



**PROSPECT
PROPERTIES**
Home Inspections

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Inspection Report For:

Property Inspected:
711 Byrd Park Court
Richmond, VA 23220

Date Inspected: April 25, 2011



**PROSPECT
PROPERTIES**
Home Inspections

April 25, 2011

[REDACTED]
Re [REDACTED]
Richmond, VA 23220

[REDACTED]
Thank you for using our Home Inspection Service.

The purchase of a home is a major investment and as in any other investment there are certain risks involved. It is the intent of the home inspection process to help reduce some of the risks normally associated with the process. We trust that through this process you now have a better understanding of the home you are purchasing and how to maintain it for many years of enjoyment.

It should be noted that no water, air, soil or building material content evaluations, including those for safety considerations, environmental issues or wood destroying insects were performed for this report.

After you have reviewed the report, please feel free to call me at (804) 378-0861 or e-mail me at terry@prospectpropertiesva.com if you have any questions. Thank you.

Sincerely,

Terry Jenkins
Prospect Properties, Inc.



REPORT SUMMARY

GROUNDINGS

EXTERIOR STAIRS/STOOPS:

CONDITION:

The basement stairs are in need of repair. Repointing is needed on the basement stair walls. **\$350 - 500.**

ROOF SYSTEM **Recommend having roofer further evaluate and price repairs.**

ATTIC AND INSULATION:

ATTIC CONDITION :

Daylight seen at some of the soffit areas.

ROOF:

ROOF ACCESS:

The top roof was not visible or accessible.

ROOF COVERING STATUS:

Some of the ridges need to be sealed. There are a few damaged and loose slates visible. There is a loose flap on the flat roof over the rear porch.

EXTERIOR AND FOUNDATION

WALLS:

EXTERIOR CONDITION:

Repointing is needed at the right side foundation between the home and the screen porch. **\$250 - 300.**
Moisture damage observed at the door jambs on the basement door. **\$100 - 150.**

BASEMENT:

BASEMENT WALLS - CONDITION:

Moisture damage observed at the right rear sill plate. **\$250 - 350.** Evidence of water seepage at the walls and slab. Consider consulting with a drainage specialist. There is past insect damage to a floor joist above the basement toilet. **Estimated cost to sister floor joist, \$200 - 250.**

CRAWL SPACE:

CONDITION:

Evidence of past insect damage to the joists under the front foyer. Recommend sistering these joists. **\$400 - 500.**

VAPOR BARRIER:

Vapor barrier needs to be straightened out. **\$50 - 75.**

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION - PRIMARY UNIT:

FLUES/VENTING:

Chimney flue liner is not visible for inspection. Recommend all chimney flues related to heating equipment be inspected by a licensed chimney contractor using a camera.

HEATING SYSTEM CONDITION - THIRD UNIT:

NORMAL CONTROLS:

Poor temperature differential noted in the cooling mode. **Contact a licensed heating contractor for further evaluation and repairs as needed.**

AIR CONDITIONING - SECONDARY UNIT:

SYSTEM CONDITION:

Unit is not producing an adequate air temperature drop. **Further evaluation and repair will be needed by a qualified air conditioning contractor.**

DUCTWORK:

DUCTS/AIR SUPPLY:

There are no dampers in the second floor registers. **\$250 - 300.**

INTERIOR

EXTERIOR DOORS:

CONDITION:

The front door latch is difficult to operate. **\$100 - 150.**

STAIRS & HANDRAILS:

CONDITION:

Handrail is loose. **\$100 -135.**

BATHROOMS

BATHROOM AREA:

BATH LOCATION:

Basement.

CONDITION OF SINK:

The old sink drain is not properly capped off. **\$25 - 50.**

BATHROOM AREA: **Recommend plumber further evaluate and price repairs.**

BATH LOCATION:

Hall - 2nd floor.

CONDITION OF SINK:

Low water volume is noted when two fixtures are operated simultaneously.

TUB/SHOWER PLUMBING FIXTURES:

Low water volume is noted when two fixtures are operated simultaneously.

PLUMBING

WATER HEATER:

CONDITION:

Leakage has occurred. **Estimated cost to replace water heater, \$700 - 900.**

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

Inspector Notes:

Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. An additional circuit breaker needs to be installed. **\$125 - 150.**

CONDUCTORS:

BRANCH WIRING:

Some abandoned or disconnected wiring found in the basement. **\$50 - 75.**

Each of these items will likely require further evaluation and repair by licensed contractors. Obtain competitive estimates for these items. Other minor items and recommendations are also noted in the report but are not included on the report summary. These minor items and recommendations do not affect the habitability of the house and the majority are the result of normal wear and tear.

Cost to cure estimates are not contractor bids, but are provided as a guide to the client as to the potential cost for repair work. These costs should be confirmed by quotes from licensed contractors.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: April 25, 2011.
TIME OF INSPECTION: 12:30 p.m.
CLIENT NAME: [REDACTED]
INSPECTION LOCATION: [REDACTED]
INSPECTION CITY, STATE AND ZIP: Richmond, VA 23220.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE: 80°

BUILDING CHARACTERISTICS:

APPROXIMATE YEAR BUILT: 1921.
BUILDING TYPE: Single family.
APPROXIMATE SQUARE FOOTAGE: 1688.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities are on.

OTHER INFORMATION:

HOUSE OCCUPIED? Yes.
PEOPLE PRESENT: Selling agent, Purchaser(s), Other inspectors/contractors.

PAYMENT INFORMATION:

TOTAL FEE: \$375

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. Decks built since 2003 with pressure treated woods that are non CCA are highly corrosive. The chemicals in this type of wood can and will eat metal products such as hangers, nails, screws and some deck furniture. In most cases, we cannot determine what type of fasteners were used to construct these decks. Stainless steel fasteners and products are highly recommended for construction of this type deck. Fences and gates surrounding the property are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

SIDEWALKS:

TYPE:
CONDITION:

LANDSCAPING SURROUNDING FOUNDATION:

CONDITION:

GRADING:

SITE:

PATIO:

TYPE:
CONDITION:

PORCHES/ENTRY:

TYPE:
CONDITION:

EXTERIOR STAIRS/STOOPS:

TYPE:

CONDITION:



ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

In the Central Virginia area, present building code states that insulation should equal the following R-Values in each area: Walls- R-13, Attic - R-30 (15 inches of fiberglass or 8 inches of blown cellulose) and Floors - R-19.

ATTIC AND INSULATION:

ACCESSIBILITY:

Attic areas are only partially accessible due to type of construction. Attic is accessible through hatch door. Viewing was limited due to type of construction (low headroom) and insulation.

ROOF FRAMING

Rafters.

ROOF SHEATHING

Solid Boards.

CEILING FRAMING:

Joists.

ATTIC CONDITION :



There are multiple areas throughout the attic that have stains. The accessible stains were tested with a moisture meter and are dry at this time. Daylight seen at some of the soffit areas.

ATTIC VENTILATION:

Natural ventilation is present (ex. gable, soffit, ridge).

INSULATION TYPE:

Fiberglass- Blown.

INSULATION CONDITION:

Appears functional.

ROOF:

STYLE:

Hip, Flat/Low.

TYPE:

Slate, Rolled composition, Rubber.

ROOF ACCESS:



The top roof was not visible or accessible.

ROOF COVERING STATUS:



Some of the ridges need to be sealed. There are a few damaged and loose slates visible. There is a loose flap on the flat roof over the rear porch.

EXPOSED FLASHINGS:

TYPE:

Metal, Rubber.

CONDITION:

The flashing detail is not visible where the flat rubber roof was installed.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Full set of gutters is present. Recommend routing downspouts away from the building.

EXTERIOR AND FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. During this inspection, we will visually inspect the firebox and exterior components of the chimney, if visible. The only way to inspect the entire flue liner is with a camera which is beyond the scope of this inspection.

WALLS:

EXTERIOR MATERIAL:

Concrete stucco. Wood Brick.

EXTERIOR CONDITION:



Evidence of past repairs to the stucco and the masonry. Repointing is needed at the right side foundation between the home and the screen porch. Moisture damage observed at the door jambs on the basement door. Wood trim is weathered.

FRAMING MATERIAL AND CONDITION:

Wood, Framing is not fully visible for inspection. Visible framing appears functional.

TRIM: EAVES, SOFFITS AND FASCIAS

MATERIAL:

Wood.

CONDITION:

See Exterior Condition section above.

CHIMNEY:

MATERIAL:

Stucco.

CONDITION:

Unable to view chimney crown due to height or position.

BASEMENT:

ACCESSIBILITY:

Basement is fully accessible.

BASEMENT WALLS - TYPE:



Brick.

BASEMENT WALLS -
CONDITION:



Dehumidifiers are highly recommended for basement areas. Moisture damage observed at the right rear sill plate. Evidence of water seepage at the walls and slab. Consider consulting with a drainage specialist. Evidence of past repairs to the sill plate in the right front corner of the home. There is past insect damage to a floor joist above the basement toilet.

BASEMENT FLOOR AND DRAINAGE:



Appears functional. Drains are not tested.

CRAWL SPACE:

FOUNDATION:

Brick.

CONDITION:



Evidence of past insect damage to the joists under the front foyer. Recommend sistering these joists. There is a large opening in the front foundation wall under the front door. Evidence of past repairs to the floor joists under the living room.

INSULATION:

None observed. Recommend installing insulation in crawl area. Standard for this region is an R-19 value.

