



**LUCENT  
HOME  
INSPECTIONS**

Your trusted inspector

## Home Inspection Report



1234 Sample Inspection Rd., Eureka, Illinois 61530

**Inspection Date:**

Monday, September 4, 2017

**Prepared For:**

Mr. and Mrs. Sample Client

**Prepared By:**

Lucent Home Inspections, LLC

309-300-0007

greg@lucenthomeinspections.com

**Report Number:**

170904.10

**Inspector:**

Gregory W. Bradle

**License/Certification #:**

450.011819

**Inspector Signature:**

*Greg W. Bradle*

# Report Summary

## Items Not Operating

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Exterior handle is missing on garage service door thus making it inoperable from the exterior, needs replacement.

## Concerns

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Roof appeared to be nearing the end of it's useful life; the dormers have OSB exposed at the ridge in places and shingles are missing in places throughout the roof - recommend a licensed and professional roofing contractor evaluate and repair soon.

Siding had some damage (holes and cracks on multiple sides of the home), recommend repairing/replacing damaged sections to prevent water penetration into the home.

Kick-out flashing is not present on the home as was typical for this generation of homes. While no damage was visible on the day of inspection, it is recommended that a contractor repair at some point in the future to prevent possible moisture penetration and damage.

Bathroom exhaust fans are not vented to the exterior (typical for this generation of homes). While no damage was visible on the day of inspection, this could cause moisture in the attic and deterioration of structural members. Recommend repair at some point in the future by a professional contractor.

Countertop is loose on master bathroom vanity, recommend repair by a handyman or carpenter (re-caulk joint between countertop and wall after fixed).

## Potential Safety Hazards

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For enhanced safety, consider upgrading to GFCI protected receptacles on the exterior of the building, garage, and kitchen.

Garage door opener not equipped with electric eyes, this is a safety concern. Recommend new opener with modern safety features.

Balusters are too far apart on main stairway leading from first floor to second floor. For additional safety, recommend balusters be a maximum of 4" apart - safety concern for small children.

For safety, smoke detectors should be placed in all sleeping rooms, adjacent to all sleeping rooms, and at least one on each floor. It is also recommended that they be interconnected.

GFCI outlets in laundry room by sink and master bathroom are not operable, recommend a licensed electrician evaluate and repair/replace.

Main electrical panel in basement does not have adequate clearance, possible safety hazard. Recommend 30 inches of clearance left and right, and 3 feet straight out from the panel.

# Report Summary

## Potential Safety Hazards

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Temperature-pressure relief valve extensions should be 4"-6" off of the floor for both water heaters. This is a safety concern, recommend a licensed plumber repair.

There is no egress to the exterior of the home from the basement bedroom, safety concern. Recommend consulting with a licensed and professional general contractor for remediation.

## Deferred Cost Items

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The two water heaters are nearing the end of their expected life, budget for replacements at some point in the future.

## Improvement Items

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Recommend caulking at utility penetrations on exterior of the home.

Paint is peeling on garage service door, recommend repainting or wrapping with aluminum.

Weatherstripping on garage door is damaged and missing in places, recommend repair by a professional contractor.

Recommend caulking shower in master bathroom.

Recommend painting steel chimney cap as a part of preventative maintenance.

# Report Overview

## Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

## Main Entrance Faces

North

## State of Occupancy

Occupied

## Weather Conditions

Cloudy  
Windy

## Outdoor Temperature

65°F to 80°F

## Recent Rain

No

## Ground Cover

Dry

## Approximate Age

20-25 years

## Brief Explanations (full explanations found in pre-inspection agreement)

**Satisfactory:** Functionally consistent with its original purpose but may show signs of normal wear and tear.

**Marginal:** Indicates the component will probably require repair or replacement anytime within five years.

**Poor:** Indicates the component will need repair or replacement now or in the very near future.

# Exterior

## Chimney(s)

Location(s) West

Viewed From  Roof

Rain Cap/Spark Arrestor  Yes

Chase  Framed

Evidence of  Rust

Flue  Metal

Evidence of  Not evaluated

Condition  Satisfactory

Comments Recommend painting steel chimney cap as a part of preventative maintenance.

## Photos



Rusted chimney

## Gutters/Scuppers/Eavestrough

Condition  Satisfactory

Material  Galvanized/Aluminum

Leaking  No apparent leaks

Attachment  Satisfactory

Extension needed  N/A

## Siding

Material  Metal/Vinyl  Loose/Missing/Holes

Condition  Marginal

Comments Siding had some damage (holes and cracks on multiple sides of the home), recommend repairing/replacing damaged sections to prevent water penetration into the home.

**Photos**



Siding warped from excessive heat by grill sitting on deck.



Example of cracked hole in siding

**Trim**

**Material**  Wood  Vinyl

**Condition**  Satisfactory

**Soffit**

**Material**  Aluminum/Steel

**Condition**  Satisfactory

**Fascia**

**Material**  Aluminum/Steel

**Condition**  Satisfactory

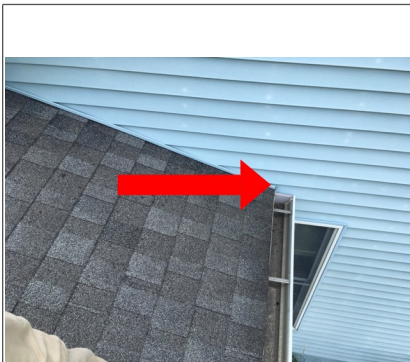
**Flashing**

**Material**  Aluminum/Steel

**Condition**  Marginal

**Comments** Kick-out flashing is not present on the home as was typical for this generation of homes. While no damage was visible on the day of inspection, it is recommended that a contractor repair at some point in the future to prevent possible moisture penetration and damage.

**Photos**



Kick-out flashing not present

**Caulking**

**Condition**  Marginal

Recommend around windows/doors/masonry ledges/corners/utility penetrations

**Comments** Recommend caulking at utility penetrations.

**Photos**



Example of utility penetration needing caulk

**Windows/Screens**

**Condition**  Satisfactory  Recommend repair/replace damaged screens

**Material**  Aluminum/Vinyl clad

**Screens**  Torn  Bent

**Photos**



Example of a torn and bent screen (garage window)

**Slab-On-Grade/Foundation**

**Foundation Wall**  Concrete block

**Condition**  Satisfactory

**Concrete Slab**  N/A

**Service Entry**

**Location**  Underground

**Condition**  Satisfactory

**Exterior receptacles**  Yes Operable:  Yes  No Condition:  Satisfactory  Marginal  Poor

**GFCI present**  No  Safety Hazard  Recommend GFCI Receptacles

**Comments** For enhanced safety, consider upgrading to GFCI protected receptacles on the exterior of the building.

**Building(s) Exterior Wall Construction**

**Type**  Framed

**Condition**  Satisfactory

# Exterior

## Exterior Doors

**Main Entrance** Weatherstripping:  Satisfactory  Marginal  Poor  Missing  
 Replace Door condition:  Satisfactory  Marginal  Poor

**Rear door** Weatherstripping:  Satisfactory  Marginal  Poor  Missing  
 Replace Door condition:  Satisfactory  Marginal  Poor

**Other door** Weatherstripping:  Satisfactory  Marginal  Poor  Missing  
 Replace Door condition:  Satisfactory  Marginal  Poor



# Grounds

## Service Walks

**Material**  Concrete

**Condition**  Marginal  Trip hazard  Typical cracks  Settling cracks

**Comments** Uneven slabs in walks, could be a tripping hazard, recommend repair and/or replace at some point in the future.

## Photos



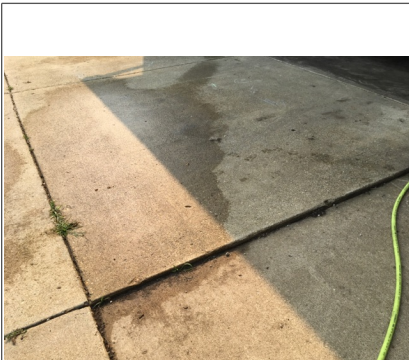
Uneven slab on porch

## Driveway/Parking

**Material**  Concrete

**Condition**  Satisfactory  Settling Cracks  Typical cracks

## Photos



Uneven slab on driveway

## Porch

**Condition**  Satisfactory

**Support Pier**  Concrete

**Floor**  Satisfactory

## Stoops/Steps

**Material**  Concrete

**Condition**  Satisfactory

## Patio

**Material**  Concrete

**Condition**  Satisfactory  Typical cracks

# Grounds

## Deck/Balcony

**Material**  Wood  Composite  
**Condition**  Satisfactory  
**Finish**  Not Applicable

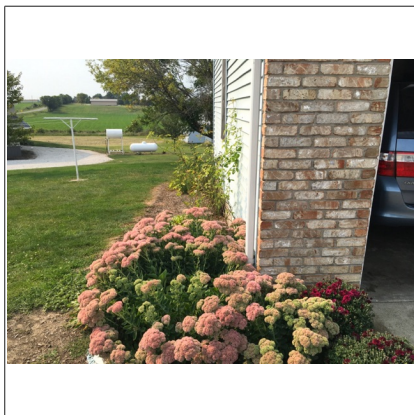
## Landscaping affecting foundation

**Negative Grade**  East  West  North  South  
 Recommend additional backfill  
 Trim back trees/shrubberies

**Comments** Recommend improving grade around foundation perimeter to improve water drainage away from the foundation and moisture penetration into the home.

Recommend trimming trees/vegetation so it doesn't come into contact with the home.

## Photos



## Hose bibs

**Condition**  Satisfactory  
**Operable**  Yes

# Roof

## General

Visibility  All  
 Inspected From  Roof

## Style of Roof

Type  Gable  Hip  
 Pitch  Low  Medium  Steep  
 Roof #1 Type:Asphalt  
 Layers:1+ Layers  
 Age:20-25+ years  
 Location:Entire house including porch and garage

## Ventilation System

Type  Roof

## Flashing

Material  Galv/Alum  
 Condition  Satisfactory

## Valleys

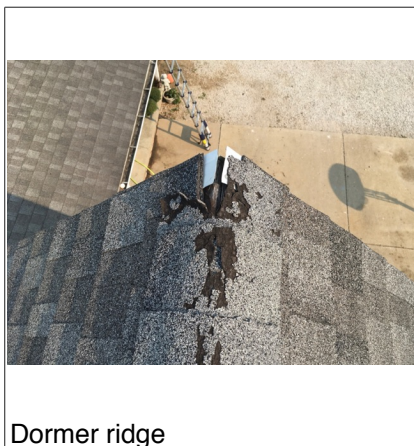
Material  Asphalt  
 Condition  Satisfactory

## Condition of Roof Coverings

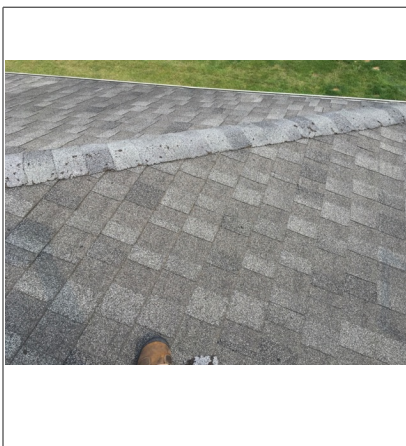
Roof #1  Poor  Curling  Cracking  Burn Spots  Nail popping  
 Granules missing  Missing Tabs/Shingles/Tiles  Exposed felt  
 Recommend roofer evaluate  Evidence of Leakage

Comments Roof appeared to be nearing the end of it's useful life; the dormers have OSB exposed at the ridge in places and shingles are missing in places throughout the roof - recommend a licensed and professional roofing contractor evaluate and repair soon.

## Photos



Dormer ridge



## Plumbing Vents

Condition  Satisfactory

# Garage/Carport

## Type

Type  Attached  2-Car

## Automatic Opener

Operation  Operable

## Safety Reverse

Operation  Operable  Safety hazard  Pressure reverse tested

Comments Garage door opener not equipped with electric eyes, SAFETY HAZARD, recommend new opener with modern safety features.

## Floor

Material  Concrete

Condition  Satisfactory  Typical cracks

Source of Ignition within 18" of the floor  No

## Sill Plates

## Overhead Door(s)

Material  Masonite

Condition  Marginal  Weatherstripping missing/damaged

Recommend Priming/Painting Inside &  No

## Edges

Comments Weatherstripping on garage door is damaged and missing in places, recommend repair by a handyman.

## Photos



Weatherstripping is damaged on garage door

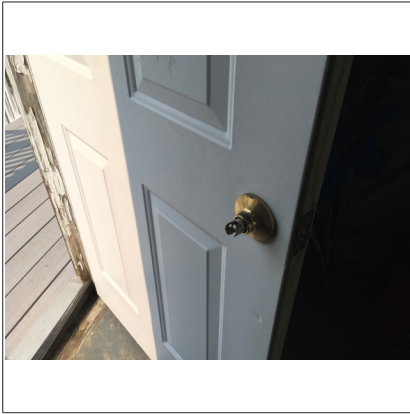
## Exterior Service Door

Condition  Poor

Comments Exterior handle is missing on garage service door, needs replacement.

Paint is peeling on garage service door, recommend repainting or wrapping with aluminum.

**Photos**



**Electrical Receptacles**

Yes Operable:  Yes  No

**Reverse polarity**  No

**Open ground**  No

**GFCI Present**  No  Recommend GFCI Receptacles

**Comments** For enhanced safety, consider upgrading to GFCI protected receptacles in the garage.

**Fire Separation Walls & Ceiling**

Present

**Condition**  Satisfactory

**Moisture Stains Present**  No

**Typical Cracks**  Yes

**Fire door**  Satisfactory

**Self closure**  Satisfactory

# Interior

## Fireplace

**Location(s)** Living room

**Type**  Wood

**Material**  Metal insert

**Miscellaneous**  Blower built-in Operable:  Yes  No Damper operable:  Yes  
 No

**Damper modified for gas operation**  N/A

**Hearth extension adequate**  Yes

**Mantel**  Secure

**Physical condition**  Satisfactory

## Stairs/Steps/Balconies

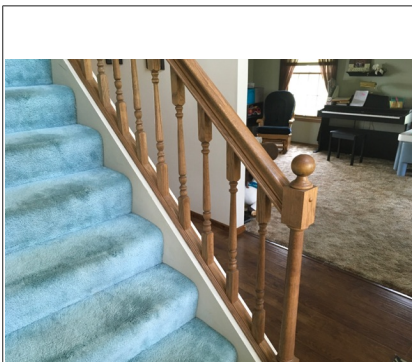
**Condition**  Satisfactory

**Handrail**  Marginal  Safety hazard

**Risers/Treads**  Satisfactory

**Comments** Balusters are too far apart on main stairway leading from first floor to second floor, for additional safety recommend balusters be a maximum of 4" apart - safety concern for small children.

## Photos



Main stairway balusters

## Smoke/Carbon Monoxide detectors

**Smoke Detector**  Present Operable:  Yes  No  Not tested

Recommend additional  Safety Hazard

**CO Detector**  Present Operable:  Yes  No  Not tested

Recommend additional

**Comments** For safety, smoke detectors should be placed in all sleeping rooms, adjacent to all sleeping rooms, and at least one on each floor. It is also recommended that they be interconnected.

## Attic/Structure/Framing/Insulation

**Access**  Scuttlehole/Hatch

Access limited by:

Blown in fiberglass insulation and only one scuttlehole/hatch - was only able to inspect from the hole.

**Inspected from**  Access panel

**Location**  Bedroom Closet

**Flooring**  None

**Insulation**  Fiberglass

# Interior

## Attic/Structure/Framing/Insulation cont.

**Installed in**  Between ceiling joists

**Vapor barriers**  Not Visible

**Ventilation**  Ventilation appears adequate

**Fans exhausted to Attic:**  Yes  No  Recommend repair Outside:  Yes  No

**Chimney chase**  Not Visible

**Structural problems observed**  No

**Roof structure**  Trusses

**Ceiling joists**  Wood

**Sheathing**  OSB

**Evidence of condensation**  No

**Evidence of moisture**  No

**Evidence of leaking**  No

**Electrical**  No apparent defects

**Comments** Bathroom exhaust fans are not vented to the exterior (typical for this generation of homes). While no damage was visible on the day of inspection, this could cause moisture in the attic and deterioration of structural members, recommend repair at some point in the future by a professional contractor.

### Photos



Two bath fans not vented to the exterior

# Kitchen

## Countertops

Condition  Satisfactory

## Cabinets

Condition  Satisfactory

## Plumbing

Faucet Leaks  No

Pipes leak/corroded  No

Sink/Faucet  Satisfactory

Functional drainage  Satisfactory

Functional flow  Satisfactory

## Walls & Ceiling

Condition  Satisfactory  Typical cracks

## Heating/Cooling Source

Yes

## Floor

Condition  Satisfactory

## Appliances

Disposal  N/A

Oven Operable:  Yes  No

Range Operable:  Yes  No

Dishwasher Operable:  Yes  No

Trash Compactor  N/A

Exhaust fan Operable:  Yes  No

Refrigerator Operable:  Yes  No

Microwave Operable:  Yes  No

Dishwasher airgap  No

Dishwasher drain line looped  Yes

Receptacles present  Yes Operable:  Yes  No

GFCI  No Recommend GFCI Receptacles:  Yes  No

Potential Safety Hazard(s)

Open ground/Reverse polarity:  No

Comments For enhanced safety, consider upgrading to GFCI protected receptacles in the kitchen.



# Dining Room

## Dining Room

**Walls & Ceiling**  Satisfactory  Typical cracks

**Moisture stains**  No

**Floor**  Satisfactory  Squeaks

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No

Operable Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Doors**  Satisfactory

**Windows**  Satisfactory

# Laundry

## Laundry

Faucet leaks  No

Pipes leak  No

Cross connections  No

Heat source present  Yes

Room vented  Yes

Dryer vented  Floor

Electrical Open ground/reverse polarity:  Yes  No

GFCI present  Yes Operable:  Yes  No

Appliances  Washer  Dryer

Washer hook-up lines/valves  Satisfactory

Gas shut-off valve  Yes

Comments GFCI outlet in laundry room by sink is not operable, recommend a licensed electrician evaluate and repair/replace.

# Family Room

## Family Room

Walls & Ceiling  Satisfactory  Typical cracks

Moisture stains  No

Floor  Satisfactory  Squeaks

Ceiling fan  Satisfactory

Electrical Switches:  Yes  No  Operable Receptacles:  Yes  No

Operable Open ground/Reverse polarity:  Yes  No

Heating source present  Yes

Doors  Satisfactory

Windows  Satisfactory

# Living Room

## Living Room

**Walls & Ceiling**  Satisfactory  Typical cracks

**Moisture stains**  No

**Floor**  Satisfactory  Squeaks

**Ceiling fan**  None

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No

Operable Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Doors**  Satisfactory

**Windows**  Satisfactory

# Master Bedroom

## Master Bedroom

**Walls & Ceiling**  Satisfactory  Typical cracks

**Moisture stains**  No

**Floor**  Satisfactory  Squeaks

**Ceiling fan**  Satisfactory

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No

Operable Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Bedroom Egress restricted**  No

**Doors**  Satisfactory

**Windows**  Satisfactory

# Master Bathroom

## Master Bathroom

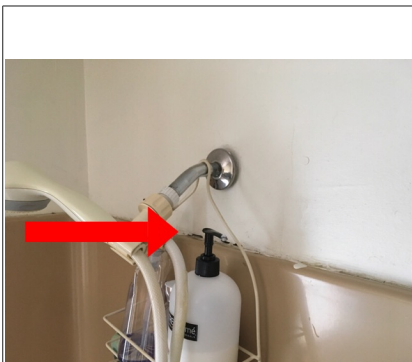
**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No  
**Tubs** Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Showers** Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  
**Whirlpool**  Yes Operable:  Yes  No  
**Shower/Tub area**  Fiberglass Condition:  Satisfactory  Marginal  Poor  
 Rotted floors Caulk/Grouting needed:  Yes  No  
 Where: **Top of shower at wall intersection**

**Drainage**  Satisfactory  
**Water flow**  Satisfactory  
**Moisture stains present**  No  
**Doors**  Satisfactory  
**Window**  Satisfactory  
**Receptacles present**  Yes Operable:  Yes  No  
**GFCI**  Yes Operable:  Yes  No  
**Open ground/Reverse polarity**  No  
**Heat source present**  Yes  
**Exhaust fan**  Yes Operable:  Yes  No

**Comments** Countertop is loose on master bathroom vanity, recommend repair by a handyman or carpenter (re-caulk joint between countertop and wall after fixed).

GFCI outlet in master bathroom by sink is not operable, recommend a licensed electrician evaluate and repair/replace.

