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ERIC JONES HOME INSPECTION

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Buyer Name
10/16/2018 9:00AM



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THE SCOPE OF THE INSPECTION

All components designated for inspection in the International Association of Home Inspectors (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.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Commonwealth of Pennsylvania mandated language: A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied. If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of any opinion as to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

-  2.1.1 Exterior - Base Information: Loose siding
-  2.1.2 Exterior - Base Information: Loose Lattice support
-  2.2.1 Exterior - Wall Covering, Flashing & Trim: Kickout Flashing
-  2.2.2 Exterior - Wall Covering, Flashing & Trim: Siding at Chimney - Unit A
-  2.5.1 Exterior - Windows - Exterior: Unit A window seals broken
-  3.1.1 Roof - Base Information: Install step Flashing
-  3.4.1 Roof - Flat Roof: Patched/Sealed
-  3.5.1 Roof - Gutters: Clogged Gutters
-  4.2.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
-  5.1.1 Interior - Base Information: Window seal broken
-  5.1.2 Interior - Base Information: Water intrusion issue
-  5.3.1 Interior - Walls: Possible Microbial Growth
-  5.4.1 Interior - Floors: Moderate Wear
-  5.7.1 Interior - Windows: Failed Seal
-  5.7.2 Interior - Windows: Loose window frame
-  6.1.1 Heating - Base Information: Unit B - baseboard heat
-  8.2.1 HVAC - Ducts and Registers: Unit A no heat
-  9.3.1 Plumbing - Bathtub & Shower: Drained Slowly Shower
-  9.5.1 Plumbing - Drain, Waste and Vent: Unit B slow drains
-  9.6.1 Plumbing - Laundry: Unit A
-  9.7.1 Plumbing - Hot Water Heater: Combustion 18 inches (Non FVIR)
-  9.8.1 Plumbing - Water Supply Fixtures: Sink Drained Slowly
-  9.8.2 Plumbing - Water Supply Fixtures: Faucet Damaged
-  9.8.3 Plumbing - Water Supply Fixtures: Faucet Dripping
-  10.1.1 Electrical - Base Information: ESC height - safety issue
-  10.2.1 Electrical - Service Entrance Conductors, Service Drop: Old Panel Warning
-  10.3.1 Electrical - Main and Distribution Panels, Grounding: Panel/Cover Damaged
-  10.3.2 Electrical - Main and Distribution Panels, Grounding: Legend Substandard
-  10.4.1 Electrical - Circuit Breakers and Fuses: GFCI Issues

- ⊖ 10.5.1 Electrical - Wiring: Crawlspace Not Secured
- ⊖ 10.6.1 Electrical - Receptacles: Cover Plate
- ⊖ 10.6.2 Electrical - Receptacles: GFCI Issues
- ⊖ 10.6.3 Electrical - Receptacles: Loose Wall Boxes
- ⊖ 10.7.1 Electrical - Lighting and Fans: Bulbs Missing/Broken
- ⊖ 10.7.2 Electrical - Lighting and Fans: Lamps Inoperable
- ⊖ 10.8.1 Electrical - Doorbell and Smoke Detectors: Low Battery
- ⊖ 11.5.1 Insulation & Ventilation - Crawlspace: Insulation None

1: GENERAL INFO

Information

General: Type of Building

Multi-family

General: Age of Home

50+ Year

General: Client Is Present

No

General: Weather Conditions

Cloudy

General: Temperature

Over 65

General: Rain in Last 3 Days

Yes

85

Rain last night

2: EXTERIOR

Information

Base Information: Dwelling Construction

Wood Frame

Base Information: Siding Style

Lap

Base Information: Siding Material

Plastic

Base Information: Wall Covering

Vinyl Siding

Base Information: Walkway Material

Concrete

Observations

2.1.1 Base Information

LOOSE SIDING

WEST ELEVATION - UNIT A

Secure loose siding.

Recommendation

Contact a qualified professional.



