

## Electrical



**NCW Home Inspections, LLC**

**1024 Linwood Ave  
Wenatchee, Wa, 98801  
509-670-9572 & 509-470-7133**

**Customer**

Joe and Jane Jones

**Address**

2222 New Home Lane  
Wenatchee WA 98801

### 6. Electrical System

**6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

**Repair or Replace**

Several problems discovered in the panel; doubled wiring at circuit breakers and neutral bus and burnt/scorched connection on neutral bus usually due to loose connections. Any other issues that an electrical contractor may discover while performing repairs needs correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

**6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Repair or Replace**

One electrical outlet is loose in wall of the garage cabinet on west wall. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

**6.4 BRANCH WIRING AND CONDUITS**

**Repair or Replace**

**6. Electrical System**

- (1) Exposed branch wiring in east bedroom closet. The wiring could be damaged and needs to be in conduit or protected. I recommend a qualified electrical contractor repair and replace as necessary.
- (2) Main electrical conduit is not properly secured. I recommend that a qualified person attach conduit properly.
- (3) Improper splice located on backside of furnace was exposed due to not being contained in a covered junction box. This is a safety hazard due to the risk of shock and fire. I recommend a qualified electrician should evaluate and make repairs as necessary

**12(D). Hallway and Other Rooms****12.6.D OUTLETS SWITCHES AND FIXTURES****Repair or Replace**

One electrical outlet is scorched and melted in the hallway. This is a safety issue that needs to be corrected. I recommend a qualified electrical contractor repair and replace as necessary.

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## Plumbing



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### 7. Plumbing System

**7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

**Repair or Replace**

The toilet flange leaks in the crawlspace. Repairs are needed to prevent sewage from leaking into crawlspace. This is a condition that is conducive to wood destroying insects and organisms. I recommend a licensed plumber inspect further and repair as necessary.

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# WDO



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**3. Exterior**

**3.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

**Repair or Replace**

(2) The wood columns on the deck at the rear of home are deteriorating at column base. Further deterioration will occur if not repaired. This is a condition that is conducive to wood destroying insects. I recommend a qualified licensed contractor should repair or replace as needed.

**7. Plumbing System**

**7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

**Repair or Replace**

The toilet flange leaks in the crawlspace. Repairs are needed to prevent sewage from leaking into crawlspace. This is a condition that is conducive to wood destroying insects and organisms. I recommend a licensed plumber inspect further and repair as necessary.

**13. Attic****13.0 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)****Repair or Replace**

The roof sheathing and trusses has fungi growth indicating moisture intrusion in areas. Signs of fungi growth indicate that moisture is entering inside the attic. The cause of moisture needs to be found and corrected. This is a condition conducive to wood destroying insects and organisms.

**14. Structural Components****14.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)****Repair or Replace**

The vapor barrier (plastic) on the crawlspace ground is missing at the southwest corner. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. This is a condition that is conducive to wood destroying insects and organisms. I recommend a qualified person should repair or replace as needed.

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