

J & R Inspections

Property Inspection Report



123 S Somewhere St., Nowhere, CA 12345
Inspection prepared for: Current Client
Real Estate Agent: Ed Brown - Brown Relaty

Date of Inspection: 5/23/2012 Time: 5:30 PM
Weather: Clear

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Report Summary

The following items or discoveries indicate that these systems or components do not function as intended or adversely affect the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the client. It is highly recommended that the client reads the complete report.

Carbon Dioxide Detector		
Page 10 Item: 1	Carbon Dioxide Detector Condition	• No Carbon Dioxide (CO) Detector installed that we could see. This is a safety issue.
Electrical		
Page 14 Item: 8	Breakers	• GFCI breaker present Main electrical service panel contained a Ground Fault Circuit Interrupter (GFCI) breaker designed to provide protection by shutting off current flow should sensors indicate a problem in outlets at protected circuits, the breaker did not trip when test button was pressed. It is listed as servicing outside and bath outlets. We suggest consulting a qualified electrician.
Exterior Areas		
Page 16 Item: 3	GFCI	• Exterior Ground Fault Circuit Interrupter (GFCI)-protected electrical outlets failed to respond to the testing device. This condition is a potential shock/electrocution and/or fire hazard. The Inspector recommends correction. This may be due to GFCI breaker not operating in main electrical panel.

Bedroom 4

1. Locations

Locations: South East

2. Bedroom General Condition

Materials: Bedroom OK

The bedroom appeared to be in serviceable condition at the time of the inspection.

Office

1. Locations

Locations: North

2. Office General Condition

Materials: Office OK

Office appeared to be in serviceable condition at the time of the inspection.

Laundry Room

1. Laundry Room General Condition

Materials: Laundry Room OK

The Laundry Room appeared to be in serviceable condition at the time of the inspection.

2. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- 220 Volt outlet present.

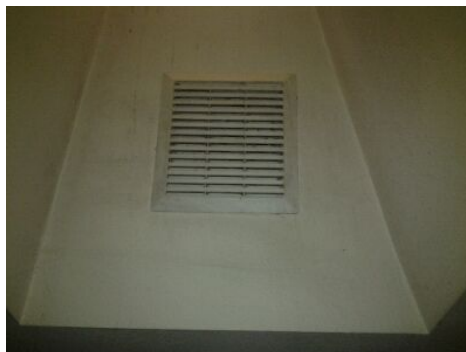
3. Exhaust Fan

Good	Fair	Poor	N/A	None
		X		

Observations:

- This laundry room exhaust fan appeared to be inoperable at the time of the inspection. This condition may result in damage to laundry room components from excessive humidity.

The Inspector recommends fan repair or replacement with an adequately sized exhaust fan be performed by a qualified carpenter.



4. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas line present and in use.

South Hallway**1. Locations**

Locations: South

2. Hallway General Condition

Materials: Hallway OK

The Hallway appeared to be in serviceable condition at the time of the inspection.

South Hall Bathroom**1. Locations**

Locations: South Hall

2. Bathroom Configuration

Materials: Sink cabinet toilet and shower

This bathroom contained a sink in a cabinet, a toilet and a shower.

3. Bathroom General Condition

Materials: Bathroom generally OK

The bathroom appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed Below.

4. Outlet Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Outlets OK

Electrical outlets in the bathroom appeared to be in serviceable condition at the time of the inspection.

The inspector tested a representative number of accessible outlets only.

5. GFCI Outlet Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI outlets OK

GFCI electrical outlets in the bathroom responded to test and appeared to be in serviceable condition at the time of the inspection.

6. Toilet Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Dual-flush

This bathroom had a dual-flush toilet installed.

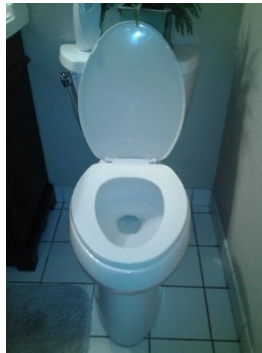
Dual-flush toilets let you choose between a 1-gallon flush for liquid waste and a 1.6-gallon flush for solid waste. Dual-flush 1.6-gpf toilets reduce water consumption by an additional 30% over standard low-flow toilets.

