

CQI Home Inspections

Your Property Inspection Report



22166 Monterey Pl, Leonardtown , MD 20650

Inspection prepared for: Sample

Date of Inspection: 3/22/2019 Time: 4:00 PM

Age of Home: 1987 Size: 2,030

Weather: Dry

Inspector: Philip Cavalcante

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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, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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.

Summary of Items of Concern

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

| Exterior Areas | | |
|--------------------------|----------------------|--|
| Page 4 Item: 1 | Roof | <ul style="list-style-type: none"> • Serviceability of roof is questionable; it should be evaluated and repaired or replaced as necessary by a professional roofing contractor. • Sagging / buckling on roof decking. Have evaluated repaired or replaced. |
| Page 5 Item: 3 | Gutters & Grading | <ul style="list-style-type: none"> • Perimeter Grading: Appears to slope towards building in areas. Recommend grading soil so it slopes down and away from the building to direct rainwater away. |
| Page 5 Item: 4 | Drives & Walks | <ul style="list-style-type: none"> • Walkways deteriorating in areas. Have evaluated |
| Page 5 Item: 5 | Siding | <ul style="list-style-type: none"> • Trim areas are deteriorating in areas. Have evaluated and repaired as needed. • Some composition/wood siding shows signs of water damage and swelling. Have evaluated and repaired. • Termite and mud tubs noted. Have evaluated and treated. |
| Page 7 Item: 7 | Decks & Steps | <ul style="list-style-type: none"> • Rails missing in areas with drop offs of greater than 30 inches. Recommend installation of rails for safety. • Spindle spacing exceeds the 4 inch spacing which is considered unsafe by today's child safety standards. • Wood deterioration noted. Have repaired as necessary. • Deck installed without supporting bracket hardware. Recommend installing brackets. • No Lag Bolts Visible: The deck ledger board is nailed or screwed to the house, or is covered and not visible. Consider installing lag screws to securely attach ledger board to house, if they have not been used. By today's safety standards all decks should be built freestanding. • Decks are not properly supported and are not built correctly. This is a safety hazard and needs repaired or replaced. |
| Page 9 Item: 8 | Electrical, Exterior | <ul style="list-style-type: none"> • Exterior-rated Romex should be enclosed in conduit. • Interior grade Romex should be replaced with exterior-rated Romex and enclosed in conduit. |
| Page 10 Item: 9 | Doors | <ul style="list-style-type: none"> • Door trim needs painted to prevent damage. |
| Page 10 Item: 10 | Window Condition | <ul style="list-style-type: none"> • Deteriorated frame(s) noted in several areas. Have evaluated and replaced. |
| Garage, Basement & Attic | | |

| | | |
|------------------------------|--------------------------|--|
| Page 12 Item: 1 | Garage | <ul style="list-style-type: none"> • Garage-house door is not properly fire-rated. Have evaluated and repaired. |
| Page 12 Item: 2 | Basement / Crawlspace | <ul style="list-style-type: none"> • Possible water intrusion noted in basement. Front bedroom. • Termite mud tubs noted in basement. Have evaluated and treated. |
| Page 13 Item: 3 | Attic | <ul style="list-style-type: none"> • Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture. • Evidence of present leaks. (See roofing notes) • Subroofing damage noted in several areas. See roofing notes. |
| Electric, Heat, Water Heater | | |
| Page 16 Item: 3 | Water Heater | <ul style="list-style-type: none"> • No expansion tank noted above hot water heater. One should be installed to prevent TRV valve blow off. • No disconnect switch/box noted next to hot water heater. Have evaluated and repaired. |
| Interior Features | | |
| Page 17 Item: 1 | Kitchen | <ul style="list-style-type: none"> • No GFCI outlets visible, which is common for a home of this age. Consider installing protected outlets. • Dishwasher is leaking at the door. Have evaluated and repaired or replaced. |
| Page 18 Item: 2 | Master Bath | <ul style="list-style-type: none"> • Sink drain line leaks. Recommend repair by professional plumber. |
| Page 19 Item: 5 | Bath (Guest) | <ul style="list-style-type: none"> • GFCI trip test failed. Have electrician evaluate. • Sink drain line leaks. Recommend repair by professional plumber. |
| Page 19 Item: 7 | Plumbing & Laundry | <ul style="list-style-type: none"> • No GFCI outlets visible, which is common for a home of this age. Consider installing protected outlets. |
| Page 20 Item: 8 | Interior Electric | <ul style="list-style-type: none"> • Smoke detectors missing in bedrooms. Installation recommended. • Extension cord in use as hardwire. Have evaluated and repaired. In laundryroom |
| Page 21 Item: 9 | Floors, Ceilings & Walls | <ul style="list-style-type: none"> • Sloping floor and/or bulges/dips in floor. Determining the exact cause of any sloping/bulges/dips would require removal of the floor covering or other destructive testing, which is not within the scope of the home inspection. Note that this phenomena is common for a house of this age, but a structural engineer or contractor should be consulted to verify integrity of structure. Most likely the outside deck is pushing up the flooring in the master bedroom. |
| Page 22 Item: 11 | Windows | <ul style="list-style-type: none"> • Window binds in frame in basement. • Sash ropes need repair for proper window operation. |
| Page 22 Item: 12 | Fireplaces & Stoves | <ul style="list-style-type: none"> • Gas tank and lines need to be evaluated and replaced as needed. |
| Page 23 Item: 13 | Stairways | <ul style="list-style-type: none"> • Several steps are loose. • Spindles exceeds 4 inch spacing, which is considered unsafe by today's standards. • Hand Rail Components loose. |

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. Roof

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Materials: Fiberglass shingles., Inspection method, Walked
 Observations:

- **Serviceability of roof is questionable; it should be evaluated and repaired or replaced as necessary by a professional roofing contractor.**
- **Sagging / buckling on roof decking. Have evaluated repaired or replaced.**



2. Chimney

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Gutters & Grading

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Information: Aluminum Gutters

Observations:

- Gutters sagging; resecure as needed.
- **Perimeter Grading: Appears to slope towards building in areas. Recommend grading soil so it slopes down and away from the building to direct rainwater away.**

4. Drives & Walks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Information: Asphalt driveway, Wood sidewalk.

Observations:

- **Walkways deteriorating in areas. Have evaluated**



5. Siding

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Information: Composition wood siding, wood frame construction, concrete / block foundation

Observations:

- **Trim areas are deteriorating in areas. Have evaluated and repaired as needed.**
- **Some composition/wood siding shows signs of water damage and swelling. Have evaluated and repaired.**
- **Termite and mud tubs noted. Have evaluated and treated.**





6. Vegetation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.



7. Decks & Steps

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- **Rails missing in areas with drop offs of greater than 30 inches. Recommend installation of rails for safety.**
- **Spindle spacing exceeds the 4 inch spacing which is considered unsafe by today's child safety standards.**
- **Wood deterioration noted. Have repaired as necessary.**
- **Deck installed without supporting bracket hardware. Recommend installing brackets.**
- **No Lag Bolts Visible: The deck ledger board is nailed or screwed to the house, or is covered and not visible. Consider installing lag screws to securely attach ledger board to house, if they have not been used. By todays safety standards all decks should be built freestanding.**
- **Decks are not properly supported and are not built correctly. This is a safety hazard and needs repaired or replaced.**







8. Electrical, Exterior

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Light fixture or bulb apparently inoperable in several areas . Change bulb(s) and check.
- **Exterior-rated Romex should be enclosed in conduit.**
- **Interior grade Romex should be replaced with exterior-rated Romex and enclosed in conduit.**





9. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Sliding door screen damaged
- **Door trim needs painted to prevent damage.**



10. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Some window screens missing.
- **Deteriorated frame(s) noted in several areas. Have evaluated and replaced.**



11. Pool

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Garage, Basement & Attic

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Garage-house door weatherstrip damage.
- **Garage-house door is not properly fire-rated. Have evaluated and repaired.**



2. Basement / Crawlspace

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Inspection Method: Traversed
- Insulation not visible, finished basement.
- Ductwork noted in the green house.
- **Possible water intrusion noted in basement. Front bedroom.**
- **Termite mud tubs noted in basement. Have evaluated and treated.**



3. Attic

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Traversed
- **Cellulose** Insulation
- Insulation averages about 6-8 inches in depth
- **Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture.**
- **Evidence of present leaks. (See roofing notes)**
- **Subroofing damage noted in several areas. See roofing notes.**



Electric, Heat, Water Heater

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heat: The heating, ventilation, 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 test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

1. Electrical Panel

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Underground Service, 200 Amp Service, Main Disconnect in panel box, Panel box located in garage., GE
Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



2. HVAC Unit

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Information: Carrier, Electric furnace, in basement.

Observations:

- No major system safety or function concerns noted at time of inspection.



3. Water Heater

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Information: Electric water heater (Shutoff at panel box), adjacent to furnace., Located in basement, 50 +/- gallons, Whirlpool
 Observations:

- No **expansion tank** noted above hot water heater. One should be installed to prevent TRV valve blow off.
- No disconnect switch/box noted next to hot water heater. Have evaluated and repaired.



Interior Features

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. 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.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection 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, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Kitchen

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- **No GFCI outlets visible, which is common for a home of this age. Consider installing protected outlets.**
- **Dishwasher is leaking at the door. Have evaluated and repaired or replaced.**





2. Master Bath

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Sink drain line leaks. Recommend repair by professional plumber.



3. Bath

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- LOCATION: Hall
- Vanity damaged.



4. Bath #2

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

5. Bath (Guest)

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- LOCATION: Basement
- **GFCI trip test failed. Have electrician evaluate.**
- **Sink drain line leaks. Recommend repair by professional plumber.**



6. Bath (Half)

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

7. Plumbing & Laundry

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- **No GFCI outlets visible, which is common for a home of this age. Consider installing protected outlets.**



8. Interior Electric

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Light fixture or bulb apparently inoperable in several areas . Change bulb(s) and check.
- **Smoke detectors missing in bedrooms. Installation recommended.**
- **Extension cord in use as hardwire. Have evaluated and repaired. In laundryroom**





9. Floors, Ceilings & Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- **Sloping floor and/or bulges/dips in floor. Determining the exact cause of any sloping/bulges/dips would require removal of the floor covering or other destructive testing, which is not within the scope of the home inspection. Note that this phenomena is common for a house of this age, but a structural engineer or contractor should be consulted to verify integrity of structure. Most likely the outside deck is pushing up the flooring in the master bedroom.**



10. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Door binds in jamb (basement bi-fold).
- Some door stop(s) missing / ineffective; recommend installation to avoid unnecessary wall or door damage.

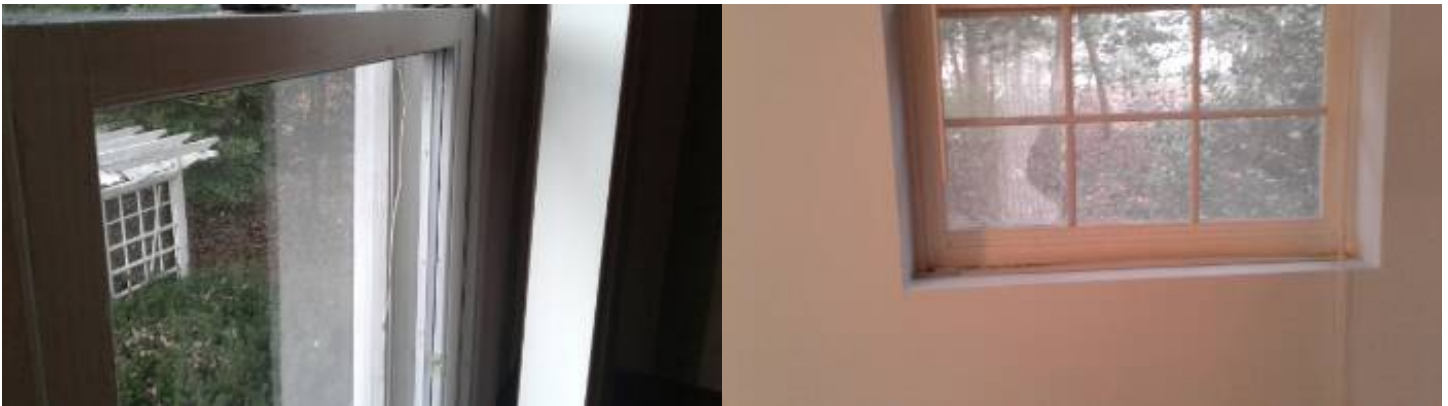


11. Windows

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- **Window binds in frame in basement.**
- **Sash ropes need repair for proper window operation.**



12. Fireplaces & Stoves

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Have Chimney Inspected - The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- Wood fire place has been replaced with gas logs. Have system evaluated for proper ventilation.
- Gas Fireplace does not appear to start with a wall switch. Have seller demonstrate operation.
- **Gas tank and lines need to be evaluated and replaced as needed.**

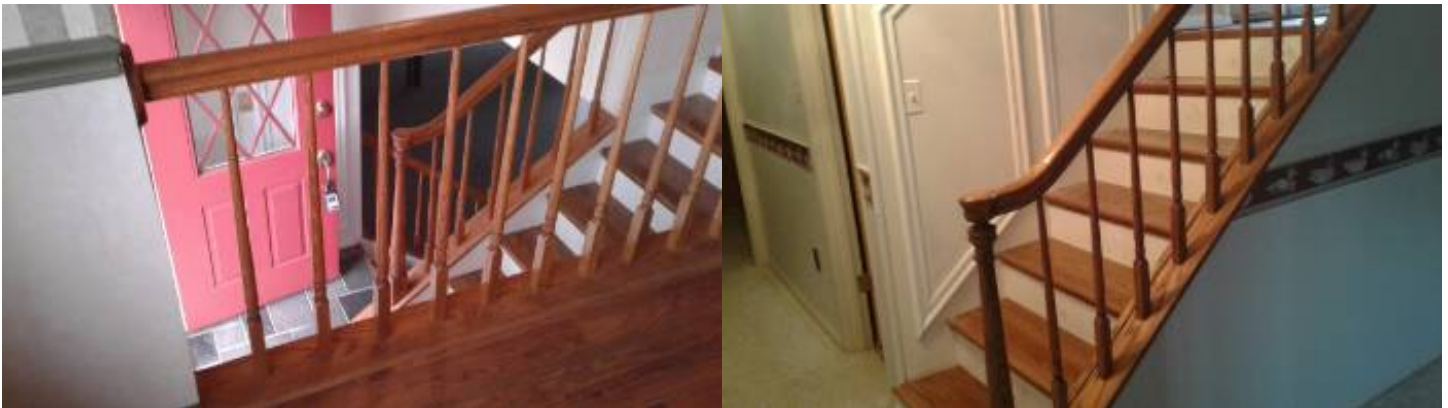


13. Stairways

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- **Several steps are loose.**
- **Spindles exceeds 4 inch spacing, which is considered unsafe by today's standards.**
- **Hand Rail Components loose.**





What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

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 and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

General Notes

1. General Notes

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.

Descriptions—When outside the structure, the terms “front,” “left,” “rear,” and “right” are used to describe the structure as viewed from the main entrance, even if it does not face the address street. If you have any questions about room descriptions or locations, please contact us; it’s important that you be able to identify the rooms that we discuss in your report.

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.

Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

Have you read the complete report? It provides safety and maintenance information as well as common problems and methods for addressing those common problems. It also tells you what I did and didn’t do, what I could and couldn’t do, and what I would and wouldn’t do if personal safety or property damage was involved. If you don’t understand something, or if I did not make myself clear, please contact me (I’m available 7 days a week, including all holidays and major sporting events—Super Bowl, Rose Bowl, World Series, etc.) Also feel free to visit my web site at www.cqihomeinspections.com

Once again, thank you for your business, and for your trust!

Glossary

| Term | Definition |
|----------------|---|
| Cellulose | Cellulose insulation: Ground-up newspaper that is treated with fire-retardant. |
| 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. |