

Property Inspection Report



**PROSPECTOR
HOME INSPECTIONS**

SHINING A LIGHT
ON YOUR INVESTMENT



Ed Jenkins

Prospector Home Inspections, LLC

123 Main St

Inspection Prepared For: Joe Smith

Agent: Top Producer - A1 Real Estate

Date of Inspection: 9/12/2025

Home Age: 27 Size: 1443

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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.

3.2.Grounds

Page 6	3.2.I.F. Driveway/Parking Area	• I observed cracks and spalling in the driveway and parking area. The driveway was showing normal signs of age and deterioration. Over time, without maintenance, the driveway condition may worsen. I recommend a qualified professional repair or replace the damage to the cement driveway.
Page 7	3.2.I.J. Landscape Affecting Foundation	• I observed vegetation in contact with the roof of the home. Branches may rub on the shingles and cause deterioration of the shingles, leading to a damaged roof and possible water penetration into the home. I recommend trimming trees/vegetation, so it doesn't come into contact with the home.

3.1 Roof

Page 8	3.1.I.A. Roof Covering Materials	• I observed the roof covering showed signs of aging. I observed a couple cracks in the shingles, rusty nail heads, and fiberglass mat filaments beginning to show on the edges of the shingles. Asphalt shingle roofs have an expected lifespan of 15-30 years. I recommend having a qualified roofing contractor evaluate the roof to provide a possible timeline for budgeting for roof repairs or replacement.
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3.10.I.A Garage/Carport

Page 12	3.10.III.B. Safety Reverse & Sensors	• I observed the garage safety reverse was not operating. This is a safety hazard. I recommend having the safety reverse adjusted by a qualified professional, so it works correctly.
Page 12	Fire Separation Door, Walls & Ceiling	• I observed the automatic closure for the garage man door to the house was not present. An auto closure helps ensure the door is fully closed at all times. The door may slow the spread of smoke and fire in the event of a fire in the garage. This is a safety concern. I recommend having the automatic closure installed on the door.

3.6.I.C. Water Heater

Page 20	Operation	• I observed a noisy water heater. A percolating noise may be an indication of sediment buildup in the tank. I recommend having the tank evaluated and serviced by a qualified professional, including being partially drained to remove the calcification and sediment build-up.
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3.7. Exterior Electric

Page 26	3.7.D. Exterior Receptacles	• I observed the front porch exterior GFCI electrical receptacle was not operational, it did not trip when tested. This is a potential safety hazard. I recommend a qualified professional electrician repair or replace the GFCI receptacle.
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Report Introduction and Ratings

I appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call me after you have reviewed your report if you have any questions.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; the inspection may be limited by vegetation and possessions. This report will focus on safety and function; it is not a code inspection. This report identifies concerns that the inspector feels may need further investigation, repair or replacement.

All ratings in this report refer to the property or item listed as inspected at the time of inspection. Any pictures used in this report are for the purpose of providing examples of problems, and do not necessarily indicate the whole problem or all of the problems. Further investigation of every item in this report by a qualified specialist is recommended. The report represents a snapshot in time when the inspection was done and does not represent the condition or conditions of the home or its components before or any time after the inspection. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

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



Functional

Functional – Indicates the component was functionally consistent with it's original purpose but may show signs of normal wear and tear and deterioration.



MARGINAL

Marginal/Monitor – A marginal components or system was performing some or all of it's functions, but not as intended and/or it's condition was not appropriate for it's age and use.



DEFECTIVE

Poor/Defective– Indicates the component was defective - not performing it's function or it's condition is not appropriate for it's age or use. Items with this ranking should be evaluated by a qualified professional. The component may need repair or replacement now or in the very near future.



Safety

Safety/Hazardous - Items with this rating should be evaluated by a qualified professional 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 understand the issue thoroughly.



Not Present/Not Visible - The item or system was not present or was not visible at the time of the inspection. Items with this rating could not be inspected because access was blocked off or covered by personal belongings, or the item did not exist at the home.

Video In Your Report: I may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view 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, just click on any video within the report to start it playing.

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.

Limitations

Limitations

- During the home inspection, personal belongings were present, preventing a full inspection of the property. As a result, potential defects may be concealed.

Overview

Scope of Inspection

- All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only. Inspection report photos may not convey the full extent of any issues present. All comments should be addressed by a qualified professional.

Main Entrance Faces

- For the purpose of this inspection, this house faces east.