Observations:

- Loose at the concrete floor

The toilet was loose at the concrete floor indicating that anchors designed to secure the toilet to the floor have pulled loose.

A variety of solutions may be available, depending on the exact nature of the problem. The Inspector recommends re-attachment.

**Kitchen**

The following items are inspected at the discretion of the inspector:

- Dishwashers. No opinion will be offered as to the adequacy of dishwasher operation. Portable dishwashers are not inspected.
- Refrigerators. Inspection of stand-alone refrigerators, freezers and built-in ice makers are normally outside the scope of the inspection.
- Trash-compactors
- Microwave ovens

1. Kitchen General Condition

Materials: Kitchen OK

The Kitchen appeared to be in serviceable condition at the time of the inspection.

2. Cook Top, Range and Oven Condition

Good	Fair	Poor	N/A	None
X				

Materials: Gas cook top

The cook top was gas-fueled.

Observations: Built-in gas oven OK

The gas built-in oven appeared to be in serviceable condition at the time of the inspection.



Chip on stove top

3. Microwave Condition

Good	Fair	Poor	N/A	None
X				

Observations: Microwave operated good., We used a radiation tester to see if there was leakage while in operation., There was no excess radiation leakage above upper limit present at time of inspection.



4. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Dishwasher was operated

The dishwasher was operated through a partial cycle and appeared to be in serviceable condition at the time of the inspection.



5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Garbage disposal operated fine at time of inspection.



Family Room

1. Locations

Locations: East

2. Family Room General Condition

Materials: Family room OK
The Family room appeared to be in serviceable condition at the time of the inspection.

Stairway

1. Blasters and Handrails

Good	Fair	Poor	N/A	None
X				

Observations:

- Stairway blasters and handrails appear to be serviceable at time of inspection.

2. Steps

Good	Fair	Poor	N/A	None
X				

Observations:

- Stairway components appeared to be in serviceable condition at the time of the inspection.

Inspection of stairways typically includes visual examination of the following:

- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings



Loft

1. Locations

Locations: Upstairs West

2. Loft General Condition

Materials: Loft OK

The Loft appeared to be in serviceable condition at the time of the inspection.

Formal Dining Room

1. Locations

Locations: South West

2. Dining Room General Condition

Materials: Dining room OK

The Dining room appeared to be in serviceable condition at the time of the inspection.

Living Room

1. Locations

Locations: West

2. Living Room General Condition

Materials: Living room OK

The Living room appeared to be in serviceable condition at the time of the inspection.

North Hallway

1. Locations

Locations: North

2. Hallway General Condition

Materials: Hallway OK

The Hallway appeared to be in serviceable condition at the time of the inspection.

North Hall Bathroom

1. Bathroom Configuration

Materials: 2 sinks in cabinet toilet tub and shower

This bathroom contained two sinks in a cabinet, a toilet, a tub and a shower.

2. Bathroom General Condition

Materials: Bathroom OK

The bathroom appeared to be in serviceable condition at the time of the inspection.

3. GFCI Outlet Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI electrical outlets in the bathroom responded to test and appeared to be in serviceable condition at the time of the inspection.

Master Bedroom

1. Locations

Locations: East

2. Bedroom General Condition

Materials: Bedroom OK

The bedroom appeared to be in serviceable condition at the time of the inspection.

Master Bathroom

Our inspection of the Bathrooms includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, sinks, toilets and showers to name a few. These features are examined for excessive wear, water damage, and microbial growth. In some cases, all or portions of these components may not be visible because of furnishings and personal items so these items may not be inspected.

1. Bathroom Configuration

Materials: 2 sinks in cabinet toilet tub and shower

This bathroom contained two sinks in a cabinet, a toilet, a tub and a shower.

2. Bathroom General Condition

Materials: Master Bathroom generally OK

The Master Bathroom appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed Below.

