



IMERY RATINGS

Building Advisory
Green Programs Certifications
EarthCraft, ENERGY STAR, NGBS Green
LEED, Enterprise Green Communities

01/26/2021

Mark Jensen
1207 Oakdale Rd NE
Atlanta, GA 30307

Ref: Exterior Envelope / Brick Assessment on existing property.

Dear Mr. Jensen.

Thank you for the opportunity to provide you with building advisory services for your property located at 1207 Oakdale Rd NE, Atlanta, GA. Based on several conversations, and emails exchanged you asked us to do an assessment on the condition of the exterior cladding and wall assemblies of the existing home located in the property, and its viability to accommodate a future expansion or addition to the home while delivering a healthy, durable, and efficient environment for the entire dwelling. Furthermore, you shared some conceptual plans which included the existing home as part of the new build.

On January 18th we came to the property to make field observations on the condition of the brick and exterior walls and everything in between, in other words the full wall assembly. Most of the exterior surface of the “original” home was cladded with the original brick, while later addition to the side had wood siding. Interior walls are covered with plaster and based on partial observation from the basement we assume that there is no exterior sheathing or insulation, perhaps 1x6 spaced as sheathing as this were common practices when home was originally built. Most windows are single pane and looked original while others seemed to have been added later. The exterior cladding (brick & siding) showed evidence of multiple oil base paint coats.

Under a building science perspective oil base paint tend to be vapor impermeable. They have a very low perm rate when compared with exposed brick or latex paint. Although painting exterior brick is a common practice it is common to create unwanted conditions on an existing home, especially on a healthy environment point of view. Traditionally a wall assemble needs to be vapor open allowing vapor to migrate from exterior or interior and in both directions to avoid trapping water. When 2 or 3 coats of paint are applied to the exterior then it’s ability to dry out is severely hampered.

Big picture moisture that is naturally found in the air, or when it precipitates from the sky or even ground is trapped inside the brick due to poor roof and window flashing, or simply intrusion through cracks on mortar or poor bulk water management techniques cannot evaporate its "pull" to the interior of the home by vapor diffusion. The sun heats up the exterior brick surface making it really hot so by radiation the water vapor is forced through the wall assembly into the interior of the home. This is particularly important as the home's other components had been "modernized" at one time like adding an HVAC unit making the condition worse as vapor goes from hot to cold.

Although no destructive testing was conducted there was evidence of mold and mildew in the bottom plates and basement of the home indicating that condensation is happening inside the wall cavity. Furthermore, there were signs of blistering of the paint indicating the potential of trapped moisture in this wall.

Trying to remove the oil-based paint will require sand blasting the existing coats of paint which will then create another series of problems. The process of sand blasting is very aggressive which will ultimately remove or damage the natural "fire coat" outer layer of brick affecting dramatically its durability moving forward.

There is simply no easy way of addressing moisture migration into the walls other than removing the exterior cladding and starting from scratch. At that moment then a proper weather resistive barrier could be installed over a structural sound exterior sheathing which then would allow to insulate walls. The effort involved in doing this work would render this approach economically unfeasible as a "new construction" alternative will be more cost effective and eliminate the risk factors of not knowing what is behind the walls of the areas not improved.

On an energy efficiency point of view, it is very likely that the home has no insulation on walls, and the attic insulation is marginal. Poor insulation coupled with poor HVAC system and single pane windows would create another undue economic burden on a monthly basis, and in perpetuity.

Luis Imery
Owner
770-294-1010
limery@imerygroup.com

Enviroprobe, LLC
1931 Highway 11 S
Covington, Georgia 30014
email: enviroprobe@bellsouth.net
Phone: 404-557-9320

Carrot Cake Partners, LLC
815 Southern Shore Drive NE
Peachtree City, Georgia 30269

January 7, 2021

Re: **Asbestos Survey & Report**
Residential House
1207 Oakdale Road NE
Atlanta, Georgia 30307

Enviroprobe LLC (Enviroprobe) has completed Asbestos Sampling and Testing on the site referenced above (hereinafter referred to as the Project Site). The following report includes a description of the Project Site, a summary of the bulk sampling and testing program, a summary of the testing results, and our comments.

We appreciate the opportunity to assist you with this project. Please contact our office if you have any questions or require additional assistance.