State of Occupancy

- Occupied

Weather Conditions

- Sunny
- Raining

Approximate Age

- 25-30 years

3.2.Grounds

3.2.1.F. Driveway/Parking Area

Materials:

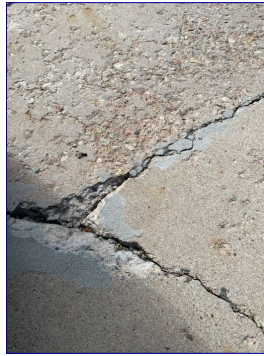
- Concrete

Observations:

- I observed cracks and spalling in the driveway and parking area. The driveway was showing normal signs of age and deterioration. Over time, without maintenance, the driveway condition may worsen. I recommend a qualified professional repair or replace the damage to the cement driveway.



3.2.Grounds (continued)



I observed cracks and spalling in the driveway and parking area. The driveway was showing signs of age and deterioration. Over time, without maintenance, the driveway condition may worsen. I recommend a qualified professional repair or replace the damage to the cement driveway.

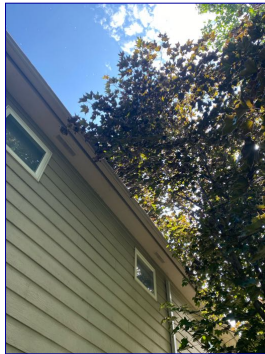
3.2.I.J. Landscape Affecting Foundation



- Negative grade: Satisfactory

Observations:

• I observed vegetation in contact with the roof of the home. Branches may rub on the shingles and cause deterioration of the shingles, leading to a damaged roof and possible water penetration into the home. I recommend trimming trees/vegetation, so it doesn't come into contact with the home.



I observed vegetation in contact with the house. Trees may damage the home by rubbing or holding moisture against the home. I recommend trimming tree so it doesn't come into contact with the home.



I observed leaf debris in the corner under the front deck. This may hold moisture and pests. I recommend occasionally raking out the buildup.

Fence



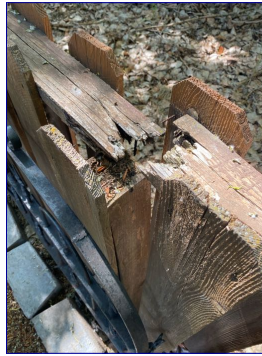
Observations:

- The fence is excluded from the home inspection. All comments are made for courtesy purposes only.
- I observed there were rotted/loose fence posts. I recommend a licensed contractor repair or replace the posts.

3.2.Grounds (continued)



I observed there were rotted/loose fence posts. I recommend a qualified professional repair or replace the damaged fence.



The fence is excluded from the home inspection. All comments are made for courtesy purposes only.



I observed multiple areas of the fence in a deteriorated condition. I recommend having the fence repaired or replaced.

3.1 Roof

3.1.I.A. Roof Covering Materials



Type:

- Asphalt Shingle
- Layers 1+
- All
- Roof

Observations:

• I observed the roof covering showed signs of aging. I observed a couple cracks in the shingles, rusty nail heads, and fiberglass mat filaments beginning to show on the edges of the shingles. Asphalt shingle roofs have an expected lifespan of 15-30 years. I recommend having a qualified roofing contractor evaluate the roof to provide a possible timeline for budgeting for roof repairs or replacement.



I observed cracked shingles on the roof. This is a sign of aging. An asphalt shingle roof may last anywhere from 15-30 years. I recommend hiring a qualified roofer to make the necessary repairs and assess the roofs age.



I observed a hole in the shingles on the roof. This is a sign the shingles are becoming brittle and aging. An asphalt shingle roof may last anywhere from 15-30 years. I recommend hiring a qualified roofer to make the necessary repairs and assess the roof.



I observed exposed nail heads on the roof. Exposed nail heads may allow water to seep through and damage the sheathing over time. I recommend a qualified roofer correct the issue.

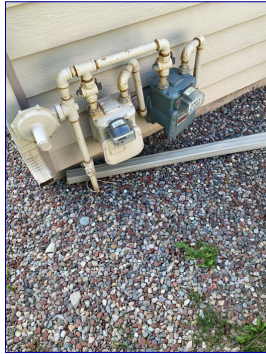
3.1 Roof (continued)

3.1.I.B&C. Gutters and Downspouts

Functional

Materials:

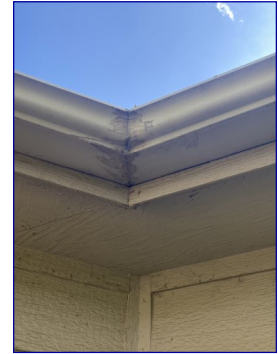
- Galvanized/Aluminum



The gutter extensions were present at the home, however, the gutter extensions were not attached to the downspouts. I recommend attaching the gutter extensions to the downspouts to direct rainwater away from the foundation of the home.



