



Home Inspection Report



124 Sample Drive, New Orleans, LA 70034

Inspection Date:

Monday October 22, 2018

Prepared For:

Your Name

Prepared By:

Cypress Home Inspections LLC
42747 Scarlet Cir
Hammond, Louisiana 70403
(985) 662-4146
cypresshomeinspections@gmail.com

Report Number:

124

Inspector:

Clayton Costanza

License/Certification #:

LA--11031

Inspector Signature:

Clayton Costanza

Receipt/Invoice

Cypress Home Inspections LLC
42747 Scarlet Cir
Hammond, Louisiana 70403
(985) 662-4146

Date: Oct 22, 2018

Inspected By: Clayton Costanza

Property Address
124 Sample Drive
New Orleans, LA 70034

Inspection Number: 124

Payment Method: Check (#5555)

Client: Your Name

Inspection	Fee
Home Inspection	\$350.00

Total	\$350.00
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Report Summary

Items Not Operating

- Receptacle Outlets
- Light fixtures
- Garbage disposal
- Oven.

Major Concerns

- Both Furnaces is past average lifespan.
- 1 of 2 external AC's is past average lifespan,damaged fins.
- Rusted piping, Rusted condensation pan and missing secondary drains for evaporator coil.
- Recommend re-evaluated by licensed HVAC technician.
- (See HVAC)
- Roof is near or at the average life span. Budget for roofing replacement materials in near future.

Potential Safety Hazards

- Gas B vent for furnace has improper clearance from combustibles.
- Possible Gas B vent leakage for water heater.
- Recommend replacing missing / damaged cover plates.
- Possible mold.

Deferred Cost Items

- Damaged windows in kitchen.
- Ungrounded receptacles.
- Properly wiring electrical panel.

Improvement Items

- Rusty lintels (See Exterior-Windows)
- Toilet on 2nd floor isn't properly secured to floor.
- Wood destroying insect treatment.

Items To Monitor

- Patchwork.
- Moisture staining.

Notes

Some windows are missing screens, recommend all are accountable for prior to closing.

Report Overview

Purpose Of Inspection

The general purpose of this limited, visual inspection, evaluation and report is to provide the client with a better understanding of the property conditions, as observed at the time of the building inspection, and to identify, for the client's knowledge, the readily visible and accessible and apparent installed systems and components that do not function as intended, allowing for normal wear and tear, or which adversely affect the and have ability of the dwelling, without regard to life expectancy.

Scope of Inspection

The limited, visual inspections and reports for this building are intended for the exclusive use of the Client only, and will be performed in conformance with the minimal applicable Standards of Practice of the Louisiana State Board of Home Inspectors (LSBHI), which is the State Law governing home inspections. A copy of these LSBHI Standards of Practice, with the general limitations and exclusions, is included within the Client's report, and is also available at www.lsbhi.state.la.us. Contained within these Standards of Practice and the Inspection Agreement, are a listing of components which are excluded from the scope of the inspection. It is suggested that the Clients review these exclusions, and make arrangements for additional inspections should components which are of concern be included within these exclusion lists.

State of Occupancy

Occupied
Fully furnished

Weather Conditions

Sunny

Ground Cover

Damp

Approximate Age

1993

Present During Inspection

Client
Buyer's Agent
Seller's Agent

Grounds

Service Walks

☒ None

Driveway/Parking

Material ☒ Concrete

Condition ☒ Satisfactory ☒ Typical cracks

Front Porch

Condition ☒ Satisfactory

Floor ☒ Satisfactory

Material ☒ Concrete

Support Pier ☒ Wood

Stoops/Steps

☒ None

Fence/Wall

Type ☒ Wood ☒ Chain Link

Condition ☒ Satisfactory

Gate ☒ Satisfactory ☒ Operable

Landscaping affecting foundation

Negative Grade ☒ Satisfactory

Hose bibs

Condition ☒ Satisfactory

Operable ☒ Yes

Rear Patio

Material ☒ Concrete

Condition ☒ Satisfactory

Deck/Balcony

☒ None

Deck/Patio/Porch Covers

Condition ☒ Satisfactory

Exterior

Siding

Material ☒ Wood

Condition ☒ Marginal ☒ Damaged ☒ Recommend repair

Photos



Damage to wood siding. Possible moisture and pest entry point. Recommend repairs.