Sincerely,

Enviroprobe, LLC



Roy Mote

Asbestos Survey Report

ASBESTOS SURVEY REPORT

Project Description/Purpose

The Project Site is located at 1207 Oakdale Road NE, Atlanta Georgia. The property consists of a two-story residential house. The house is scheduled for demolition. The wood framed house sits over a basement on a concrete slab, with an asphalt shingle roof and brick siding. The interior walls and ceilings are covered with plaster and wall board & joint compound (WBJC). The house has wooden floors and ceramic floors, some of the wooden floors are covered with carpet and 12"x 12" floor tile. The visual evaluation and bulk sampling described herein was performed to identify, suspect asbestos-containing building materials (ACMs) and to collect representative bulk samples for testing. Enviroprobe reviewed the test results to determine the presence of ACMs that will warrant proper removal and disposal in advance of renovation or demolition.

Scope of Work

The Scope of Work included the following items:

- The asbestos inspector performed a visit to the Project Site on December 30, 2020. During a walk-through of the house, notes related to the existing condition of the Project Site were recorded on the field sampling data sheets.
- Based on our visual evaluations of accessible areas, (14) bulk samples of accessible, suspect ACMs were collected and transported by Enviroprobe to a qualified asbestos laboratory for testing. Chain of Custody was documented and retained on-file. Each of the bulk samples were tested for detectable concentrations of asbestos using Polarized Light Microscopy (PLM) and EPA Method 600/R-93/116.
- Upon receipt of the testing results, Enviroprobe reviewed the test results, compared the test results with the field data, identified the bulk samples that contain detectable concentrations of asbestos by PLM and prepared this report to document the findings.

Visual Evaluation and Bulk Sampling Program

During the walk-through, the asbestos inspector identified areas of friable or non-friable, suspect ACMs. A friable material is a building material that can be pulverized or reduced to dust using hand pressure.

Bulk Sample Collection

Bulk sample collection was performed in substantial conformance with the practices and procedures contained within the EPA document, "Guidance for Controlling Asbestos-Containing Materials in Buildings," EPA 1985 and in general conformance with the sampling protocol in 40 CFR Part 763, Asbestos Hazard Emergency Response Act (AHERA). A representative portion of suspect material was extracted using a clean knife. Care was taken to collect a representative sample of the suspect material down to the underlying substrate. Each sample container was sealed and labeled with a unique identification number. A description of the material sampled, the location, and estimated quantity, was recorded on the Field Sampling Data sheet.

Bulk Sample Testing

Analytical Environmental Services, Inc. (AES) in Atlanta, Georgia performed bulk sample testing. AES is a successful participant in the National Voluntary Laboratory Accreditation Program (NVLAP). The samples were tested for detectable concentrations of asbestos using Polarized Light Microscopy (PLM) and the "Method for the Determination of Asbestos in Bulk Building Materials", EPA Method 600/R-93/116, July 1993.

In general conformance with the EPA method, the presence of asbestos in a bulk sample is determined by optical mineralogy using a light microscope equipped with two polarizing filters. Asbestos identification was achieved by examining the morphology and optical properties of the sampled material. The optical properties include the color under dispersion staining, birefringence, extinction characteristics, and sign of elongation.

The United States EPA defines asbestos-containing materials as material containing greater than 1% asbestos by weight. The EPA method 600/R-93/116 may be used for the analysis of bulk material samples containing from 0 to 100 percent asbestos. The lower limit of detection is less than 1 percent asbestos. The upper detection limit is 100 percent. Quantification of asbestos concentrations using PLM is obtained by visual estimation. PLM laboratory results are reported as the percent of the type of asbestos fibers observed in the sample

Sampling materials that were greater than 1 percent:

- **12"x 12" beige floor tile**
- **Black mastic (glue)**
- **Pipe Insulation**

Estimated Quantity of Asbestos-Containing Building Materials

Based on the PLM test results obtained from AES, our estimate of the known ACMs located at the Project Site is provided in the attached Table I. The information provided in Table I is intended for convenience and budgeting purposes only. Table II contain sampling descriptions and sample results. Enviroprobe strongly discourages asbestos contractors unfamiliar with the Project Site from submitting pricing to the building owner based solely on the quantity estimates included herein. Enviroprobe bears no responsibility for differences between our estimates and the actual quantities.

Data Evaluation

ACMs were identified at the Project Site. The Georgia EPD requires the submission of a 10-Day Notification of Renovation/Demolition to the Georgia EPD offices prior to the demolition of a structure or prior to a major renovation involving the removal of structural/load-bearing members. A fee is paid to the EPD based on the quantity and type of friable ACMs to be removed and disposed

Asbestos waste requires disposal at an approved solid waste disposal facility. Local agencies may also have specific notification and permitting requirements for demolition/renovation projects involving ACMs. Only a licensed asbestos contractor using properly trained, certified, and licensed asbestos workers can perform asbestos removal projects in Georgia. The Georgia regulations require the supervision of asbestos removal projects by an asbestos project supervisor.

Limitations

Enviroprobe has made a reasonable effort to perform sampling and testing for ACMs in substantial conformance with applicable EPA, and Georgia EPD guidance documents and regulations for the performance of asbestos surveys and in accordance with the requested Scope of Work. The conclusions presented in this report are based on our field observations and on the laboratory results obtained from a qualified analytical sub-contractor.

In-accessible asbestos-containing materials may exist in areas where full demolition is warranted for access. In the event that in-accessible suspects ACMs are encountered during any demolition activities, Enviroprobe reserves the opportunity to re-visit the Project Site and to collect the requisite bulk samples for testing. Results of any subsequent bulk samples that contain detectable concentrations of asbestos fibers will be included in a revised report.

This report shall not be reproduced, except in full, without written consent from Enviroprobe LLC or Carrot Cake Partners, LLC. Reliance upon this report by persons other than those named herein will require an update to the report. Asbestos concentrations will vary between sample locations. No warranty is expressed or implied.

Table I
Estimate of Quantities of Asbestos-Containing Building Materials

MATERIAL	LOCATION	ESTIMATED QUANTITY
12"x 12" beige floor tile	Foyer & Hall	248 s/f
Black Mastic	Foyer & Hall	248 s/f
Pipe Insulation	Basement	40 l/f

Table II
Bulk Sample Descriptions and Test Results

SAMPLE NUMBER	LOCATION/MATERIAL	PLM RESULT (%)
1207-1	Kitchen wall plaster	None Detected
1207-2	Living room ceiling plaster	None Detected
1207-3	Main level back right porch ceiling WBJC	None Detected
1207-4	Upstairs front left bedroom wall plaster	None Detected
1207-5	Upstairs front right bedroom ceiling WBJC	None Detected
1207-6	Upstairs back left bathroom wall plaster	None Detected
1207-7	Upstairs hallway ceiling plaster	None Detected
1207-8	Upstairs front right bathroom wall WBJC	None Detected
1207-9	Upstairs right front bathroom ceiling plaster	None Detected
1207-10	Main level foyer 12x12 beige floor tile	2% Chrysotile
1207-11	Main level foyer black mastic	5% Chrysotile
1207-12	Basement pipe insulation	50% Chrysotile
1207-13	Window glazing exterior	None Detected
1207-14	Roof system	None Detected

WBJC = wall board & joint compound

Asbestos Inspector Certification

The Environmental Institute

Roy Mote

Social Security Number - XXX-XX-4642
Enviroprobe, LLC - 1931 Highway 11 South - Covington, Georgia 30014

*Has completed 4 hours of coursework and satisfactorily
passed an examination that meets all criteria required for
EPA/AHERA/ASHARA (TSCA Title II) Approved Reccreditation*

Asbestos in Buildings: Inspector Refresher

April 22, 2020

Course Date

17919

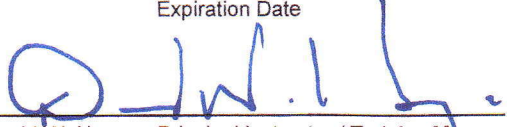
Certificate Number

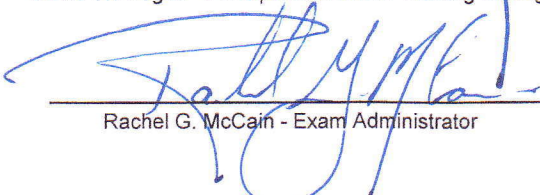
April 22, 2020

Examination Date

April 21, 2021

Expiration Date


David W. Hogue - Principal Instructor / Training Manager


Rachel G. McCain - Exam Administrator



(Approved by the ABIH Certification Maintenance Committee for 1/2 CM point - Approval #11-577)

(Florida Provider Registration Number FL49-0001342 - Course #FL49-0002805)
TEI - 1395 S. Marietta Parkway SE - Building 100, Suite 124 - Marietta, GA 30067
Phone: 770-427-3600 - Website: www.tei-atl.com

Analytical Results

**CHAIN OF CUSTODY
 BULK ASBESTOS ANALYSIS**

Client Name: Enviroprobe, LLC Project Name: 1207 Oakdale Rd NE, Atlanta
 Address: P.O. Box 2660 Project Number: _____
 City, State, Zip: Counington, Ga 30015 Sampling Date: 12-30-2020
 Contact: Roy Mote Phone #: 404 557-9320
 Sampler's Name: Roy Mote Invoice To Name(s): _____
 Report To: Roy Mote Invoice To Email(s): _____
 Report to Email: enviroprobe@bellsouth.net PO #: _____

Sample ID	Sample Location/Description	Analysis Requested	Turnaround Time (TAT)	Comments
1	1207-1 Kitchen Wall plaster	PLM	Std.	
2	1207-2 living room ceiling plaster			
3	1207-3 main level back right porch ceiling WBJ			
4	1207-4 upstairs front left bedroom wall plaster			
5	1207-5 upstairs front right bedroom ceiling WBJC			
6	1207-6 upstairs back left bathroom wall plaster			
7	1207-7 upstairs stairway hall ^{ceiling} wall plaster			
8	1207-8 upstairs front right bathroom wall WBJ			
9	1207-9 upstairs front right bathroom ceiling Plaster			
10	1207-10 main level ^{Foyer} 12"x12" floor tile beige			
11	1207-11 main level foyer black mastic			
12	1207-12 basement pipe insulation			
13	1207-13 window glazing exterior			
14	1207-14 roof system			
15				
16				
17				
18				
19				
20				

Relinquished by: Roy Mote Date/Time: 12/30/20 1226
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____

Submission of samples to the laboratory constitutes acceptance of AES's Terms & Conditions. Client assumes sole responsibility for damage or loss of samples before we accept them. Samples received after 3PM or on Saturday are considered as received the following business day. If no TAT is marked on COC, AES will proceed with standard TAT.

Asbestos COC 15.19

FOR LAB USE ONLY
 Lab Recipient: [Signature] Date/Time: 12/30/20 12:26 Method of Shipment: check
 Page 1 of 8



3080 Presidential Drive
Atlanta, GA 30340
Tel : (770) 457-8177
Fax: (770) 457-8188

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

Bulk Sample Summary Report



Report Date: 6-Jan-21

Client Name: Enviroprobe, LLC	AES Job Number: 2012U77
Project Name: 1207 OAKDALE RD NE, ATLANTA	Project Number:

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
1207-1 Layer: 1	2012U77-001A	KITCHEN WALL PLASTER	ND	ND	ND	ND	ND	ND	Paint included as binder
1207-1 Layer: 2	2012U77-001A	KITCHEN WALL PLASTER	ND	ND	ND	ND	ND	ND	
1207-2 Layer: 1	2012U77-002A	LIVING ROOM CEILING PLASTER	ND	ND	ND	ND	ND	ND	Paint included as binder
1207-2 Layer: 2	2012U77-002A	LIVING ROOM CEILING PLASTER	ND	ND	ND	ND	ND	ND	
1207-3 Layer: 1	2012U77-003A	MAIN LEVEL BACK RIGHT PORCH CEILING WBJC	ND	ND	ND	ND	ND	ND	Paint included as binder
1207-3 Layer: 2	2012U77-003A	MAIN LEVEL BACK RIGHT PORCH CEILING WBJC	ND	ND	ND	ND	ND	ND	

Note: CH=chrysotile, AM=amosite, CR=erocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite
For comments on the samples, see the individual analysis sheets.
ND = None Detected

AES, Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.
These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume. PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content.
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Microanalyst:

Penka Topuzova

QC Analyst:

Yelena Khanina



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Atlanta, GA 30340
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Fax: (770) 457-8188

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Project Name: 1207 OAKDALE RD NE, ATLANTA	Project Number:

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
1207-3 Layer: 3	2012U77-003A	MAIN LEVEL BACK RIGHT PORCH CEILING WBJC	ND	ND	ND	ND	ND	ND	
1207-4 Layer: 1	2012U77-004A	UPSTAIRS FRONT LEFT BEDROOM WALL PLAST	ND	ND	ND	ND	ND	ND	Paint included as binder
1207-4 Layer: 2	2012U77-004A	UPSTAIRS FRONT LEFT BEDROOM WALL PLAST	ND	ND	ND	ND	ND	ND	Paint included as binder
1207-4 Layer: 3	2012U77-004A	UPSTAIRS FRONT LEFT BEDROOM WALL PLAST	ND	ND	ND	ND	ND	ND	
1207-4 Layer: 4	2012U77-004A	UPSTAIRS FRONT LEFT BEDROOM WALL PLAST	ND	ND	ND	ND	ND	ND	
1207-5 Layer: 1	2012U77-005A	UPSTAIRS FRONT RIGHT BEDROOM CEILING WBJC	ND	ND	ND	ND	ND	ND	Paint included as binder

Note: CH=chrysotile, AM=amosite, CR=crocidolite, AC=actinolite, TR=tremolite, AN=anthophyllite

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ND = None Detected

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Report Date: 6-Jan-21

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Project Name: 1207 OAKDALE RD NE, ATLANTA	Project Number:

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
1207-5 Layer: 2	2012U77-005A	UPSTAIRS FRONT RIGHT BEDROOM CEILING WBJC	ND	ND	ND	ND	ND	ND	
1207-5 Layer: 3	2012U77-005A	UPSTAIRS FRONT RIGHT BEDROOM CEILING WBJC	ND	ND	ND	ND	ND	ND	
1207-6 Layer: 1	2012U77-006A	UPSTAIRS BACK LEFT BATHROOM WALL PLAST	ND	ND	ND	ND	ND	ND	Paint included as binder
1207-6 Layer: 2	2012U77-006A	UPSTAIRS BACK LEFT BATHROOM WALL PLAST	ND	ND	ND	ND	ND	ND	Paint included as binder
1207-6 Layer: 3	2012U77-006A	UPSTAIRS BACK LEFT BATHROOM WALL PLAST	ND	ND	ND	ND	ND	ND	
1207-6 Layer: 4	2012U77-006A	UPSTAIRS BACK LEFT BATHROOM WALL PLAST	ND	ND	ND	ND	ND	ND	

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Project Name: 1207 OAKDALE RD NE, ATLANTA	Project Number:

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
1207-7 Layer: 1	2012U77-007A	UPSTAIRS STAIRWAY HALL CEILING PLASTER	ND	ND	ND	ND	ND	ND	Paint included as binder
1207-7 Layer: 2	2012U77-007A	UPSTAIRS STAIRWAY HALL CEILING PLASTER	ND	ND	ND	ND	ND	ND	
1207-7 Layer: 3	2012U77-007A	UPSTAIRS STAIRWAY HALL CEILING PLASTER	ND	ND	ND	ND	ND	ND	
1207-8 Layer: 1	2012U77-008A	UPSTAIRS FRONT RIGHT BATHROOM WALL WBJC	ND	ND	ND	ND	ND	ND	Paint included as binder
1207-8 Layer: 2	2012U77-008A	UPSTAIRS FRONT RIGHT BATHROOM WALL WBJC	ND	ND	ND	ND	ND	ND	
1207-8 Layer: 3	2012U77-008A	UPSTAIRS FRONT RIGHT BATHROOM WALL WBJC	ND	ND	ND	ND	ND	ND	

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Bulk Sample Summary Report



Report Date: 6-Jan-21

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Project Name: 1207 OAKDALE RD NE, ATLANTA	Project Number:

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
1207-9 Layer: 1	2012U77-009A	UPSTAIRS FRONT RIGHT BATHROOM CEILING PL	ND	ND	ND	ND	ND	ND	Paint included as binder
1207-9 Layer: 2	2012U77-009A	UPSTAIRS FRONT RIGHT BATHROOM CEILING PL	ND	ND	ND	ND	ND	ND	
1207-9 Layer: 3	2012U77-009A	UPSTAIRS FRONT RIGHT BATHROOM CEILING PL	ND	ND	ND	ND	ND	ND	
1207-10 Layer: 1	2012U77-010A	MAIN LEVEL FOYER 12"X12" FLOOR TILE BEIGE	2	ND	ND	ND	ND	ND	Floor tile
1207-10 Layer: 2	2012U77-010A	MAIN LEVEL FOYER 12"X12" FLOOR TILE BEIGE	5	ND	ND	ND	ND	ND	Black mastic
1207-11 Layer: 1	2012U77-011A	MAIN LEVEL FOYER BLACK MASTIC	5	ND	ND	ND	ND	ND	Black mastic