### Photos



Caulking needed on shower in master bathroom



Loose countertop/bad caulk joint

## Second Floor Bathroom

### Second Floor Bathroom

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No  
**Tubs** Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Showers** Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  
**Whirlpool**  No  
**Shower/Tub area**  Ceramic/Plastic  Fiberglass Condition:  Satisfactory  
 Marginal  Poor  Rotted floors Caulk/Grouting needed:  
 Yes  No  
**Drainage**  Satisfactory  
**Water flow**  Satisfactory  
**Moisture stains present**  No  
**Doors**  Satisfactory  
**Window**  Satisfactory  
**Receptacles present**  Yes Operable:  Yes  No  
**GFCI**  Yes Operable:  Yes  No  
**Open ground/Reverse polarity**  No  
**Heat source present**  Yes  
**Exhaust fan**  Yes Operable:  Yes  No

## Basement Bathroom

### Basement Bathroom

**Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No  
**Tubs**  N/A  
**Showers** Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible  
**Toilet** Bowl loose:  Yes  No Operable:  Yes  No  
**Whirlpool**  No  
**Shower/Tub area**  Fiberglass Condition:  Satisfactory  Marginal  Poor  
 Rotted floors Caulk/Grouting needed:  Yes  No  
**Drainage**  Satisfactory  
**Water flow**  Satisfactory  
**Moisture stains present**  No  
**Doors**  Satisfactory  
**Window**  None  
**Receptacles present**  Yes Operable:  Yes  No  
**GFCI**  Yes Operable:  Yes  No  
**Open ground/Reverse polarity**  No  
**Heat source present**  Yes  
**Exhaust fan**  Yes Operable:  Yes  No



# Bedroom - 1

## Bedroom - 1

**Location** Second floor

**Walls & Ceiling**  Satisfactory  Typical cracks

**Moisture stains**  No

**Floor**  Satisfactory  Squeaks

**Ceiling fan**  Satisfactory

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No

Operable Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Bedroom Egress restricted**  No

**Doors**  Satisfactory

**Windows**  Satisfactory

## Bedroom - 2

### Bedroom - 2

Location Second floor

Walls & Ceiling  Satisfactory  Typical cracks

Moisture stains  No

Floor  Satisfactory  Squeaks

Ceiling fan  Satisfactory

Electrical Switches:  Yes  No  Operable Receptacles:  Yes  No

Operable Open ground/Reverse polarity:  Yes  No

Heating source present  Yes

Bedroom Egress restricted  No

Doors  Satisfactory

Windows  Satisfactory

## Bedroom - 3

### Bedroom - 3

**Location** Second floor

**Walls & Ceiling**  Satisfactory  Typical cracks

**Moisture stains**  No

**Floor**  Satisfactory  Squeaks

**Ceiling fan**  Satisfactory

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No

Operable Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

**Bedroom Egress restricted**  No

**Doors**  Satisfactory

**Windows**  Satisfactory

## Bedroom - 4

### Bedroom - 4

Location Basement

Walls & Ceiling  Satisfactory  Typical cracks

Moisture stains  No

Floor  Satisfactory

Ceiling fan  Satisfactory

Electrical Switches:  Yes  No  Operable Receptacles:  Yes  No

Operable Open ground/Reverse polarity:  Yes  No

Heating source present  Yes

Bedroom Egress restricted  Yes

Doors  Satisfactory

Windows  None

Comments There is no egress to the exterior of the home from the basement bedroom, safety concern, recommend consulting with a licensed and professional general contractor for remediation.

# Basement

## Stairs

Condition  Satisfactory

Handrail  Yes Condition:  Satisfactory  Loose

Headway over stairs  Satisfactory

## Foundation

Condition  Not Evaluated

Material  Concrete block

Horizontal cracks  None

Step cracks  None

Vertical cracks  None

Covered walls  North  South  East  West

Movement apparent  None

Indication of moisture  No

Comments Foundation was not visible from anywhere in the basement.

## Floor

Material  Concrete

Condition  Satisfactory  Typical cracks

## Drainage

Sump pump  No

Floor drains  Yes

## Girders/Beams

Material  Not Visible

## Columns

Material  Not Visible

## Joists

Condition  Satisfactory

Material  Wood  2x10

## Subfloor

Condition  Satisfactory

# Cooling System

## Evaporator Coil Unit #1

**General**  Central system  
Location: **Basement**  
Age: **5-10+ years**

**Evaporator coil**  Not Visible

**Refrigerant lines**  **Satisfactory**

**Condensate line/drain**  Floor drain

**Secondary condensate line/drain** Present:  Yes  No

**Operation** Differential: 20 degrees

**Condition**  **Satisfactory**

**Comments** Geothermal unit

# Heating System

## Heating system

**Unit #1** Brand name: **Water Furnace**

Approx. age: **5-10+ years**

Model #: NDV064A111CTL Serial #: 080901693  **Satisfactory**

**Energy source**  Electric

**Warm air system**  Central system

**Heat exchanger**  N/A

**Carbon monoxide**  N/A

**Combustion air venting present**  N/A

**Controls** Disconnect:  Yes  No

Normal operating and safety controls observed

**Distribution**  Metal duct

**Flue piping**  N/A

**Filter**  **Satisfactory**

**When turned on by thermostat**  Fired Proper operation:  Yes  No

Not tested

**Heat pump**  Supplemental electric

**Sub-slab ducts**  N/A

**Comments** **Geothermal unit**

# Plumbing

## Water service

**Main shut-off location** In the basement

**Water entry piping**  PVC Plastic

**Lead other than solder joints**  No

**Visible water distribution piping**  Copper

**Condition**  Satisfactory

**Flow**  Satisfactory

**Drain/Waste/Vent pipe**  PVC

**Condition**  Satisfactory

**Support/Insulation** Type: Metal strapping

**Traps proper P-Type**  Yes

**Drainage**  Satisfactory

**Interior fuel storage system**  No

**Fuel line**  Black iron

**Condition**  Satisfactory

## Main fuel shut-off location

**Location** In the basement

## Well pump

**Type**  Submersible

**Pressure gauge operable**  Yes Well pressure: 50 p.s.i.

## Water heater #1

**General** Brand Name: State

Serial #: D93245813

Capacity: 50 gallons

Approx. age: 20-25+ years

**Type**  Gas

**Combustion air venting present**  Yes

**Relief valve**  Yes Extension proper:  Yes  No  Missing  Recommend repair  
 Improper material

**Vent pipe**  Satisfactory

**Condition**  Marginal

**Comments** The water heater could be nearing the end of its useful life, budget for replacement at some point in the future.

Temperature-pressure relief valve extension should be 4"-6" off of the floor, safety concern, recommend a licensed plumber repair.



**Photos**

TPR valve not extended far enough on State water heater

**Water heater #2****General**

Brand Name: **Rheem**  
 Serial #: 0908243530  
 Capacity: **50 gallons**  
 Approx. age: **5-10+ years**

**Type**

Electric

**Combustion air venting present**  N/A

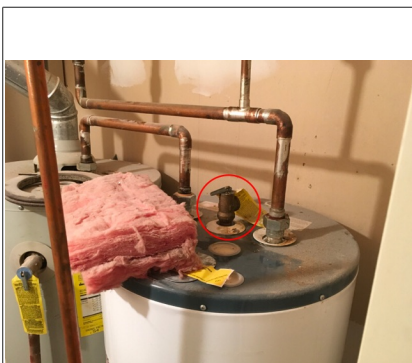
**Relief valve**  Yes Extension proper:  Yes  No  Missing  Recommend repair  
 Improper material

**Vent pipe**  N/A

**Condition**  Marginal

**Comments** The water heater could be nearing the end of its useful life, budget for replacement at some point in the future.

Temperature-pressure relief valve should have an extension extending to 4"-6" off of the floor, safety concern, recommend a licensed plumber repair.

**Photos**

TPR valve

**Water softener**

**Loop installed**  Yes

**Plumbing hooked up**  Yes

**Plumbing leaking**  No

# Electrical

## Main panel

Location  Basement

Condition  Satisfactory

Adequate Clearance to Panel  No

Amperage/Voltage  200a

Breakers/Fuses  Breakers

Appears grounded  Yes

GFCI breaker  Yes Operable:  Yes  No

AFCI breaker  No

Main wire  Copper Condition:  Satisfactory  Marginal  Poor

Branch wire condition  Satisfactory  Romex

Branch wire  Copper

Comments Main electrical panel in basement does not have adequate clearance, possible safety hazard, recommend 30 inches of clearance left and right, and 3 feet straight out from the panel.