Trim

Material ☒ Wood

Condition ☒ Marginal ☒ Deterioration ☒ Damaged ☒ Recommend repair

Photos



Wood trim around window is showing signs of deterioration. Possibly due to poor caulking/sealant.

Soffit

Material ☒ Vinyl

Condition ☒ Satisfactory

Fascia

Material ☒ Wood

Condition ☒ Poor ☒ Deterioration ☒ Recommend repair

Photos

Exterior



Fascia board has excessive deterioration. Moisture and wood destroying insect damage.

Caulking

Condition ☒ **Poor** ☒ **Recommend around windows/doors/masonry ledges/corners/utility penetrations**

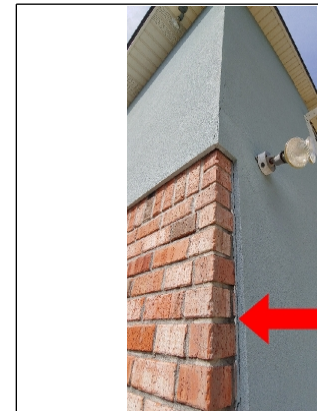
Photos



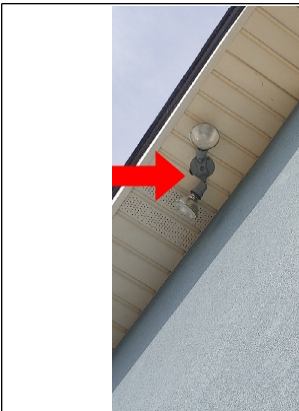
Recommend caulking to seal all openings to prevent moisture intrusion.



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Recommend caulking to seal all openings to prevent moisture intrusion and pest entry.



Recommend caulking to seal all openings to prevent moisture intrusion and pest entry.



Recommend caulking to seal all openings to prevent moisture intrusion and pest entry.

Windows/Screens

Material ☒ **Aluminum/Vinyl clad**

Exterior

Windows/Screens cont.

Condition ☒ Satisfactory
Screens ☒ Torn ☒ Not installed
Lintel ☒ Rusty
Photos



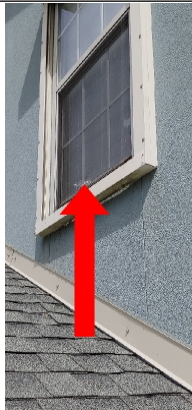
Recommend removing as much rust as possible, priming / painting to prevent further deterioration.



Brick-and-mortar separation possibly due to rusting lintel.



Missing screens threwout home.



Damaged screens threwout home.

Storm Shutters

Material ☒ Vinyl
Condition ☒ Satisfactory

Slab-On-Grade/Foundation

Material ☒ Poured concrete
Condition ☒ Marginal
Concrete Slab ☒ Marginal

Photos

Exterior



Corner of slab foundation cracking is typical. Doesn't suggest any structural concerns.



Holes in slab foundation. Recommend filled with concrete.

Building(s) Exterior Wall Construction

Type ☒ Not Visible
 Condition ☒ Not Visible
 Comments Building structure not visible due to siding, not evaluated.

Exterior Doors

Main Entrance Door Condition ☒ Satisfactory
 Main Entrance Weatherstripping ☒ Satisfactory
 Patio Door Condition ☒ Satisfactory
 Patio Door Weatherstripping ☒ Satisfactory
 Garage Door Condition ☒ Satisfactory
 Garage Door Weatherstripping ☒ Satisfactory
 Rear Door Condition ☒ N/A
 Rear Door Weatherstripping ☒ N/A

Exterior Lights

Condition ☒ Marginal

Photos



Light fixture not functioning. Recommend replacing light bulb and reevaluate for functionality. Repair or replace if needed.

Roof

General

Visibility ☒ All
 Inspected From ☒ Ladder at eaves ☒ Ground

Style of Roof

Type ☒ Gable ☒ Hip
 Pitch ☒ Medium
 Roof Material ☒ Asphalt
 Age: 15-20+

Comments The life expectancy of a roof varies between climate and maintenance. Average for 3-tab asphalt shingles 20 years according to nachi.org

Ventilation System

Type ☒ Soffit ☒ Ridge ☒ Gable

Flashing & Valleys

Material ☒ Galv/Alum
 Condition ☒ Marginal ☒ Rusty

Gutters

Condition ☒ Satisfactory
 Material ☒ Galvanized/Aluminum
 Attachment ☒ Satisfactory

Condition of Roof Coverings

Roof ☒ Poor ☒ Curling ☒ Cracking ☒ Broken/Loose Tiles/Shingles ☒ Granules missing
☒ Evidence of Leakage

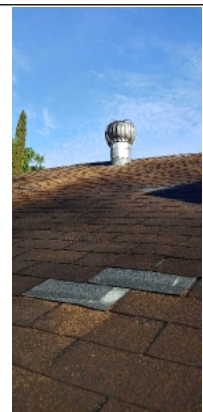
Photos



Damaged shingles around Weatherhead service entry. Possible moisture entry point. Recommend repair.



Damaged shingles before drip edge. Possible moisture entry point. Recommend repair.



Patchwork observed throughout Roofing.

Roof



Curling shingles are evidence that the roof is near or at the average life span. Budget for roofing replacement materials in near future.

Skylights

☒ N/A

Plumbing Vents

Condition ☒ Satisfactory

Chimney(s)

Condition ☒ Satisfactory

Viewed From ☒ Ladder at eaves

Rain Cap/Spark Arrestor ☒ Yes

Chase ☒ Stucco

Flue ☒ Not Visible

Evidence Of ☒ No Apparent Defects

Attic

Attic/Structure/Framing/Insulation

Access ☒ Pulldown ☒ Recommend Insulating Access
 Inspected from ☒ In the attic
 Location ☒ Hallway
 Insulation ☒ Fiberglass ☒ Batts
 Installed in ☒ Between ceiling joists
 Vapor barriers ☒ Kraft/foil faced
 Ventilation ☒ Ventilation appears adequate
 HVAC Duct ☒ Satisfactory
 Chimney chase ☒ Not Visible
 Structural problems observed ☒ Yes ☒ Recommend structural engineer
 Roof structure ☒ Wood ☒ Rafters ☒ Collar ties ☒ Purlins
 Ceiling joists ☒ Wood
 Sheathing ☒ Plywood
 Exhausting Into attic ☒ No
 Evidence of condensation ☒ No
 Evidence of moisture ☒ Yes
 Evidence of leaking ☒ Yes
 Firewall between units ☒ Yes
 Electrical ☒ Damaged/Missing Outlet Covers ☒ Safety Hazard

Photos



Moisture staining / damage observed. Possibly older issue resolved by newer roof. Recommend monitoring next time it rains.



Damaged/missing receptacle covers. Potential Safety Hazard.



Rafters are not properly meeting rafter board. Recommend structural engineer.

Attic



Improper installed sister board repairs. Recommended structural engineer.



Sagging collar ties throughout attic. Recommended structural engineer.

HVAC

Exterior A/C

Exterior AC **Brand:** Goodman
Model #: GSC130241FA **Serial #:** 1108698182 **Age:** 2011

Condition ☒ **Satisfactory**

Energy source ☒ **Electric**

Unit type ☒ **Air cooled**

Level ☒ **Yes**

Condenser Fins ☒ **Satisfactory**

Insulation ☒ **Yes**

Improper Clearance (air flow) ☒ **No**

Outside Disconnect ☒ **Yes**

Maximum Fuse / Breakers (Amps) ☒ **60**

Comments Average lifespan for a outdoor air condition unit is 15 to 20 years according to nachi.org

Photos



Exterior AC data tag.

Heating System

Furnace **Brand name:** Goodman
Model #: GMP075-3 **Serial #:** 9305070599 **Age:** 1993

Condition ☒ **Marginal** ☒ **Recommend HVAC Technician Examine**

Energy source ☒ **Gas**

Controls ☒ **Gas Shut Off Valve**

Distribution ☒ **Insulated flex duct**

Filter ☒ **Standard**

Flue piping(Gas) ☒ **Satisfactory**

Heat exchanger(Gas) ☒ **Rusted**

Comments The typical furnace age is 15 to 25 years depending on maintenance.
 Air filter should be changed monthly.

Photos

HVAC



Furnace data tag.



Rusted gas piping. Recommend reevaluated by license HVAC technician.



Furnace is functioning.

Cooling System

Evaporator coil ☒ Not Visible

Refrigerant lines ☒ Satisfactory

Condensate line/drain ☒ To exterior

Secondary condensate line/drain ☒ Not Present

Operation Differential(Degrees) ☒ 11

Condition ☒ Marginal ☒ Recommend HVAC technician examine/clean/service

Comments A recommended 10 to 20 degree differential to be operating properly.

Photos



Recommend adding a PVC pipe with float switch / kill switch in case main drain gets clogged.



Deterioration observed on condensation pan and moisture staining observe. Recommend reevaluated by license HVAC technician.



70° observed at return.

HVAC



59 degrees observed at supply.
11 degree differential. Therefore
evaporator coil is functioning
properly.

Positive Attributes

Overall Condition Cooling Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

HVAC (2)

Exterior A/C

Exterior AC **Brand:** Goodman
Model #: CE36-10B **Serial #:** 9302053947 **Age:** 1993

Condition ☒ **Marginal**

Energy source ☒ **Electric**

Unit type ☒ **Air cooled**

Level ☒ **Yes**

Condenser Fins ☒ **Damaged**

Insulation ☒ **Yes**

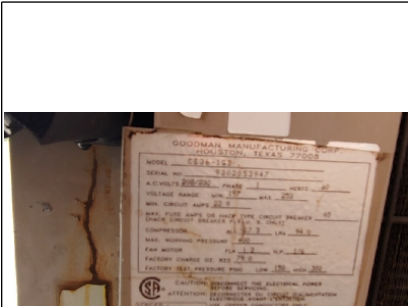
Improper Clearance (air flow) ☒ **No**

Outside Disconnect ☒ **Yes**

Maximum Fuse / Breakers (Amps) ☒ **60**

Comments Average lifespan for a outdoor air condition unit is 15 to 20 years according to nachi.org

Photos



Exterior AC data tag.



Exterior AC fins are damaged. Recommend reevaluated by license HVAC technician.

Heating System

Furnace **Brand name:** Goodman
Model #: GMP050-3 **Serial #:** 9305043249 **Age:** 1993

Condition ☒ **Marginal** ☒ **Recommend HVAC Technician Examine**

Energy source ☒ **Gas**

Controls ☒ **Gas Shut Off Valve**

Distribution ☒ **Insulated flex duct**

Filter ☒ **Standard** ☒ **Satisfactory**

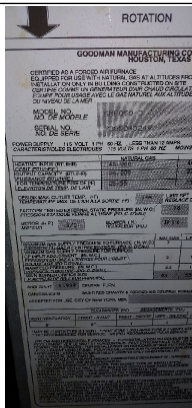
Flue piping(Gas) ☒ **Improper Clearance From Combustibles**

Heat exchanger(Gas) ☒ **Rusted**

Comments The typical furnace age is 15 to 25 years depending on maintenance.
 Air filter should be changed monthly.

Photos

HVAC (2)



Furnace data tag.



Rusted gas piping. Recommend reevaluated by license HVAC technician.



Rusted gas piping. Recommend reevaluated by license HVAC technician.



Gas B vents recommend a 1 inch clearance from combustibles.



Furnace is functioning.

Cooling System

Evaporator coil ☒ Not Visible

Refrigerant lines ☒ Satisfactory

Condensate line/drain ☒ To exterior

Secondary condensate line/drain ☒ Not Present

Operation Differential(Degrees) ☒ 13

Condition ☒ Marginal ☒ Recommend HVAC technician examine/clean/service

Comments A recommended 10 to 20 degree differential to be operating properly.

Photos

HVAC (2)



Recommend adding a PVC pipe with float switch / kill switch in case main drain gets clogged. Possible refrigerant leak. Recommend reevaluated by license HVAC technician.



70° observed at return.



57 degrees observed at supply. 13 degree differential. Therefore evaporator coil is functioning properly.



Moisture staining observed. Possible condensation leak.

Positive Attributes

Overall Condition Cooling Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

Garage/Carport

Type

Type ☒ Attached ☒ 2-Car

Automatic Opener

Operation ☒ Operable

Safety Reverse ☒ Photo Eyes Tested ☒ Operable

Roofing

Material ☒ Same as house ☒ Asphalt

Gutters

Condition ☒ Satisfactory

Siding

Material ☒ Stucco ☒ Brick Veneer

Condition ☒ Satisfactory

Trim

Material ☒ Wood

Condition ☒ Satisfactory

Floor

Material ☒ Concrete

Condition ☒ Satisfactory ☒ Typical cracks

Overhead Door(s)

Material ☒ Metal

Condition ☒ Satisfactory

Exterior Service Door

Condition ☒ Satisfactory

Electrical

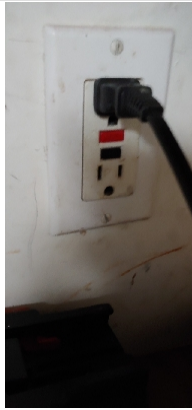
Receptacles ☒ Operable ☒ GFCI

Switches ☒ Operable

Light Fixtures ☒ Operable

Photos

Garage/Carport



This receptacle resets garage, exterior and all bathroom receptacles. Information for future homeowner.



GFCI reset location.



Substandard wiring and missing electrical cover plate.

Fire Separation Walls & Ceiling

☒ Present

Condition ☒ Marginal

Moisture Stains Present ☒ Yes

Typical Cracks ☒ No

Fire door ☒ Satisfactory

Photos



Possible active wood destroying insects. Contact pest control company for treatment.

Kitchen

Countertops/Cabinets

Countertops ☒ Satisfactory

Cabinets ☒ Satisfactory

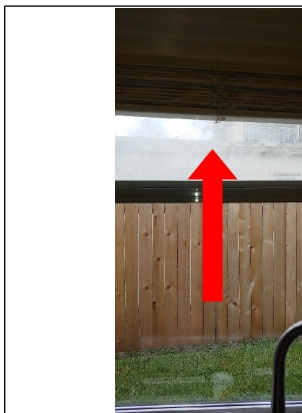
Heat Source ☒ Yes

Walls/Ceiling/Windows

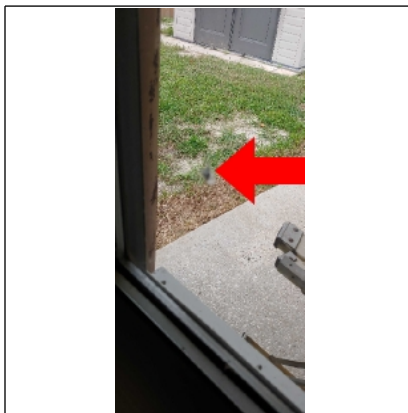
Walls/Ceiling ☒ Satisfactory

Windows ☒ Marginal ☒ Cracked ☒ Evidence Of Leaking Insulated Glass

Photos



Broken seal on insulated glass window.



Cracked window glass.

Floor

Condition ☒ Satisfactory

Floor Material ☒ Tile

Plumbing

Leaks ☒ Yes

Flow/Drainage ☒ Satisfactory

Dishwasher Drain Looped ☒ Yes

Photos



Leak underneath kitchen sink.
Recommend repair.

Appliances

Disposal ☒ Not Operable

Kitchen

Appliances cont.

Oven ☒ Operable
Range ☒ Operable
Dishwasher ☒ Not Operable
Exhaust fan ☒ Operable
Refrigerator ☒ Operable
Microwave ☒ Operable
Receptacles ☒ Operable ☒ Recommend GFCI ☒ Potential Safety Hazard

Photos



Recommend this receptacle replaced with a GFCI receptacle since it's near a source of water. Potential safety hazard.

Living Room

Living Room

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical ☒ Switches Operable ☒ Receptacles Operable ☒ Cover plates missing ☒ Safety hazard

Heating source present ☒ Yes

Doors ☒ N/A

Windows ☒ Satisfactory

Photos



Missing electrical cover plate.
Potential safety hazard.

Dining Room

Dining Room

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical ☒ Switches Operable ☒ Receptacles Operable

Heating source present ☒ Yes

Doors ☒ N/A

Windows ☒ Satisfactory

Den

Den

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Floor ☒ Satisfactory

Ceiling fan ☒ None

Electrical ☒ Switches Operable ☒ Receptacles Operable

Heating source present ☒ Yes

Doors ☒ N/A

Windows ☒ Satisfactory

Laundry Room

Laundry

Laundry sink ☒ N/A

Heat source present ☒ No

Dryer vented ☒ Wall

Electrical ☒ Receptacles Operable

Appliances ☒ Washer ☒ Dryer

Washer hook-up lines/valves ☒ Satisfactory

Master Bedroom

Room

Walls & Ceiling ☒ Marginal

Moisture stains ☒ Yes

Flooring Material ☒ Wood ☒ Laminate

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical ☒ Switches Operable ☒ Receptacles Operable

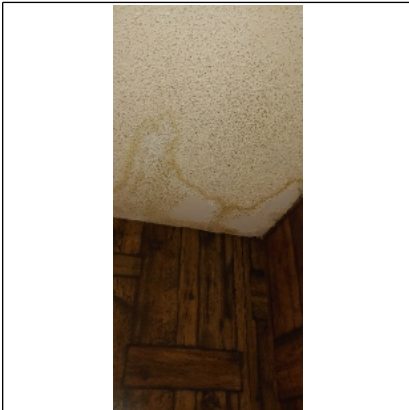
Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Not Accessible

Photos



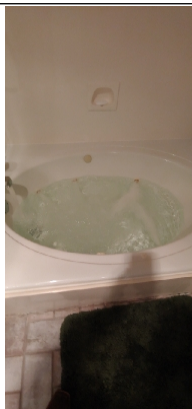
Moisture staining, active leak from attic side.

Master Bathroom

Bath

Sinks ☒ No Apparent Leaks
 Tubs ☒ No Apparent Leaks
 Showers ☒ No Apparent Leaks
 Toilet ☒ Operable
 Whirlpool ☒ Operable ☒ GFCI
 Caulk/Grouting ☒ Satisfactory
 Drainage ☒ Satisfactory
 Water flow ☒ Satisfactory
 Moisture stains present ☒ Yes ☒ Walls
 Doors ☒ Satisfactory
 Window ☒ Satisfactory
 Receptacles ☒ Operable ☒ GFCI
 Heat source present ☒ Yes
 Exhaust Fan ☒ Operable

Photos



Whirlpool jets are properly functioning.



Possible mold or mildew. Recommend tested. Potential safety hazard.

Bedroom

Room

Location (Facing Home) ☒ Front ☒ Rear ☒ Second Floor

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Flooring Material ☒ Wood ☒ Laminate

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical ☒ Switches Operable ☒ Receptacles Operable

Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Bedroom

Room

Location (Facing Home) ☒ Right ☒ Middle ☒ Second Floor

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Flooring Material ☒ Wood ☒ Laminate

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical ☒ Switches Operable ☒ Receptacles Operable ☒ Cover plates missing ☒ Safety hazard

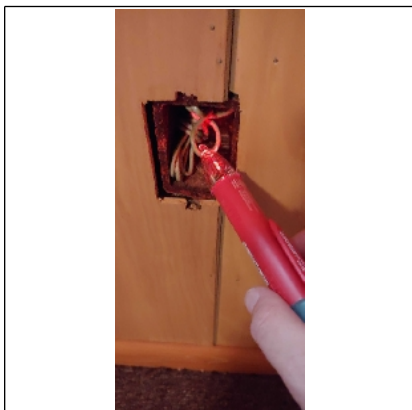
Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Photos



Missing receptacle outlet / hot exposed wires. Potential safety hazard.

