

6.1 SERVICE CAPACITY

TOTAL POWER AVAILABLE

150 AMPS @ 120/240 VOLTS.

ADEQUACY of ELECTRICAL POWER AVAILABLE

Satisfactory. There is enough power available for the existing load plus enough power for limited expansion.

6.2 SERVICE EQUIPMENT, WIRE TYPES, DESCRIPTION AND CONDITION

ENTRY WIRES and METER BOX

The meter stack is located on the rear of the house outside the kitchen. ESTIMATED SIZE AND AMPACITY OF THE SERVICE ENTRY CABLE: 2/0 aluminum rated at 150 amps. The lines come in underground.

CONDITION OF THE ENTRY WIRES AND METER BOX

No problems observed.

ELECTRIC SERVICE PANELS, TYPE AND AMPACITY

NUMBER OF MAIN PANELS: One. MAIN PANEL LOCATION: Kitchen. TYPE OF MAIN PANEL: Circuit breakers. This is a normal modern panel type updated in 1973.

CONDITION OF THE MAIN PANEL(S)

Satisfactory, No problems found.

CONDITION OF THE SUBPANEL(S)

The original panel is now a large junction box. The top of the box is missing. To be a correct junction box it should have a top.

WIRE TYPES AND CONDITION

Mixed types. Non-metallic sheathed cable (modern cable) mixed with armored and cloth cable. The cloth cable should be updated whenever you are doing any work. It has no ground. It seem to be running to the living room, dining room, and two bedrooms.

6.3 DISTRIBUTION

NUMBER OF CIRCUITS

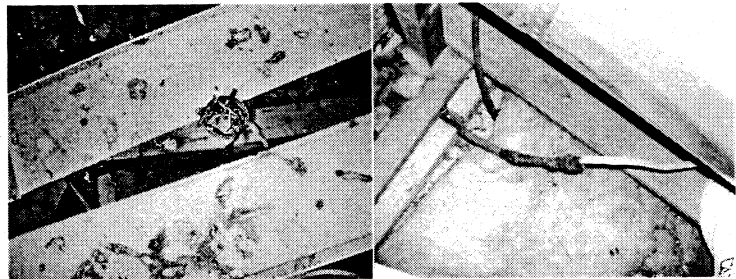
240 VOLT:3 110 VOLT:10.

ADEQUACY of the ELECTRIC DISTRIBUTION.

Modernized in the kitchen, bath, and upstairs rear bedroom but no where else.

6.4 WIRING TECHNIQUES AND MISCELLANEOUS WORKMANSHIP

Exposed splices that need boxes in the attic and boxes that need covers in the attic were found. Have an electrician correct these defects.



6.5 OUTLETS, SWITCHES, LIGHTS

GENERAL CONDITION

You need to update some fixtures, outlets, and lights.

We test a representative sample of outlets, switches, and lights, not every one. Make your repairs when the house is empty if possible so every outlet can be reached.

OUTLETS

SPACING: Sparse. You will want to add outlets. TYPE: There is a mix of 2 and three prong. It is recommended that you replace the old ones with new grounded outlets both to get the ground and to get fresh connections. Ground fault interrupter outlets (GFIs) are now recommended for all damp areas. GFIs are extra sensitive and fast circuit breakers, usually built right into the outlet, that are located in areas where people might mix electric devices and water. They are a helpful safety device and a recommended modernization. In new construction they are required in all bathrooms, kitchens, outside, in the garage, and one in the basement. You should add them to any of those places that don't have them. Open ground: The old areas of wiring don't have grounds. Add GFI protection until you can update the wiring. Malfunctioning GFI: Rear outside of the kitchen and in the master bath.

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SWITCHES and LIGHTS

There is a mix of old and new switches and lights. We always recommend updating the old switches.

6.6 SMOKE ALARMS and CARBON MONOXIDE DETECTORS

SMOKE ALARMS

There are smoke alarms in place as needed.

PLUMBING SYSTEM

7.1 MAIN WATER SUPPLY PIPE

MATERIAL TYPE AND SIZE

There is no shut off in the house, only in the yard. We never could get access to the pipe to see what it is made of.

SHUT OFF LOCATION

In the yard.

MAIN WATER PIPE CONDITION

Flow inside was adequate.

7.2 INTERIOR SUPPLY PIPES

MATERIAL TYPE

There is a mix of galvanized steel pipe and copper pipe.

INTERIOR SUPPLY PIPE CONDITION

Galvanized pipes have been replaced in most houses by now because the occlude and blister leading to restricted flow and pin hole leaks. This has to be anticipated in this house.

7.3 HOSE BIBBS, EXTERIOR FIXTURES

HOSE BIBBS

The hose bibbs operated normally.

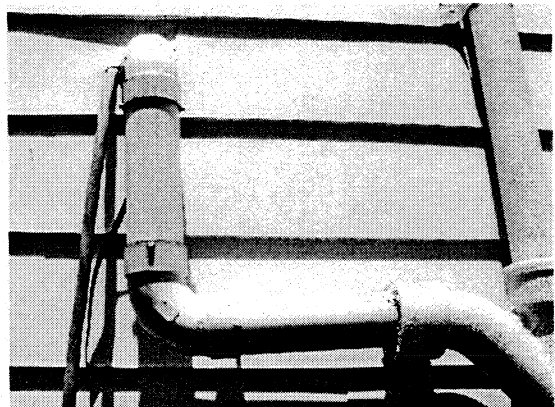
7.4 DRAINS AND VENTS

MATERIAL TYPE

Cast Iron. PVC.

PLUMBING DRAIN AND VENT CONDITION

The pipe on the side of the house is a vent and drain. The vent doesn't go above the roof line so you may get whiff of sewer gas from time to time. It also runs slightly uphill which it is not supposed to do. The hole where it goes in the house needs to be sealed. The pipe is slightly melted where someone has inappropriately applied heat. There has been a leak in it at a coupling back inside over the laundry. That will have to be monitored to see if it reoccurs.



7.5 WATER HEATER

TYPE AND SIZE AND ADEQUACY

TYPE: Gas.(propane), SIZE: 40 Gallons, WATER HEATER ADEQUACY: Standard.

AGE, AVERAGE LIFE EXPECTANCY

ESTIMATED AGE:1989 AVERAGE LIFE: 15-18 years for most of the better grade units on city water.

WATER HEATER CONDITION

The unit is near the end of its useful life. The bottom of the tank is badly rusted and there is a pile of rust on top of the burner keeping it from burning correctly. The temperature/pressure relief valve is supposed to have an extension on it that extends to within 6" of the floor so that if it blows off water spray is controlled. This one doesn't. The vent is a single wall pipe. Normally when a gas water heater is vented through a roof a double wall pipe is used.

Anticipate water heater replacement at about \$800.

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7.6 LAUNDRY EQUIPMENT

CLOTHES WASHER

The machine ran through the cycle normally.

DRYER

The lint needs to be cleaned out. It is overheating.

7.7 FUEL PIPES, OIL TANKS

GAS

Propane, No leaking was detected.

OIL TANKS and LINES

We saw no evidence of an oil tank leak.

HEATING SYSTEMS

To understand your heating system you should know how many zones you have, what type of heat it is (forced air or hot water), what the fuel is, how old it is and what the average life for this type of unit is, and finally the specific condition at the time of the inspection. If you have a heat pump it will be tested in the mode corresponding to the season. All houses with fuel burning appliances should be equipped with Carbon Monoxide (CO) detectors. It is important to know the limitations when inspecting heat systems within the constraints of a home inspection. The only way to know absolutely if the heat exchanger is sound is to take the furnace completely apart and spray oil or water on the metal to see if it bleeds through any hidden cracks or holes. Not all heating contractors know these techniques and it is beyond the scope of this inspection. It is also beyond the scope of any normal service call. The inspector may use direct or mirror observation, flame observation, soot observation, sometimes match tests, and carbon monoxide (CO) tests but those tests are not 100% reliable. Further testing is a choice you have to make. It is very difficult to determine how well balanced a heating system is based on a limited home inspection but we do try to make basic observations.

8. ZONES

NUMBER OF ZONES

One.

8.1 HEATING SYSTEM #1

LOCATION and AREA SERVED

LOCATION: 1st floor closet of the den.

BRAND and CAPACITY

BRAND: Bryant. APPROXIMATE CAPACITY (input): 80,000 Btuh.

TYPE of HEAT

TYPE OF HEAT: Conventional forced air furnace (approximately 65 to 78% efficient). FUEL: Oil.

DISTRIBUTION METHOD: Duct system.

AGE and NORMAL EXPECTED LIFE

APPROXIMATE AGE: 1997 STATISTICAL AVERAGE EXPECTED LIFE: Oil furnaces, 18-25 years.

GENERAL CONDITION (Unit #1)

Satisfactory. The unit is operating normally but it is not new.

AIR CONDITIONING

9. ZONES and TYPE

NUMBER OF ZONES

One.

TYPE OF A/C

Standard electric split system.

9.1 AIR CONDITIONER #1

LOCATION and AREA SERVED

LOCATION of BLOWER: See "Heating" for system layout. The systems share the same ductwork.

BRAND and CAPACITY

BRAND: Bryant. APPROXIMATE CAPACITY : 30,000 Btuh.

AGE and NORMAL EXPECTED LIFE

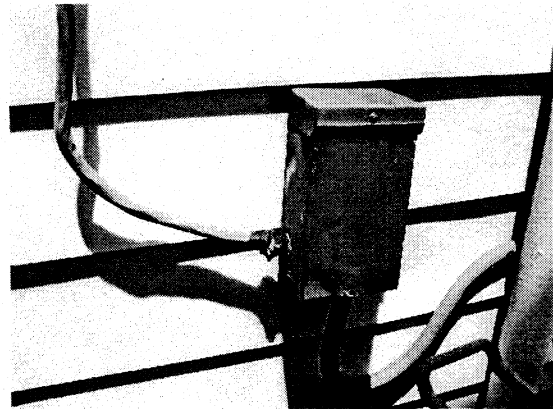
APPROXIMATE AGE:2001 STATISTICAL AVERAGE EXPECTED LIFE: Average Grade, 12 -15 years.

GENERAL CONDITION A/C #1

Satisfactory. The unit is operating normally but it is not new.

SPECIFIC REPAIR NEEDS A/C #1

The electric disconnect box outside is not water tight and water has been running through it. Repair or replace.



ATTIC

10.1 GENERAL DESCRIPTION

NUMBER OF ATTICS

3.

ACCESS

You enter through a scuttle hole.

VISIBILITY

Typical. Not totally visible but enough to be comfortable with the conclusions.

STORAGE

The attic was not designed for storage.

10.2 FRAMING STRUCTURE

ATTIC STRUCTURE CONDITION

The strength of the framing is minimal by modern construction standards but it is holding adequately.

TYPE OF FRAMING

Common rafters. 2x4's and 3x4's.