3. Toilet Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Low-flow

This bathroom had a low-flow toilet installed which used a maximum of 1.6 gallons (6 liters) per flush.

Observations:

- Loose at the concrete floor

The toilet was loose at the concrete floor indicating that anchors designed to secure the toilet to the floor have pulled loose.

A variety of solutions may be available, depending on the exact nature of the problem. The Inspector recommends re-attachment.

**Bedroom 2****1. Locations**

Locations: North West

2. Bedroom General Condition

Materials: Bedroom OK

The bedroom appeared to be in serviceable condition at the time of the inspection.

Bedroom 3**1. Locations**

Locations: West

2. Bedroom General Condition

Materials: Bedroom OK

The bedroom appeared to be in serviceable condition at the time of the inspection.

Carbon Dioxide Detector

1. Carbon Dioxide Detector Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- No Carbon Dioxide (CO) Detector installed. In July of 2011 it is law that every home has one.

The Carbon Monoxide Poisoning Prevention Act says that all single-family homes with "an attached garage or a fossil fuel source" will need to have a CO-alarm in place by July 1, according to Senate Bill 183.

A CO alarm, mounted high on the wall, will sound when it detects an irregular amount of gas in the air. This is important, because medical officials say the gas can cause unconsciousness with just a few breaths if there's enough of it in the air.

Without the device, individuals will need to watch for the symptoms commonly associated with carbon monoxide poisoning: Dizziness, nausea, headaches and sudden tiredness or lethargy.

The reason is simple: Carbon monoxide is silent and deadly. It's odorless, colorless and in high enough concentrations it can kill you in minutes.

Each year 30 or 40 people die in California from exposure to the gas, according to the state Air Resources Board, and another 100 or 200 more die across the country.

We suggest installation of detector and testing every year to insure indication no CO is present.

- No Carbon Dioxide (CO) Detector installed that we could see. This is a safety issue.

Garage

1. Garage Description

Materials: 2-car attached

The home had a two car attached garage.

2. Garage General Condition

Materials: Garage generally OK

The Garage appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed Below.

3. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sliding door

4. Fire Door

Good	Fair	Poor	N/A	None
X				

5. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated unit. We recommend applying a dry lubricant of spay silicone on wear parts to quite operation and extend life of opener.



6. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated
- Eye beam system present

7. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- Ground Fault Circuit Interrupter (GFCI) electrical protected outlets in the garage did not respond to testing at the time of the inspection. This may be due to GFCI breaker that failed in main electrical panel.
- If garage had no Ground Fault Circuit Interrupter (GFCI) protection, although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding, We suggest installing protection, consider having GFCI protection installed as a safety precaution. This can be achieved by:
1. Replacing the current standard outlets with GFCI outlets
 2. Replacing the outlet in the garage circuit which is nearest the main electrical service panel with a GFCI outlet.
 3. Replacing the breaker currently protecting the electrical circuit that contains these garage outlets with a GFCI breaker.
- The Inspector recommends that this condition be corrected by a qualified electrician.

Electrical

1. Electrical General Condition

Materials: Electrical system generally OK

The Electrical system appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed Below.

2. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- Underground Line feed cables

3. Electrical Panel Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Main Location: • South side • A main electrical service panel is a metal enclosure containing various electrical components. The type, condition and arrangement of the service panel and its components must comply with safety standards, usually the National Electric Code established by the National Fire Protection Association. Requirements may also vary by jurisdiction.

Components typically found in main service panels are as follows:

- Main disconnect- is one switch controlling all the circuit breakers. Not all panels have a main disconnect. Shutting off the main disconnect automatically shuts off power to all the electrical circuits in the main panel.
- Circuit breakers- are each designed to automatically turn off electricity to the circuit it protects if it detects a problem. The type of problems detected by circuit breakers depends on the type of circuit breaker installed.
- Grounding, neutral and power supply bus bars- are components which allow wires or groups of wires to be electrically connected and which support circuit breakers.
- A label- on the inside listing the circuits controlled by each switch and providing information about the enclosure.
- Bonding devices- designed to prevent shock or electrocution.