2.1.2 Base Information

LOOSE LATTICE SUPPORT

UNIT A - UNDER PORCH

Resecure channel at corner of front porch

Recommendation

Contact a qualified professional.





2.2.1 Wall Covering, Flashing & Trim

 Recommendation

KICKOUT FLASHING

UNIT B - REAR VALLEY

Kickout flashing was missing at one or more locations. Kickout flashing directs water away from the dwelling as it exits the roof to prevent moisture intrusion inside. Recommend roofer install kickout flashing. Please note any areas concealed behind walls are not able to be evaluated for damage inside.

Recommendation

Contact a qualified siding specialist.



2.2.2 Wall Covering, Flashing & Trim

SIDING AT CHIMNEY - UNIT A

UNIT A



There is a gap between the siding and chimney over the flat roof - see additional comments for repair in Roof section.

Recommendation

Contact a qualified professional.



2.5.1 Windows - Exterior

UNIT A WINDOW SEALS BROKEN



@ of the smaller windows in the rear Mud room of Unit A were fogging - seals have been broken. Recommend replacement of window sash if possible to find replacement.

Recommendation

Contact a qualified window repair/installation contractor.



3: ROOF

Information

Base Information: Roof Material

Asphalt Shingles, Modified Bitumen

Base Information: Roof Type/Style

Gable, Flat

Base Information: Roof Inspection Method

Traversed

Base Information: Number of Sky Lights

None

Base Information: Attic Info

Pull Down Stairs, Hatch

Base Information: Attic Inspection Method

Walked

Coverings: Photos

Shingles: Layers Visible

One Layer

Shingles: Representative Shingle Condition

Good Condition

Coverings: Roof Permit Dates Found

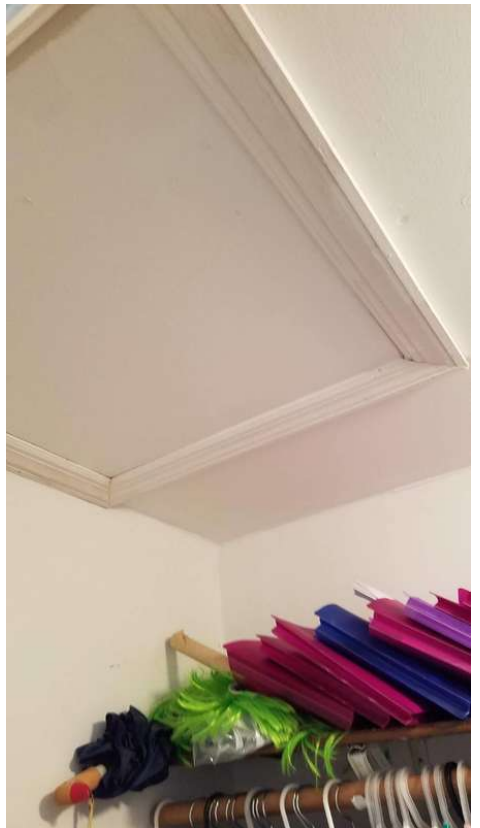
Roof was installed approx. 5 years ago - Expected life of an Architectural roof is 20-25 years.

Roofing permit(s) were found online for the listed noted dates. We recommend following up with the appropriate city/county building department to ensure this is the actual main roof age and any other information you, the client, deem necessary. If no permit date was found, recommend any sellers disclosures/documentation regarding the roof be obtained. Please note the inspector does not take responsibility for determining the roof's exact age, we do not issue a 'pass or fail' grade on a roof, nor do we determine if a roofing contractor determines its necessity or replacement. We report only its visible physical condition at the time of inspection to you, the client. Any concerns over the age of the roof and its longevity should be directed to a state licensed roofing contractor.

Structure & Attic: Minimal Attic Space

Unit B

Note: There was minimal attic space, viewed from closet scuttle opening in the bedroom closet.