I observed evidence that the gutter was leaking at the seam. I recommend a professional contractor evaluate and repair as needed.



I observed caulking on the gutter and possible moisture damage on the soffit. I recommend monitoring the gutters for leaks.



This is a photo of the same area with the damaged soffit. The gutter seam was showing separation. I recommend having the seam repaired by a qualified professional and monitoring the gutter and soffit for leaking and water damage.

3.1.I.D. Roof Ventilation System

Functional

Type:

- Soffit Vents
- Roof Vents

3.1.I.D. Flashing

Functional

Materials:

- Aluminum/Steel

3.1.I.D. Roof Plumbing Vents

Functional

3.1 Roof (continued)

3.1.I.E. Roof Structure



Roof Structure: Rafters
Wood
Sheathing

3.1.III.A Observed Leaks



Valleys



3.2 Exterior of the Home

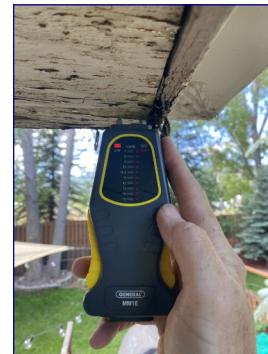
3.2.I.A.Siding



3.2.I.B. Soffit



I observed one or more soffit areas had moisture damage. It could not be determined when the damage occurred. I recommend repair or replacement by a qualified professional.



This is where I observed damage to the soffit. I did not record a current moisture measurement. The gutter has been caulked in this area. I recommend monitoring the gutter for leaking.

3.2.I.B.Fascia



3.2 Exterior of the Home (continued)

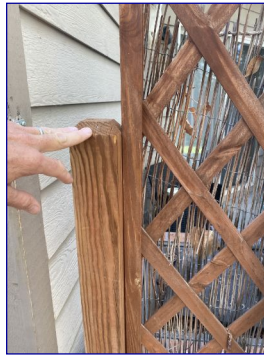
3.2.I.E.Trim

Functional
✓

3.2.I.E.Flashings

Functional
✓

3.2.I.H. Deck/Balcony



I observed the deck post was slightly loose. This may lead to injury. I recommend having the post secured by a qualified professional.

Exterior Vent Covers



I observed a dirty vent on the back of the home. This may effect the efficiency of the vent. I recommend having the vent cleaned.

3.10.I.A Garage/Carport

Type

Functional
✓
Type:
• Attached

3.10.I.A Garage/Carport (continued)

3.10.II.A. Garage Vehicle Door

- Automatic Operation



3.10.I.E. Automatic Opener

Operation:

- Operable



3.10.III.B. Safety Reverse & Sensors

Operation:

- Not operable
- Needs adjusting
- Safety Hazard

Observations:

- I observed the garage safety reverse was not operating. This is a safety hazard. I recommend having the safety reverse adjusted by a qualified professional, so it works correctly.



Floor

Materials:

- Concrete



Electrical Receptacles

Observations:

- Garage Electric Receptacles were not visible and not tested. I recommend having the receptacles evaluated after the owners belongings have been removed.



Fire Separation Door, Walls & Ceiling

Observations:

- I observed the automatic closure for the garage man door to the house was not present. An auto closure helps ensure the door is fully closed at all times. The door may slow the spread of smoke and fire in the event of a fire in the garage. This is a safety concern. I recommend having the automatic closure installed on the door.



A photo of the garage door that needs an auto closure device added.

3.3.I.A. Foundation

3.3.I.A. Foundation

- Poured concrete

Functional

3.9.I.A. Insulation

Observations:

- I observed a mix of techniques for the insulation in the crawl space. I observed insulation on the foundation walls, in the floor joists, and on the crawl space ground. I recommend having a qualified professional address this inconsistency.

Marginal



3.9.I.B. Ventilation

Functional

3.9.Attic/Insulation/Ventilation

3.9.III.A. Attic/Roof Insulation

- Fiberglass
- Between ceiling joists

Functional



I observed an average of 8"-10" of fiberglass insulation in the attic floor space.