Bedroom

Room

Location (Facing Home) ☒ Rear ☒ Right ☒ Second Floor

Walls & Ceiling ☒ Satisfactory

Moisture stains ☒ No

Flooring Material ☒ Wood ☒ Laminate

Floor ☒ Satisfactory

Ceiling fan ☒ Satisfactory

Electrical ☒ Switches Operable ☒ Receptacles Operable ☒ Open Ground/Reverse Polarity

Heating source present ☒ Yes

Bedroom Egress restricted ☒ No

Doors ☒ Satisfactory

Windows ☒ Satisfactory

Photos



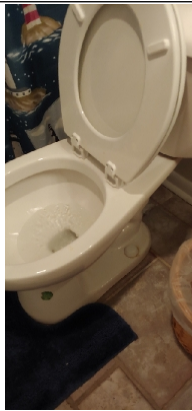
Ungrounded receptacles in bedroom. Potentially could harm appliances if lightning is in the area.

Bathroom

Bath

Sinks ☒ No Apparent Leaks
Tubs ☒ No Apparent Leaks
Showers ☒ No Apparent Leaks
Toilet ☒ Operable ☒ Not Secure
Whirlpool ☒ N/A
Caulk/Grouting ☒ Needed
Drainage ☒ Satisfactory
Water flow ☒ Satisfactory
Moisture stains present ☒ No
Doors ☒ Satisfactory
Window ☒ None
Receptacles ☒ Operable ☒ GFCI
Heat source present ☒ No
Exhaust Fan ☒ Operable

Photos



Recommend properly securing toilet to floor.



Recommend caulking around tub to seal all openings to prevent moisture intrusion.

Bathroom (Haft)

Bath

Sinks ☒ No Apparent Leaks

Tubs ☒ N/A

Showers ☒ N/A

Toilet ☒ Operable

Whirlpool ☒ N/A

Caulk/Grouting ☒ Satisfactory

Drainage ☒ Satisfactory

Water flow ☒ Satisfactory

Moisture stains present ☒ No

Doors ☒ Satisfactory

Window ☒ None

Receptacles ☒ Operable ☒ GFCI

Heat source present ☒ No

Exhaust Fan ☒ Operable

Interior

Fireplace

Location(s) Living room

Type ☒ Gas

Material ☒ Masonry ☒ Metal insert

Damper Operable ☒ Yes

Hearth extension adequate ☒ Yes

Mantel ☒ Secure

Physical condition ☒ Satisfactory

Photos



Recommend monitoring patchwork around interior chimney.

Stairs/Steps/Balconies

Condition ☒ Satisfactory

Handrail ☒ Satisfactory

Risers/Treads ☒ Satisfactory

Smoke/Carbon Monoxide detectors

Smoke Detector ☒ Present ☒ Not Tested

CO Detector ☒ Present ☒ Not Tested

Comments -Due to gas appliances it is recommended to have carbon monoxide detection.

Photos

Interior



Combination smoke and carbon
monoxide detection observed.
Positive attribute.

Plumbing

Water Service

Main water shut-off ☒ Outside ☒ By Driveway

Water entry piping ☒ Copper/Galv.

Water distribution piping ☒ Copper

Flow ☒ Satisfactory

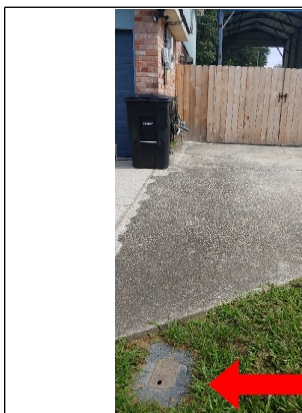
Pipes Supply/Drain ☒ Satisfactory

Drain/Waste/Vent pipe ☒ Copper

Traps proper P-Type ☒ Yes

Condition ☒ Satisfactory

Photos



Main water shut off valve location.
Information for a future homeowner.



