# PROPERTY INSPECTION REPORT



PATRIOT
HOME INSPECTOR PRO

**Kevin Bussdieker**
**Patriot Home Inspection Pro**

**33255 Wood St**
**Inspection Prepared For: Kristine Garcia**
**Agent: Kristine Garcia -**

**Date of Inspection: 9/13/2026**
**Age of House: 1996 - 30 years Size: 1,491 sq ft**
**Weather: Clear, sunny**

# Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

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# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

| | | |
|---|---|---|
| **Interior Areas** | | |
| Page 5 Item: 1 | Window Condition | • The front living room window is cracked and needs to be replaced.<br><br>• The left side window for the living room is shattered and needs to be replaced. |
| **Bathroom** | | |
| Page 7 Item: 1 | Master Bath Findings | • The toilet and bathtub/shower enclosure are filthy. |
| Page 8 Item: 2 | Bathroom Findings | • The tiled floor is damaged with multiple loose and missing tiles. |
| **Kitchen** | | |
| Page 10 Item: 2 | Dishwasher | • Average condition - The following issues were noted: due to the active water leak under the kitchen sink, the dishwasher could not be tested. |
| Page 10 Item: 4 | Sink Findings | • Poor condition - The following issues were noted: the sink was damaged and needs to be replaced. |
| Page 11 Item: 5 | Cabinet findings | • An active water leak was observed beneath the kitchen sink, with standing water present in the base of the cabinet. Extensive microbial-type growth and moisture-related staining/deterioration were also observed on the cabinet walls and surrounding materials, indicating that moisture has likely been present for some time. Recommend having the source of the leak identified and repaired immediately by a qualified plumbing professional. Due to the extent of the visible growth and moisture damage, further evaluation and appropriate remediation by a qualified mold/moisture remediation professional is also recommended. Damaged materials should be repaired or replaced as necessary after the moisture source has been corrected. |
| **Heat/AC** | | |
| Page 12 Item: 1 | Heater Condition | • Only one burner ignited during testing.  This unit needs to be serviced. |

| | | |
|---|---|---|
| **Electrical** | | |
| Page 17 Item: 1 | Electrical Findings | • No carbon monoxide (CO) detector was observed in the home. Additionally, smoke detectors are missing from the hallway, master bedroom, and guest bedroom #1. These are important life-safety devices. Recommend installing appropriate CO and smoke detectors in the required locations as soon as possible.<br><br>• The patio GFCI-protected outlet did not trip when tested, indicating that the GFCI protection is not functioning as intended. Recommend having the outlet replaced or the circuit properly repaired by a qualified electrician to restore the required shock protection.<br><br>• No GFCI-protected outlets were observed in the kitchen. The home was constructed in 1996, after GFCI protection was required for kitchen countertop receptacles. A USB charging receptacle has been installed, and it is possible that a previously installed GFCI receptacle was replaced during this modification. Regardless of the cause, the kitchen receptacles should have appropriate GFCI protection. Recommend having GFCI protection installed or restored by a qualified electrician as soon as possible. |
| **Exterior Areas** | | |
| Page 20 Item: 1 | Exterior Finish Findings | • There are signs of penetrating moisture intrusion at the stucco finish in front of the master bathroom. It looks as if it is coming from the inside of the home, most likely the bathtub/shower enclosure. This area needs to be opened to determine what the cause is. |
| Page 21 Item: 2 | Doors | • The door for the water heater closet, located at the patio, is badly damaged and needs to be replaced. |
| **Grounds** | | |
| Page 23 Item: 1 | Driveway and Walkway Condition | • There are uneven sections of the front sidewalk that can resent trip hazards. It appears that these are mainly being cause by tree roots. |
| Page 24 Item: 2 | Garage Findings | • There are two vehicle doors at this garage.<br>The one-car door is manual and there were no issues noted.<br>The two-car door has an electric motor and the opener did not work. I plugged it into a working outlet and while the motor turned, the drive failed to open the door. |
| Page 26 Item: 6 | Vegetation Observations | • There are trees both at the front and rear of the home that have branches resting on the roof. All branches and brush that is contacting the home or overhanging the roof should be trimmed back. |



# Inspection Details

## 1. Attendance

In Attendance: Client present

## 2. Home Type

Home Type: Single Family Home

## 3. Occupancy

Occupancy: Vacant - Furnished: Heavy volume of personal, household, and trash items observed.



# Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

## 1. Window Condition

Observations:
• Multiple screens are damaged and need to be replaced.

• The front living room window is cracked and needs to be replaced.

• The left side window for the living room is shattered and needs to be replaced.



Front window is cracked



Left window is shattered



Damaged screens

## 2. Ceiling Findings

Observations:
• Previous repairs are visible at the living room ceiling. The reason for these repairs could not be determined during the inspection. No conclusions can be made regarding the original cause or the extent of any concealed conditions. Recommend asking the seller for additional information regarding the repairs, including the original cause and any related work that was performed.



Repairs visible @ living room ceiling

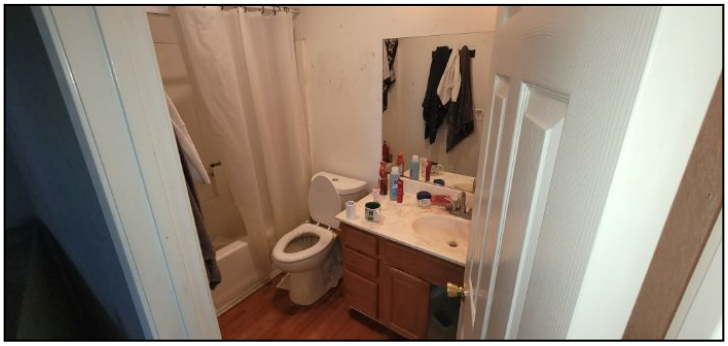
# Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## 1. Master Bath Findings

Observations:
• The master bath was inspected and the following findings were noted during this inspection:

• The toilet and bathtub/shower enclosure are filthy.



Master bath



Toilet filthy

## 2. Bathroom Findings

Observations:
• The bathroom was inspected and the following findings were noted during this inspection:

• The left sink is clogged. The stopper assembly is frozen in the closed position.

• The tiled floor is damaged with multiple loose and missing tiles.



Bathroom



Left sink is clogged



Tiled floor is damaged

# Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## 1. Oven & Range

Observations:
• Average condition - The following issues were noted: multiple burner caps are missing and the oven is uncommonly dirty.



Oven

## 2. Dishwasher

Observations:

• Average condition - The following issues were noted: due to the active water leak under the kitchen sink, the dishwasher could not be tested.

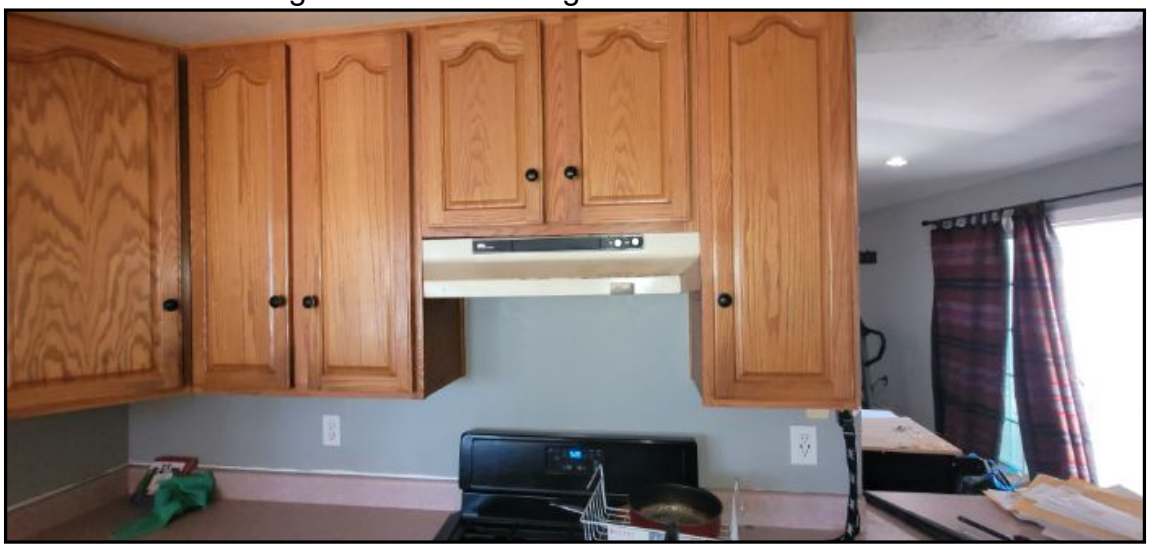


Dishwasher

## 3. Exhaust/Vent Hood Findings

Observations:

• Average condition - No significant issues noted



Exhaust vent

## 4. Sink Findings

Observations:

• Poor condition - The following issues were noted: the sink was damaged and needs to be replaced.



Sink

## 5. Cabinet findings

Observations:

• An active water leak was observed beneath the kitchen sink, with standing water present in the base of the cabinet. Extensive microbial-type growth and moisture-related staining/deterioration were also observed on the cabinet walls and surrounding materials, indicating that moisture has likely been present for some time. Recommend having the source of the leak identified and repaired immediately by a qualified plumbing professional. Due to the extent of the visible growth and moisture damage, further evaluation and appropriate remediation by a qualified mold/moisture remediation professional is also recommended. Damaged materials should be repaired or replaced as necessary after the moisture source has been corrected.



Active leak, standing water, and mold growth under kitchen sink

# Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

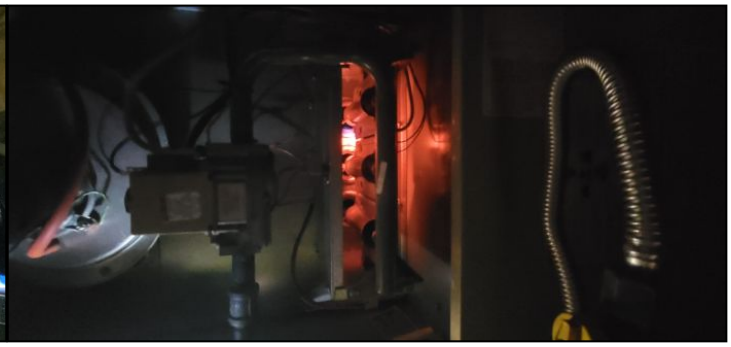
## 1. Heater Condition

Observations:
• This home is equipped with a Tempstar gas supplied forced air heating unit (FAU), which is located in the attic. This unit was made in 1996. It was tested with the following issues noted:

• Only one burner ignited during testing. This unit needs to be serviced.




Heater



Only 1 burned ignited

## 2. AC Findings

Observations:
• This home is equipped with a Ducane central AC unit, which is located at the rear of the home. This is a 3.5 ton unit that was made in 2022. There were no issues noted with this unit during the inspection.

• The temperature differential (TD) for an AC unit is the difference between the air going into the intake of the unit and the temp of it when it comes out the heating/AC registers. The minimum acceptable TD is 14 degrees.

• The air temp at the intake read 78 degrees.

• The air temp at the registers read 51 degrees (27 TD)



AC




AC read 78 @ intake




AC read 51 @ registers (27 TD)

## 3. Evap findings

Observations:
• There is a wall mounted evap system on the right side of the home. This system was made by Master Cool (Champion). This type of system does not work if there is humidity in the air, which there was on the day of the inspection. This unit was not tested. While popular in this area, these units are not as effective as they once were due to the growing day-to-day increasing humidity caused by new construction of homes and golf courses, which raise the humidity level. No action is required, this is informational only.



Evap cooler not tested

## 4. Filters

Observations:
• This system needs a new HVAC filter installed. The intake screen is clogged with dust.



Intake filthy

## 5. HVAC Notes

Materials: HVAC systems are checked for function only. The heating and cooling temps are tested and compared to industry standard recommendations. Air flow is not measured nor internal components are not checked.

# Water Heater

## 1. Water Heater Condition

Observations:
• The water heater is located in an exterior closet at the patio area. This unit was made by Whirlpool and it is a 50 gallon, indirectly vented unit which was made in 2013. The following issues were found with this unit:

• There is no overflow/catch pan installed under it. These have been required since 2002 for units installed where a leak could cause damage. Installing a pan under an existing water heater can prove difficult. A possible work around would be to place a moisture alarm next to this unit to alert the owner if the unit starts to leak. These are inexpensive, costing less than $20, and can be found at most home repair stores.

• This unit has a thermal blanket installed on it. The insulated wrap should be removed. Modern water heaters have interior liners that insulate them. Using a thermal blanket can prevent small issues from being seen until they grow into large ones.

• There is no expansion tank installed on this unit. As of 2010 an expansion tank is required whenever there a pressure regulator or backflow prevention device on the water line. This is required regardless if the unit is a tanked or tankless water heater. An attachment with more info on expansions tanks is attached to this report.



No catch pan under unit



Thermal blanket in place



No expansion tank

# Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

## 1. Electrical Findings

Materials: ***Please note, as of 2017 smoke detectors are now required in each bedroom, regardless of the age of the home. Additionally, each level of living space requires a common smoke detector and, if there is a source of Carbon Monoxide, a CO detector as well. Sources of CO include gas appliances, fireplaces and attached garages***

• A representative number of readily accessible electrical outlets are tested during the inspection to evaluate their general condition and operation. Outlets that are blocked by furniture, appliances, stored items, or other obstructions cannot be inspected or tested without moving personal belongings and are excluded from the inspection.

Observations:
• All baths have GFCI protection. No action is required, this is informational only.
• No carbon monoxide (CO) detector was observed in the home. Additionally, smoke detectors are missing from the hallway, master bedroom, and guest bedroom #1. These are important life-safety devices. Recommend installing appropriate CO and smoke detectors in the required locations as soon as possible.

• The patio GFCI-protected outlet did not trip when tested, indicating that the GFCI protection is not functioning as intended. Recommend having the outlet replaced or the circuit properly repaired by a qualified electrician to restore the required shock protection.

• No GFCI-protected outlets were observed in the kitchen. The home was constructed in 1996, after GFCI protection was required for kitchen countertop receptacles. A USB charging receptacle has been installed, and it is possible that a previously installed GFCI receptacle was replaced during this modification. Regardless of the cause, the kitchen receptacles should have appropriate GFCI protection. Recommend having GFCI protection installed or restored by a qualified electrician as soon as possible.



Missing smoke and CO detectors



Patio GFCI outlet does not trip



Baths have GFCI protection



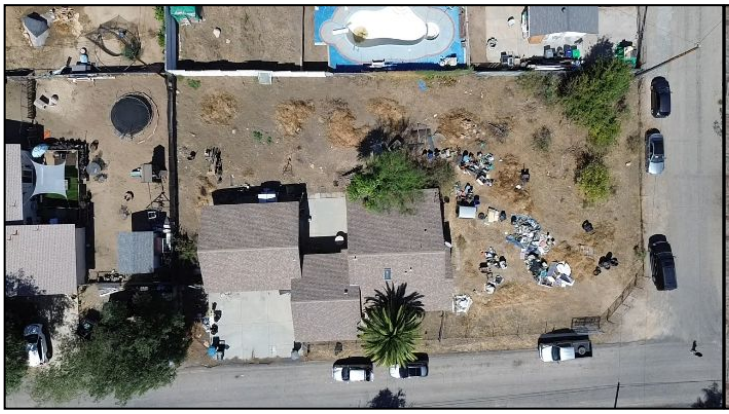
No GFCI protection @ kitchen

# Roof

## 1. Roof Condition

Materials: Composition shingles noted.
Observations:
• The roof was inspected by flying a drone over it and viewing the sub roof from the attic. The following issues were noted during this inspection:

• The rear portion of the roof exhibits slightly more granule loss than the front portion. The rear roof is typically exposed to the prevailing winds, and some increased weathering and granule loss on the windward side is common. No action is required at this time; this is noted for informational purposes.



Over head view



Roof

# Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

## 1. Access

Observations:
• The attic access for this home is located in the master bedroom hallway ceiling.

## 2. Insulation Condition

Observations:
• This home is equipped with batts type insulation, approximately 6 to 8 inches in depth (R 26)  No issues were noted during this inspection.  This is not a full attic and there is no walkway in it.



Attic

# Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

## 1. Exterior Finish Findings

Observations:

• The stucco exterior was inspected with the following results noted:

• There is a crack in the front stucco finish. It almost looks as if a door or window was previously there at one time and removed.

• Staining is present on the stucco at the right side of the home where two roof sections converge. This area receives concentrated roof runoff, and no rain gutter is installed to collect and redirect the water. The staining appears consistent with dirt and roofing materials being carried down the stucco by rainwater. Recommend periodic cleaning and monitoring. Installation of appropriate guttering and drainage in this area may help reduce future staining and direct water away from the exterior wall and foundation.

• There are signs of penetrating moisture intrusion at the stucco finish in front of the master bathroom. It looks as if it is coming from the inside of the home, most likely the bathtub/shower enclosure. This area needs to be opened to determine what the cause is.



Exterior



Crack in stucco



Staining @ stucco



Staining @ stucco

## 2. Doors

Observations:

• The door for the water heater closet, located at the patio, is badly damaged and needs to be replaced.



Water heater closet door damaged

3. Eaves & Facia

Observations:
• There are signs of weathering at the exterior trim of this home at the patio.



Wood deterioration

# Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or

provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

### 1. Foundation Type

Observations:
• Concrete slab not visible due to floor coverings.

### 2. Foundation Findings

Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.

## Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

### 1. Driveway and Walkway Condition

Materials: Concrete driveway noted.
Observations:
• The driveway was inspected and no significant findings. Driveway in good shape for age and wear.

• There are uneven sections of the front sidewalk that can resent trip hazards. It appears that these are mainly being cause by tree roots.



Driveway



Raised sidewalk

## 2. Garage Findings

Observations:
• The garage was inspected and with the following issues being noted during this inspection:

• The garage was semi-packed with personal belongings and/or trash at the time of this inspection.

• The garage vent screens on the exterior left side are damaged.

• There are two vehicle doors at this garage.
The one-car door is manual and there were no issues noted.
The two-car door has an electric motor and the opener did not work. I plugged it into a working outlet and while the motor turned, the drive failed to open the door.



Garage door opener does not work



Garage is cluttered



Damaged vent screens @ garage

## 3. Porch Findings

Observations:
• The porch has a concrete floor and is partially protected by the main roof. It is located at the front of the home. No issues were noted during this inspection.



Porch

## 4. Patio Findings

Observations:
• The patio has a concrete floor and is partially protected by the main roof. It is located at the rear of the home. No issues were noted during this inspection.



Patio

## 5. Grading

Observations:
• No significant findings noted during this inspection.

## 6. Vegetation Observations

Observations:

• There are trees both at the front and rear of the home that have branches resting on the roof. All branches and brush that is contacting the home or overhanging the roof should be trimmed back.



Branches are resting on roof

## 7. Gate Condition

Materials: Chain link
Observations:
• No significant findings noted during this inspection.




Gate

## 8. Fence Condition

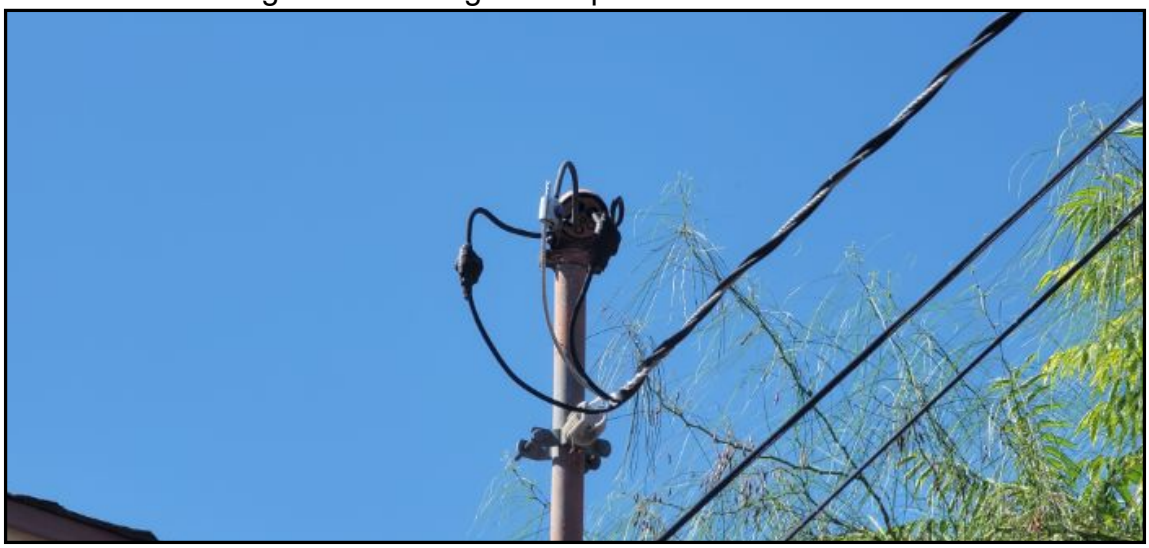
Materials: Chain link
Observations:
• No significant findings noted during this inspection.




Fence

## 9. Electrical Service Type

Observations:
• This home is equipped with overhead electrical service. No significant findings noted during this inspection.



Overhead mast

## 10. Panel findings

Observations:
• This home is equipped with a Challenger electrical panel, which is located on the exterior right side of the home. This panel is rated for 125 amp service and it has a 100 amp main shut off breaker. There are fourteen 120 amp breakers and two 240 amp breakers. No significant findings noted during this inspection. All breakers are labeled with what they are supposed to control.

• A thermal image was taken of the electrical panel. No hot spots were noted.



Panel




No hot spots

## 11. Main Gas Valve Condition

Observations:
• The gas meter is located on the exterior left side of the garage. No issues were noted during this inspection.



Gas main

## 12. Outside Plumbing

Observations:
• The water main and meter are located in an underground box at the front of the property. No issues were noted during this inspection.



Water main

## 13. Water Pressure

Observations:
• The water pressure for this home reads 70 PSI, which is within the recommended range of between 60 to 80 PSI.



Water pressure read 70 PSI

## 14. Pressure Regulator

Observations:
• The pressure regulator is located at the exterior front of the home and this is where the pressure should be able to be adjusted if it is desired. Here is a great website showing how to do it:
https://www.eid.org/customers/maintenance/how-to-adjust-water-pressure



Pressure regulator

# Scope of inspection

## 1. Scope of inspection

Materials: TERMS AND CONDITIONS
THIS CONTRACT LIMITS LIABILITY

It is agreed by all that this inspection is to be performed according to the following terms and conditions:

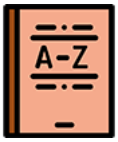
1. Patriot Home Inspector Pro will provide the Client a limited-time visual inspection of the following readily accessible and visible pertinent, major elements existing in the structure on the date of inspection: central air conditioning, central heating, interior electric, interior plumbing, foundation, basement, roofing, siding, walls, floors, ceilings, and built-in kitchen appliances. Patriot Home Inspector Pro shall have no obligation to repair or replace any items found to be defective, whether or not discussed in the Patriot Home Inspector Pro written report. Conditions that may exist relating to any legal and/or public records are outside the scope of this inspection. Patriot Home Inspector Pro cannot determine during the inspection that the roof leaks or is watertight; the rating is on material condition only. Further, this inspection does not cover code compliance, soil or groundwater contamination, geological, design, adequacy evaluation, or any low voltage wiring. Patriot Home Inspector Pro reserves a 5% margin or tolerance. This is not a structural inspection in regard to the foundation, that requires a specialized inspection from a structural foundation company/engineer. This inspection will include the above elements unless otherwise restricted by the client. At times, conditions may exist and may not have any visible signs to indicate its existence. Such items must be disclosed by the seller of the property. Patriot Home Inspector Pro recommends that Client seek the advice of his legal counsel and/or real estate agent to identify items subject to disclosure in additions to those set forth in the Patriot Home Inspector Pro written inspection report. Patriot Home Inspector Pro inspections are performed with consideration given to the age of the structure, items marked good must in all cases be considered good for the age of the item. Also, items in less than good condition must be marked as such, even though the condition may be normal for the age. Opinions vary from person to person and the report is the opinion of the inspector and must be considered as such. This report is not a mold, pest or hazardous materials inspection.

2. Payment of the fee entitles client to one original of the written inspection report including photographs. Payment, in check, cash, Venmo, PayPal or credit card, is due at the time of the inspection or prior. The liability of Patriot Home Inspector Pro is limited to the terms and conditions as set forth in this contract between Patriot Home Inspector Pro and the Client. Client expressly releases Patriot Home Inspector Pro from any and all claims arising out of the contract.

3. The client and/or realtor represents and assures Patriot Home Inspector Pro that they have secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless Patriot Home Inspector Pro from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client or Agent to ensure the utilities are on at the time of inspection. Patriot Home Inspector Pro recommends checking for permits on all additional construction performed on the property after the original construction.

4. This Order Form, with its terms, conditions and disclosures, constitutes the entire agreement between Patriot Home Inspector Pro and Client. Both parties agree that there is no representation, statement or agreement not set forth herein or incorporated by reference. No waiver, alteration of modification of this contract shall be valid unless it is in writing and signed by an authorized representative of both parties. This contract shall be construed and governed by the laws of the State of California. For all areas marked outside of good condition, Patriot Home Inspector Pro recommends proper attention by the appropriate licensed contractor.

5. Patriot Home Inspector Pro has no liability for occupied/unoccupied homes and structures, and the inspection is only good until the inspector leaves the property. Disgruntled sellers/squatters often change the condition of the property and no guarantees will be made by Patriot Home Inspector Pro




# Glossary

| Term | Definition |
| --- | --- |
| Expansion Tank | An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion. |
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |