

TNCAL Inspections, LLC

Property Inspection Report



, Yuba City, CA 95993
Inspection prepared for:
Real Estate Agent: -

Date of Inspection: 3/2/2024 Time: 10:00
Age of Home: 20 Size: 2690

Inspector: David E Williams

1793 Seabiscuit Way, Plumas Lake, CA 95961
Phone: 530-565-5207
Email: tncalinspections@gmail.com



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!

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. There are many areas which will have comments. You may wish to consider your options regarding corrections. Call us after you have reviewed your report so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portions of the structure. The inspection may be limited by vegetation, possessions, and areas with limited access. Depending upon the age of the property, some items like GFCI outlets or AFCI breakers 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. Understand that this report is a snapshot in time which represents conditions as they were/are at the time of the inspection. We highly 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. We do provide a walk-through service that can be helpful in determining the quality of some repairs.

REMEMBER!!!! The entire report is important, not just the summary.

Thank you for using TNCAL Inspections, LLC for your inspection needs.

If you are happy with the service you have received, we would appreciate a constructive review from you on Google. Please use the link below to reach the review page. If clicking on the link doesn't work, you may need to copy and paste it into your browser. Thanks again for using our services.

<https://g.page/r/CTuwdSbxHutFEAo/review>

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Report Summary

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

Family Room		
Page 12 Item: 1	Electrical	• Loose receptacle
Living Room		
Page 14 Item: 1	Electrical	• Open ground - receptacle in wall underneath windows in Living room. Recommend replacement by qualified electrician.
Bathroom 3		
Page 25 Item: 7	GFCI	<p>• No GFCI - Electrical outlets in this bathroom appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture. This can be achieved by:</p> <ol style="list-style-type: none"> 1. Replacing the current standard outlets with GFCI outlets 2. Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.

Bathroom 2		
Page 27 Item: 7	GFCI	<ul style="list-style-type: none"> • No GFCI - Electrical outlets in this bathroom appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture. This can be achieved by: <ol style="list-style-type: none"> 1. Replacing the current standard outlets with GFCI outlets 2. Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet. 3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.
Laundry		
Page 33 Item: 4	GFCI	<ul style="list-style-type: none"> • The laundry receptacle should be GFCI protected type. • GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.
Heat/AC		
Page 36 Item: 6	AC Compress Condition	<ul style="list-style-type: none"> • There was no data plate visible on the AC Condensing unit on the west side of the structure. The furnaces in the attic were sealed and the data plates were inaccessible. The data plate from the AC Compressor unit on the east side of the structure was visible. This unit is a Nordyne AC Condensing unit manufactured in May 2004. <i>Assuming</i> that the AC Condensing units and the furnaces in the attic were installed at the same time, each of these units would be 20 years old. AC Condensing units have an expected design life of 10-15 years. The design life for forced air furnaces is 15-20 years. These numbers are industry average service design life expedencies. <i>Assuming</i> the manufacture dates located are the same for all units in the HVAC System, these units are at or beyond their expected service life expectancy. Proper routine upkeep/maintenance, regional climate, and placement of the mechanical systems will all affect the longevity of the systems. Outdoor temperatures prevented operation of the AC Units for the inspection. These units appeared functional at the time of inspection. The furnaces were functioning well during the inspection. Recommend further, detailed inspection by a qualified HVAC contractor for a complete system review. Also recommend budgeting for replacement as needed.
Garage		
Page 42 Item: 14	Garage Door's Reverse Status	<ul style="list-style-type: none"> • The 16' garage door requires a great deal of resistance to trigger the auto-reverse mechanism. We recommend adjusting the opener for proper reverse tension.

Roof

Page 47 Item: 5

Gutter

• Strongly recommend review of roof tiles, flashing, and gutters by a qualified roofing contractor to determine functionality and water tightness of the roof system. See multiple photos and videos. Repair as necessary.



Inspection Details

1. Attendance

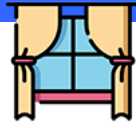
In Attendance: Client present • Buyer Agent present • Client Fully Participated

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.



Hallway 1

1. Cabinets



Observations:

- No deficiencies observed.

2. Closets



Observations:

- The closet is in serviceable condition.

3. Electrical



4. Smoke Detectors

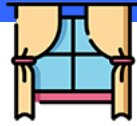


Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

5. Ceiling Condition

Materials: There are drywall ceilings noted.



Hallway 2

1. Cabinets



Observations:

- No deficiencies observed.

2. Electrical



3. Smoke Detectors



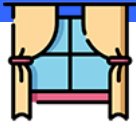
Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

4. Ceiling Condition



Materials: There are drywall ceilings noted.



Foyer

1. Door Bell



Observations:

- Operated normally when tested.

2. Doors



Observations:

- Front door and hardware is in good condition.

3. Electrical



4. Ceiling Condition



Materials: There are drywall ceilings noted.

Family Room

1. Electrical



Observations:

- Loose receptacle



Loose receptacle

2. Ceiling Condition

Materials: There are drywall ceilings noted.



3. Wall Condition

Materials: Drywall walls noted.



4. Fireplace

Materials: Family Room

Observations:

- ****Gas Fireplaces****

- Older model gas fireplace. No electronic ignition. No pilot light observed. Appears to function by using a provided gas key to turn on the gas and then igniting the fire in the firebox. Fireplace gas and ignition was not tested.

- Have a gas fireplace professional service/evaluate fireplace before operating.





5. Window Condition

Materials: Vinyl framed sliding window noted.



Check all windows and caulk and seal open gaps

FR



FR



Living Room

1. Electrical

Observations:



- Open ground - receptacle in wall underneath windows in Living room. Recommend replacement by qualified electrician.



Open Ground showing only on the top portion of the receptacle underneath the window in the living room.



2. Ceiling Condition

Materials: There are drywall ceilings noted.



3. Wall Condition

Materials: Drywall walls noted.



4. Window Condition



Materials: Vinyl framed single hung window noted. • Vinyl framed casement window noted.

Dining Nook

1. Bar



Observations:

- The bar area appears functional at the time of inspection.

2. Electrical



3. Ceiling Condition



4. Patio Doors



Observations:

- ****Sliding Patio Doors****
- The sliding patio door was functional during the inspection.

5. Screen Doors



Observations:

- Sliding door screen is functional.

6. Wall Condition



Materials: Drywall walls noted.

7. Window Condition



Materials: Vinyl framed sliding window noted.

Master/Main Bedroom

1. Locations

Locations: South East#2

2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



3. Closets

Observations:

- The closet is located at the back of the master bathroom and is in serviceable condition.



4. Doors

Observations:

- Hollow wood doors.



5. Electrical

Observations:

- All grounded receptacles were tested and found to be wired correctly.
- Unable to determine what is operated by the left switch next to the sliding patio door.
- ****ARC FAULT PROTECTION****
- Test **AFCI** breakers periodically to ensure proper operation.
- All bedroom circuits are now required to be AFCI protected.



6. Floor Condition

Flooring Types: Carpet is noted.



7. Smoke Detectors

Observations:

- The smoke detector was present during the inspection.



8. Wall Condition

Materials: Drywall walls noted.



9. Window Condition

Materials: Vinyl framed single hung windows noted. • Vinyl framed sliding window noted. • Vinyl framed casement windows noted.



10. Ceiling Condition

Materials: There are drywall ceilings noted.



11. Patio Doors



Observations:

- ****Sliding Patio Doors****
- The sliding patio door was functional during the inspection.

12. Screen Doors



Observations:

- Sliding door screen is functional.

Bedroom 2

1. Locations

Locations: North West

2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



3. Closets

Observations:

- The closet is in serviceable condition.



4. Doors

Observations:

- Hollow wood doors.



5. Electrical

Observations:

- All grounded receptacles were tested and found to be wired correctly.
- ****ARC FAULT PROTECTION****
- Test AFCI breakers periodically to ensure proper operation.
- All bedroom circuits are now required to be AFCI protected.



6. Floor Condition

Flooring Types: Carpet is noted.



7. Smoke Detectors

Observations:

- The smoke detector was present, and appeared to have power during the inspection.



8. Wall Condition

Materials: Drywall walls noted.



9. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:

- Broken/cracked frame corners observed. Monitor for further deterioration.





Cracked. Not Correct.

10. Ceiling Condition

Materials: There are drywall ceilings noted.



Bedroom 4

1. Locations

Locations: North East#1

2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



3. Closets

Observations:

- The closet is in serviceable condition.



4. Doors

Observations:

- Hollow wood doors.



5. Electrical

Observations:

- All grounded receptacles were tested and found to be wired correctly.
- ****ARC FAULT PROTECTION****
- Test AFCI breakers periodically to ensure proper operation.
- All bedroom circuits are now required to be AFCI protected.



6. Floor Condition

Flooring Types: Carpet is noted.



7. Smoke Detectors

Observations:

- The smoke detector was present during the inspection.



8. Wall Condition

Materials: Drywall walls noted.



9. Window Condition

Materials: Vinyl framed sliding window noted.



10. Ceiling Condition

Materials: There are drywall ceilings noted.



Bedroom 3

1. Locations

Locations: North East#1

2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



3. Closets

Observations:

- The closet is in serviceable condition.



4. Doors

Observations:

- Hollow wood doors.



5. Electrical

Observations:

- All grounded receptacles were tested and found to be wired correctly.
- ****ARC FAULT PROTECTION****
- Test AFCI breakers periodically to ensure proper operation.
- All bedroom circuits are now required to be AFCI protected.



6. Floor Condition

Flooring Types: Carpet is noted.



7. Smoke Detectors

Observations:

- The smoke detector was present and had power during the inspection.



8. Wall Condition

Materials: Drywall walls noted.



9. Window Condition

Materials: Vinyl framed sliding window noted.



10. Ceiling Condition

Materials: There are drywall ceilings noted.



Master/Main Bathroom

1. Locations

Locations: South end of structure attached to Master Bedroom.

2. Cabinets

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Materials: There are drywall ceilings noted.

4. Counters

Observations:

- Tile tops noted.

5. Doors

Observations:

- No major concerns noted at time of inspection.

6. Electrical

Observations:

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

7. GFCI

Observations:

- **GFCI** in place and operational

8. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

9. Floor Condition

Materials: Ceramic tile is noted.

10. Heating

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

12. Plumbing



13. Showers

Observations:

- Everything functioned as it should. No leaks observed at the time of inspection.



14. Shower Walls

Observations:

- **MATERIALS**
- Ceramic tile noted.



15. Bath Tubs

Observations:

- Tub



16. Sinks



Observations:

- **DRAINS**
-
- Stoppers in both sinks are inoperable.
- **SUPPLY**
- No deficiencies observed.
- Operated normally, at time of inspection.

17. Toilets

Observations:

- Observed as functional and in good visual condition.



18. Window Condition

Materials: Vinyl framed sliding window noted. Opaque glass.



Bathroom 3

1. Locations

Locations: Bathroom located in hallway, two between bedrooms three and four.

2. Cabinets

Observations:



- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Materials: There are drywall ceilings noted.



4. Counters

Observations:



- Tile tops noted.

5. Doors

Observations:



- Hollow wood doors.

6. Electrical

Observations:



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

7. GFCI

Observations:



- No GFCI -

Electrical outlets in this bathroom appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.

This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets
2. Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.

8. Exhaust Fan

Observations:



- The bath fan was operated and no issues were found.

9. Floor Condition

Materials: Ceramic tile is noted.



10. Heating



11. Mirrors



12. Plumbing

Observations:

- No leaks in the supply lines, or in the drain systems, were observed at the time of inspection.



13. Showers



14. Shower Walls



15. Bath Tubs

Observations:

- Tub



16. Sinks

Observations:

- ****SUPPLY****
- No deficiencies observed.
- Operated normally, at time of inspection.



17. Toilets

Observations:

- Observed as functional and in good visual condition.



18. Window Condition

Materials: Vinyl framed sliding window noted.



Bathroom 2

1. Locations

Locations: Hallway, two across from laundry room by the garage door

2. Cabinets

Observations:



- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Materials: There are drywall ceilings noted.



4. Counters

Observations:



- Tile tops noted.

5. Doors

Observations:



- No concerns noted at time of inspection.

6. Electrical

Observations:



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

7. GFCI

Observations:



- No GFCI -

Electrical outlets in this bathroom appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.

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3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.

8. Exhaust Fan

Observations:



- The bath fan was operated and no issues were found.

9. Floor Condition

Materials: Ceramic tile is noted.



10. Heating



11. Mirrors



12. Plumbing

Observations:

- No leaks in the sink drains or water supply were observed at the time of inspection.



13. Showers



Observations:

- ****SHOWER BASE****
- functional
- Drain cover is missing grout around the edges of the drain cover. Recommending re-grouting and caulking to prevent leakage.
- Shower drain was slow to drain out the shower. Gurgling noises could be heard as the water was finishing draining out. Recommend clearing the drain with a liquid drain cleaner or with a drain auger.
- ****SHOWER FAUCET****
- Missing grout noted at drain. Recommend maintenance of grout and caulking to prevent water seepage.



Grout needs repair at shower drain.

14. Shower Walls

Observations:

- ****MATERIALS****
- Ceramic tile noted.



15. Sinks



Observations:

- ****SUPPLY****
- No deficiencies observed.
- Operated normally, at time of inspection.

16. Toilets



Observations:

- Observed as functional and in good visual condition.

17. Window Condition



Materials: Vinyl framed sliding window noted.



Kitchen

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

1. Electrical

Observations:



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

2. GFCI

Observations:



- GFCI in place and operational.

3. Counters

Observations:



- Granite tops noted.

4. Cabinets

Observations:



- No deficiencies observed.

5. Dishwasher

Observations:



- Operated.

6. Sinks

Observations:



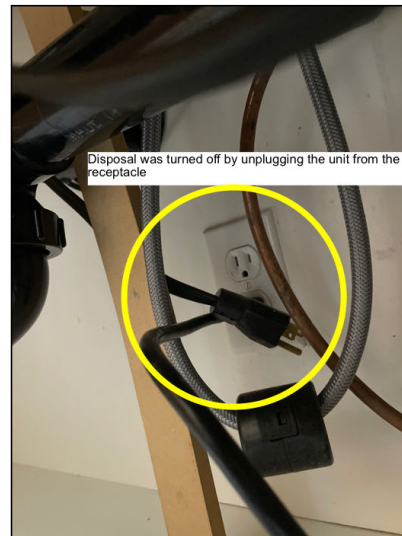
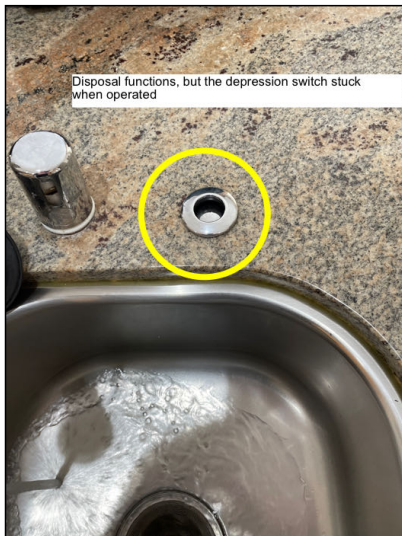
- No deficiencies observed.

7. Garbage Disposal

Observations:



- Disposal On/Off depression switch located to the right of the sink faucet stuck in down/on position when operated. See pictures for descriptions. Recommend repair by licensed electrician to restore disposal to operational status.



8. Plumbing

Observations:

- No leaks observed.



9. Microwave

Observations:

- 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.



10. Cook top condition

Observations:

- Electric cook top noted.
- All heating elements operated when tested.



11. Vent Condition

Materials: Exterior Vented

Observations:

- Exhaust fan and light operated as designed during inspection.



12. Oven & Range

Observations:

- Oven(s): Electric
- All heating elements operated when tested.



13. Doors

Observations:

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



14. Floor Condition

Materials: Ceramic tile is noted.



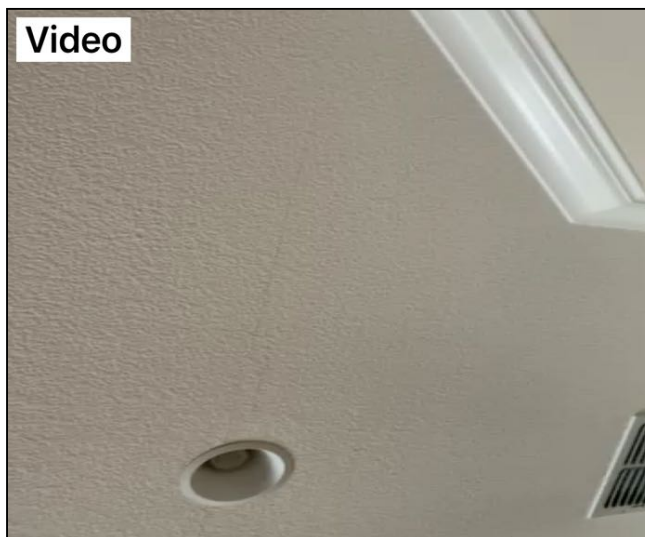
15. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- Crack in ceiling. See Video.



Crack in Ceiling. Another similar crack in Living Room.

16. Wall Condition



Materials: Drywall walls noted.



K



Laundry

1. Locations

Locations: Hallway two by garage door.

2. Dryer Vent



Observations:

- The dryer vent pipe is crushed in spots. This should be replaced due to the fact that lint can accumulate in the crushed areas and catch fire.
- Given the age of the home, and the unknown amount of maintenance that was completed, it is recommended that the ductwork for the dryer vent be cleaned to aid the dryer and functioning better and prevent a possible fire.

3. Electrical



Observations:

- No GFCI outlet installed in the laundry room. Recommend installation of a GFCI outlet for safety.

4. GFCI



Observations:

- The laundry receptacle should be GFCI protected type.
- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

5. Plumbing



6. Cabinets



Observations:

- No deficiencies observed.

7. Exhaust Fan



Observations:

- The exhaust fan was operated and no issues were found.

8. Wash Basin



9. Floor Condition

Materials: Ceramic tile is noted.



10. Counters



Observations:

- Tile tops noted.

11. Wall Condition

Materials: Drywall walls noted.



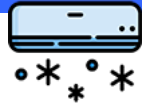
12. Ceiling Condition

Materials: There are drywall ceilings noted.



13. Doors





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: Location: • The furnaces are located in the attic
 Materials: Gas fired forced hot air. • The home has a split system.
 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.

• 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.

3. Venting



Observations:

• ****VENTING MATERIALS****

• Metal double wall chimney vent pipe noted.

• ****VENTING OBSERVATIONS****

• The visible portions of the vent pipes appeared functional.

4. Gas Valves



Observations:

• Gas shut off valves were present and functional.

5. Refrigerant Lines



Observations:

• No defects found.

6. AC Compress Condition

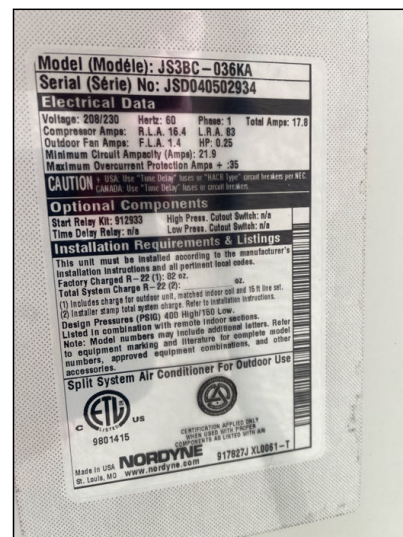


Compressor Type: Electric

Location: The compressors are located on the exterior grounds. One compressor is on the east side of the home, and the other is on the west side of the home.

Observations:

- Annual HVAC service contract is recommended.
- NOTE: Unit(s) not tested in the cooling mode. See Limitations.
- Further evaluation by an HVAC contractor recommended.
- The data plate on the west exterior cooling unit was not visible/legible at the time of the inspection. The data plate was visible on the east exterior cooling unit and will be used as a guideline for both the compressor units and the furnace in the attic which was an acceptable due to being sealed.
- There was no data plate visible on the AC Condensing unit on the west side of the structure. The furnaces in the attic were sealed and the data plates were inaccessible. The data plate from the AC Compressor unit on the east side of the structure was visible. This unit is a Nordyne AC Condensing unit manufactured in May 2004. *Assuming* that the AC Condensing units and the furnaces in the attic were installed at the same time, each of these units would be 20 years old. AC Condensing units have an expected design life of 10-15 years. The design life for forced air furnaces is 15-20 years. These numbers are industry average service design life expediencies. *Assuming* the manufacture dates located are the same for all units in the HVAC System, these units are at or beyond their expected service life expectancy. Proper routine upkeep/maintenance, regional climate, and placement of the mechanical systems will all affect the longevity of the systems. Outdoor temperatures prevented operation of the AC Units for the inspection. These units appeared functional at the time of inspection. The furnaces were functioning well during the inspection. Recommend further, detailed inspection by a qualified HVAC contractor for a complete system review. Also recommend budgeting for replacement as needed.



Data Plate from AC Condenser on east side of structure.



Soil washing from underneath base of AC Compressor on the east side of structure. This will eventually make the base unlevel, which will decrease the lifespan of the compressor unit. Recommend stabilization repair.

7. Air Supply

Observations:



- The return air supply system appears to be functional.

8. Registers

Observations:



- The return air supply system appears to be functional.

9. Filters

Location: Located inside a filter grill in hallway one and hallway two ceiling.



Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

10. Thermostats

Observations:



- Location(s): Zone#1 Hallway 1
Zone#2: Hallway 2
- Digital - programmable type.



Water Heater

1. Base



Observations:

- The water heater base is functional.

2. Combustion



Observations:

- The combustion chamber appears to in functional condition.

3. Venting



4. Water Heater Condition



Heater Type: Gas

Location: The heater is located in the garage.

Observations:

- Gas fired hot water heaters have a typical lifespan of 8 to 10 years. This unit should be monitored and replaced if the units' efficiency begins to deteriorate or a leak is observed. The hot water heater functioned as it should with no observable deficiencies at the time of inspection.
- Tank appears to be in satisfactory condition -- no concerns.
- No major system safety or function concerns noted at time of inspection.
- A Temperature Pressure Relief (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.
- Water Source: Public



5. TPRV



Observations:

- A pressure & temperature relief valve & extension is present and appears satisfactory.

6. Number Of Gallons



Observations:

- 50 gallons

7. Gas Valve



Observations:

- Appears functional.

8. Plumbing



Materials: Copper

Observations:

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

9. Strapping





Garage

1. Roof Condition



Materials: Roofing is the same as main structure.
Materials: Concrete tiles noted.
Observations:
• See section on ROOF.

2. Walls



Observations:
• Appeared satisfactory, at time of inspection.

3. Anchor Bolts



Observations:
• The anchor bolts were not visible, obscured by drywall.

4. Floor Condition



Materials: Bare concrete floors noted.
Observations:
• Common cracks noted.

5. Rafters & Ceiling



Observations:
• Garage framing was covered from below with drywall. Visible portions from the area in the attic, appeared in good condition and acceptable at the time of inspection.

6. Electrical



Observations:
• Some loose and improperly installed light fixtures were located. One fixture at the garage did not function due possibly to a bad bulb. They should be installed correctly by a licensed electrician. Once fixtures are correctly installed, caulking around the wall contact areas will prevent moisture intrusion.



7. GFCI



Observations:
• GFCI in place and operational

8. 240 Volt

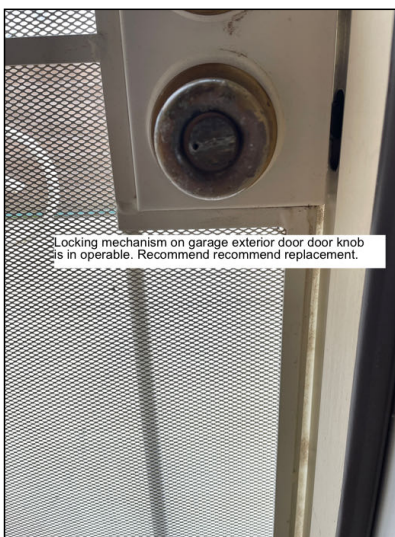


Observations:
• There are no 240 volt outlets visible in this room.

9. Exterior Door



Observations:
• Door opens and latches closed but the door knob lock is inoperable. See note on photo.



10. Fire Door



Observations:
• See caption and note on photo.



Door handle lock very difficult to operate. This could cause problems exiting the structure in an emergency. Recommend repair/replacement asap.

11. Garage Door Condition

Materials: One 16' foot steel garage door and one 8' steel garage door.



12. Garage Door Parts



Observations:

- The garage door was functional during the inspection.
- The door is noisy and squeaks when moved. We recommend lubrication on the rollers and tracks.

13. Garage Opener Status



Observations:

- Screw drive opener noted.

14. Garage Door's Reverse Status



Observations:

- Eye beam system present and operating.
- **The 16' garage door requires a great deal of resistance to trigger the auto-reverse mechanism. We recommend adjusting the opener for proper reverse tension.**

15. Ventilation



Observations:

- Under eave soffit inlet vents noted.

16. Vent Screens



Observations:

- Vent screens noted as functional.

17. Cabinets



Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



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: Main Location: • North West side of the house.

Location: No Sub Panels located.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- AFCI breakers in the main panel show signs of heating due to heat marks on the back of the dead front panel. These breakers were not overly heated at the time of inspection and they did function correctly. If issues arise due to the breakers, tripping once a load has been placed on them suggest further review for repair or replacement as needed by a licensed electrician



Heat marks from AFCI breakers



AFCI Breakers. Tested. Operated correctly.

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 circuit breakers appeared serviceable.
- See previous note regarding AFCI breakers in the main panel.



Roof

1. Roof Condition



Materials: Roofing is the same as main structure. • Inspected from ground level with binoculars. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection. • Inspected from ladder.

Materials: Concrete tiles noted.

Observations:

- Clean roof areas: Significant amounts of organic debris evident.
- Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>.
- Some areas not clearly visible from inspection level.
- Several chipped/cracked tiles observed.
- Recommend roofing contractor to evaluate roofing tiles and moss growth. Repair/remediate as necessary.





North side of house. Left of roof dormer.

2. Flashing



Observations:

- Recommend review by a licensed roofer for repair or replacement as necessary due to moss and other organic material on the roof.

3. Chimney



Observations:

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



4. Vent Caps



5. Gutter



Observations:

- Gutter leak(s) noted. Repairs recommended. See photos and videos.
- Clean gutters: Significant amounts of debris evident.
- Several downspouts of the roof gutter system are not properly connected to the drain lines. They are discharging against the foundation walls. Downspouts should discharge at least 6 feet away from the side of the foundation or be connected to drain lines that lead to a storm water drainage system.
- **Strongly recommend review of roof tiles, flashing, and gutters by a qualified roofing contractor to determine functionality and water tightness of the roof system. See multiple photos and videos. Repair as necessary.**





Leaking gutter



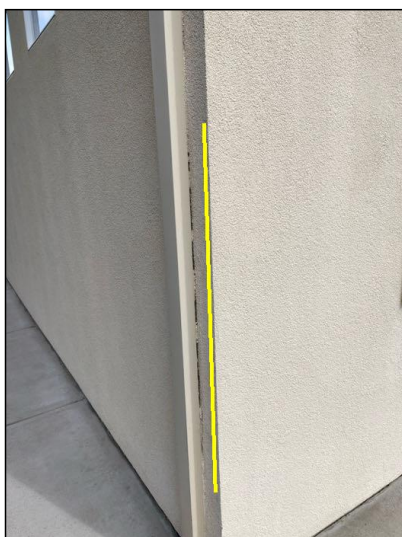
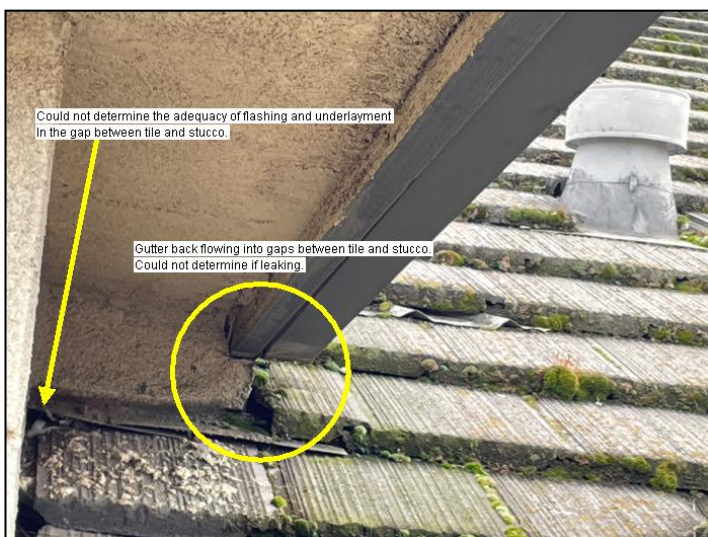
Leaking gutter



Debris clogging downspout



Video



Caulking sealing areas where gutter downspouts contact the stucco walls will prevent moisture intrusion and avoid premature deterioration to siding.



Several gutter downspouts are not properly connected to the underground drain system. The water that comes from the downspouts can pond in enclosed areas, damage soil, and penetrate foundations. Recommend review/repair/reconnection as needed to all gutter drain connections to prevent damage due to excessively wet conditions.



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:

- ****Location of access****
- Scuttle Hole located in:
Laundry room
- ****Access Observations****
- **IMPROVE:** The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover@@pull down ladder@@ with a batt of fiberglass insulation to reduce energy expenses. See diagram for detail.



2. Structure



Observations:

- No visible structural issues in attic.

3. Ventilation



Observations:

- Under eave soffit inlet vents noted.

4. Vent Screens



Observations:

- Vent screens noted as functional.

5. Duct Work



Observations:

- Functional.

6. Electrical



Observations:

- Observable electrical components in attic were in good condition. Many fixtures were not accessible to inspection due to insulation.

7. Attic Plumbing



Observations:

- No waterlines visible in the attic. Possibly covered by attic insulation.
- **ABS** (Acrylonitrile-Butadiene-Styrene)(black in color) - plumbing vent piping
- No deficiencies noted in plumbing vent piping.

8. Insulation Condition



Materials: Loose fill insulation noted.

Depth: Insulation averages about 16-18 inches in depth.

Observations:

- Overall, the insulation in the attic is acceptable and appropriate for this home. There are some "paths" where the loose fill insulation was walked on and compressed. Recommend filling those areas to avoid cool/hot spots.



9. Chimney



Observations:

- Unable to access chimney exhaust piping in the attic for inspection. If it is expected or intended to use the fireplace and its current configuration as a gas fireplace, we recommend a level to inspection by a certified chimney sweep.

10. Exhaust Vent



Observations:

- Bathroom, two exhaust piping is partially disconnected as it penetrates the sidewall of the house. This will result in direct, venting into the attic, and can create moisture problems from venting steam from the shower in the bathroom directly into the attic. Recommend reconnecting and ceiling with proper taping materials.
- Dryer vent exhaust piping incorrectly, wrapped with duct, tape, tape material, similar to gorilla tape. This is an incorrect connection and sealing method. It can cause leaking, and when heated, the joints could come apart, resulting in the dryer venting directly into the attic. Recommend removal of this type and installation of proper sealing materials.



Incorrect taping material utilized to join vent connections for dryer vent. Recommend removal of tape and correct joining of vent piping.





Bathroom, two exhaust piping is partially disconnected as it penetrates the sidewall of the house. This will result in direct venting into the attic and can create moisture problems from venting steam from the shower in the bathroom directly into the attic. Recommend reconnecting and sealing with proper taping materials.



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:



- Appeared in functional and in satisfactory condition, at time of inspection.



2. Window Condition



Observations:

- No major system safety or function concerns noted at time of inspection.
- No fog/condensation was observed in thermopane windows. This would indicate a failed seal. It should be noted that it was raining during the inspection and water from the rain can distort observations. Recommend further review when it is not actively raining.
- See caption regarding window maintenance.





Recommend review of exterior of all windows for general maintenance to clean and seal cracks and remove any organic growth. This will prevent moisture and insect intrusion and avoid premature deterioration of the windows and surrounding framing and stucco.

3. Siding Condition



Materials: Stucco veneer noted.

Observations:

- Overall, no major system safety or function concerns noted at time of inspection. See captions for additional review and repair notations.
- Caulk and seal all gaps, cracks and openings.



Recommend sealing this hole to prevent moisture and insect intrusion.



This area of the stucco on the west side of the structure at the edge of the roof shows signs of swelling. This could be the result of water penetration in the observed opening. Due to the rainy weather on the day of inspection, thermal imaging was unable to provide additional information to support any conclusion. Recommend review and evaluation by a qualified professional (roofer, stucco pro) to determine the extent of any water penetration and repair as necessary.

4. Eaves & Facia



Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

5. Exterior Paint



Observations:

- Suggest caulking around doors and windows as necessary.
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
- Peeling paint observed at exterior doors and trim. Suggest scraping and painting as necessary.
- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.

6. Stucco



Observations:

- We recommend having a qualified exterior finish contractor evaluate and correct the issues noted in the siding captions.



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. Slab Foundation



2. Foundation Perimeter



Observations:

- No significant foundation problems observed. Read observations and suggestions in photos and captions.



Dirt washing from footer for rock siding. This is possibly due to the gutter downspout on the other side of the wall being disconnected from the drain line and ponding water running through the opening between the wall and the slab foundations.



Recommend review by licensed plumber to evaluate the possibility of pressurized water washing dirt away from the foundation and penetrating underneath.

3. Anchor Bolts



Observations:

- The anchor bolts were not visible, obscured by drywall.



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.

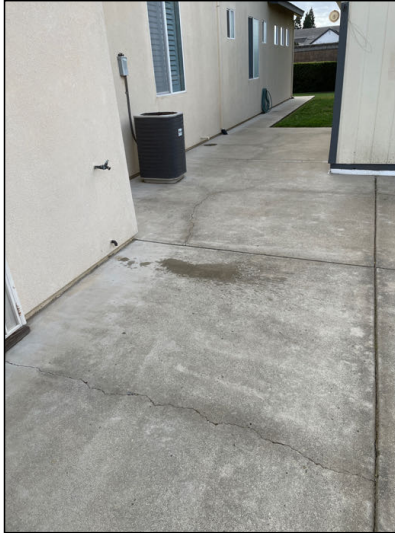
1. Driveway and Walkway Condition



Materials: Concrete driveway noted.

