

# Request List from Buyer of 99 Big Tree Lane, Jackson, TN

## Exterior Electric Receptacles and Fixtures

### **(E-10) Major Concern :**

#### **GFCI PROTECTION RECOMMENDED**

Since the 1970s, requirements for GFCI (Ground Fault Circuit Interruption) protection have changed, and locations requiring GFCI protection seem to get added with every code cycle. It is common for older residential buildings to have some or even many electric receptacles that do not meet modern safety standards. GFCIs have proven successful at reducing electrocutions, and it seems likely that someday, every circuit, receptacle, and appliance in the building will require GFCI protection. The first chart below shows how successful GFCIs have been at reducing risks from electrocution. The second illustration shows where GFCI protection is required as of the 2020 NEC and WAC. As a general best practice for safety. For improved safety, I always recommend bringing GFCI protection up to modern safety standards.

***During inspection today, I noted that GFCI protection is inconsistent with modern minimum standards for safety in the following locations: carport***

**Comments:** Buyer requests GFCI outlets installed in carport by qualified electrical contractor prior to closing

## Chimneys

### **(RCG-3) Major Concern :**

#### **CHIMNEY REPAIRS NEEDED**

Repairs are needed to the masonry chimney cap. The cracks noted here could increase the risk of moisture control problems related to the chimney. Neglecting maintenance on masonry chimneys can also lead to loose or damaged bricks and eventually a failing masonry system.

#### **Recommendation**

Hire a licensed masonry contractor to further evaluate and repair the masonry chimney as recommended.

**(HCFV-1) Repair :**

**SERVICE THE HEATING SYSTEM**

Annual servicing of gas forced air furnaces is recommended for safe and reliable heat. I could not find recent service records on the furnace. A servicing is recommended if one has not been done in the last year. The furnace was tested during the inspection and was operational.

**Comments:** Buyer requests HVAC service prior to closing