Secondary water shut off valve location. Information for a future homeowner.

Fuel Service

Location ☒ Side Exterior Wall

Type ☒ Natural Gas

Material ☒ Galvanized

Photos



Fuel shut off valve location.
Information for a future homeowner.

Well pump

☒ N/A

Plumbing

Water heater

General **Brand Name:** General Electric
Serial #: GELNA401300143 **Age:** 2011

Type ☒ Gas

Condition ☒ Satisfactory

Capacity (Gallons) ☒ 40

Relief Valve ☒ Yes ☒ Proper Extension

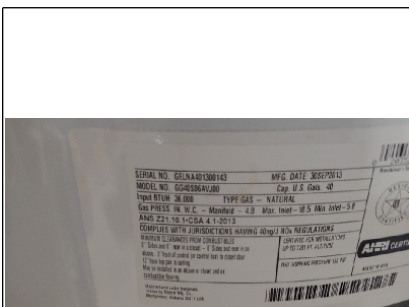
Drain Pan ☒ Not Necessary Due To Location

Combustion Air Present (Gas) ☒ Yes

Vent Pipe (Gas) ☒ Marginal ☒ Recommend repair

Comments According to www.nachi.org, the life expectancy of a water heater is about 8 to 12 years. That varies with location and design of the unit, quality of installation, maintenance schedule and water quality.

Photos



Water heater data tag.



B vent is not secure properly, different size connections, and loose metal thimble up top. Possible carbon monoxide leakage. Potential safety hazard.



Water heater is functioning.

Sewer Scope

Sewer Scope ☒ N/A

Electrical Panel/Service

Main panel

Location **Exterior wall**

Condition **☒ Satisfactory**

Adequate Clearance to Panel ☒ Yes

Amperage/Voltage ☒ 200a ☒ 120v/240v

Breakers/Fuses ☒ Breakers

Appears grounded ☒ Yes

Main wire ☒ Copper

Branch wire ☒ Aluminum

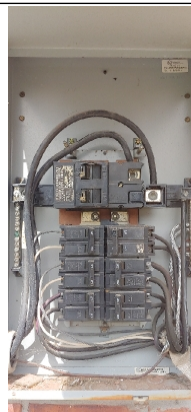
Breaker Protection ☒ N/A

Branch wire condition **☒ Satisfactory**

Photos



Recommend properly labeling all Breakers.



No undersized wires for breaker ratings or double-tapping observed. Therefore main panel is satisfactory.

Sub panel

Condition **☒ Poor**

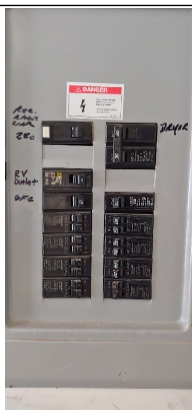
Location ☒ Garage

Branch wire ☒ Copper

Breaker Protection ☒ GFCI ☒ Operable

Photos

Electrical Panel/Service



Recommend properly labeling all Breakers.



Substandard wiring.



Substandard wiring.



Substandard wiring.



Neutrals and grounds should be on its own separate busbar for proper grounding. Double-tapping observed. Repairs needed.

Service Entry

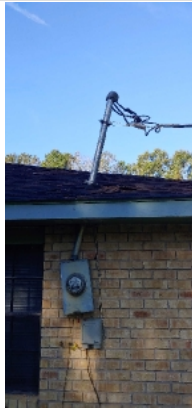
Location ☒ Overhead

Condition ☒ Poor ☒ Weather head/mast needs repair

Exterior Receptacles ☒ GFCI ☒ Operable

Photos

Electrical Panel/Service



Service entry weatherhead is damaged and leaning. Recommend contacting utility company or licensed electrician for immediate repairs.