Observations:

- Driveway in good shape for age and wear. Some typical cracking in the concrete was noted. No structural deficiencies noted. Recommend sealing concrete and cracks to prevent excessive water intrusion which can cause early deterioration.



Example of typical cracking of concrete. This exists at various locations and is not structural in nature.

2. Grading



Observations:

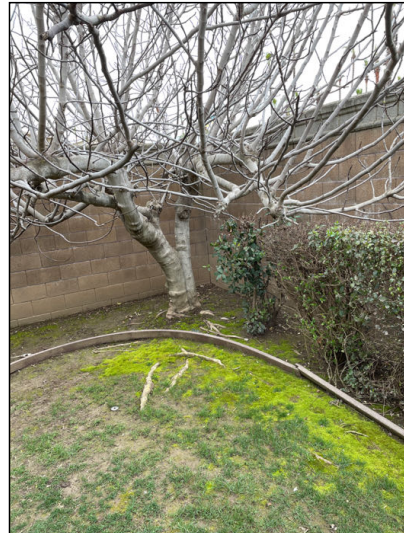
- The exterior drainage is generally away from foundation.
- See comments in gutters.

3. Vegetation Observations



Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.



4. Gate Condition

Materials: Wood



5. Patio and Porch Deck

Observations:

- Back patio appears in satisfactory and functional condition with normal wear for its age.

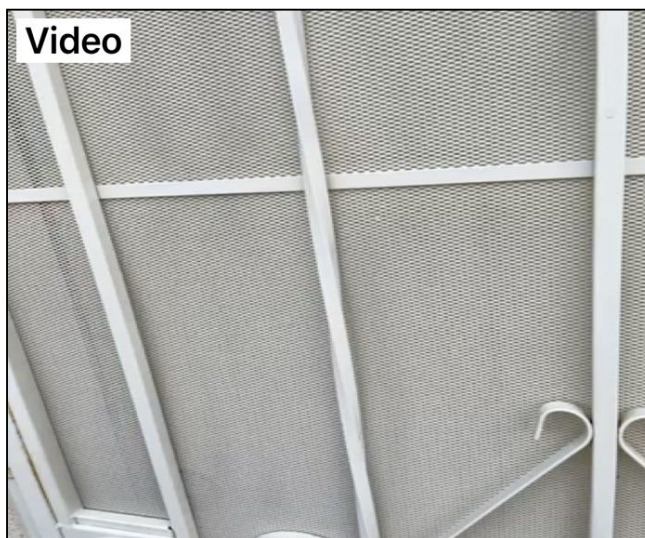


6. Grounds Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- Exterior light fixtures are loose and not caulked and sealed to prevent water penetration. This can cause electrical problems and premature deterioration of fixtures, stucco, and framing. Recommend tightening all exterior light fixtures and sealing with silicone caulk.





7. GFCI



Observations:

- Weatherproof outlets—Exterior outlet / switch cover(s) not waterproof based on current standards and several covers are missing foam seals. Have certified electrician evaluate and repair as necessary.



8. Main Gas Valve Condition

Materials: North West side.





9. Plumbing

Materials: Copper piping noted. • PVC piping noted.



10. Water Pressure

Observations:
• 70



11. Pressure Regulator

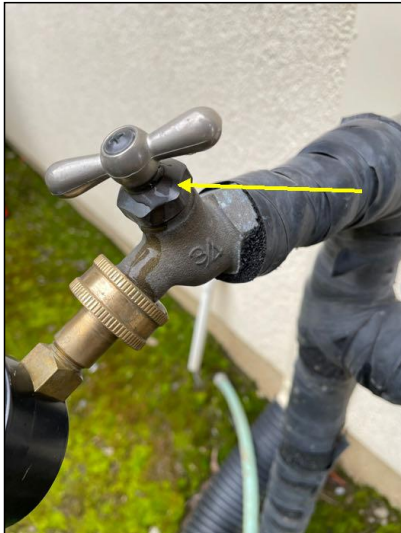
Observations:
• Water pressure regulated by municipal water system.



12. Exterior Faucet Condition

Location: North side of house. • East side of house. • West side of house.
Observations:
• Hose bib at north side of house leaks.





Leaking valve at outdoor spigot near front door.

No pressure relief valve on all outdoor spigots.



Recommend removal/relocation of extraneous materials to avoid damage to stucco, faucet, and prevent insects.

13. Balcony



Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Typical cracking in concrete slab. Appears to be sound structure.

14. Patio and Porch Condition



Materials: The patio/porch roof is the same as main structure.

Observations:

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

15. Fence Condition



Materials: Wood • Block

Observations:

- Heavy vegetation and tree growth at the edges of the fence/perimeter wall. Monitor for potential damage from tree roots.

16. Sprinklers



Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

Residential Earthquake Hazards Report

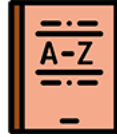
- | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
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.
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