

Redhawk Home Inspections, LLC

Property Inspection Report



123 Homeowner Lane, Anytown, IN 4700
Inspection prepared for: Sample Report
Date of Inspection: 4/4/2020 Time: 1:00pm
Age of Home: built 1977 Size: 1,950 Sq/ft
Weather: overcast/light rain

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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!



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.

Front room			
	Page 22 Item: 4	Electrical	<ul style="list-style-type: none">• Defect: Three electrical outlets in the living room area tested for an open ground.• Repair/replace: Have qualified/licensed electrician evaluate and repair/replace.
Garage			
	Page 30 Item: 6	Electrical	<ul style="list-style-type: none">• Defect: One electrical outlet on the east wall of the garage with an open ground.• Repair/replace: Have a qualified/licensed electrician evaluate/repair.



Inspection Details

1. Attendance

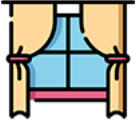
In Attendance: Owner/Client present

2. Home Type

Home Type: Single Family Home • Ranch Style

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.



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.



Master 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. Locations

Locations: Master Bathroom

2. Cabinets

Observations:

- No deficiencies observed.

3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Ceiling is in good condition with no evidence of water damage.

4. Counters

Observations:

- Plastic laminate tops noted.

5. Doors

Observations:

- Swinging wood door is in good condition and operable. A privacy door handle is installed.


6. Electrical

Observations:

- All electrical outlets/devices and fixtures were in good condition and operable. Tester indicated that all outlets were properly wired.

7. GFCI

Observations:

-  Defect: All outlets in the master bathroom are unprotected however since the home was built in 1977 it was not required then.
- Improvement/recommend: Have a qualified/licensed electrician replace all unprotected outlets with **GFCI** protected outlets.



Defect: All outlets in the master bathroom are unprotected however since the home was built in 1977 it was not required then.

8. Exhaust Fan

Observations:

- The bath fan/light was operated and no issues were found.
- Bathroom exhaust fan penetrates through the roof and terminates outside the house as it should.

9. Floor Condition

Materials: Sheet vinyl flooring is noted.

Observations:

- Defect: sheet vinyl flooring is peeling/curling up at bathtub.
- Improvement/recommendation Have flooring contractor evaluate and repair/replace.



Defect: Sheet vinyl flooring is peeling/curling up at bathtub.

10. Heating

Observations:

- Forced air central heating and cooling noted in this room. At the time of the inspection the forced air heating appeared to be functioning properly.

11. Mirrors

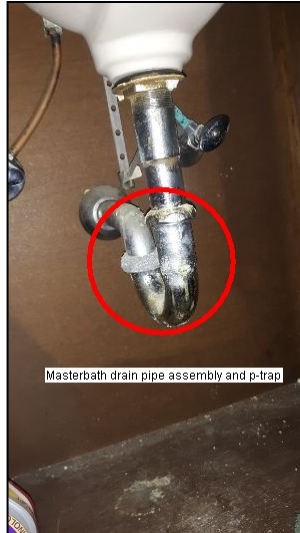
Observations:

- The bathroom mirror was in good condition and appeared properly secured.

12. Plumbing

Observations:

- Defect: The chrome drain pipe and p-trap are calcified & corroded.
- Improvement/recommendation: Have qualified/licensed plumber evaluate and replace with new **PVC** pipe material.
- Water pressure was tested and was determined to be satisfactory at the time of inspection.



Defect: The chrome drain pipe and p-trap are calcified & corroded.

13. Showers

Observations:

- Shower head/valve and faucet are operable without defect.

14. Shower Walls

Observations:

- Fiberglass surround noted.
- Defect: Damage to drywall next to the shower surround on the wall with the shower valve and trim accessories.
- Recommend: Have qualified contractor evaluate and repair/replace.



Defect: Damage to drywall next to the shower surround (on wall where shower controls are located).

15. Bath Tubs

Observations:

- Tub is in good condition/does not leak and drains properly.

16. Sinks

Observations:

- Sink and faucet are in good condition. Refer to Masterbath plumbing section for additional comment and details.

17. Toilets

Observations:

- Toilet is functional and in good visual condition with no leaks

18. Window Condition

Observations:

- It appears that window was installed within the last ten years and was in good condition and operable.
- Storm windows and screens were installed.

Guest bathroom #2

1. Locations

Locations: Guest bathroom

2. Cabinets

Observations:

- No deficiencies observed.

3. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Ceilings are in good condition with no visible water damage.

4. Counters

Observations:

- Plastic laminate tops noted.

5. Doors

Observations:

- Swinging wood door is in good condition and operable with a privacy handle installed.

6. Electrical

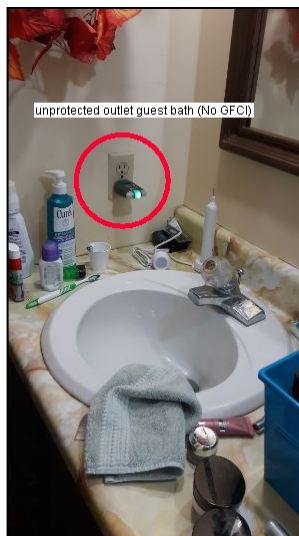
Observations:

- Electrical outlets/devices and fixtures are in good condition and operable. Outlet tester indicated all outlets were properly wired.

