

Troy's Home Inspection Services LLC

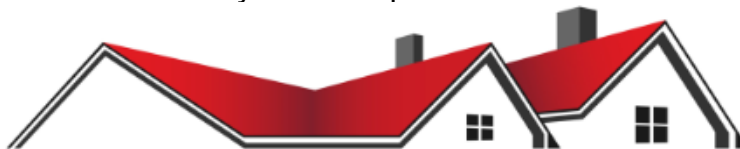
Property Inspection Report



113 Cabrillo Ave Unit 2B, St Petersburg, FL 33706
Inspection prepared for: Cord King & Patricia King
Real Estate Agent: Jane Freel - RE/MAX

Date of Inspection: 3/4/2017 Time: 8:30
Age of Home: 2008 Size: 3279
Weather: Clear

Inspector: Troy Martin
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TROY'S HOME INSPECTION SERVICES, LLC

Your Home, Your Investment, Your Peace of Mind

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, 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.

The inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy or a warranty service.

Properties being inspected do not "Pass" or "Fail." 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.**

An earnest effort was made on your behalf to discover all visible defects; however, in the event of an oversight, maximum liability must be limited to the terms and conditions of the inspection agreement. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

Important Information Regarding the Scope and Limitations of the Inspection

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

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.

Heat/AC		
Page 8 Item: 1	AC Compress Condition	• Unable to test the main A/C system at the time of inspection
Interior Areas		
Page 12 Item: 1	Guest Kitchen	• Dishwasher installation is incomplete • Dishwasher is missing control knob
Page 13 Item: 4	Electrical	• Outlet cover plates missing. • Loose outlets noted.
Page 13 Item: 5	Ceiling Condition	• The drywall repairs are not entirely professional quality, have a contractor evaluate.
Kitchen		
Page 15 Item: 1	Cabinets	• Damaged trim noted.
Page 15 Item: 3	Dishwasher	• Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.
Page 18 Item: 9	Vent Condition	• No exhaust system present. Recommend consulting with a licensed contractor to install vent fan
Page 18 Item: 12	Plumbing	• Small drip noted below sink
Page 19 Item: 15	Electrical	• Outlets are loose at the wall.
Laundry		
Page 20 Item: 3	Electrical	• light cover is missing
Guestroom		
Page 23 Item: 5	Floor Condition	• stains present on carpet in areas
Page 24 Item: 8	Ceiling Condition	• The drywall repair is not entirely professional quality, have a contractor evaluate.
Bedroom 3		
Page 28 Item: 7	Window Condition	• Broken/cracked glass pane noted, repairs needed.
Guest Bath		
Page 31 Item: 2	Sinks	• Caulking needed around inside of sink. • Stopper hardware is loose
Bathroom 2		
Page 36 Item: 4	Plumbing	• Shut-off valve handles are missing
Page 39 Item: 14	Bath Tubs	• Some caulking repair needed.
Bathroom 3		
Page 40 Item: 4	Plumbing	• Shut-off valve handles are missing
Page 42 Item: 9	Showers	• Shower head is loose at the wall.
Page 42 Item: 12	Toilets	• Toilet loose and may need re-anchoring.
Master Bathroom		

Page 44 Item: 4	Plumbing	• Shut-off valve handles are missing
Page 45 Item: 5	Electrical	• outlet is loose at the wall.
Page 46 Item: 12	Shower Walls	• Shower floor is cracked. Recommend review/repair by a qualified contractor.
Half Bath		
Page 49 Item: 2	Plumbing	• Shut-off valve handles are missing
Page 50 Item: 8	Floor Condition	• Cracked tile noted.
Guest room Heat A/C		
Page 52 Item: 1	AC Compress Condition	• The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded with an unacceptable differential temperature of 9 degrees F. • The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system.

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present • Selling Agent present • Seller present

2. Home Type

Home Type: Condominium/Townhouse

3. Occupancy

Occupancy: Vacant - Furnished • Moderate to heavy personal and household items observed.

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

Good	Fair	Poor	N/A	None
X				

Location: Panel box located in utility room
 Location: Sub Panel Location: • Located by master bedroom



2. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.
 Observations:
 • All of the circuit breakers appeared serviceable.

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. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

Compressor Type: Electric
 Location: The compressor is located on the roof.
 Observations:

- Unable to test the main **A/C** system at the time of inspection



2. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:
 • The return air supply system appears to be functional.



3. Registers

Good	Fair	Poor	N/A	None
X				

4. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located in a filter grill in an interior area wall.



5. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:
• Digital - programmable type.



Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric

Location: The heater is located in the hall closet.



2. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

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



3. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 80 gallons

4. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper



5. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Interior Areas

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Guest Kitchen

Good	Fair	Poor	N/A	None
X				

Observations:

- Dishwasher installation is incomplete
- Dishwasher is missing control knob





2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Closets

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Outlet cover plates missing.
- Loose outlets noted.



5. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- The drywall repairs are not entirely professional quality, have a contractor evaluate.

6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

7. Window Condition

Good	Fair	Poor	N/A	None
X				

8. Floors

Good	Fair	Poor	N/A	None
X				

Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Damaged trim noted.



2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Operated.
 • Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.



4. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

5. Refrigerator

Good	Fair	Poor	N/A	None
X				



6. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

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



7. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

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



8. Sinks

Good	Fair	Poor	N/A	None
X				



9. Vent Condition

Good	Fair	Poor	N/A	None
				X

Materials: No exhaust system noted.

Observations:

- No exhaust system present. Recommend consulting with a licensed contractor to install vent fan

10. Window Condition

Good	Fair	Poor	N/A	None
X				

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Small drip noted below sink



13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Patio Doors

Good	Fair	Poor	N/A	None
X				

15. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Outlets are loose at the wall.

16. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational.

17. Wall Condition

Good	Fair	Poor	N/A	None
X				

Laundry

1. Cabinets

Good	Fair	Poor	N/A	None
X				



2. Dryer Vent

Good	Fair	Poor	N/A	None
X				

3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• light cover is missing



4. Wash Basin

Good	Fair	Poor	N/A	None
X				



5. Plumbing

Good	Fair	Poor	N/A	None
X				



Guestroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.



2. Closets

Good	Fair	Poor	N/A	None
X				



3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.



5. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet is noted.

Observations:

- stains present on carpet in areas



6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

7. Window Condition

Good	Fair	Poor	N/A	None
X				

8. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- The drywall repair is not entirely professional quality, have a contractor evaluate.



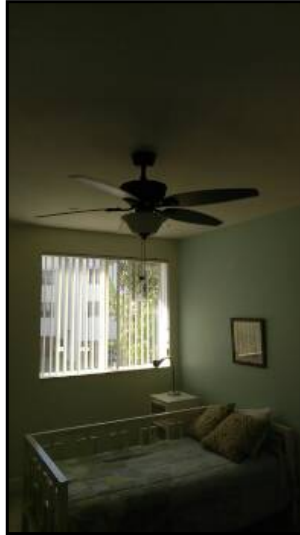
Bedroom 2

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.



2. Closets

Good	Fair	Poor	N/A	None
X				



3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.



6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



7. Window Condition

Good	Fair	Poor	N/A	None
X				

8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Bedroom 3

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.



2. Closets

Good	Fair	Poor	N/A	None
X				



3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.



6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

7. Window Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- Broken/cracked glass pane noted, repairs needed.



8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

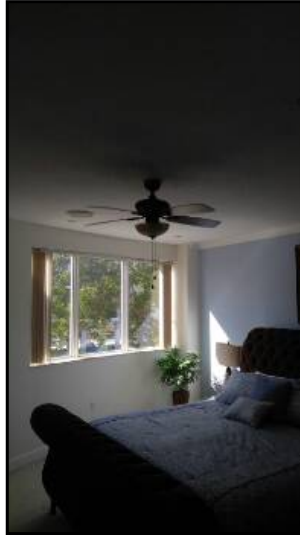
Master Bedroom

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.



2. Closets

Good	Fair	Poor	N/A	None
X				



3. Doors

Good	Fair	Poor	N/A	None
X				

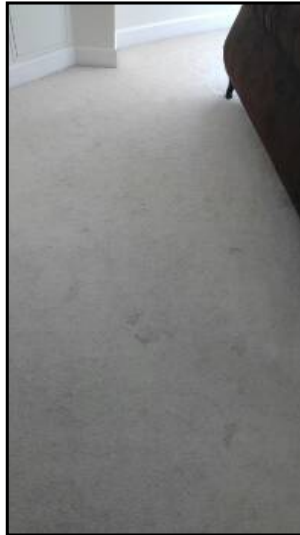
4. Electrical

Good	Fair	Poor	N/A	None
X				

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.



6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

7. Window Condition

Good	Fair	Poor	N/A	None
X				

8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.



Guest Bath

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved, it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible, but some problems may be undetectable due to problems within the walls or under the flooring.

1. Cabinets

Good	Fair	Poor	N/A	None
X				



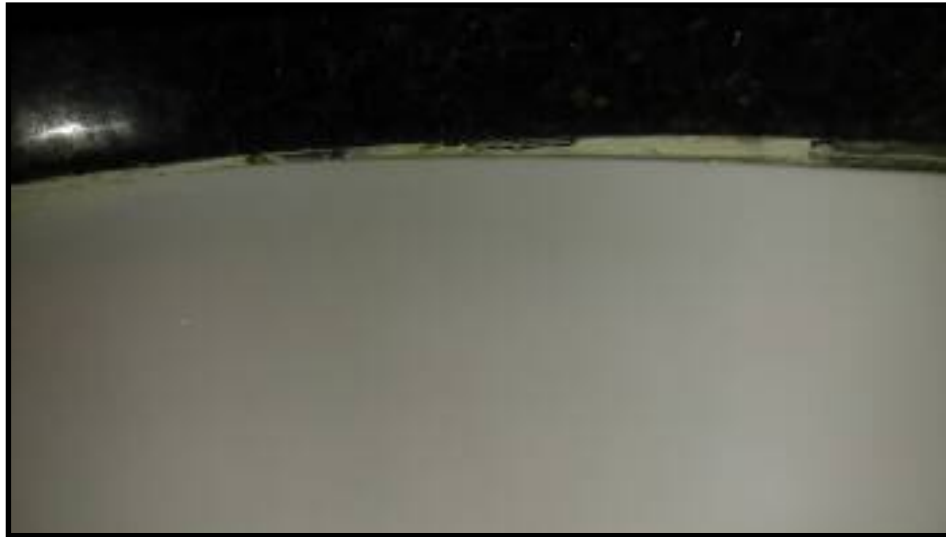
2. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- Caulking needed around inside of sink.
- Stopper hardware is loose





3. Counters

Good	Fair	Poor	N/A	None
X				

4. Plumbing

Good	Fair	Poor	N/A	None
X				



5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational



7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

8. Doors

Good	Fair	Poor	N/A	None
X				

9. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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



10. Floor Condition

Good	Fair	Poor	N/A	None
X				

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional



13. Shower Walls

Good	Fair	Poor	N/A	None
X				



14. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The shower enclosure was functional at the time of the inspection.



15. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested. No deficiencies noted.



Bathroom 2

1. Cabinets

Good	Fair	Poor	N/A	None
X				



2. Sinks

Good	Fair	Poor	N/A	None
X				



3. Counters

Good	Fair	Poor	N/A	None
X				

4. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Shut-off valve handles are missing



5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational



7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

8. Doors

Good	Fair	Poor	N/A	None
X				

9. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
 • The bath fan was operated and no issues were found.



10. Floor Condition

Good	Fair	Poor	N/A	None
X				

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
• functional



13. Shower Walls

Good	Fair	Poor	N/A	None
X				

14. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
• Some caulking repair needed.



15. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested. No deficiencies noted.



Bathroom 3

1. Cabinets

Good	Fair	Poor	N/A	None
X				



2. Sinks

Good	Fair	Poor	N/A	None
X				



3. Counters

Good	Fair	Poor	N/A	None
X				

4. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Shut-off valve handles are missing



5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational



7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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



9. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:

- functional
- Shower head is loose at the wall.



10. Shower Walls

Good	Fair	Poor	N/A	None
X				

11. Bath Tubs

Good	Fair	Poor	N/A	None
X				

12. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:

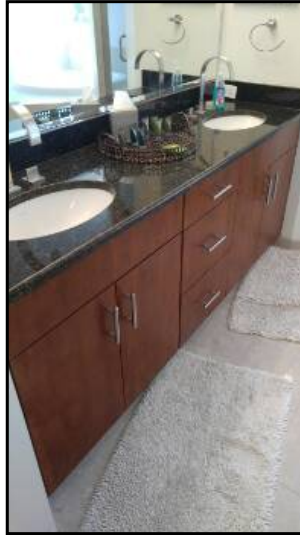
- Toilet loose and may need re-anchoring.



Master Bathroom

1. Cabinets

Good	Fair	Poor	N/A	None
X				



2. Sinks

Good	Fair	Poor	N/A	None
X				



3. Counters

Good	Fair	Poor	N/A	None
X				

4. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Shut-off valve handles are missing



5. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- outlet is loose at the wall.



6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

8. Doors

Good	Fair	Poor	N/A	None
X				

9. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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



10. Floor Condition

Good	Fair	Poor	N/A	None
X				

11. Showers

Good	Fair	Poor	N/A	None
X				



12. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Shower floor is cracked. Recommend review/repair by a qualified contractor.



13. Bath Tubs

Good	Fair	Poor	N/A	None
X				



14. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested. No deficiencies noted.



Half Bath

1. Sinks

Good	Fair	Poor	N/A	None
X				



2. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Shut-off valve handles are missing



3. Electrical

Good	Fair	Poor	N/A	None
X				

4. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

5. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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



8. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Cracked tile noted.



9. Mirrors

Good	Fair	Poor	N/A	None
X				

10. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested. No deficiencies noted.



Guest room Heat A/C

1. AC Compress Condition

Good	Fair	Poor	N/A	None
	X			

Compressor Type: Electric

Location: The compressor is located on the roof.

Observations:

- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded with an unacceptable differential temperature of 9 degrees F.
- The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system.



2. Air Supply

Good	Fair	Poor	N/A	None
X				



3. Registers

Good	Fair	Poor	N/A	None
X				

4. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located in a filter grill in a bedroom ceiling.

5. Thermostats

Good	Fair	Poor	N/A	None
X				



Guestroom Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric

Location: The heater is located in the hall closet.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.



2. TPRV

Good	Fair	Poor	N/A	None
X				



3. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

4. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.