Observations

3.1.1 Base Information



Recommendation

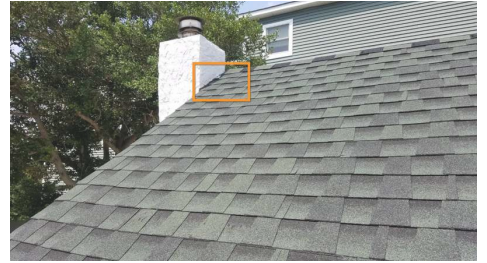
INSTALL STEP FLASHING

UNIT A ROOF AT CHIMNEY

Water intrusion at connection of main roof to Chimney - Step flashing should be installed where roof meets chimney. Also, a counter flashing shall be installed over the step flashing and secured to chimney. Additional comments on Siding section.

Recommendation

Contact a qualified professional.



Install step flashing with counter flashing

3.4.1 Flat Roof



Recommendation

PATCHED/SEALED

UNIT A - LOWER FLAT ROOF - CHIMNEY

One or more areas were patched or sealed where the flat roof meets the Chimney. These areas may have been leaking previously - signs of moisture were detected in the closet below this connection. Recommend consulting with seller or property disclosures. These areas should be repaired. If leaks are observed, a licensed roofing contractor may need to evaluate and repair.

Recommendation

Contact a qualified roofing professional.



3.5.1 Gutters



Maintenance Item

CLOGGED GUTTERS

MULTIPLE

Debris has accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior or back up into the attic, roof sheathing, or soffit and fascia board. Recommend cleaning gutters and downspouts now and as necessary in the future.

Recommendation

Recommended DIY Project

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Base Information: Foundation Type

Crawlspace

Base Information: Foundation Material

Concrete Block

Base Information: Floor Material

Wood Beams

Base Information: Wall Structure

Masonry

Foundation: Pier/Support Material

Masonry

Foundation: Beam & Joist Material

Wood Floor Joist

Crawlspace: Crawlspace Inspection Method

Crawled, Partially Traversed, Viewed From Hatches

Floor Structure: Photos

Unit A

No structural issues were visible at the time of the inspection.

Limitations

Base Information

UNIT B LIMITATION

CRAWL SPACE

Unit B had limited ability to access crawl space.

Crawlspace

PARTIAL ACCESS

UNIT B

The attic was only able to be partially traversed due to height, framing configuration, insulation levels, ductwork, or a combination of any of these. The inspector makes every attempt to traverse the entire attic, except in instances where the inspector feels personal harm or and damage to HVAC components/ceiling surfaces may occur.

Observations

4.2.1 Foundation

FOUNDATION CRACKS - MINOR

UNIT A

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Recommendation

Contact a handyman or DIY project



Recommendation

5: INTERIOR

Information

Base Information: Ceiling Material

Drywall

Base Information: Wall Material

Drywall

Base Information: Floor Coverings

Wood

Base Information: Cabinetry

Wood

Base Information: Countertop

Laminate

Base Information: Window Type

Double-hung, Double Pane

Base Information: Window Manufacturer

Unknown

Countertops & Cabinets: Unit A Cabinets

Cabinets had Moderate use and where showing signs of aging. Slight adjustments to hardware may need to occur to enhance operation.

Observations

5.1.1 Base Information

WINDOW SEAL BROKEN

UNIT A - REAR MUD ROOM

2 Windows in Unit A rear mud room had seals broken and the window was fogging.

Recommendation

Contact a qualified professional.



Recommendation



5.1.2 Base Information

WATER INTRUSION ISSUE

UNIT A - BEDROOM CLOSET



Recommendation

Observed signs of mold in one or more areas in the wall structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing. Expected caused is the connection of the Chimney at the flat roof. Siding does not go behind the chimney allowing water intrusion at base of chimney.

Siding should have a backer rod and Joint sealer installed between the Chimney and siding. Closet drywall should be replaced and tested while open by a Mold inspector.

Recommendation

Contact a qualified mold inspection professional.

5.3.1 Walls

 Safety Hazard

POSSIBLE MICROBIAL GROWTH

UNIT A REAR BEDROOM CLOSET

There was evidence of possible microbial growth on the wall(s). Recommend sample collection and further testing by a qualified lab. Wall covering should be removed in order to determine any possible mold growth inside the wall cavity. Clearance from a Certified Mold inspector should be given before closing any work.

Recommendation

Contact a qualified mold inspection professional.





High moisture level at top of closet

Moisture reading of 44% - should be below 10%.

5.4.1 Floors

MODERATE WEAR

THROUGHOUT

Floors had moderate surface wear along major paths of travel.





5.7.1 Windows

FAILED SEAL

UNIT A - REAR MUDROOM

 Recommendation

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate and repair or replace.



Recommendation

Contact a qualified window repair/installation contractor.

5.7.2 Windows

**LOOSE WINDOW FRAME**

Unit A - East elevation - casement window to Crawl space was not secure. Window pulled away from frame when attempting to open window.

Recommendation

Contact a qualified professional.



6: HEATING

Information

Base Information: Heater Brand
Not Visible

Base Information: Energy Source/Type
Electric, Gas

Base Information: Number of Systems
2

Base Information: Ductwork
Insulated

Base Information: Filter Type
Disposable

Heating Equipment: Forced Air Unit A only
Heating is furnace and forced air.

Limitations

Base Information

NO GAS SERVICE

UNIT A

Unit in attic of Unit A could not be operated because the Gas service was not on in Unit. Installation of flexible insulated duct-work made access to the unit difficult. Also note location of Emergency shut off of unit is located on rafters for future use.



Emergency Shut Off of attic Furnace.

Observations

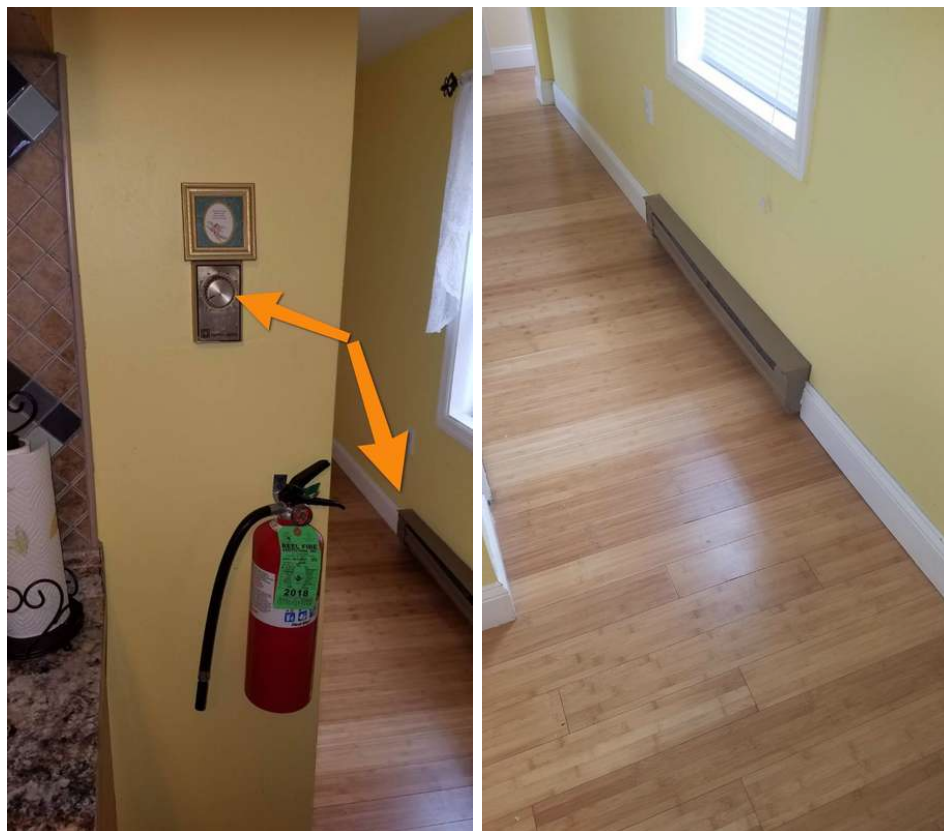
6.1.1 Base Information

UNIT B - BASEBOARD HEAT

THROUGHOUT



Unit B had baseboard electric heat as heat source. Unit were tested by turning on Thermostat (wall mounted at each location) and activated. Living room had couch pushed up against the baseboard heat which should be relocated away from Heat source.



Typical - wall thermostats that operate base heating system.

7: COOLING

Information

Base Information: Energy

Source/Type

Electric, Window AC

Base Information: Unit B - window Units

Unit A & B

Unit B had several window units for cooling. Unit A did not have any central cooling or window units installed.



8: HVAC

Information

Equipment: Condenser BTU

Unknown

Equipment: Air Handler BTU

Unknown

Equipment: Air Handler Location

Attic

Limitations

Equipment

UNIT A LIMITATION

UNIT A

No gas service. Unit could not be operated. With the installation of the flexible insulated duct work no information could be obtained from the unit. Once gas service is installed recommend a licensed contractor inspect this unit.

Observations

8.2.1 Ducts and Registers

**UNIT A NO HEAT**

Heating/Cooling systems could not be evaluated. Unit B has electric heat which was tested and operational. Unit B had only window units for cooling. Majority of units were dated and will need to be replaced in soon. Unit A does not have any cooling source. Unit A heat was not able to be tested because there was no gas service.

Recommendation is to have gas service operational and have a licensed HVAC technician test Unit A heating systems.

Recommendation

Contact a qualified professional.

9: PLUMBING

Information

Base Information: Water Source

Public

Base Information: Supply Line

Material

Copper

Base Information: Waste Line

Material

Copper

Base Information: Vent Line

Material

PVC

Service: Location

Crawlspace

Laundry: Laundry Information

240 Volt Electric, Gas Supply

Hot Water Heater: Estimated Water Heater Age

10-15 years - Unit A

Hot Water Heater: Water Heater Manufacturer

State

Hot Water Heater: Power Source/Type

Electric, Gas

Hot Water Heater: Capacity

30 Gallon, 40 Gallon

Hot Water Heater: Location

Laundry room, Attic

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

Base Information: Filters

None

Filters for well water (if present) should be replaced monthly for minimal drag and optimal pump performance. Note: we do not inspect filtration systems.

Service: Photos
Crawl Space

Enter crawl space from Driveway - open lattice cover and window and turn to your right. Install balance of Insulation over piping to entry point on floor before winter.



Hot Water Heater: Older Water Heater

Unit A - laundry room

The water heater was 8+ years old. The average estimated life expectancy of a water heater is 8 to 12 years. Due to the age of the water heater, it could be more prone to breakdown and should be budgeted for replacement in the future. At the time of the inspection the water heater was performing satisfactorily.



Limitations

Laundry

WASHER FULL

UNIT B

The clothes washing machine was full of clothing at time of inspection and was not operated. Unit was a newer GE Unit.



Hot Water Heater

THERMAL BLANKET

UNIT B - ATTIC

Thermal Blanket installed on water heater prevented inspection.



Hot Water Heater

UNIT B ACCESS

UNIT B ATTIC

HWH in Unit B was located in the attic with very limited access. Unit appeared to be a newer electric unit. Owner states unit was installed with renovation performed 5 years ago. Future replacement of this unit will be difficult.

Hot Water Heater

NO GAS SERVICE

UNIT A

HWH could not be operated due to no gas service. Service should be turned on and Unit reinspected. Due to the age of the HWH recommendation is for replacement.



Fuel Storage & Distribution Systems

GAS SHUT OFF

EXTERIOR DRIVEWAY

Gas was off at the main. Recommend local utility company turn on and check all gas appliances prior to deadlines.



Gas meter location in driveway.

Observations

9.3.1 Bathtub & Shower

DRAINED SLOWLY SHOWER

UNIT B

The bathtub or shower drained slowly. Recommend clearing drain and/or that a qualified plumber repair if necessary.

Recommendation

Contact a qualified plumbing contractor.



9.5.1 Drain, Waste and Vent

UNIT B SLOW DRAINS

Both the tub/shower and Kitchen sinks drained slowly. The drains should be cleared and retested prior to closing.

Recommendation

Contact a qualified plumbing contractor.



9.6.1 Laundry

UNIT A



Unit A had side by side GE Washer & Dryers - Gas was not on so hot water could not be tested. After gas service is restored test dryer for proper operation.

Dryer was a relatively new GE unit.

Recommendation

Contact a qualified professional.



9.7.1 Hot Water Heater

COMBUSTION 18 INCHES (NON FVIR)

UNIT A

The gas water heater was not elevated a minimum of 18 inches off of the ground which aids in combustion. Recommend a qualified plumber evaluate and repair when Unit is replaced. Since the HWH is being recommended for replacement this correction can be made during the new installation.

Recommendation

Contact a qualified plumbing contractor.



9.8.1 Water Supply Fixtures

SINK DRAINED SLOWLY

UNIT B - KITCHEN SINK

One or more sinks drained slowly. Recommend clearing drain and/or having a qualified plumber repair if necessary.

Recommendation

Contact a qualified plumbing contractor.





9.8.2 Water Supply Fixtures

FAUCET DAMAGED

UNIT B - KITCHEN & BATHROOM VANITY SINK FAUCET

One or more faucets were loose and/or damaged. Recommend repair or replacement.

Recommendation

Contact a qualified plumbing contractor.





9.8.3 Water Supply Fixtures

FAUCET DRIPPING

UNIT B - SHOWER

Shower faucet required a heavy push in order to stop the water from dripping.

Recommendation

Contact a qualified plumbing contractor.



10: ELECTRICAL

Information

Base Information: Service Entry

Overhead

Base Information: Main Panel

Location

Bedroom, Dining Room

Base Information: Panel Type

Circuit Breaker

Base Information: Panel

Capacity

100 Amp

Base Information: Wiring

Method

Copper

Base Information: Service Information

Driveway

120-240 Volt

Meter location for Units A & B. Service cable is run from the meter location to each panel location inside of the Unit. The service cable for Unit B is too low and needs to have a Professional Electrician determine the best repair to safely have the cable relocated.



Observations

10.1.1 Base Information

ESC HEIGHT - SAFETY ISSUE

PATH TO UNIT B

The electric service cable for Unit B was installed across the pathway to the back unit and does not meet the minimal height clearance requirements. This could be a serious safety concern if sheathing becomes deteriorated and exposes electrical conductors. Recommend an evaluation from a certified electrician for proper fix of this issue.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard

10.2.1 Service Entrance Conductors, Service Drop

OLD PANEL WARNING

BOTH UNITS

This electric panel appears older. Aside from any visual deficiencies noted elsewhere in this report, it may be prudent to consider updating this panel to a more modern panel that allows room for expansion and modern breaker (GFCI/AFCI) protection. Client should consult with a qualified electrician regarding cost.

Recommendation

Contact a qualified electrical contractor.



Recommendation

10.3.1 Main and Distribution Panels, Grounding

**PANEL/COVER DAMAGED**

BOTH UNITS

Panel Cover missing or damaged at one or more locations.
Recommend repair

Recommendation

Contact a qualified electrical contractor.



10.3.2 Main and Distribution Panels, Grounding

**LEGEND SUBSTANDARD**

BOTH UNITS

Panel legend(s) was/were missing, incomplete, illegible or confusing. This is a hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

Recommendation

Contact a qualified electrical contractor.

10.4.1 Circuit Breakers and Fuses

**GFCI ISSUES**

UNIT A KITCHEN

One or more ground fault circuit interrupter (GFCI) circuit breakers were malfunctioning (would not trip/reset) when tested. GFCI breakers reduce the chance of shock when using equipment in wet areas. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Recommendation

Contact a qualified electrical contractor.

10.5.1 Wiring

**CRAWLSPACE NOT SECURED**

UNIT A CRAWL SPACE

Crawlspace wiring was not secured to joists and was laying on the ground. This is a safety hazard. Recommend a qualified electrician properly secure all loose wiring to floor joists per standard building practices.

Recommendation

Contact a qualified electrical contractor.



10.6.1 Receptacles

 Recommendation

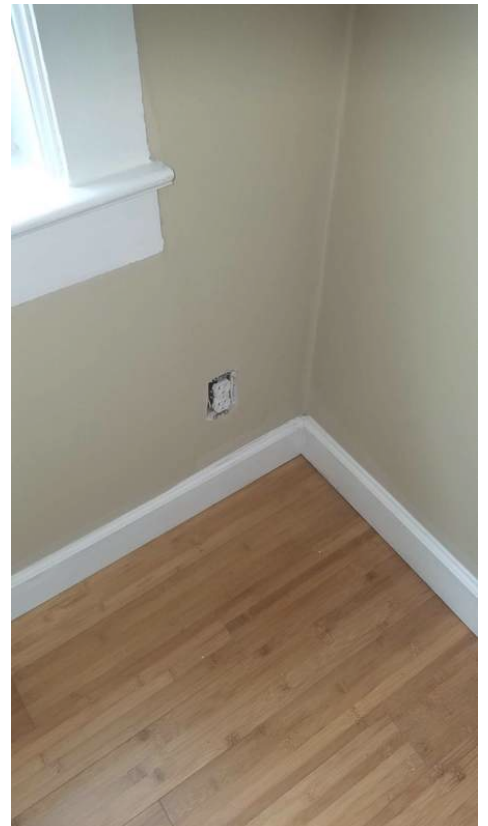
COVER PLATE

UNIT A - FRONT BEDROOM

One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Recommendation

Recommended DIY Project



10.6.2 Receptacles

 Recommendation**GFCI ISSUES**

UNIT A - KITCHEN

One or more ground fault circuit interrupter (GFCI) receptacles (outlets) were not functioning properly (would not trip/would not reset). Recommend replacing with new gfc outlet.

Recommendation

Contact a qualified electrical contractor.



10.6.3 Receptacles

 Recommendation**LOOSE WALL BOXES**

UNIT A - KITCHEN

One or more electric receptacles wall boxes in which they were installed were loose and/or not securely anchored. Recommend that an electrician secure properly.

Recommendation

Contact a qualified electrical contractor.

10.7.1 Lighting and Fans

 Recommendation**BULBS MISSING/BROKEN**

SEVERAL

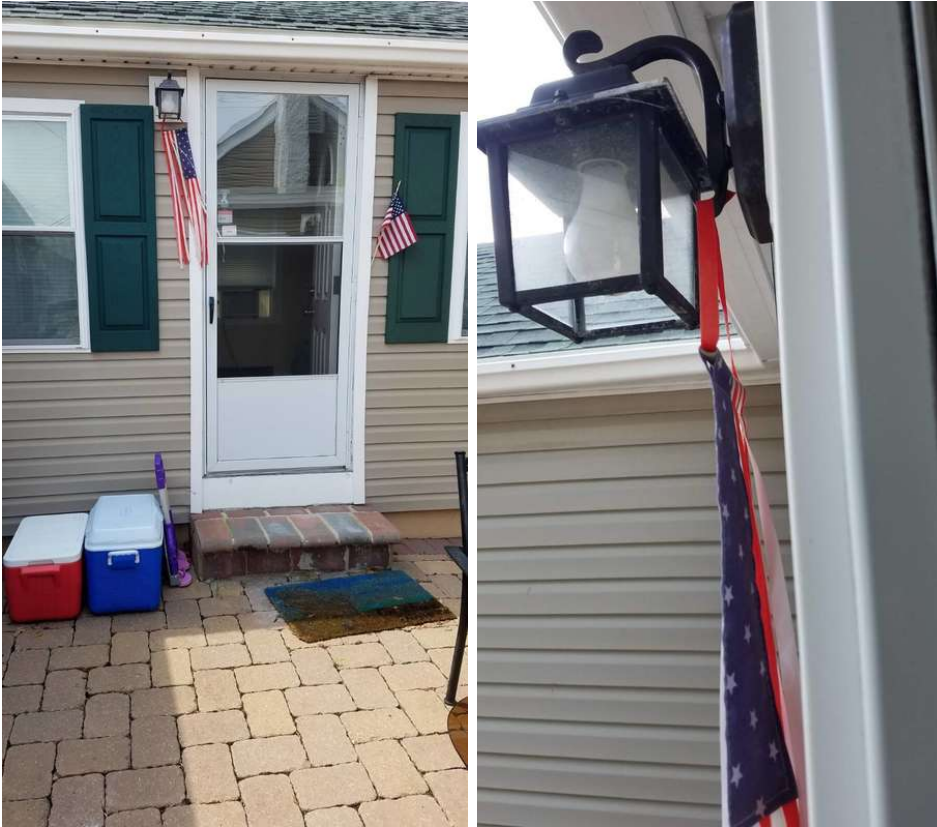
Bulbs in one or more light fixtures were missing or not functioning. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Noted locations

Unit A attic - Unit B entry

Recommendation

Contact a qualified electrical contractor.



10.7.2 Lighting and Fans

 Recommendation

LAMPS INOPERABLE

MULTIPLE LOCATIONS

One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner (perhaps on a switch that was not identified). If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.

Recommendation

Contact a qualified electrical contractor.

10.8.1 Doorbell and Smoke Detectors

 Recommendation

LOW BATTERY

SEVERAL

Smoke detector failed to respond when tested. Recommend battery be replaced or units to be relaced. Since this was installed prior to current codes smoke detectors were not interconnected or hard wired. Only battery operated units were installed.

Recommendation

Recommended DIY Project



11: INSULATION & VENTILATION

Information

Base Information: Insulation Type

Batt, Blown, Cellulose

Base Information: Ventilation Type

Gable Vents

Base Information: Exhaust Fans

None

Insulation Under Floor System: Flooring Insulation

None

Crawlspace: Ventilation Type

Unconditioned, Vented

Crawlspace: Unit A Crawl space



Observations

11.5.1 Crawlspace

INSULATION NONE

BOTH LOCATIONS

No insulation was installed under the floor above the crawl space. Recommend that a qualified person install insulation for better energy efficiency and per standard building practices. Typically this is R-19 rated fiberglass batt with the attached facing installed against the warm (floor) side.

Recommendation

Contact a qualified insulation contractor.



Recommendation

12: APPLIANCES

Information

Base Information: Dishwasher Brand

None

Base Information: Garbage Disposal Brand

None

Base Information: Refrigerator Brand

Kenmore

Base Information: Range/Oven/Cooktop Brand

Frigidaire

Base Information: Microwave Brand

Kenmore

Base Information: Dryer Brand

GE

Base Information: Washing Machine Brand

GE

Range/Oven/Cooktop: Range/Oven/Cooktop Energy Source

Electric, Gas

Dryer: Dryer Power Source

110 volt, 220 electric

Dryer: Dryer Vent

Metal

Limitations

Base Information

NO GAS SERVICE - UNIT A

Gas range could not be operated in Unit A - appliance appeared to be relatively new and in good condition.

STANDARDS OF PRACTICE
