

Horsley Home Inspection

Property Inspection Report



1234 Over there lane, Houston, TX 12345

Inspection prepared for: Smith John

Date of Inspection: 11/14/2017 Time: 10:00 Am

Age of Home: 1990 Size: 1800sq

Weather: partly cloudy



Inspector: Andrew Horsley

TREC# 22980

17526 Glenmark drive, Houston, TX 77084

Phone: 713-732-7149

Email: andrew@horsleyhomeinspection.com

HorsleyHomeInspection.com

PROPERTY INSPECTION REPORT

Prepared For: Smith John
(Name of Client)

Concerning: 1234 Over there lane, Houston TX, 12345
(Address or Other Identification of Inspected Property)

By: Andrew Horsley, TREC# 22980 11/14/2017
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.texas.gov>.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Foundations

Type of Foundation(s):

- Post tension slab foundation
- Concrete block foundation {CMU}

Comments:

- Cable ports on post tension foundations should be sealed with mortar
- Recommend having post tension pockets sealed by professional contractor
- Dirt was observed to be too high and partially blocking the weep holes for drainage
- At the time of the inspection the foundation appears to be functioning as intended.



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B. Grading and Drainage

Comments:

- Over all the grading of the lot appears to be draining away from the foundation as intended.
- Grading to close to siding in several locations. 4 inch minimum clearance for masonry 6 inch clearance for siding.
- Recommend reduction in planter material.

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C. Roof Covering Materials

Type(s) of Roof Covering:

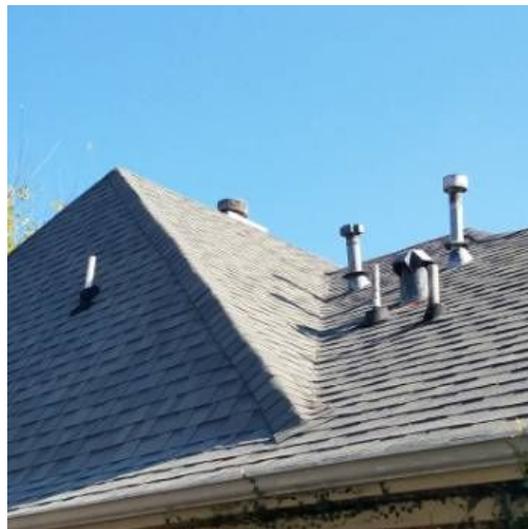
- Asphalt composition shingles noted

Viewed From:

- Ground with binoculars

Comments:

- Inspector could not access the roof due to either roofing material, dangerous slope of roof and/or above the reachable height; therefore, the roof was observed from ground level with optical lenses
- Galvanized steel gutters and downspouts were noted
- The gutter system was observed to have some leakage, corrosion, rust, loose fasteners and/or filled with debris
- Roof details (vent stack pipes) need painting. Recommend professional roofer.
- [Roof details need minor maintenance, over all the roof details are in good condition.](#)



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D. Roof Structure and Attics

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Insulation is 3 inches deep

Comments:

- The attic structure was observed to be conventionally framed with rafters, purlins and collar ties
- A thermostatically controlled roof ventilation fan was observed and was not in operation at the time of the inspection. The unit may have a preset temperature level which may have been higher than the attic space or not a functional unit. Further review is recommended
- Stored personal items prevent complete attic inspection.
- Attic area has been converted to living space.
- The pulldown attic ladder is not insulated or weather stripped at this time. This is an "As Built" condition that does not meet current energy standards. It is recommended to insulate the hatch door after taking ownership of the property
- The attic insulation is lower than typical and it is recommended that additional insulation be added to acheive the minimum of an R-30 rating

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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior brick veneer and/or structural walls noted
- Exterior wood lap siding noted
- Drywall walls noted on interior

Comments:

- NOTE: The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least {18"}. The heavy plant material may limit the Inspectors visual observation of the existing surfaces
- Elastomeric caulking improvements are recommended between the exterior veneer and the window frames
- Elastomeric caulking is recommended for the area between the exterior veneer and the garage door trim boards
- NOTE: The areas between the exterior cladding / veneer and ALL wall penetrations need to be properly sealed such as utility connections, downspouts, hose bibs, lighting fixtures, receptacles, etc with an exterior grade elastomeric sealant
- The exterior veneer / cladding has some deterioration and/or damage
- The wood veneer chimney chase was observed to have some deterioration and/or damage
- The steel lintels above the exterior doors and windows should be painted to prohibit corrosion
- Interior wall stress / joint cracks were observed and the cause and/or remedy should be further evaluated and corrected as necessary
- Evidence of moisture entering structure from interior water stains

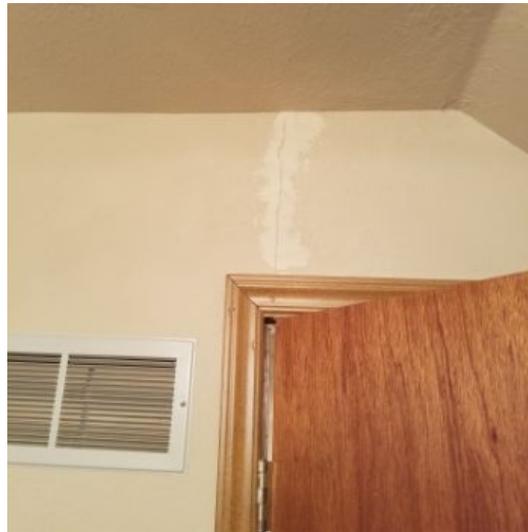
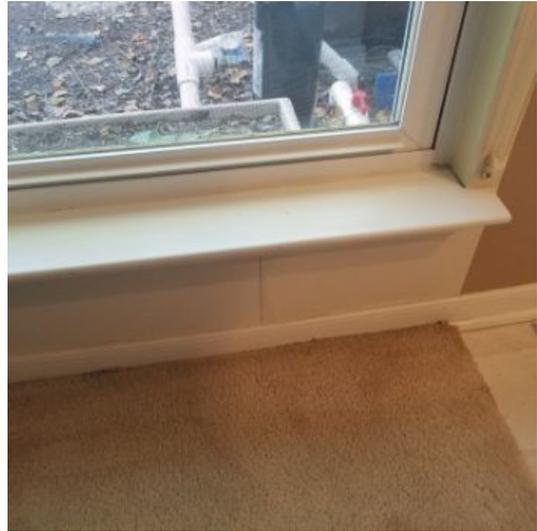
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F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall with popcorn and/or texture finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations
- Floors had tile and/or stone covering in one or more areas

Comments:

- Ceiling stress and/or joint cracks were observed
- Water stains were observed on the ceiling. The cause and remedy should be further evaluated and corrected as necessary

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In garage

G. Doors (Interior and Exterior)

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection

H. Windows

Window Types:

- Bay style windows
- Windows are made of aluminum
- Gas filled and/or low-emissivity type windows

Comments:

- All window components were found to be performing and in satisfactory condition at the time of the inspection
- Unable to verify safety glass in master bathroom shower door.

I. Stairways (Interior and Exterior)

Comments:

- Stairs do not meet current safety standards.
- Enclosed accessible spaces below the staircase requires a minimum of {5/8"} fire code drywall
- A minimum of {1 1/2"} spacing is required between the sidewall and the handrail. The continuous handrail shall be secured at a height of {34"-38"} above the tread level.

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J. Fireplaces and Chimneys

Locations:

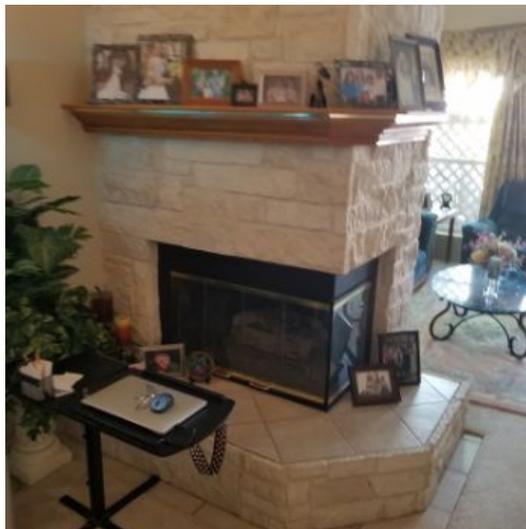
- Fireplace is located in the living room

Types:

- Fireplace is a prefabricated zero clearance unit

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- The damper was tested for operation and appears to be functional
- Fireplace was not operated do to objects in the way.
- Loose insulation resting on top of fire box.



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K. Porches, Balconies, Decks, and Carports

- Comments:
- All components were found to be performing and in satisfactory condition at the time of the inspection
 - Gravel sidewalks were noted
 - Concrete driveway was noted
 - Cracks were observed in the driveway
 - House flat work appears to be functioning at time of inspection.

L. Other

- Materials:
- {6'} wood stockade fence noted
- Comments:
- Wood fence leaning and should be corrected
 - The wood fence appeared to have reached its serviceable life expectancy

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- Panel Locations:
- Electrical panel is located on the east side of the building
- Materials and Amp Rating:
- Copper wiring
 - Aluminum wiring
- Comments:
- The aluminum wiring in the service panel was not treated with anti-oxidant sealant
 - No ARC fault breakers {**AFCI**} were observed at the service panel at the time of the inspection; although this may not have been a requirement when the home was built. Beginning in 2008; AFCI breakers are required in the panel for 15A/20A branch circuits providing power to family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways. ARCI breakers provide fire protection by opening the circuit when an arcing fault is detected
 - Ac breaker undersized for unit.
 - Advise licensed electrician evaluate wiring.
 - **There are open breaker slots in the panel which presents a Safety Hazard**

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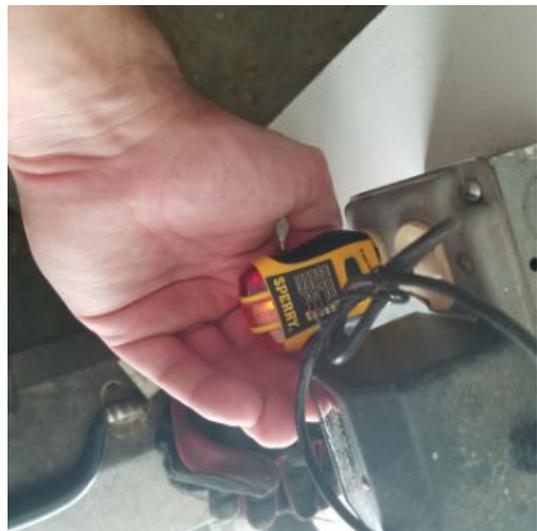
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring
- Knob and tube type wiring

Comments:

- Under current standards; exterior **GFCI** protected receptacles require a weatherproof bubble type cover
- The doorbell {s} was functional at the time of the inspection
- **The GFCI (ground fault circuit interrupter) breaker is not properly functioning**
- **One or more of the kitchen countertop receptacles appear not to be protected by a GFCI device. Current standards require all countertop outlets have ground fault protection**
- **One or more of the receptacles were noted as an "open ground" and should be corrected**
- **multiple uses of extension cords used as permanent wiring.**
- **Advise licensed electrician evaluate wiring.**



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Gas fired forced hot air
- The home has a split system.

Energy Sources:

- The furnace is gas powered

Comments:

- The unit appeared to be functioning as intended at the time of the inspection
- Current mechanical standards mandate an accessible floor space in attics of at least {30"x 30"} and a passageway of solid continuous flooring or decking material at least {24"} wide for serviceability. All HVAC equipment in the attic space must be accessible within {20'} of the access point
- The gas supply line was not equipped with a required sediment trap just before the appliance connector. This condition does not meet current mechanical standards and should be corrected

B. Cooling Equipment

Type of Systems:

- The home has a gravity style octopus system.
- The home has a split system.

Comments:

- This unit appears to be functioning as intended at the time of inspection and consistent with accepted industry standards
- No P-Trap was visible on the condensate line and is required under current mechanical standards
- Refrigerant lines could not fully inspected due to personal belongings and/or other obstructions



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C. Duct Systems, Chases, and Vents

Comments:

- Filter is dirty and should be replaced

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front near sidewalk
- Water meter & Main supply shutoff co-located in common underground utility box

Location of Main Water Supply Valve:

Comments:

- One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system
- Master bathroom
- Guest bathroom {1st floor}

B. Drains, Wastes, and Vents

Comments:

C. Water Heating Equipment

Energy Source:

- Water heater is natural gas
- Water heater is located in the attic

Capacity:

- Unit is 60 gallons

Comments:

- The water heater and its components were found to be performing and in satisfactory condition at the time of the inspection
- TPR valve was not operated do to being unable verifiable termination of drain line.

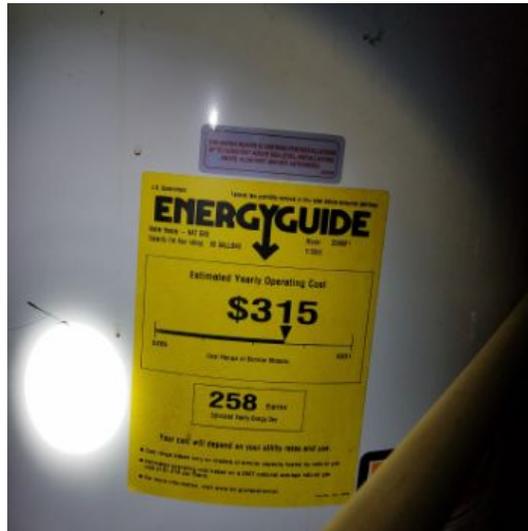
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D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Materials:
Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- The dishwasher was found to be performing and satisfactory condition at the time of the inspection

B. Food Waste Disposers

Comments:

- Operational and functional at the time of the inspection

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

- Oven: Natural gas

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E. Microwave Ovens

Comments:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.
- The microwave succeeded in properly heating a cup of water

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection

G. Garage Door Operators

Door Type:

- Two single {7'} steel panel, sectional roll-up doors

Comments:

- The manual lock should be removed when an automatic garage door opener is in use
- **The garage door did NOT automatically reverse under reasonable resistance and adjustments are recommended**
- **One garage door is missing reverse sensors.**

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H. Dryer Exhaust Systems

Comments:

- Could not fully inspect the dryer vent as it is enclosed in cabinetry or within the wall cavity
- The dryer vent appears to be operating as intended at time of inspection.

I. Other

Observations:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

- Above-Ground

Comments:

C. Outbuildings

Materials:

- Wooden shed in rear

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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

F. Other

Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
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.
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

Report Summary

ELECTRICAL SYSTEMS

Page 10 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • There are open breaker slots in the panel which presents a Safety Hazard
Page 11 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • The GFCI (ground fault circuit interrupter) breaker is not properly functioning • One or more of the kitchen countertop receptacles appear not to be protected by a GFCI device. Current standards require all countertop outlets have ground fault protection • One or more of the receptacles were noted as an "open ground" and should be corrected • multiple uses of extension cords used as permanent wiring. • Advise licensed electrician evaluate wiring.

APPLIANCES

Page 15 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • The garage door did NOT automatically reverse under reasonable resistance and adjustments are recommended • One garage door is missing reverse sensors.
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