VAPOR BARRIER:



Vapor barrier needs to be straightened out.

FRAMING:	Joists
SUBFLOOR	Boards.
BEAMS: TYPE	Wood.
BEAMS - CONDITION:	Appear functional.
FLOOR JOISTS:	See crawl space condition section above.
COLUMNS/SUPPORTS: TYPE	Masonry.
COLUMNS/SUPPORTS: CONDITION	Appear functional.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. Window air conditioning units are not in the scope of this inspection

HEATING SYSTEM DESCRIPTION - PRIMARY UNIT:

LOCATION OF PRIMARY UNIT:	Basement.
SYSTEM TYPE:	Forced hot water boiler.
FUEL TYPE	Natural Gas.
DESCRIPTION:	A boiler is fired by either gas or oil which heats cast iron tubes inside the boiler. It is typically a closed loop system which has a circulating pump that pumps hot water through the boiler to radiators disbursed throughout the home.
NOTES	No radiators observed in the kitchen, laundry and jack and jill bathroom.
CAPACITY OF UNIT:	125,000 btus.
APPROXIMATE AGE IN YEARS:	5+/-

HEATING SYSTEM CONDITION - PRIMARY UNIT:

PRIMARY UNIT:	Appears functional.
BURNERS/HEAT EXCHANGERS:	The burn chamber is not visible on this type of unit.
PUMP/BLOWER FAN:	Appears functional.
COMBUSTION AIR:	Appears functional.
FLUES/VENTING:	Chimney flue liner is not visible for inspection. Recommend all chimney flues related to heating equipment be inspected by a licensed chimney contractor using a camera.
NORMAL CONTROLS:	Appear functional.

HEATING SYSTEM DESCRIPTION - SECONDARY UNIT:

LOCATION OF SECONDARY UNIT:	Basement.
SYSTEM TYPE:	Forced Air, Heat pump.
FUEL TYPE:	Electric.
CAPACITY OF UNIT:	2 tons.
APPROXIMATE AGE IN YEARS:	2007.

HEATING SYSTEM CONDITION - SECONDARY UNIT:

SECONDARY UNIT:	Appears functional.
PUMP/BLOWER FAN:	Appears functional.
AIR PLENUM:	Appears functional.
AIR FILTERS:	Suggest cleaning/changing filter at the floor register.
NORMAL CONTROLS:	Appear functional.

HEATING SYSTEM DESCRIPTION - THIRD UNIT:

LOCATION OF THIRD UNIT:	Attic.
SYSTEM TYPE:	Forced Air, Heat pump.
FUEL TYPE:	Electric.
CAPACITY OF UNIT:	2 tons.
APPROXIMATE AGE IN YEARS:	2007.

HEATING SYSTEM CONDITION - THIRD UNIT:

THIRD UNIT:	Appears functional.
PUMP/BLOWER FAN:	Appears functional.
AIR PLENUM:	Appears functional.
AIR FILTERS:	Appear functional.
NORMAL CONTROLS:	Poor temperature differential noted in the cooling mode.
GENERAL SUGGESTIONS:	Contact a licensed heating contractor for further evaluation and repairs as needed.

AIR CONDITIONING - PRIMARY UNIT:

LOCATION OF PRIMARY UNIT:	Exterior of house.
TYPE:	Central, Electric, Appears operational.
POWER SOURCE:	Electrical disconnect present.
APPROXIMATE COMPRESSOR AGE IN YEARS:	2007.

CAPACITY OF UNIT:	2 tons.
AIR TEMPERATURE DROP:	20°
SYSTEM CONDITION:	Appears functional.
CONDENSATE LINE:	Appears functional.
NORMAL CONTROLS:	Appear functional.

AIR CONDITIONING - SECONDARY UNIT:

LOCATION OF PRIMARY UNIT:	Roof.
TYPE:	Central, Electric, Appears operational.
POWER SOURCE:	Electrical disconnect present.
APPROXIMATE COMPRESSOR AGE IN YEARS:	2007.
CAPACITY OF UNIT:	2 tons.
AIR TEMPERATURE DROP:	14°
SYSTEM CONDITION:	Unit is not producing an adequate air temperature drop. Further evaluation and repair will be needed by a qualified air conditioning contractor.
CONDENSATE LINE:	Appears functional.
NORMAL CONTROLS:	Appear functional.

DUCTWORK:

TYPE:	Insulated sheet metal, Flexible Round.
DUCTS/AIR SUPPLY:	There are no dampers in the second floor registers.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of refrigerators, stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Recommend installing stainless steel braided or copper water line to all refrigerator ice makers.

KITCHEN SINK:

CONDITION:

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

VENTILATION:

TYPE:

DISHWASHER:

CONDITION:

GARBAGE DISPOSAL:

CONDITION:

OTHER BUILT-INS:

MICROWAVE:

COUNTERS AND CABINETS

TYPE AND CONDITION

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Plastic dryer vent pipes can cause fires. Always use metal dryer vent pipes.

LAUNDRY:

LOCATION:

CONDITION:

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. The presence of Chinese drywall cannot be determined through a visual inspection. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

EXTERIOR DOORS:

TYPE: Wood/Glass.
CONDITION: The front door latch is difficult to operate.

INTERIOR DOORS:

CONDITON: Adjustments needed. Doors rub/stick/won't latch.

WINDOWS:

TYPE: Wood, Single pane.
CONDITION: Broken sash ropes viewed. Some windows are hard to operate or painted closed. The windows on the rear second floor porch are in poor condition.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, Plaster. Typical cracks are noted. All visible stains and patched areas were tested with a moisture meter and are dry at this time. Stored items or furnishings prevent full inspection. Appear functional.

CEILINGS:

TYPE & CONDITION: Fresh paint may obscure past defects. Drywall, Plaster, Typical cracks are noted. Evidence of patching is noted. All visible stains and patched areas were tested with a moisture meter and are dry at this time. Appear functional.

FLOORS:

TYPE & CONDITION: Wood, Tile, Appear functional.

STAIRS & HANDRAILS:

CONDITION: Handrail(s) are loose.

FIREPLACE/WOOD BURNING DEVICES:

SEPARATE INSPECTION Fireplaces/chimneys should be inspected separately by a chimney contractor.

SMOKE / FIRE DETECTOR:

COMMENTS:

Prospect Properties does not test smoke detectors. We recommend you replace the batteries and test all units at the time you move into the house.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:	Kitchen/Laundry.
CONDITION OF SINK:	Appears functional.
CONDITION OF TOILET:	Appears functional.

BATHROOM AREA:

BATH LOCATION:	Basement.
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CONDITION OF SINK:



The old sink drain is not properly capped off.

CONDITION OF TOILET:



The toilet is no longer in use and should be capped off to prevent the trap from drying out.

BATHROOM AREA:

BATH LOCATION:	Jack and Jill.
CONDITION OF SINK:	Appears functional.
CONDITION OF TOILET:	Appears functional.
TUB/SHOWER PLUMBING FIXTURES:	Appears functional.

TUB/SHOWER AND WALLS: Tub and shower areas appear functional.

BATH VENTILATION: Appears functional.

BATHROOM AREA:

BATH LOCATION: Hall - 2nd floor.

CONDITION OF SINK: Low water volume is noted when two fixtures are operated simultaneously.

CONDITION OF TOILET: Appears functional.

TUB/SHOWER PLUMBING
FIXTURES: Low water volume is noted when two fixtures are operated simultaneously.

TUB/SHOWER AND WALLS: Tub and shower areas appear functional.

BATH VENTILATION: Consider installing an exhaust fan to provide additional ventilation.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor, a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Septic systems are not part of this inspection. Virginia state law requires that septic systems be inspected by a licensed plumbing/septic company prior to closing a home purchase.

MAIN LINE:

MATERIAL:

Lead.

LOCATION OF MAIN VALVE:



Main water valve is located in the basement.

CONDITION:

Valve not tested.

SUPPLY LINES:

MATERIAL:

Copper.

CONDITION:

Appears functional.

WASTE LINES:

MATERIAL:

Cast Iron, Plastic.

CONDITION:

Appears functional.

HOSE FAUCETS:

OPERATION:

Sample operated, appear functional.

WATER HEATER:

TYPE:

Gas.

SIZE:

40 Gallons.

LOCATION:

Basement.

CONDITION:



Leakage has occurred. 2001.

FUEL SYSTEM:

METER/TANK
LOCATION-CONDITION:



Meter located outside the house. Main cut off valve is at meter. There is an abandoned oil tank in the back basement room.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION: Overhead, 110/220 Volt, Circuit breakers, Appears functional.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES: Basement.

MAIN DISCONNECT: Location:
In panel box.

AMPERAGE: 200 amps.

Inspector Notes:



Grounding system is present. Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. An additional circuit breaker needs to be installed.

CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK.

SYSTEM TYPE Romex, Conduit.

BRANCH WIRING:



Copper. Aluminum (220 volt OK). Wire is partially/largely hidden from view. Furnishing/Storage may prevent view of improper exposed wiring. Apparently active older "knob and tube"/cloth-covered wiring noted. This system is still commonly found but is old and will eventually need replacement. Some abandoned or disconnected wiring found in the basement.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are functional. The function of some switches could not be determined. Ground Fault Circuit Interrupter (GFCI) outlets appear functional. Stored items prevent access and testing at some outlets and switches.