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Project Name:	1207 OAKDALE RD NE, ATLANTA	Project Number:	

Client ID	AES ID	Location	Asbestos Mineral Percentage						Comments
			CH	AM	CR	AN	TR	AC	
1207-11 Layer: 2	2012U77-011A	MAIN LEVEL FOYER BLACK MASTIC	ND	ND	ND	ND	ND	ND	
1207-12 Layer: 1	2012U77-012A	BASEMENT PIPE INSULATION	50	ND	ND	ND	ND	ND	Insulation
1207-13 Layer: 1	2012U77-013A	WINDOW GLAZING EXTERIOR	ND	ND	ND	ND	ND	ND	Paint included as binder
1207-14 Layer: 1	2012U77-014A	ROOF SYSTEM	ND	ND	ND	ND	ND	ND	
1207-14 Layer: 2	2012U77-014A	ROOF SYSTEM	ND	ND	ND	ND	ND	ND	

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ND = None Detected

AES, Inc. is accredited by NIST's National Voluntary Laboratory Accreditation Program (NVLAP) for Polarized Light Microscopy (PLM) analysis, Lab Code 102082-0. All analyses performed in accordance with EPA "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" (EPA 600/M4-82-020), 1982 as found in 40 CFR, Part 763, Appendix E to Subpart E and "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116), 1993.

These test results apply only to those samples actually tested, as submitted by the client. All percentages are reported by visually estimated volume. PLM is not consistently reliable in detecting small concentrations of asbestos in floor tiles and similar nonfriable materials, quantitative TEM is currently the only method that can be used to determine conclusive asbestos content.

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Microanalyst:

Penka Topuzova

QC Analyst:

Yelena Khanina

End of Report



01/25/2021

Mark Jensen
1207 Oakdale Rd NE, Atlanta, GA 30307
Ref: Electrical Assessment on existing property.

Dear Mark

The observations are limited to what could be visually inspected. Destructive or invasive testing was not performed. The mechanical, and plumbing systems are not part of this report. The observations focused primarily on the items noted in this report. Other items may exist that are defects or code violation. The following property 1207 Oakdale Rd NE, Atlanta, GA 30307 was inspected by On Call Electric on 1/20/21 by David Arechiga.

The house is more than 50% electrical rewire and will be required to be brought up to current NEC by the local Building Authority. All work is based on the 2020 NEC.

The installation of ARC fault breakers on existing wiring can find pre-existing problems. The meter and panel are original to this house and are outdated and not to code. Majority of wiring is also original and needs to be completely rewired. Un-Grounded wiring cloth wrapped and MC cloth wrapped wiring have been seen on Main level and 2nd story. The junctions we were able to break apart the cloth wiring was breaking down and poses a fire hazard. 85% of the house is original 2 prong receptacles and original switches and plates. The basement drywall was demoed out by someone else and we found multiple flying taps with new NM wire feeding old MC wiring which are not common practices. We recommend a new electrical system on this house. Another concern on both above grade levels is that based on what we saw in the basement there could potentially be more hidden flying taps in the existing home.

-Meter is original and has no conduit on riser or wires entering the home.

-Panel is original and too small needs to be replaced.

-No primary or secondary ground systems are in place.

-No Carbon/smokes in place throughout the home.

-Little to no GFCI protection in "wet locations" Kitchen - Bathrooms

- Exterior.

-Wiring to receptacles on main floor and 2nd floor are original and need to be replaced. Devices on Main floor and 2nd Floor need to be replaced.

-Wiring on main floor and 2nd floor are outdated and wire "no grounding" needs to be replaced.

-The MC cabling and un-grounded wiring we can see in basement is already starting to break down inside the MC jacket.



- Existing switches and receptacles also need to be brought up to code.
- House currently doesn't have enough receptacles per code.

It is my opinion that given the proposed improvement for the home, owner will be better us tearing down existing home and starting from new. They are simply to many unknowns with current electrical wiring and system of the existing home. Making a large investment of adding onto the home, and updating existing will not mitigate the chances of removing/replacing 100% of non-compliance items.

David Arechiga.
Owner
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