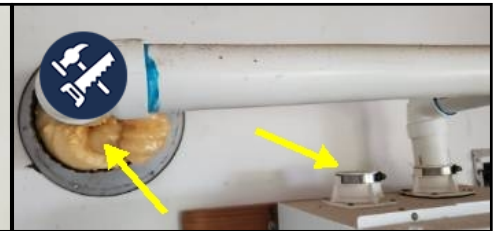
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The **TPR valve** discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- High efficiency ventilation intake is not installed to current standards of practice. Recommend further evaluation and repairs from a licensed plumber.



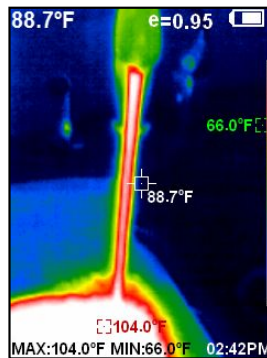
Water Heater



Water Heater Label



Ventilation improperly installed



Water Temperature

2. Number Of Gallons

Observations:

- Tankless demand unit present.

3. Gas Valve

Observations:

- Appears functional.

4. Plumbing

Materials: Copper

Observations:

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



Garage

1. Roof Condition

Materials: Roofing is the same as main structure.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection. See main roof section for all details on roofing materials and issues.

2. Walls

Observations:

- Appeared satisfactory, at time of inspection.

3. Floor Condition

Materials: Concrete Floors

4. GFCI

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.



Add GFCI Outlets

5. Garage Opener Status

Observations:

- Chain drive opener noted.

6. Garage Door's Reverse Status

Observations:

- Garage vehicle door auto-reverse is inoperable.
- 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: Main Location: Garage

Observations:

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



Breaker panel Box

Breaker panel Box

2. Main Amp Breaker

Observations:

- 200 amp



200 amp

3. Cable Feeds

Observations:

- There is an underground service lateral noted.

4. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



Roof

1. Roof Condition

Materials: Walked entire surface of roof

Materials: 30-35 Year architectural asphalt shingles installed.

Observations:

- Exposed nail heads observed on roofing materials. Recommend sealing all fastener heads.
- Clean Roof Areas: Significant amounts of organic debris was observed, which can lead to the premature failure of the roof and subsequent leaks.
- Excessive debris was observed on roof at time of inspection. Recommend cleaning debris from roof to preserve the remaining useful life of roofing materials.



Debris on Roof



Debris on Roof



Roof



Roof



Cracked pipe boots



Moss



Cracked pipe boots



Roof



Cracked pipe boots



Exposed Nail Heads

2. Flashing



Damaged Flashing

3. Chimney



Chimney #1



Chimney 2



Chimney #1



Chimney #2



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:

- Recommend adding insulation to top of access door for improved efficiency.
- Scuttle Hole located in upstairs hallway



Insulate Access Cover

2. Structure

Observations:

- Conventional or "Stick build" construction was observed in attic space with no issues noted.
- Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.
- Holes/gaps observed around penetrations into attic space with visible light shining through. Recommend sealing all gaps to prevent wildlife penetrations.



Attic



Attic



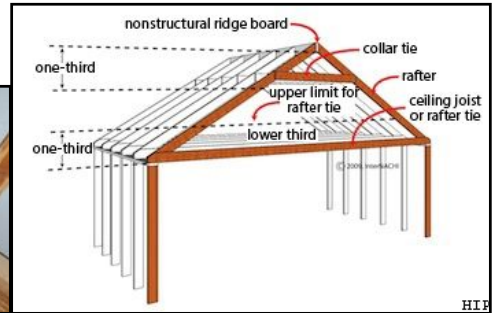
Moisture Damage



Seal holes



Seal holes



3. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Turbine Vents noted.
- Fixed, roof-field exhaust vent noted.

4. Vent Screens

Observations:

- Vent screens are damaged or missing, suggest repairing or replacing screens as necessary.



Damaged Screen

5. Duct Work

Observations:

- Observed Insulated metal and flex round duct work in attic space. No issues observed.

6. Insulation Condition

Materials: Fiberglass batts with kraft paper facing noted.

Depth: Insulation averages about 4-6 inches in depth; more recommended.



Batt Insulation



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. Siding Condition

Materials: Vinyl siding, wood frame construction, brick foundation

Observations:

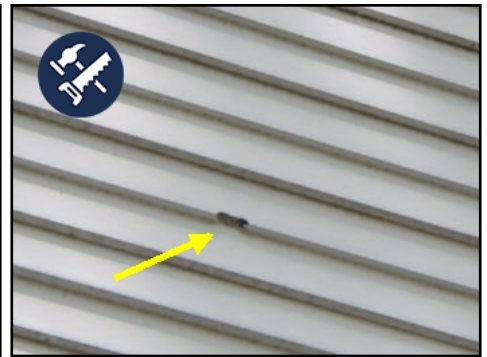
- Recommend power washing siding.
- Holes in vinyl siding observed in areas. Repair siding to prevent water penetration and damage.
- Loose vinyl siding was observed on back side of house. Recommend qualified contractor for repairs to prevent wind damage.



Holes in Siding



Power wash siding



Holes in Siding



Loose Siding



Holes in Siding



Seal Gaps

2. Eaves & Fascia

Observations:

- Moisture damage, wood rot, observed on wood trim work. Recommend a licensed siding contractor for further evaluation and repairs to prevent further damage.
- Recommend filling all gaps on fascia boards to prevent insects from entering attic area.



Deterioration Noted



Deterioration Noted



Deterioration Noted



Deterioration Noted



Deterioration Noted



Fill gaps in Fascia



Deterioration Noted



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:

- Foundation walls appeared in good condition with no issues noted.

2. Cripple Walls

Observations:

- Concrete block piers support floor above and are in good condition.

3. Ventilation

Observations:

- Screened openings noted.

4. Vent Screens

Observations:

- Vent screens noted as functional.

5. Access Panel

Observations:

- The foundation access panel installed and functional during the inspection.

6. Post and Girders

Observations:

- Support Material: concrete block piers

7. Sub Flooring

Observations:

- Plywood sheathing sub floor.
- Dimensional lumber wood Joists

8. Foundation Plumbing

Observations:

- 3/4 inch copper



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:

- Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.
- Moderate cracks in sidewalk. Repair and / or monitor for expansion and development of trip hazards.
- Driveway is settled and cracked in one area and is a potential trip hazard. Repairs are recommended for safety.



Driveway



Raised/Settled



Typical Cracks



Sidewalks



Typical Cracks

2. Grading

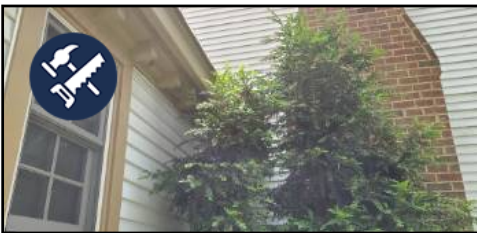
Observations:

- No major grading concerns were observed at time of inspection. Recommend monitoring conditions of downspouts (if present) and trenching along roofline if gutters are not present. Surface runoff water should be adequately diverted away from the home at a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building to avoid damage to the foundational structure.

3. Vegetation Observations

Observations:

- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding. Tree limbs within 10 feet of roof be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness. Will also help to minimize debris buildup in gutters to ensure full useful life of roof and soffits. Damage may occur if limbs are in physical contact with house.
- Ivy growth was observed on exterior of house. Recommend removing Ivy to prevent further growth on exterior portions of house.



Tree Branches



Ivy



Ivy

4. Gate Condition

Materials: Wood

Observations:

- Gates do not close easily and require adjustment for proper operation.



Adjust Closure



Adjust Closure

5. Patio and Porch Deck

Observations:

- Deck railings show signs of apparent woodpecker damage and require repairs by qualified contractor
- Recommend power washing and sealing deck on an annual basis to preserve the integrity of the wood components.
- Piers under deck are not properly secured at the ground and do not provide support for the middle portion of the deck. Recommend licensed and insured contractor for further evaluation and repairs.



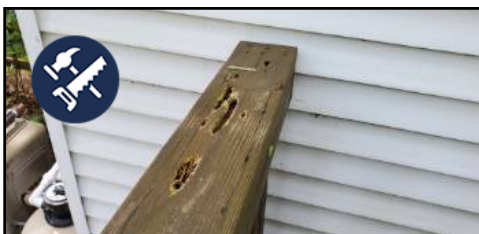
Decking Walkway



Back Deck



Back Deck Support Piers



Woodpecker Damage



Woodpecker Damage



Powerwash and Seal Deck

6. Stairs & Handrail

Observations:

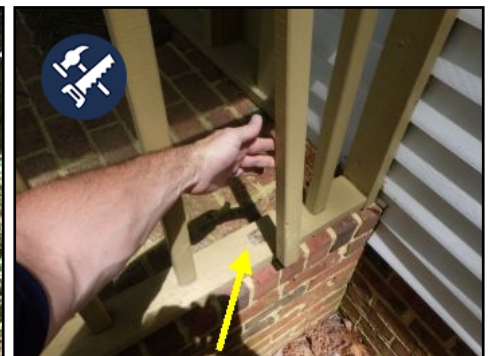
- Water deterioration damage was noted on railings. Recommend qualified contractor for repairs.
- Loose spindles were observed and should be resecured for safety



Secure Railings



Deterioration noted

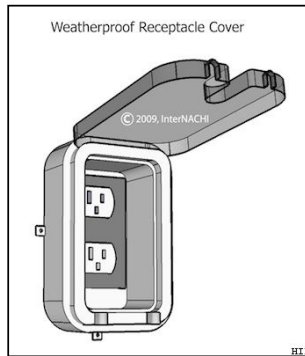


Secure Railings

7. GFCI

Observations:

- No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at all exterior locations.
- Weatherproof outlets—Exterior outlet / switch cover(s) not waterproof. Have certified electrician evaluate and repair as necessary.



Add Exterior GFCI Outlet

Weatherproof outlet needed

8. Main Gas Valve Condition

Materials: South side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Gas Meter

9. Plumbing

Materials: Copper piping noted.

10. Exterior Faucet Condition

Location: Front of structure. • Back side of house. • Outside of garage.

Observations:

- All faucets were operational at time of inspection

11. Fence Condition

Materials: Wood

Observations:

- Wood deterioration and/or damage was noted on wood fencing materials. Recommend qualified contractor for repairs.
- Fence leaning in areas. Recommend qualified contractor for repairs or replacement.



Deterioration Noted



Fence Leaning

12. Sprinklers

Observations:

- Home is equipped with an underground sprinkler system. Recommend consultation with home owner for operation instructions and proper winterizing information. Sprinkler system inspection was not requested and is beyond the scope of this home inspection.



Controller Unit

13. Exterior Lighting

Observations:

- Secure and caulk lighting fixture to exterior wall.
- Exterior lighting fixture is damaged or missing components. Recommend replacement of fixture.



Secure and Caulk



Damaged Fixture



Secure and Caulk



Pool

1. Structure Condition

Type: below ground

Observations:

- Pool was winterized at time of inspection. Recommend full inspection of all pool components once pool is open and operational.



Pool Winterized



Basement/Crawlspace

1. Walls

Materials: Crawlspace inspected



Crawlspace



Crawlspace

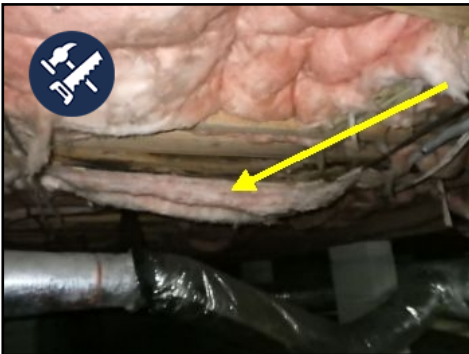


Crawlspace

2. Insulation

Observations:

- Insulation in crawlspace is fallen in areas and should be re-secured to prevent moisture absorption and to improve efficiency of the home.



Fallen Insulation



Fallen/missing Insulation



Fallen Insulation

3. Subfloor



Add Poly

4. Basement/Crawlspace Ductwork



Fallen ductwork

5. Electrical



Open Junction Box

Bathroom 2

1. Locations

Locations: Half bathroom

2. GFCI

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.



No GFCI Present

3. Exhaust Fan

Observations:

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

4. Floor Condition

Materials: Ceramic tile is noted.

5. Bathroom Condition



Downstairs Hall Bathroom

Master Bathroom

1. Bathroom Condition



Master Bathroom

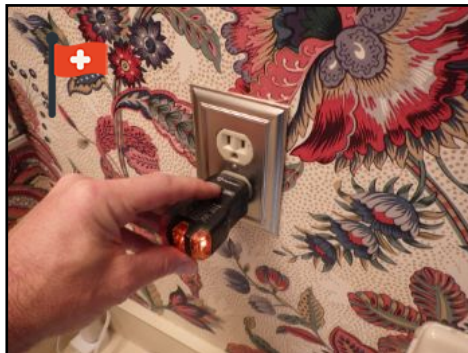
2. Locations

Locations: Master Bathroom

3. GFCI

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.



No GFCI Present

4. Exhaust Fan

Observations:

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

5. Floor Condition

Materials: Ceramic tile is noted.

6. Shower Walls

Observations:

- Caulking needed around perimeter.

7. Bath Tubs

Observations:

- Shower/Tub requires caulking along floor to prevent moisture damage to subfloor.
- Caulking is required at wall and tub/shower to prevent moisture damage to walls.



Caulking required



Caulk at floor

Upstairs Hall Bathroom

1. Bathroom Condition



Upstairs Hall Bathroom

2. Locations

Locations: Upstairs hall bathroom

3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- There were signs of paint blistering on the ceiling. The areas tested dry at the time of the inspection, but should be monitored for further damage or possibly water intrusion.

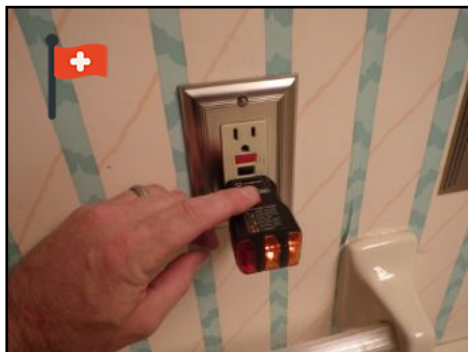


Condensation stains

4. GFCI

Observations:

- GFCI did not respond to test, suggest replacing for safety.



GFCI Not Operational

5. Exhaust Fan

Observations:

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

6. Floor Condition

Materials: Ceramic tile is noted.

7. Bath Tubs

Observations:

- Shower/Tub requires caulking along floor to prevent moisture damage to subfloor.
- Caulking is required at wall and tub/shower to prevent moisture damage to walls.



Caulking required



Caulk at floor

8. Toilets

Observations:

- Toilet is loose at floor and requires tightening to prevent sub-floor damage from leaks.

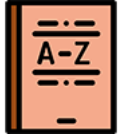


Loose Toilet

Photos



Back of House



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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves