



OUR WORLD REVOLVES AROUND YOU

ABA January 2021



NEWSLETTER

IN THIS ISSUE

Why You Need an *Inspection*

by Susan Wargo

Home offers should be placed contingent on the inspection because beneath that façade of elegant, contemporary wallpaper may lurk deep cracks signifying a foundational issue and a little "water spot" could be a plumbing issue, but it could also signify a mold issue that may require you to completely strip the room and replace all of the dry wall. Still want to skip the few hundred dollars for the inspection fee and the extra day or two it may take for closing?

What Is a Home Inspection?

A home inspection is neither an insurance policy nor a comprehensive analysis of every flawed feature in a home. Unlike a car, prospective home buyers cannot request a history report. Instead, they must rely on personal inspection, the seller's disclosure, and a home inspection. A home inspection only provides buyers with a report on a visual inspection of the home and its accessible features.

A Home Inspector is trained to look for any visible signs of Asbestos, Lead Paint, Mold, Pest Infestation or Radon and make recommendations based upon observations.



Page 1 Why you need an inspection



Page 2 ABC Market Snapshot Program



Page 3 10 Common Electrical Issues

Upcoming February 2021 Newsletter

Did you know... Radon Gas is the 2nd leading cause of Lung Cancer in the USA? Read the ABA newsletter at: www.allbuildingsanalysis.com

Market *SNAPSHOT*

by Lewis Wargo

REAL ESTATE VALUE OPTIMIZATION

*REIMAGINED AND
REALIZED - R&R*



A value proposition is a promise of value to be delivered, communicated, and acknowledged. It is also a belief from the customer about how value will be delivered, experienced, and acquired. A value proposition can apply to an entire organization, or parts thereof, or customer accounts, or products or services. *Wikipedia*

As easy as ABC **123!**

ABC proposes a way for you to determine Market Valuation which enables you to realize value optimization of your Real Estate at a fraction of the conventional cost through the process of applying standardized measurements of property integrity levels to create a G.P.A. (grade property analysis).

The A.B.C. Snapshot program provides you with the TOOLS to create a Market Snapshot:

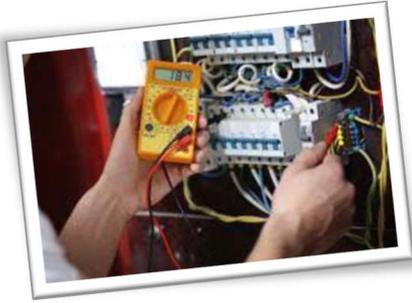
- 1.) Identify Underlying Value
- 2.) Mitigating Risk Factors
- 3.) Optimize Property Potential

For additional information, review the features and benefits of this exclusive Program:

CONTACT US: (412) 540-7955

ALL BUILDINGS COMMERCIAL, LLC

www.allbuildingscommercial.com

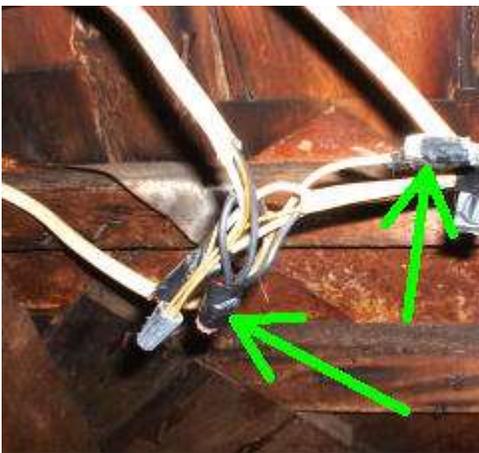


10 Common *Electrical* Problems

by Tyler Marks

1. Improper wire junctions/terminations

Anywhere two or more wires meet or terminate, this wire junction is required to be wire nutted and enclosed in an approved junction box to help limit a shock hazard.

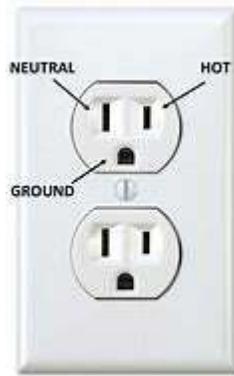


Improper Wire Junction

2. **Buried Wiring** – To safely bury wiring underground, only wiring approved for direct burial use, such as a rigid conduit to prevent slicing through the wire and potential shock.

3. Ungrounded receptacles

Electrical codes changed to 3 wire grounded receptacles in residential homes. The grounding conductor (the round pin in a 3-prong receptacle) is designed to give electricity a safe place to discharge should something go wrong with an appliance or in case of a nearby lighting strike. Homes from before 1960 were wired with 2 conductor wire without a ground.

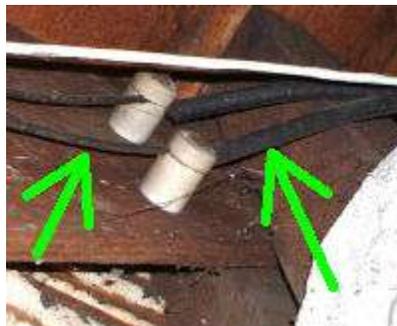


Grounded Outlet

4. Knob & Tube Wiring

this type of wiring is the original type used in homes from before 1950. The conductors for this type of wiring are separated, unlike later sheathed cable that had the insulated conductors wrapped together.

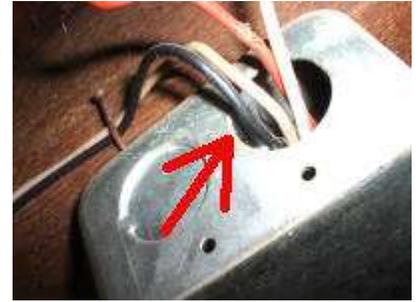
A thorough inspection of the home's active knob and tube wiring by a licensed electrician is recommended, although replacement of active knob and tube wiring is most often wise for fire safety reasons.



Knob and Tube Wiring

5. Missing Wire Bushings/Clamps

Wherever wiring enters a metal junction box, metal appliance, etc., the wiring is required to have wire clamps to protect the wiring from mechanical damage or abrasion or shock hazard.



Missing Wire Bushings

6. Extension Cords

Extension cords are not meant to be used as permanent wiring and can be a potential shock hazard. Should power be needed where there is not currently an accessible receptacle, a licensed electrician can often install a new receptacle where needed.

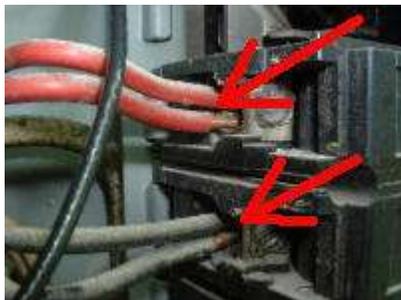
7. Double Tapped & Double Lugged Circuit Breakers

Circuit breakers are normally designed to accept one (1) wire safely. Some brands of circuit breakers (such as some made by Square D) are designed to accept two wires since they have a special clip for each wire. Terminals for more than one wire must be specifically identified for this purpose, either within the equipment instructions or on the terminal itself.

Having multiple wires connected to the location where the main service cable connects at the main breaker are often lacking over-current protection which can lead to overheating and fire.

Connecting more than the allowed number of wires to a circuit breaker can overdraw the

circuit and can prevent either wire from being properly secured.



Double Tapped Circuit Breakers

8. Improperly Wired Receptacles

Electrical receptacles are designed to have specific wires at specific terminals. A polarized receptacle (one with a longer vertical blade than the other blade) will allow a polarized plug to be fit into it in only one direction.

When the hot and neutral wires are reversed, the issue is called reverse polarity and can be a shock hazard.

9. Non-Functional GFCI Protection

Ground Fault Circuit Interrupters (GFCI) can be in the form of a GFCI receptacle or a GFCI circuit breaker. GFCI protection is now required (for new construction) in areas where electricity and water can potentially meet.

Currently, for new construction, GFCI protection is required in bathrooms, unfinished basements, garages, exterior receptacles, and most kitchen receptacles.

When a GFCI receptacle ‘trips,’ the little TEST button pops out and shuts down the circuit.

10. Improperly Wired Subpanels

Subpanels are often installed in a home if the original breaker panel is full of breakers and an extra circuit(s) is needed or if an addition is done to the home. The home’s main breaker panel is the enclosure that has the main electrical service disconnection means for the building. Most homes have only one breaker panel that includes the main breaker and breakers for the

home’s circuits, but some homes have both.

Subpanels should be connected to the main panel (and/or service disconnect) with a 4-conductor feeder cable (two hot conductors, one neutral (aka grounded) conductor, and one grounding conductor).



Improperly Wired Subpanel

FIND OUT MORE ABOUT JOINING THE GROWING ABA TEAM TODAY!

ABA is looking for people from all walks of life just like YOU to join our diversified TEAM!

If you like meeting new people and want to apply your talents and skills to a growing organization with upward mobility, please contact ABA through the email link below and LET’S GET TOGETHER!



We might not get everything right today but if we work together the lessons we learn will make for a better tomorrow!