Observations:

- Most components OK

Most components visible in the main electrical service panel appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

Inspection of the main service panel typically includes examination of the following:

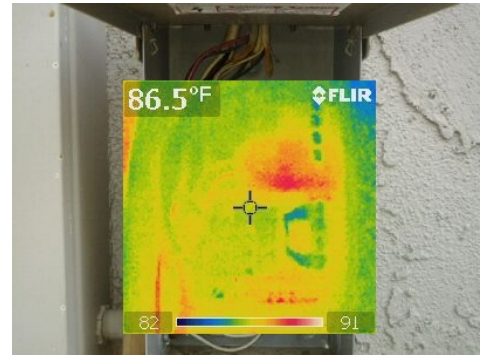
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Service entrance conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment



4. Sub Panel Electrical Panel Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sub Panel Location: • South side next to main breaker.



5. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp main panel

The main electrical service panel label listed the panel rating at 200 amps.

6. Grounding

Good	Fair	Poor	N/A	None
X				

Observations:

- Grounding OK

The main electrical service appeared to be properly grounded.

7. Bonding

Good	Fair	Poor	N/A	None
X				

Observations:

- Bonding OK

Equipment grounding and bonding in the main electrical service panel appeared to be in serviceable condition.

8. Breakers

Good	Fair	Poor	N/A	None
		X		

Materials: Circuit label Photo

The Circuit label for the main electrical service panel is shown in the photo. We suggest remarking labels as original labels are fading.

Observations:

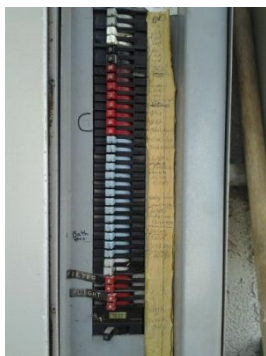
- Most breakers in the electrical panel appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed below.

- Breakers were tested with infrared gun. No unusual hot spots seen with infrared camera at time of inspection. Hot areas may indicate loose connections.

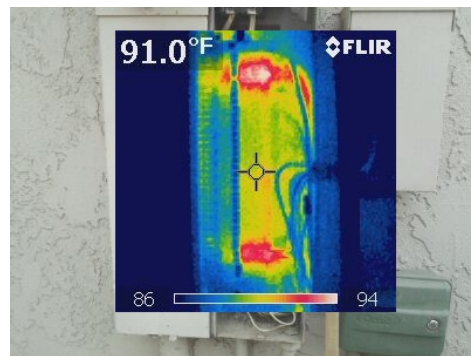
• GFCI breaker present

Main electrical service panel contained a Ground Fault Circuit Interrupter (GFCI) breaker designed to provide protection by shutting off current flow should sensors indicate a problem in outlets at protected circuits, the breaker did not trip when test button was pressed.

It is listed as servicing outside and bath outlets. We suggest consulting a qualified electrician.



Labeled well



Legend states GFCI breaker for all outdoor and bathroom outlets however bathrooms have own installed

9. Branch Wiring

Good	Fair	Poor	N/A	None
X				

Observations:

- Home branch circuit wiring consists of devices such as switches, outlets, connections for permanently wired appliances and the electrical conductors which supply them with electricity. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and electrical outlets.

- All branch wiring appeared to be in serviceable condition at time of inspection.

Service Gas

1. Gas Type and Meter Location

Good	Fair	Poor	N/A	None
X				

Observations:

- Service Gas OK

The Service Gas appeared to be in serviceable condition at the time of the inspection.

- Meter located on South side of structure



2. Gas Shut Off Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valve located under meter on South side of structure



Exterior Areas

1. Exterior Areas General Condition

Materials: Exterior Areas generally OK

The Exterior Areas appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed Below.

2. Facia and Trim Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Exterior Facia and Trim was composed of wood.

Observations:

- Soffits at the home above front entry area by door had visible moisture damage such as decayed or deteriorated wood. The source of moisture should be located, the problem corrected to avoid further damage and damaged areas of the soffit should be repaired or replaced.



3. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

• Exterior Ground Fault Circuit Interrupter (GFCI)-protected electrical outlets failed to respond to the testing device. This condition is a potential shock/electrocution and/or fire hazard. The Inspector recommends correction.

This may be due to GFCI breaker not operating in main electrical panel.

Foundation**1. Foundation General Condition**

Materials: Foundation OK

The Foundation appeared to be in serviceable condition at the time of the inspection.

2. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

• Slab OK. The visible portions of the concrete slab-on-grade foundation appeared to be in serviceable condition at the time of the inspection. Most of the slab was not visible due to floor coverings.

Grounds**1. Grounds General Condition**

Materials: Grounds OK

The Grounds appeared to be in serviceable condition at the time of the inspection.

2. Driveway Condition

Good	Fair	Poor	N/A	None
X				

Materials: The driveway was paved with concrete.

Observations:

• The driveway appeared to be in generally serviceable condition at the time of the inspection.

3. Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Home walkways were constructed of poured concrete. • Home walkways were constructed of masonry pavers.

Observations:

• Home walkways appeared to be in serviceable condition at the time of the inspection.

Pool And Spa**1. Pool And Spa General Condition**

Materials: Pool and/or Spa generally OK

The Pool and/or Spa appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed Below.

2. Structure Condition

Good	Fair	Poor	N/A	None
X				

Materials: Above Ground
Materials: Plaster



3. Electrical

Good	Fair	Poor	N/A	None
X				

4. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- Test operated GFCI, operable condition at time of inspection.

5. Filter

Good	Fair	Poor	N/A	None
	X			

Observations:

- In operation at time of inspection.
- Shows signs of leakage at backwash valve connection to filter.



6. Pumps

Good	Fair	Poor	N/A	None
	X			

Observations:

- Operated
- Leaking pump on jet pump.



Water Heater

1. Description

Good	Fair	Poor	N/A	None
X				

Observations:

- The home was equipped with a gas water heater.
- Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.
- Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.



2. Location

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric water heater in mechanical room
- A electric water heater was located in the mechanical room on the North East corner of home..

3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Water Heater OK
- The Water Heater appeared to be in serviceable condition at the time of the inspection.

4. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- Water heater capacity was 40 gallons.

5. TPRV

Good	Fair	Poor	N/A	None
X				



6. Strapping

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater is strapped.



Water Heater 2

1. Description

Good	Fair	Poor	N/A	None
X				

Observations:

- The home was equipped with a gas water heater.
Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.
Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.



2. Location

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas water heater in garage

A gas-fired water heater was located in the garage.

3. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Water Heater OK

The Water Heater appeared to be in serviceable condition at the time of the inspection.

- Due to a blanket installed on water heater, we could not record information or submit to recall check.

4. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- TPR installed

The water heater was equipped with a temperature pressure Relief (TPR) Valve (not tested).

**5. Strapping**

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater is strapped.

**Roof****1. Roof General Condition**

Materials: Roof OK

The Roof appeared to be in serviceable condition at the time of the inspection.

2. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Method of Evaluation • Walked. The Inspector inspected the roof and its components by walking the roof. • Ladder and ground. The Inspector evaluated the roof from a ladder and/or from the ground.

Materials: Comp shingle roof (fiberglass 3-tab. The roof was covered with 3-tab composition asphalt shingles.

Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.

Observations:

- Composition shingles

Although the asphalt composition shingles covering the roof of this home were not new, they appeared to be in generally serviceable condition at the time of the inspection.

3. Sky Lights

Good	Fair	Poor	N/A	None
X				

Observations:

- The roof includes one or more skylights of an older type. Although there was no sign of leakage at time of inspection, we suggest they are looked at on an annual basis as skylight do have a tendency to leak.



Attic

1. Attic General Condition

Materials: The North Attic appeared to be in serviceable condition at the time of the inspection. Due to car in garage, we could not enter South attic.

2. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Located in master bedroom closet and garage.



3. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- Duct work supported and insulated well.

**4. Insulation Condition**

Good	Fair	Poor	N/A	None
X				

Materials:

- Blown in insulation

Depth: 12"

Observations:

- Insulation abundant and in good condition.

**5. Structure**

Good	Fair	Poor	N/A	None
X				

Observations:

- Structure OK at time of inspection.



Heat

1. Heat System System Description

Materials: Package (DuoPack) system

The home had a package air-conditioning system which was mounted on the roof. Package systems are those in which all components of the cooling system are installed within one cabinet.

Materials: Yorx

The Heat System brand is Yorx.

2. Heat General Condition

Materials: Heating system OK

The Heating system appeared to be in serviceable condition at the time of the inspection.

3. Co2 levels

Good	Fair	Poor	N/A	None
X				

Observations:

- We use a sensitive carbon dioxide detector to check area for deadly gasses that may be omitted into structure by gas burning appliances.
- There were no reveals of Co2 in the home at time of inspection.



4. Heater Operation

Good	Fair	Poor	N/A	None
X				

Observations:

- Heater operated OK at time of inspection.

5. Heater Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Heater OK at time of inspection.



Heat 2

1. Heat System System Description

Materials: Package (DuoPack) system

The home had a package air-conditioning system which was mounted on the roof. Package systems are those in which all components of the cooling system are installed within one cabinet.

Materials: Yorx

The Heat System brand is Yorx.

2. Heat General Condition

Materials: Heating system OK

The Heating system appeared to be in serviceable condition at the time of the inspection.

3. Co2 levels

Good	Fair	Poor	N/A	None
X				

Observations:

- We use a sensitive carbon dioxide detector to check area for deadly gasses that may be omitted into structure by gas burning appliances.
- There were no reveals of Co2 in the home at time of inspection.



4. Heater Operation

Good	Fair	Poor	N/A	None
X				

Observations:

- Heater operated OK at time of inspection.

5. Heater Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Heater OK at time of inspection.



Cooling

Our inspection of the cooling system includes a visual examination of only accessible components.

1. A/C System Description

Materials: Package (DuoPack) system

The home had a package air-conditioning system which was mounted on the roof. Package systems are those in which all components of the cooling system are installed within one cabinet.

Materials: Yorx

The air-conditioner brand is Yorx.

2. A/C General Condition

Materials: AC OK

The air-conditioning system responded to the controls and appeared to operate in a satisfactory manner.

All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection.

3. Air Temperatures

Good	Fair	Poor	N/A	None
X				

Materials: Noticeable temperature gradient

The General Home Inspection does not include confirming even temperature distribution by the cooling system.

Materials: Response OK

The air-conditioner responded properly to the controls at the time of the inspection.

Observations:

- Temp split OK

The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees Fahrenheit.



72.9 degrees at return



51.1 degrees at supply

4. A/C Pad And Cabinet

Good	Fair	Poor	N/A	None
X				

Materials: Roof of home

The air-conditioner compressor housing was located on the roof of the home to the South.

Observations:

- Enclosure OK

The enclosure protecting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.



Cooling 2

1. A/C System Description

Materials: Package (DuoPack) system

The home had a package air-conditioning system which was mounted on the roof. Package systems are those in which all components of the cooling system are installed within one cabinet.

Materials: Yorx

The air-conditioner brand is Yorx.

2. A/C General Condition

Materials: AC OK

The air-conditioning system responded to the controls and appeared to operate in a satisfactory manner.

All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection.

3. Air Temperatures

Good	Fair	Poor	N/A	None
X				

Materials: Noticeable temperature gradient

The General Home Inspection does not include confirming even temperature distribution by the cooling system.

Materials: Response OK

The air-conditioner responded properly to the controls at the time of the inspection.

Observations:

- Temp split OK

The differences in air temperature measured at supply and return registers fell within the acceptable range of between 14 and 22 degrees Fahrenheit.



71.6 degrees at return



54.0 degrees at supply

4. A/C Pad And Cabinet

Good	Fair	Poor	N/A	None
X				

Materials: Roof of home

The air-conditioner compressor housing was located on the roof of the home to the North.

Observations:

- Enclosure OK

The enclosure protecting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.



Photos