3.9. Attic/Insulation/Ventilation (continued)

3.9.I.B. Attic Ventilation



I observed signs of attic rain. Warm air meeting colder air during the winter months may cause condensation. Condensation attaches itself to the nail points and drips onto the insulation and plywood. The mechanical room/closet air exchange vents terminated directly into the attic. This is no longer a recommended practice. I recommend consultation with a qualified professional to address the issue.

Access to Attic/Inspected From/Location



- Access: Scuttle hole/Hatch
- Inspected from: In the attic
- Location: The scuttle hole is located in the secondary bedrooms bathroom.

Firewall between units



- Firewall Between Units:
- Yes

3.3.I.C Crawl Space

Vapor Barrier



I observed the vapor barrier was missing or damaged in places on the crawl space floor. The vapor barrier is used to prevent ground moisture from moving up and into the living area of the home. I recommend a qualified professional repair or replace the vapor barrier.

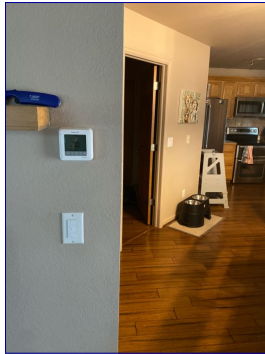
3.4. Heating System

3.4.I.A. Operation

Functional

3.4.II.A. Thermostat Locations

Functional



I observed the thermostat for the main level was located on the living room wall.



I observed the upstairs thermostat was located on the master bedroom wall.

3.4.II.B. Energy Source

- Natural Gas

3.4.II.C. Heating Method

- Radiant Baseboard

Functional

3.6.I.B Main Fuel Shut-off Valve

Location:

- In the utility room



This is the main gas shutoff for the furnace and the water heater, located in the mechanical closet.

3.4. Heating System (continued)

Main Gas Meter

- North Side of House

Functional



The gas meter is located on the north side of the home.

Fuel Line Distribution System

Functional

3.6. Service Plumbing

3.6.I.A Water Main Shut-off Valve

- In the crawl space



The main water supply shut off, located in the crawlspace

3.6.II.A Water Supply

Functional

- Type:
- Public Water Service
 - Copper

3.6. Service Plumbing (continued)



I observed 66 psi. Recommended pressure is 60-80 psi.

Visible Water Distribution Piping

Functional
✓

Materials:

- Copper

Drain/Waste/Vent Pipe

Functional
✓

Materials:

- **PVC**

Exterior Hose Bibs

Functional
✓

- Yes, operable

Observations:

- I observed anti-freeze hose bids on the exterior of the home.

3.6.I.D. Interior Plumbing

3.6.III.A. Functional Water Flow

Functional
✓

3.6.I.D. Interior Plumbing (continued)

3.6.III.B. Fixtures and Faucets

Functional
✓



I observed the master bath showerhead leaking from the connections. I recommend having the connections secured for better water efficiency.

3.6.III.D. Toilet

Functional
✓

3.6.I.F. Functional Drainage

Functional
✓

3.6.III.C. Active Water Leaks

- Not Visible

Functional
✓

3.6.I.G. Drain/Waste/Vent System

Functional
✓

- Materials:
- PVC

Sinks

Functional
✓

Bathtubs

Functional
✓

Showers

Functional
✓

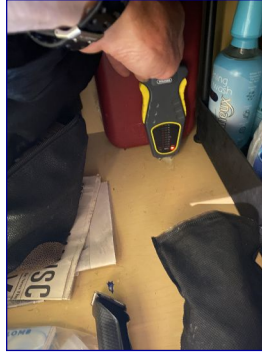
3.6.I.D. Interior Plumbing (continued)

Moisture Stains Present

Functional

Moisture Stains:

- Cabinetry



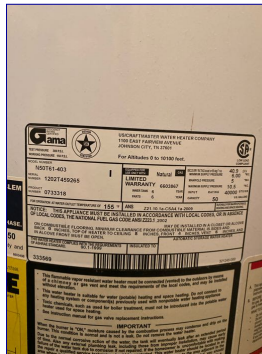
I observed small water stains in a few of the cabinets in the home, two bathrooms and the kitchen. None of the areas tested positive for moisture. I recommend occasional monitoring of under sink areas throughout the home. This is standard home maintenance.

3.6.I.C. Water Heater

Water Heater Data

Functional

- Serial # 1202T459265
- Model # N50T61-403
- BTU - 40,000
- Capacity(3.6.II.E) 50 Gallons
- Approximate Age - Manufactured in 2012



The Water Heater Data Tag

3.6.I.C. Energy Source

Functional

- Gas

3.6.I.C. Water Heater (continued)

3.6.I.C. TPRV

Functional

3.6.I.C. Vent Pipe Connections

Functional

Location

- Closet

Functional

Combustion Air Venting Present

Functional

Dielectric Connection

Functional



I observed dielectric connections for the water heater. I also observed corrosion on the cold water side. I recommend monitoring this connection for leaks.

Operation

Functional

- Noise

Observations:

- I observed a noisy water heater. A percolating noise may be an indication of sediment buildup in the tank. I recommend having the tank evaluated and serviced by a qualified professional, including being partially drained to remove the calcification and sediment build-up.

3.6.I.C. Water Heater (continued)



I observed the temperature of the water in the home was 134°. The recommended temperature is 120°. Higher temperatures may create a scalding hazard. I recommend having the water heater temperature adjusted.

The Boiler

Boiler Unit Data

- Brand:Weil McClain
- Model # CP3476385
- Serial # CG-3-PIDN



Weil McLain Boiler Data Tag

Age

- Manufactured 1998

Last Serviced

Observations:

- I observed a 2024 date written on a couple of the boiler and water heater components. The units may have been serviced in October of 2024. I recommend getting confirmation of service from the current owners.

The Boiler (continued)

Safety Controls



The main shutoff for the boiler is located in the mechanical closet.

Operation

Functional
✓

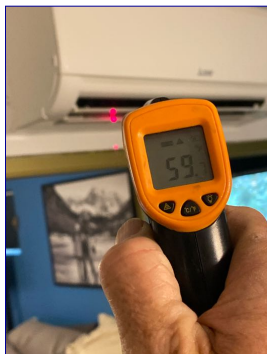
Flames

Functional
✓

3.5. Cooling System

3.5.1.A.Operation

Functional
✓



I observed vegetation debris on the cooling system. I recommend keeping the unit clean.

3.5. Cooling System (continued)

3.5.II.A. A/C Thermostat Location

Observations:

- I observed the thermostat was a remote control device. Confirm delivery of the device at closing.

Functional

3.5.II.B. Cooling Method

- Electric Condensing Unit

Functional

Unit Data

- Brand: Mitsubishi
- Model #MUY-GL09NA
- Serial #02C03946
- Age: The unit was manufactured in 2010 or 2020 according to the serial number.
- Energy source: Electric



3.7. Electric Service Entrance

3.7.I.E. Electric Meter and Base

Functional

3.7. Electric Service Entrance (continued)

3.7.I Service Lateral Riser

Functional



Electric Service Entrance is located on the north side of the home.

3.7. Electric - Main Panel

3.7.I.G. Service Entrance Conductors

Functional

Material:
• Aluminum

3.7.I.G. Main Panel Disconnect



The Main Disconnect is located on the exterior of the home directly adjacent to the electric meter.

3.7.I.H. Main Panel General

Functional

3.7. Electric - Main Panel (continued)

3.7.I.H. & III.B. Breakers/Fuses

- Breakers/Fuses: Breakers

Functional


3.7.I.I. Appears Grounded/Bonded

- Appears Grounded: Yes
- Appears Bonded: Yes

Functional


3.7.I.K GFCI/AFCI Breaker

- **GFCI** breaker installed: No
- **AFCI** breaker installed: No
- AFCI and GFCI breakers were not present. The home was built before those were generally accepted standards. AFCI and GFCI breaker installation would be considered a safety upgrade.

3.7.II.A. Amperage

- 125a based on the main disconnect

Functional


3.7.II.B Branch Wire

- Materials:
- Copper

Functional


3.7.I.J. Interior Electric

3.7.III.D. Receptacles

Functional


3.7.I.J Lights and Switches

Functional


3.7.I.K. GFCI Receptacles

Functional


3.7. Exterior Electric

3.7.D. Exterior Receptacles

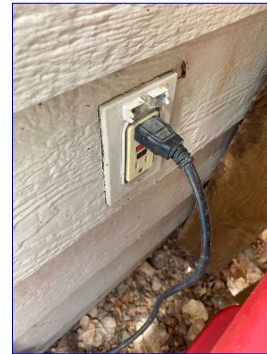
Observations:



- I observed the front porch exterior GFCI electrical receptacle was not operational, it did not trip when tested. This is a potential safety hazard. I recommend a qualified professional electrician repair or replace the GFCI receptacle.



This is a photo of the defective GFCI I observed. This is a potential safety hazard. I recommend a qualified electrician replace or repair the GFCI. This receptacle was next to the front door.



The GFCI exterior receptacle on the back of the house did not have a cover and no longer provides weather proof protection. This receptacle was not tested because the irrigation clocks are plugged into it. I recommend having it tested and a cover installed by a qualified electrician at the same time the front door GFCI receptacle issue is addressed.

3.7.J. Exterior Lights



3.7.I.L.Smoke/Carbon Monoxide Detectors

3.7.III.E. Smoke/Carbon Monoxide Detectors

Observations:



- Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp, signaling they're running low.

Heat Source Present

Heat Source Present

Materials:



- I observed a heat source in all habitable spaces in the home.

Kitchen

Countertops

Functional
✓

Cabinets

Functional
✓

Plumbing

Functional
✓

Range

Functional
✓

Oven

Functional
✓

Dish Washer

Functional
✓

Observations:

- The functionality of the dishwasher was based on a rinse and drain cycle.

Disposal

Functional
✓

Refrigerator

Functional
✓

Microwave

Functional
✓

3.10.I.C.&D. Stairs and Railings

Stairs

Functional
✓

3.10.III.A. Railings/Guards/Handrails

Functional
✓

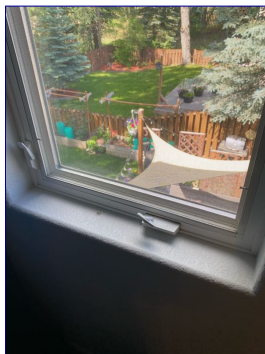
Landings

Functional
✓

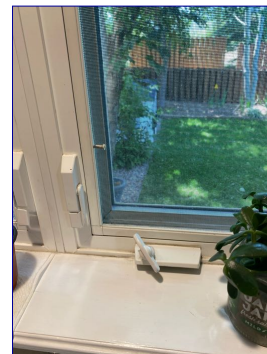
3.10.I.A Windows and Screens

3.2.I.C. Windows

Marginal
✓



I observed the master bedroom window crank did not open the window. I recommend having the crank mechanism replaced by qualified professional.



I observed the locking mechanism for the kitchen window on the right did not lock. I recommend having a qualified professional replaced the locking mechanism.

3.10.I.A Windows and Screens (continued)

Screens

Functional



I observed some small holes in the bedroom screens. This could allow some small bugs to enter the home if the window is open, I recommend repairing as needed.



I observed some small holes in the living room window screens. When the windows open this could allow bugs to get into the home. I recommend replacing or repairing the screen.

Window Caulking

Functional



I observed a window in need of caulking, on the north side of the home. I recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.

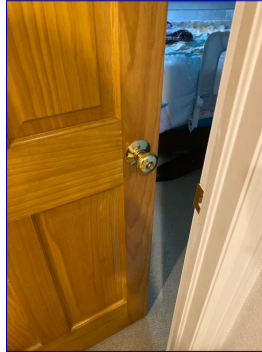
Weather Stripping

Functional

3.10.I.A Doors

3.10.I.A Doors

Functional



I observed a door handle to the secondary bedroom that had the lock on the exterior of the door. I believe this to be a safety precaution for a child's bedroom. I recommend having the handle installed in the correct orientation.

3.2.I.D. Exterior Doors

Functional



I observed the door handle was slightly loose. Overtime, this could become an issue. I recommend having the door handle secured properly.

Weather Stripping

Functional

Safety Glass

Functional

3.10.I.A Doors (continued)

Screen Doors

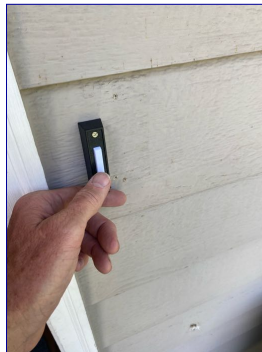
Functional



I observed a damaged screen on the exterior door. I recommend having the screen repaired.

Door Bell

DEFECTIVE



I observed the doorbell did not chime inside the home. If this is of concern, I recommend having the doorbell repaired or replaced.

3.10.I.B. Walls

Interior Walls

Functional

Exterior Walls

Functional

3.10.I.B. Ceilings

Ceilings



3.10.I.B. Floors

Floors



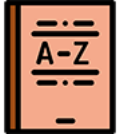
Observations:

- A large portion of the floors were covered with floor coverings and personal belongings. Not all areas of the floor were visible for inspection.

Ceiling Fans

Ceiling Fans





Glossary

Term	Definition
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.