7. GFCI

Observations:

- Safety hazard: None of the guest bath outlets are GFCI protected however when the house was built in 1977 it was not required.
- Improvement/recommendation: Have a qualified/license electrician evaluate and replace the unprotected outlets with upgraded GFCI protected outlets.



Safety hazard: None of the guest bath outlets are GFCI protected however when the house was built in 1977 it was not required.

8. Exhaust Fan

Observations:

- The bath fan/light was operated and no issues were found.
- Bath fan is in good condition and operable.
- Defect/recommendation: Bath fan exhausts into the attic space. Have a qualified contractor evaluate and terminate the exhaust pipe through the roof or out the soffit panel at the eave.

9. Floor Condition

Materials: Sheet vinyl flooring is noted.

Observations:

- Defect: Sheet vinyl is curling up near the bathtub.
- Repair/recommendation: Have qualified flooring contractor evaluate and repair/replace floor covering.



Defect: Sheet vinyl is curling up near the bathtub.

10. Heating

Observations:

- Forced air central heating and cooling noted in this room. At the time of the inspection the forced air heating appeared to be functioning properly.

11. Mirrors

Observations:

- The two mirrors in the guest bathroom were in good condition and appeared to be properly secured.

12. Plumbing

Observations:

- Defect: The chrome drain pipe and p-trap are calcified & corroded on both sinks.
- Improvement/recommendation: Have qualified/licensed plumber evaluate and replace with new PVC pipe material.
- Water pressure was tested and was determined to be satisfactory at the time of inspection.



Defect: The chrome drain pipe and p-trap are calcified & corroded on both sinks.

13. Bath Tubs

Observations:

- Tub
- Tub is in good condition/does not leak and drains properly

14. Sinks

Observations:

- Both Sinks and faucets are in good condition. Refer to guest bath plumbing section for additional comment and details.

15. Toilets

Observations:

- Toilet was functional and in good visual condition with no leaks.

16. Window Condition

Materials: Aluminum framed double hung window noted. • Wood framed double hung window noted.

Observations:

- It appears that window was installed within the last ten years and was in good condition and operable.
- Storm windows and screens were installed.

Master bedroom

1. Locations

Locations: Master#1 • South

2. Ceiling Fans

Observations:

- One ceiling fan in good condition which operated normally when tested at time of inspection.

3. Closets

Observations:

- Defect: Closet light was missing a fixture globe.
- Recommend: Have a licensed/qualified electrician add a globe or replace fixture.
- Closet shelves and doors were in good condition and operable.



Defect: Closet light was missing a fixture globe. This is representative of all closets in the house.

4. Doors

Observations:

- The swinging hollow wood door is in good condition and operable. A privacy handle is installed and is operable.

5. Electrical

Observations:

- All electrical devices/outlets/fixtures were in good condition and functioning properly. Outlet tester indicated that all outlets were properly wired.

6. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- Carpet was in good condition and appeared to be recently replaced.

7. Smoke Detectors

Observations:

- There were no smoke detectors present in the bedroom(s).
- Improvement: Have qualified electrician install a smoke detector in all bedrooms

8. Wall Condition

Materials: Drywall walls noted.

Observations:

- Walls were in good condition with no evidence of water damage.

9. Window Condition

Materials: Wood framed double hung window noted.

Observations:

- It appears that windows were installed within the last ten years and were in good condition and operable.
- Both storm windows and screens were installed. Both were without defects.

10. Ceiling Condition

Observations:

- Ceiling was in good condition with no evidence of any water damage.

Bedroom #2

1. Locations

Locations: southwest #2

2. Ceiling Fans

Observations:

- One ceiling fan in good condition which operated normally when tested at time of inspection.

3. Closets

Observations:

- Defect: Closet light was missing a fixture globe.
- Recommend: Have a licensed/qualified electrician add o globe or replace fixture.
- Closet shelves and doors were in good condition and operable.

4. Doors

Observations:

- The swinging hollow wood door is in good condition and operable. A privacy handle is installed and is operable.

5. Electrical

Observations:

- All electrical devices/outlets/fixtures were in good condition and functioning properly. Outlet tester indicated that all outlets were properly wired.

6. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- Carpet was in good condition and appeared to be recently replaced.

7. Smoke Detectors

Observations:

- There were no smoke detectors present in the bedroom(s).
- Improvement: Have qualified electrician install a smoke detector in all bedrooms

8. Wall Condition

Materials: Drywall walls noted.

Observations:

- Walls were in good condition with no evidence of water damage.

9. Window Condition

Materials: Wood framed double hung window noted.

Observations:

- It appears that windows were installed within the last ten years and were in good condition and operable.
- Both storm windows and screens were installed. Both were without defects.

10. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Ceiling was in good condition with no evidence of any water damage.

Bedroom #3

1. Locations

Locations: North East#3

2. Ceiling Fans

Observations:

- One ceiling fan in good condition which operated normally when tested at time of inspection.

3. Closets

Observations:

- Defect: Coset light was missing a fixture globe.
- Recommend: Have a licensed/qualified electrician add a globe or replace fixture.
- Closet shelves and doors were in good condition and operable.

4. Doors

Observations:

- The swinging hollow wood door is in good condition and operable. A privacy handle is installed and is operable.

5. Electrical

Observations:

- All electrical devices/outlets/fixtures were in good condition and functioning properly. Outlet tester indicated that all outlets were properly wired.

6. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- Carpet was in good condition and appeared to be recently replaced.

7. Smoke Detectors

Observations:

- There were no smoke detectors present in the bedroom(s).
- Improvement: Have qualified electrician install a smoke detector in all bedrooms

8. Wall Condition

Materials: Drywall walls noted.

Observations:

- Walls were in good condition with no evidence of water damage.

9. Window Condition

Observations:

- It appears that the window was installed within the last ten years and was in good condition and operable.
- Both storm windows and screens were installed. Both were without defects

10. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Ceiling was in good condition with no evidence of any water damage.

Bedroom #4

1. Locations

Locations: South East#4

2. Ceiling Fans

Observations:

- One ceiling fan in good condition which operated normally when tested at time of inspection.

3. Closets

Observations:

- Defect: Closet light was missing a fixture globe.
- Recommend: Have a licensed/qualified electrician add a globe or replace fixture.
- Closet shelves and doors were in good condition and operable.

4. Doors

Observations:

- The swinging hollow wood door is in good condition and operable. A privacy handle is installed and is operable.

5. Electrical

Observations:

- All electrical devices/outlets/fixtures were in good condition and functioning properly. Outlet tester indicated that all outlets were properly wired.

6. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- Carpet was in good condition and appeared to be recently replaced.

7. Smoke Detectors

Observations:

- There were no smoke detectors present in the bedroom(s).
- Improvement: Have qualified electrician install a smoke detector in all bedrooms.

8. Wall Condition

Materials: Drywall walls noted.

Observations:

- Walls were in good condition with no evidence of water damage.

9. Window Condition

Materials: Wood framed double hung window noted.

Observations:

- It appears that the window was installed within the last ten years and was in good condition and operable.
- Both storm windows and screens were installed. Both were without defects.

10. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Ceiling was in good condition with no evidence of any water damage.

Family room

1. Ceiling Fans

Observations:

- One ceiling fan in good condition and operated normally when tested, at time of inspection.

2. Doors

Observations:

- Two wood pocket doors that were in good condition and operated/closed/locked properly

3. Electrical

Observations:

- Observed: All electrical devices/outlets/fixtures were in good condition and functioning properly. Outlet tester indicated that all outlets were properly wired.

4. Smoke Detectors

Observations:

- Operated when tested.

5. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Ceiling was in good condition with no evidence of any water damage.

6. Patio Doors

Observations:

- The sliding patio door was in good condition and functional during the inspection.

7. Screen Doors

Observations:

- Sliding door screen was undamaged and was functional during the inspection.

8. Wall Condition

Materials: Walls are clad in wood paneling.

Observations:

- Wood paneling is in good condition and appears to be without defects.

9. Fireplace

Materials: Family Room

Materials: Masonry fireplace noted.

Observations:

- The gas fueled fireplace appears to be in good visual condition. Was operated and observed as functional during inspection.

Hallway

1. Closets

Observations:

- Defect: Closet lights were missing a fixture globe
- Recommend: Have a licensed/qualified electrician add a globe or replace fixture.
- Closet Shelves and doors were in good condition and operable.

2. Electrical

Observations:

- All electrical devices/outlets/fixtures were in good condition and functioning properly. Outlet tester indicated that all outlets were properly wired.

3. Smoke Detectors

Observations:

- Smoke detector was present and operated when tested.
- A plug-in style CO detector was present and was operable when tested

4. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Ceiling was in good condition with no evidence of any water damage.

5. Wall Condition

Materials: Drywall walls noted.

Observations:

- Walls were in good condition with no evidence of water damage.



Kitchen

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

1. Cabinets

Observations:

- No deficiencies observed.

2. Counters

Observations:

- Plastic laminate tops noted.
- The counter tops are original to the home however, they are in good condition.

3. Dishwasher

Observations:

- Dishwasher appears to be properly installed and when tested functioned properly.

4. Garbage Disposal

Observations:

- The kitchen does not have a garbage disposal installed.

5. Oven & Range

Observations:

- Oven: gas burners
- Oven(s) operated when tested.
- The range's gas burner operated properly when tested.

6. Sinks

Observations:

- Kitchen has a Stainless steel - surface mounted sink.
- The kitchen sink operated normally at the time of inspection.
- No leaks were observed in regards to both the water supply lines and the drain.

7. Vent Condition

Materials: Exterior Vented through the roof

Observations:

- The exhaust hood is in good condition and the variable speed fan is operable.

8. Window Condition

Materials: Wood framed single hung window noted.

Observations:

- Kitchen window appears to have been recently replaced and is in good condition and operable.

9. Floor Condition

Materials: Vinyl composition tile (VCT) are installed.

Observations:

- Tile are older however they appear in satisfactory condition

10. Plumbing

Observations:

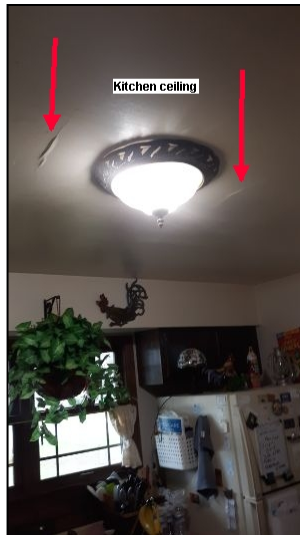
- No plumbing installation deficiencies were noted.

11. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Defect: A drywall repair around one of the ceiling fixtures is not of professional quality.
- Recommend: A drywall contractor evaluate and repair/refinish.



Defect: A drywall repair around one of the ceiling fixtures is not of professional quality.

12. Electrical

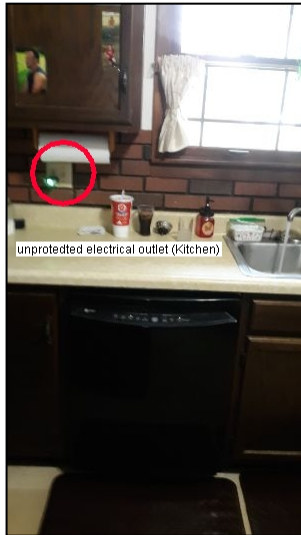
Observations:

- All electrical devices/outlets/fixtures were in good condition and operable. All outlets were tested a tester indicated they were all properly wired.
- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.
- A plug-in style Carbon Monoxide detector was observed.

13. GFCI

Observations:

- Defect: Unprotected electrical outlets were observed within 6' of a water source however since the home was built in 1977 these were not required.
- Improvement/recommend: Have a qualified/licensed electrician evaluate and replace all unprotected outlets within 6' of a water source with GFCI protected outlets.



Defect: Unprotected electrical outlets were observed within 6' of a water source however since the home was built in 1977 these were not required.

14. Wall Condition

Materials: Drywall walls noted.

Observations:

- Walls were in good condition with no evidence of water damage and/or repairs.

Front room

1. Ceiling Fans

Observations:

- One ceiling fan in good condition and operated normally when tested, at time of inspection.

2. Door Bell

Observations:

- Operated normally when tested.

3. Doors

Observations:

- Two wood pocket doors that were in good condition and operated/closed/locked properly.

4. Electrical

Observations:

- **Defect:** Three electrical outlets in the living room area tested for an open ground.
- **Repair/replace:** Have qualified/licensed electrician evaluate and repair/replace.



Defect: Three electrical outlets in the living room area tested for an open ground.

5. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- Ceiling was in good condition with no evidence of any water damage.

6. Wall Condition

Materials: Drywall walls noted.

Observations:

- Walls were in good condition with no evidence of water damage.

7. Window Condition

Materials: Wood framed double hung window noted. • Wood framed fixed window noted.

Observations:

- Two large picture windows that appear to be recently installed were in good condition and operable.
- The operable/movable windows had screens installed that were in good condition.



Laundry

1. Locations

Locations: basement

2. Dryer Vent

Observations:

- Dryer vent is solid galvanized piping and properly terminated outside of the house.

3. Electrical

Observations:

- Electrical outlets for washer/dryer are in good condition/operable and properly wired.

4. GFCI

Observations:



- Defect: The outlets for the washer/dryer are not GFCI protected however at the time the house was built in 1977 it was not required.
- Improvement/recommendation: Have qualified/licensed electrician replace unprotected outlets with upgraded GFCI protected outlets.

5. Gas Valves

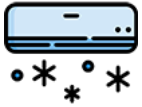
Observations:

- Gas shut off valves were present and functional.

6. Wash Basin

Observations:

- Laundry tubs are in good condition and drain properly.
- Laundry tub faucet is operable and does not leak.
Laundry tub supply lines are in good condition and do not leak.



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

Materials: The furnace is located in the basement

Materials: Gas fired forced hot air.

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.
- Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible. We suggest review by a licensed heating contractor if a more detailed review is desired.
- Unable to inspect heat exchanger due to closed system.

2. Heater Base

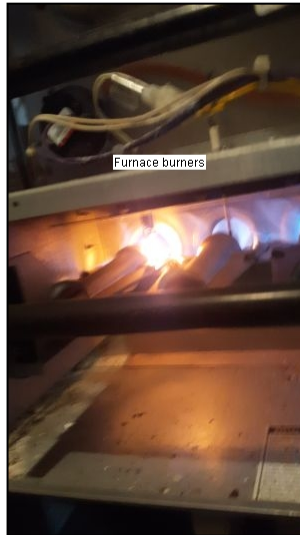
Observations:

- The heater base appears to be functional. (CMU block)

3. Enclosure

Observations:

- Mostly Concealed due to high efficiency furnace design however The igniter and the burner flames were observed and appeared to be operating properly without visible defect in addition the blower motor appeared to be operating properly.
- The furnace's temperature differential was checked at the return air plenum and the supply air plenum right above the heat exchanger. The heated air temperature was tested at 152 deg F and the return air was tested at 72 deg F. an 80 deg temperature differential which falls in an acceptable range.



Mostly Concealed due to high efficiency furnace design however The igniter and the burner flames were observed and appeared to be operating properly without visible defect in addition the blower motor appeared to be operating properly.

4. Venting

Observations:

- Masonry chimney noted with clay flue liner.
- The furnace's **combustion air** is properly vented and no combustion gas was detected with inspector's CO tester.

5. Gas Valves

Observations:

- Gas shut off valves were present and functional.

6. Refrigerant Lines

Observations:

- No defects found.

7. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the exterior north.

Observations:

- The **A/C** system was not tested due to the fact that the ambient outdoor air temperature was less than 65 degrees F.
- AC compressor/condenser was covered and not accessible.



The A/C system was not tested due to the fact that the ambient outdoor air temperature was less than 65 degrees F.

8. Air Supply

Observations:

- The return air supply system appears/ducting appears to be in good condition and functional.

9. Registers

Observations:

- The return air supply system appears to be functional.
- All the supply registers had good static pressure/air flow and the supply air temperatures were all acceptable.

10. Filters

Location: Located below heater in a slot cut into the ductwork.

Observations:

- Return air filter was dirty. Replace 20"x25"x1" pleated style disposable air filter.
- Note: air filters should be inspected on a monthly basis and replaced as needed.



Return air filter was dirty. Replace 20"x25"x1" pleated style disposable air filter.

11. Thermostats

Observations:

- Digital - programmable type.
- Low battery, suggest replacing.



Water Heater

1. Base

Observations:

- The water heater sits directly on the concrete floor of the basement next to a floor drain and shows no signs of rust or corrosion.



The water heater sits directly on the concrete floor of the basement next to a floor drain and shows no signs of rust or corrosion.

2. Heater Enclosure

Observations:

- Water heater is in good condition and functional.

3. Combustion

Observations:

- The combustion chamber appears to be in functional condition.

4. Venting

Observations:

- The water heater's combustion air is properly vented and no combustion gas was detected with the inspector's CO detector.

5. Water Heater Condition

Heater Type: Gas

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- Water Source: Public

6. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Observations:

- 50 gallons

8. Gas Valve

Observations:

- The gas shut-off is properly installed and appears to be operable.

9. Plumbing

Materials: The cold water supply line is piped copper and the hot water supply line is piped in a combination of copper/braided stainless steel

Observations:

- No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Materials: None

Observations:

- A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



Garage

1. Roof Condition

Materials: Roofing is the same as main structure. • Visually accessible from ground. Not mounted due to height and pitch making mounting of roof dangerous.

Observations:

- Refer to comments and details in the roofing section of the report.

2. Walls

Observations:

- Drywall is installed on all garage walls and ceiling.
- The separation wall between the house and the garage appears to a satisfactory firewall.

3. Anchor Bolts

Observations:

- The anchor bolts were not visible.

4. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- The smooth finished concrete floor is in good condition and properly sloped out to the driveway.

5. Rafters & Ceiling

Observations:

- The dimensional wood ceiling joist and rafter are both in good condition and structurally sound.

6. Electrical

Observations:

- The remainder of the outlets/devices and fixtures were in good condition and operating without defect.
- **Defect: One electrical outlet on the east wall of the garage with an open ground.**
- **Repair/replace: Have a qualified/licensed electrician evaluate/repair.**

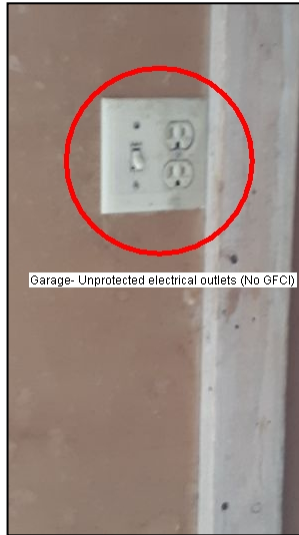


Defect: One electrical outlet on the east wall of the garage with an open ground.

7. GFCI

Observations:

- Defect: Electrical outlets in the garage were not GFCI protected however since the house was built in 1977 they were not required at that time.
- Improvement: Upgrade all unprotected outlet receptacles to GFCI protected outlets.
- Recommend: Qualified/licensed electrician to evaluate and replace unprotected outlets with GFCI protected outlets.



Defect: Electrical outlets in the garage were not GFCI protected however since the house was built in 1977 they were not required at that time.

8. Exterior Door

Observations:

- The garage to house door is in good condition and operable.

9. Fire Door

Observations:

- The door between the garage and the house in order to meet fire rating requirements and protect residents should be self-closing automatically.
- Improvement: Add a door closer or replace existing hinges with self-closing spring hinges.
- Recommend: a qualified contractor to evaluate and make necessary repairs.



Improvement: Add a door closer or replace existing hinges with self-closing spring hinges.

10. Garage Door Condition

Materials: One 16' upgraded insulated steel door

Observations:

- Good condition no deficiencies observed.

11. Garage Door Parts

Observations:

- The garage door was functional and operated smoothly.

12. Garage Opener Status

Observations:

- Belt drive opener noted.
- Garage door opener was operable when tested.

13. Garage Door's Reverse Status

Observations:

- The auto-reverse for the eyebeam/photo sensor operated properly
- The auto-reverse for the garage door pressure test operated properly.

14. Ventilation

Observations:

- Ventilation was adequate. Refer to comments and details made in the roofing section of the inspection report.



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 Panel

Location: The electrical panel is located on the north concrete foundation wall of the basement. The main disconnect is located inside the electrical panel

Location: No Sub Panels located.

Observations:

- Panel appears to be properly sized and rated for the 200 amp service that is being supplied to the house.
- Electrical panel is in good condition and no major safety issues were observed.



Panel appears to be properly sized and rated for the 200 amp service that is being supplied to the house.

2. Main Amp Breaker

Observations:

- 200 amp

3. Breakers in off position

Observations:

- 0

4. Cable Feeds

Observations:

- There is an underground service lateral noted.

5. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the toggle style circuit breakers appeared serviceable and in good condition.



Roof

1. Roof Condition

Materials: Performed roof-top inspection

Materials: Roof assembly: single layer of dimensional asphalt shingles

Observations:

- Overall roof is in good condition and no leaks were observed at the time of inspection.
- Note there was moderate granular loss observed in the gutters indicating the roof is beginning to age.



Overall roof is in good condition and no leaks were observed at the time of inspection.

2. Flashing

Observations:

- All roof penetrations were flashed properly and watertight.
- All nail heads were sealed with polyurethane or asphalt based roofing cement
- Edge metal/**drip edge** was run continuous around the perimeter of the roof. This helps protect the eaves from water intrusion and/or rot.
- All box vents and roof caps were installed and flashed properly

3. Chimney

Observations:

- Brick veneer chimney is good condition and was properly flashed.
- A cricket/saddle was properly installed on the high side of the chimney to help divert moisture away the chimney.
- Crown of the chimney has been recently resurfaced and no visible cracks were apparent at the time of inspection.
- The chimney had two flues that were lined with clay tile. Both were in good condition with no visible cracks.
- Defect: The chimney is missing a flue cap.
- Repair/recommend: Have qualified roofing contractor or chimney contractor install a new chimney cap to protect the chimney flues.



Brick veneer chimney is good condition and was properly flashed.



Defect: The chimney is missing a flue cap.

4. Gutter

Observations:

- Observed K-style metal gutters that were in good condition, properly sloped and properly secured.
- Gutters were clean and free of debris
- Downspouts were in good condition, secured properly and appeared to unblocked.
- Downspouts properly drained storm water away from the home's foundation.



Gutters were clean and free of debris.



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:

- Attic could be accessed through two different scuttle locations.
 - 1) The garage
 - 2) The back of the bedroom hallway
- Attic light located just inside access.
- Attic Access was properly insulated.

2. Structure

Observations:

- Roof is a hip style and has been framed with dimensional lumber. Framing is structurally sound.
- Collar ties have been properly installed.
- The roof decking is installed as 1'x8' board.
- There is no evidence of moisture intrusion/roof leaks.

3. Ventilation

Observations:

- Continuous eave ventilation is installed with perforated vinyl soffit panels.
- 15 box-style roof vents are properly installed for attic exhaust.
- Roof is properly ventilated and performing as it is designed to.
- Improvement: If additional insulation is added to the attic space it may be necessary to install baffle chutes between rafter members.

4. Duct Work

Observations:

- Kitchen exhaust duct was observed to be piped in rigid galvanized metal and appears to be sealed and secured properly.

5. Electrical

Observations:

- No electrical defects were observed.
- Light fixtures on pull switch are installed at both scuttle hole locations.
- All observed electrical was run in solid metal conduit with metal fixture boxes.

6. Attic Plumbing

Observations:

- PVC plumbing vents were observed.
- No deficiencies noted with plumbing vent piping.

7. Insulation Condition

Materials: Blown in **cellulose** insulation observed

Depth: 5" of insulation observed and additional 6" in recommended.

Observations:

- Improvement: Add a minimum of an additional 6" of blown-in insulation to reach the recommended R-38 for this climatic region in addition add baffles chutes to rafter cavities to prevent soffitt ventilation from being blocked.
- Recommend: A qualified insulation contractor to evaluate/upgrade attic insulation to R-38.



Improvement: Add a minimum of an additional 6" of blown-in insulation to reach the recommended R-38 for this climatic region in addition add baffles chutes to rafter cavities to prevent soffitt ventilation from being blocked.

8. Chimney

Observations:

- Chimney block CMU observed in attic space was in good condition and dry.
- Chimney brick veneer above the roofline was also in good condition.
- Two separated flu pipes in the chimney that were lined with clay tile were in good condition.

9. Exhaust Vent

Observations:

- Master bathroom exhaust fan was properly vented through the roof.
- Defect: Guest bathroom exhaust fan vented directly into the attic space.
- Improvement: Vent attic exhaust through the roof to the outside.

Recommend: a qualified plumber/HVAC contractor to run additional ducting and a qualified roofing contractor to install roof cap and properly flash.



Defect: Observed guest bathroom exhaust fan that vented directly into the attic space.



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. Doors

Observations:

- All exterior entry doors were in good condition and operable.
- Three insulated steel doors and one wood/vinyl clad patio door were observed.

2. Window Condition

Observations:

- All windows were of wood frame construction with aluminum cladding.
- All windows were in good condition and operable.
- All windows had screens installed. Screens were in good condition.
- All windows and storm windows installed except the two living room picture windows and the kitchen window.

3. Siding Condition

Materials: Cedar wood siding, wood frame construction, cast-in place concrete foundation walls

Observations:

- The cedar wood siding was in good condition and appeared to be recently stained.
- Siding was installed well above grade and showed no signs of water damage.



The cedar wood siding was in good condition and appeared to be recently stained.

4. Eaves & Facia

Observations:

- Vinyl fascia and soffit were used to clad the eaves and both were in good condition.
- Note that vinyl soffit panels were continuously perforated to ensure adequate attic ventilation.



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 Walls

Observations:

- Observed: cast-in place concrete walls that were in good condition no moisture intrusion/dampness was present.

2. Ventilation

Observations:

- Refer to basement section

3. Post and Girders

Observations:

- House is structurally supported by steel lally columns and I-beams. Refer to basement section for more details

4. Sub Flooring

Observations:

- Refer to basement section

5. Anchor Bolts

Observations:

- The anchor bolts were observed and appear to be installed properly
- Refer to basement section

6. Foundation Electrical

Observations:

- Refer to basement section of report

7. Foundation Plumbing

Observations:

- City water is supplied to the home through the south basement foundation wall with a 3/4" copper pipe. Both a ball-valve style shut-off and the water meter are present at the supply location. Both the valve and the meter appear in good condition and operable.

- Refer to the basement section of the report for additional comments regarding the basement plumbing



City water is supplied to the home through the south basement foundation wall with a 3/4" copper pipe. Both a ball-valve style shut-off and the water meter are present at the supply location. Both the valve and the meter appear in good condition and operable.

8. Sump Pump

Observations:

- Refer to the basement section of the report for comments regarding the sump pit/sump pump.

9. Ducting

Observations:

- Refer to the basement section of the report for comments regarding the ductwork.



Grounds

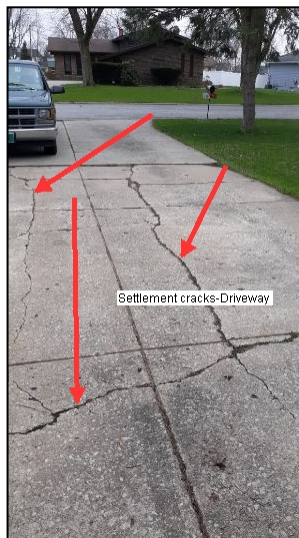
Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted.

Observations:

- Moderate settlement and cracking in the driveway is present which is normal based on the age of the driveway.
- Improvement: seal/fill crack to prevent further separation during freeze/thaw cycles.
- Recommend: a qualified concrete contractor to evaluate and repair.
- Sidewalks are in good condition with minimal settling and cracking.



improvement: Seal/fill crack to prevent further separation during freeze/thaw cycles.

2. Grading

Observations:

- There is positive drainage that moves storm away from the foundation in addition on the west side of the property a swale has been cut to direct storm water into a storm inlet located in the backyard.

3. Gate Condition

Observations:

- The two wooden fence gates that are used to access the fenced in patio area on the north-side of the house are in good condition and operable without defect.

4. Grounds Electrical

Observations:

- All exterior outlet devices and light fixtures were in good condition and operable.
- All exterior outlets were weatherproof

5. GFCI

Observations:

- The house was built in 1977 and GFCI protected outlets were not required.
 - Exterior outlets were not GFCI protected.
 - Improvement: Upgrade all non-protected outlets to GFCI protected outlets
- Recommend: A qualified/licensed electrician evaluate and replace unprotected outlets with GFCI protected outlets.

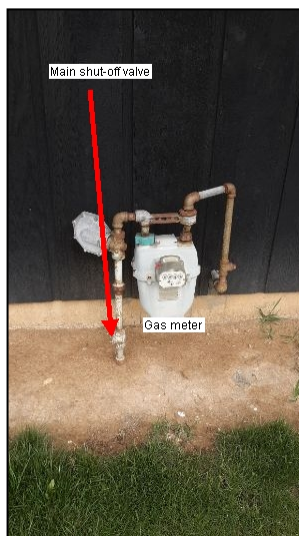


Exterior outlets were not GFCI protected.

6. Main Gas Valve Condition

Observations:

- Meter located at exterior on the west side of the house. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Meter located at exterior on the west side of the house. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

7. Plumbing

Materials: Copper piping noted.

Observations:

- The hose bibs were all installed with a shut-off valve to prevent freezing in the winter.



The hose bibs were all installed with a shut-off valve to prevent freezing in the winter.

8. Water Pressure

Observations:

- Water pressure is acceptable.

9. Exterior Faucet Condition

Location: Hose bibs were located on the westside, eastside and northside of the house.

Observations:

- Hose bibs were in good condition operable and no leaks were observed.
- All three hose bobs had shut-off valves installed approximately 12" back from the exterior wall to prevent freezing.

10. Fence Condition

Observations:

- Fence is in good condition and has been recently stained and well maintained.



Basement/Crawlspace

1. Walls

Materials: Full Unfinished basement .

Observations:

- As noted in the foundation section The cast-in place concrete walls are in good condition and no sign of water intrusion or dampness was present.

2. Windows

Materials: Glass blocks noted in window openings.

Observations:

- Glass block windows with vents in basement. Windows were in good condition and vents were operable.

3. Plumbing Materials

Materials: Observed copper supply piping and PVC for the **DWV** pipe.

Observations:

- Copper supply pipes were in good condition, joints were soldered and there were no visible leaks, piping was properly secured with pipe clamps.
- The DWV piping was in good condition and no dampness or leaking was visibly present at the joints.
- The DWV had the necessary clean-outs installed in the event of blockage.
- The DWV appeared to be properly sloped and was secured properly with pipe hangers.
- Defect: the drain for the stand-up shower in the basement improperly drains into the storm water sump-pit that discharges directly into the storm sewer. Note that gray water should not mix with storm water that it will contaminant.
- repair/recommend: Drain pipe may possibly be able to be rerouted into the ejector pump pit that the laundry tubs discharge into. recommend a qualified/licensed plumber evaluate/repair.



repair/recommend: Drain pipe may possibly be able to be rerouted into the ejector pump pit that the laundry tubs discharge into. recommend a qualified/licensed plumber evaluate/repair.



Defect: the drain for the stand-up shower in the basement improperly drains into the storm water sump-pit that discharges directly into the storm sewer. Note that gray water should not mix with storm water that it will contaminant.

4. Basement Electric

Observations:

- All electrical wiring was ran in solid metal conduit throughout the basement.
- All electrical outlets/devices and fixtures were operable and in good condition
- All tested outlets were properly wired/terminated.

5. GFCI

Observations:

- Defect: Electrical outlets in the basement were not GFCI protected however since the house was built in 1977 they were not required at that time.
- Improvement: Upgrade all unprotected outlet receptacles to GFCI protected outlets.
- Recommend: Qualified/licensed electrician to evaluate and replace unprotected outlets with GFCI protected outlets.



Defect: Electrical outlets in the basement were not GFCI protected however since the house was built in 1977 they were not required at that time.

6. Stairs

Observations:

- Staircase to enter basement is in good condition and structurally sound.
- Riser heights are consistent and treads have adequate depth.

7. Railings

Observations:

- Guardrails and a properly secured handrail is installed for safety purposes.
- Defect: Guardrail spindles are not installed per code at a minimum 4" apart.
- Repair/recommend: A qualified/licensed contractor evaluate and replace current guardrails with spindles that are spaced at a maximum 4" apart.



Defect: Guardrail spindles are not installed per code at a minimum 4" apart.

8. Slab Floor

Observations:

- Concrete basement floor is in good condition with minimal shrinkage/cracking.

9. Drainage

Observations:

- Sump pit appears to be providing adequate drainage and the sump pump is operating properly.

10. Sump Pump

Observations:

- Note That a secondary pump is present that can be placed in a secondary sump pit should the primary pump fail. Note that the secondary pit is plumbed to discharge onto the ground outside the basement's foundation wall and not into the public storm system as the primary pump does.
- Improvement: Add a battery back-up for the sump pumps should a power outage occur during a storm.

Recommend: Have a qualified/licensed plumber/contractor evaluate and install a battery back-up.

11. Framing

Observations:

- The floor system has been framed with 2"x12" dimensional lumber. The floor system is well supported and structurally sound. Floor joist are spaced 16" o.c.
- The floor system is in good condition and shows no signs of water damage and/or WDO infestation.

12. Subfloor

Observations:

- Plywood sub-flooring is in good condition and shows no signs of structural damage and/or moisture damage.

13. Columns

Observations:

- Steel Lally columns and I-beams are imposed beneath the home's floor system to structurally support the loads of the house.
- The structural components are in good condition and show no visible defects.

14. Basement/Crawlspace Ductwork

Observations:

- The HVAC ducting is located in the basement. It is fabricated with galvanized sheet metal.
- Ductwork is in good condition and properly secured with metal strapping. Ductwork appears to be sealed properly and no visible leaks were observed.

Residential Earthquake Hazards Report

- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
- | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
2. Is the house anchored or bolted to the foundation?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
3. If the house has cripple walls:
- a. Are the exterior cripple walls braced?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
5. If the house is built on a hillside:
- a. Are the exterior tall foundation walls braced?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?
- | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
- | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?
- | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

EXECUTED BY:

(Seller)

(Seller)

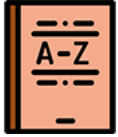
Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer)

(Buyer)

Date



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

TPR Valve

The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves