

Dream Home Inspections LLC

*** Residential Inspection Report ***



Client's Name

Michael Duckworth

On

July 1, 2013

Inspection Address

117B North Ocean Blvd.
Surfside Beach, SC

Inspected By

Michael Duckorth
Dream Home Inspections LLC
117-B North Ocean Blv.
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www.Dhinspections.com

Dream Home Inspections LLC

Date Of Inspection: July 1, 2013

Inspection Address: 117B North Ocean Blvd., Surfside Beach, SC

Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes well need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Utility Systems and Components

Electrical: Kitchen / Bathroom / Garage / Exterior Areas: Correction Needed

- The GFCI outlet located in kitchen above counter top to the right of range did not trip when it was tested. This outlet needs to be replace immediately. The outlet in the upstairs master bedroom bath needs to be replaced with a GFCI outlet.

Structural Systems

Door(s) (Interior & Exterior) includes Garage Door: Recommend Repairs

- The sliding glass door on the 1st and 2nd floors had an inoperable latch. Recommend repair.

Roof and Attic

Attic Structure: Minor Repair, Cosmetic Only

- The attic HVAC unit drain line trap is plugged allowing water to overflow onto the plywood structure supporting the unit. Moisture will cause the growth of mold. Recommend having the trap cleaned.

Water Heating System(s)

Water Heating System: Functional

- cover plate on hot water heater is missing screw for cover. Recommend replacing screw so not to allow accidental electrocution.

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Electrical System

Electrical Service Connection and Components

General Observation

Inspected

Satisfactory

Service Connection

Location: Main Panel - Exterior wall of Home

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Type of wiring: Copper

Service size main panel: 120 / 240 Volt (Nominal)

Amp: 200 Amp service

Service size sub panel: 120 / 240 Volt (Nominal)

Amp:

Electrical Observations

No concerns observed



Electrical: Interior / Bedroom Areas

Switches / Outlets / Fixtures / Smoke Detector(s) / CO Detector(s)

Inspected

Satisfactory

Observation: No concerns observed



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Damaged / Repair

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Electrical: Kitchen / Bathroom / Garage / Exterior Areas

Switches / Outlets / Fixtures

Correction Needed

Correction Needed

Observation: The GFCI outlet located in kitchen above counter top to the right of range did not trip when it was tested. This outlet needs to be replaced immediately. The outlet in the upstairs master bedroom bath needs to be replaced with a GFCI outlet.



Plumbing Systems

Gas / Fuel Supply System

General Observation

Absent / None

None

Service Connection

Location: N/A

Services connection: N/A

Service on during inspection: N/A

Further Comments

No concerns observed

Water Supply System

General Observation

Inspected

Satisfactory

Service Connection

Location: Water meter with main shut off located next to street

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Static water pressure reading (psi): 65

Type of supply lines: Poly(vinyl chloride) (PVC)

Further Comments

No concerns observed



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Not Present

Damaged / Repair

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Sewage Supply System

General Observation

Inspected

Satisfactory

Service Connection

Location: Cleanouts located side of home

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes **Type of drain pipes:** Poly(vinyl chloride) (PVC)

Further Comments

No concerns observed



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Damaged / Repair

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Grounds

Our inspection of the Grounds area(s) in accordance with industry standards of practice are inspected visually for positive grading and drainage that are essential to the welfare of a property and does not attempt to determine the condition of any underground piping, including municipal water, sewer service piping or septic systems. Also inspected are the trees and shrubbery that can cause foundation and or roof damage when growing too closely to the structure. While driveways and sidewalks of a residence may be dirt, gravel or paved with a hard, solid surface, such as concrete or asphalt. Some cracking in driveways and walkways can be expected; however, they should not cause a tripping hazard, erosion or in any way negatively impact the house. This report is to inform you of current condition as observed at time of inspection.

Front yard

General Observation

Inspected

Satisfactory

Description

Material: Grass / Vegetation

Further Comments: No concerns observed

Side yard(s)

General Observation

Inspected

Satisfactory

Description

Material: Grass / Vegetation

Further Comments: No concerns observed



Driveway / Sidewalks

General Observation

Inspected

Satisfactory

Description

Material: Concrete

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Fencing / Gate

General Observation

Inspected

Satisfactory

Description

Material: Wood

Further Comments: No concerns observed



Tree's / Shrubby

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Grading / Slope

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

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Inspected

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Not Present

Damaged / Repair

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Structural Components / Foundation / Sub Areas

Our inspection of the Structural Components / Foundation / Sub Areas in accordance with industry standards of practice, that includes the visually accessible areas of carports, patio covers, awnings, decks, walls, flooring, ceilings, fascia, trim, soffits, balconies, doors, windows, basement and stairways. We visually inspect the foundation and look for any evidence of structural deficiencies, while foundation type and material of construction may defer such as concrete, masonry block, brick, stone and or wood foundation, they can experience some degree of cracking due to stress, settlement, shrinkage and various temperature change. We will not inspect any detached structures unless contracted to do so. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. This inspector is not required to enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons. This inspector will not enter crawlspaces or any areas where headroom clearance is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where inspector reasonably determines conditions or materials are hazardous to his health or safety. This report is to inform you of current condition as observed at time of inspection.

Foundation

General Observation

Inspected

Satisfactory

Description

Type of Foundation(s) Pile

Further Comments: No concerns observed

Floors

General Observation

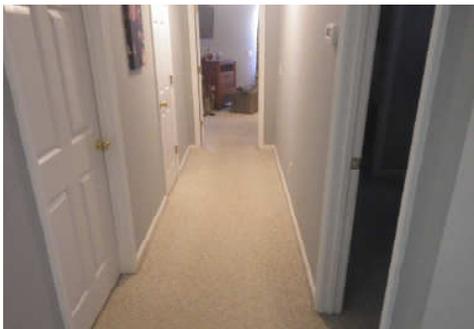
Inspected

Satisfactory

Description

Material: Carpet/Hardwood

Further Comments: No concerns observed



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Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Ceiling

General Observation

Inspected

Satisfactory

Description

Material: Drywall / Plaster

Further Comments: No concerns observed

Walls (Interior)

General Observation

Inspected

Satisfactory

Description

Material: Drywall / Plaster

Further Comments: No concerns observed

Walls (Exterior)

General Observation

Inspected

Satisfactory

Description

Material: Vinyl

Further Comments: No concerns observed

Window(s)

General Observation

Inspected

Satisfactory

Description

Material: Vinyl (dual pane)

Further Comments: No concerns observed



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Damaged / Repair

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Door(s) (Interior & Exterior) includes Garage Door

General Observation

Recommend Repairs

Minor Repair Needed

Description

Type: Steel frame, single pane, glass sliding, wood

Further Comments: The sliding glass door on the 1st and 2nd floors had an inoperable latch. Recommend repair.



Basement / Sub Areas

General Observation

Inspected

Satisfactory

Description

Material: Concrete pad

Further Comments: No concerns observed



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Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Balcony / Decks / Porches

General Observation

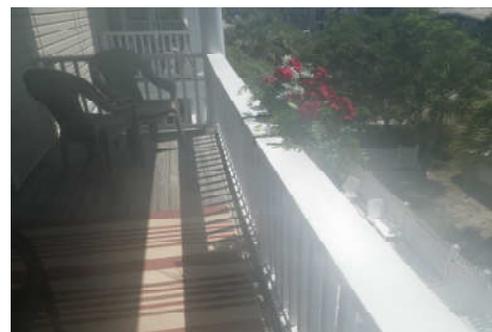
Inspected

Satisfactory

Description

Material: Wood

Further Comments: No concerns observed



Stairways-Handrails-Guardrails (Interior & Exterior)

General Observation

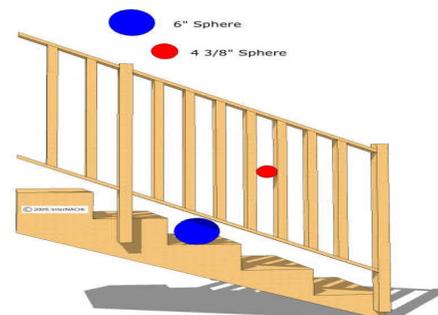
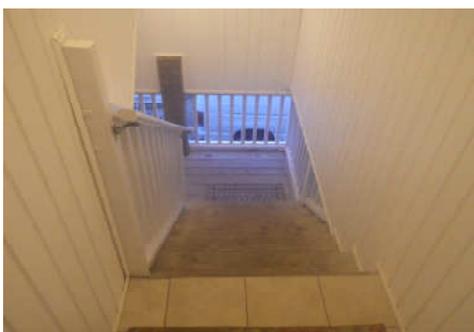
Inspected

Satisfactory

Description

Material: Hardwood

Further Comments: No concerns observed



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Inspected

Not Inspected

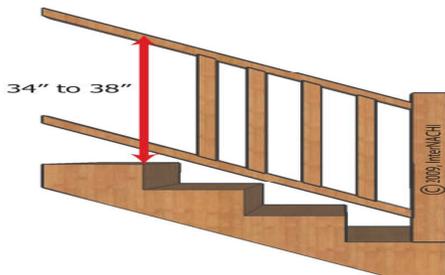
Not Present

Damaged / Repair

Safety Hazard

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Handrail Height



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Inspected
Not Inspected
Not Present
Damaged / Repair
Safety Hazard

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Roof and Attic

Our inspection of the Roof and Attic area(s) in accordance with industry standards of practice includes a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy or inspect underground downspout diverter pipes, remove snow ice or debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this. This report is to inform you of current condition as observed at time of inspection. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Roof Structure

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed

Roof Covering

General Observation

Inspected

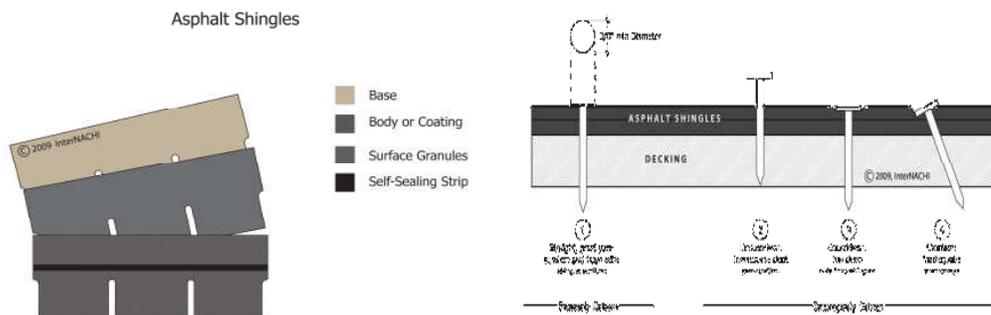
Satisfactory

Description

Material: Asphalt shingles, 3 tab

Viewed from: From ground with binoculars

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Roof Slope

General Observation

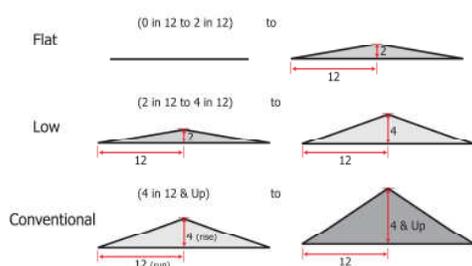
Inspected

Satisfactory

Description

Further Comments: Steep slope

Roof Slopes



Flashing

General Observation

Limited Inspection

Satisfactory

Description

Material: Galvanized metal

Further Comments: No concerns observed

Ventilation

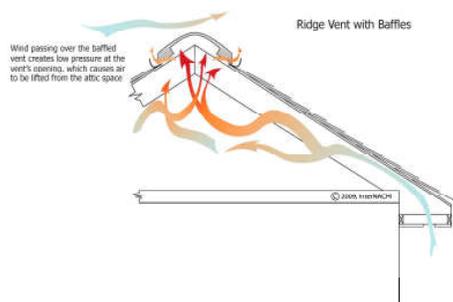
General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Attic Structure

General Observation

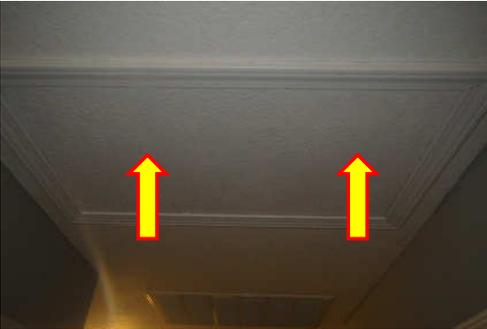
Minor Repair, Cosmetic Only

Needs Servicing

Description

Viewed From: By entering crawl space

Further Comments: The attic HVAC unit drain line trap is plugged allowing water to overflow onto the plywood structure supporting the unit. Moisture will cause the growth of mold. Recommend having the trap cleaned.



Attic Vents

General Observation

Inspected

Satisfactory

Description

Type: Gable vents

Further Comments: No concerns observed

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Not Present

Damaged / Repair

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Insulation

General Observation

Inspected

Satisfactory

Description

Materials: Fiberglass batt and blown in

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Bathroom(s)

Our inspection of the Bathroom area(s) in accordance with industry standards of practice includes a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes flushing toilet(s), testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Shower pans/Tubs are visually checked for possible leakage concerns, but leaks often do not show except when the shower/tub is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout, caulking and other sealants used in the bathroom areas. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Cabinet(s)

General Observation

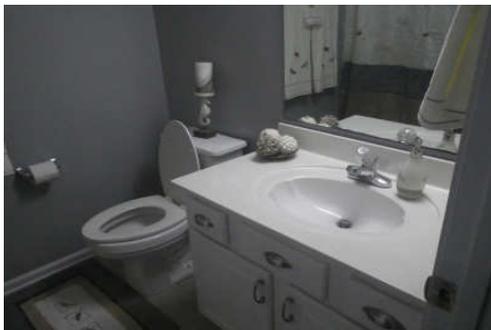
Inspected

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No concerns observed



Countertop(s)

General Observation

Inspected

Satisfactory

Description

Material: Corian - Solid surfacing

Further Comments: No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Floor Covering (Bathroom)

General Observation

Inspected

Satisfactory

Description

Type: Tile

Further Comments: No concerns observed

Toilet(s)

General Observation

Inspected

Satisfactory

Description

Type: Porcelain

Further Comments: No concerns observed



Shower/Tub (Surround)

General Observation

Inspected

Satisfactory

Description

Type: Prefabricated shower bath combination

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Shower Enclosure

General Observation

Inspected

Satisfactory

Description

Material: Framed shower door

Further Comments: No concerns observed



Bathroom Plumbing

General Observation

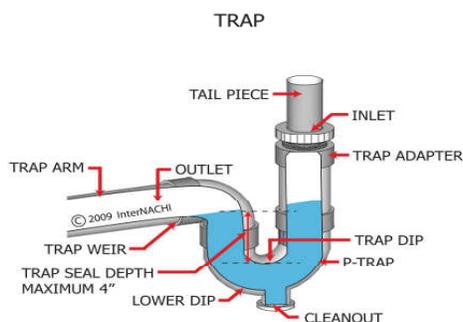
Inspected

Satisfactory

Description

Type: Poly(vinyl chloride) (PVC)

Further Comments: No concerns observed



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Kitchen

Our inspection of the Kitchen area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and interior doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Cabinet(s)

General Observation

Inspected

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No concerns observed

Countertop(s)

General Observation

Inspected

Satisfactory

Description

Material: Laminate countertop

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Floor Covering (Kitchen)

General Observation

Inspected

Satisfactory

Description

Material: Tile

Further Comments: No concerns observed



Closet(s) / Panty

General Observation

Inspected

Satisfactory

Description

Material: Wood door(s)

Further Comments: No concerns observed

Kitchen Plumbing

General Observation

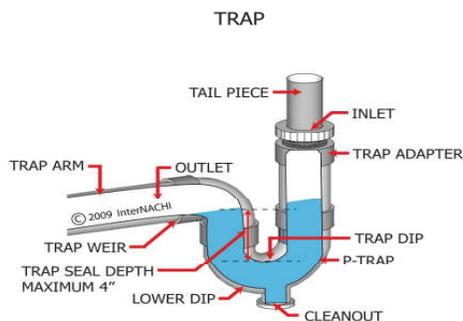
Inspected

Satisfactory

Description

Material: Poly(vinyl chloride) (PVC)

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Kitchen Appliances

We perform a visual and brief operational inspection of built-in appliances listed within this report. This inspector will not operate: Any system that is shut down, any system that does not function properly, any system that does not turn on with the use of normal operating controls, any gas appliance that requires the use of a match or other remote burner lighting device, or determine leakage from microwave ovens, Inspector will not move any personal items or other obstructions, Inspector will not dismantle, open, or uncover any system or component or enter or access any area which may, in the opinion of the inspector, be unsafe or where damage might occur. The following items are excluded from this report; Portable appliances, appliances timers & thermostats, water filtration devices, icemakers, instant hot water makers, clothes washer & dryer operation, appliances that are concealed. While kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement even though functional at time of inspection, NO warranty is expressed or implied. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances five years or older of course, are more prone to failure. While every effort was made by this inspector to find all areas of concern, some areas can go unnoticed. Any repair items mentioned within this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection needed or repair issues as it relates to the comments within this inspection report.

Refrigerator / Freezer

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Build in counter

Further Comments

No concerns observed



Microwave

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Build in counter

Further Comments

No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Electric Range

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Build in counter

Further Comments

No concerns observed



Exhaust fan / light

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Build in cabinet

Further Comments

No concerns observed

Dishwasher

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments

No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Food Waste Disposer

General Observation

Inspected

Satisfactory

Description

Location: Kitchen (inside sink base cabinet)

Further Comments

No concerns observed



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Inspected
Not Inspected
Not Present
Damaged / Repair
Safety Hazard

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Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

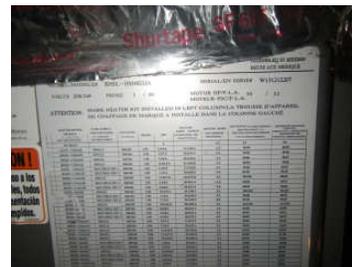
Heating System

General Observation

Minor Repair, Cosmetic Only

Minor Cosmetic Repair

Furnace Name: Ruud **Year Model:** 2008
Model #: RHSL-HM4821JA **Serial #:** W131212207
Heat source type: Geothermal Heat Pump
Fuel type: Electricity **Vent type:** Flex tubing ventilation
Location: Attic



Further Comments

No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Cooling System

General Observation

Inspected

Satisfactory

Furnace Name: Ruud
Model #: UPNL-048JAZ
Cooling type: Split Air Conditioner
Location: First floor back deck

Year Model: 2008

Serial #: 7479 M3208 19223

Further Comments

No concerns observed



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Dream Home Inspections LLC

Date Of Inspection: July 1, 2013
Inspection Address: 117B North Ocean Blvd., Surfside Beach, SC

Inspected
Not Inspected
Not Present
Damaged / Repair
Safety Hazard

Color of selection below will indicate the level of concern for each area at time of inspection

Water Heating System(s)

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Water Heating System

General Observation

Functional

Satisfactory

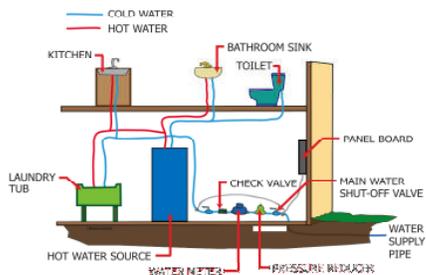
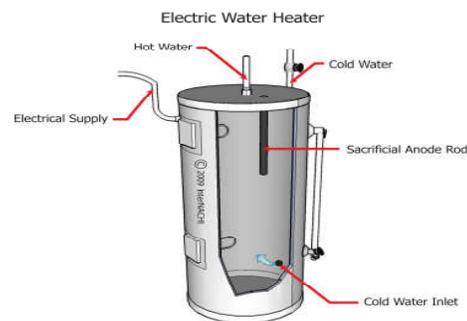
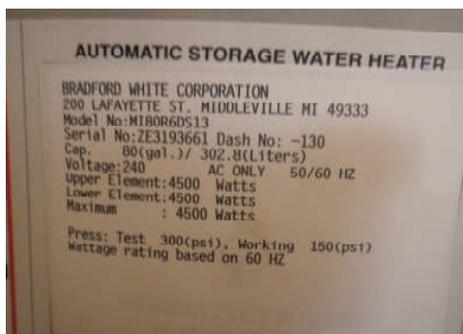
Brand: Bradford-White
Model #: MI80R6D6013
Type of system: Electric demand water heater
Fuel type: Electricity
Location: 2nd floor hall closet
Ventilation type: N/A

Year Model: 2005
Serial #: ZE3193661
Tank capacity: 80 gallon



Further Comments

cover plate on hot water heater is missing screw for cover. Recommend replacing screw so not to allow accidental electrocution.



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Damaged / Repair

Safety Hazard

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Pool / Spa

Our inspection of the Pool / Spa area(s) in accordance with industry standards of practice includes the visually accessible areas of the pool, spa, pumps, heater, visible piping, liner, ladder, steps, railing, diving board, a visual exterior inspection for leaks. We visually inspect the Pools foundation and look for any evidence of structural deficiencies. The plumbing system and their components also are tested and observed for functional flow and leaks throughout system. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

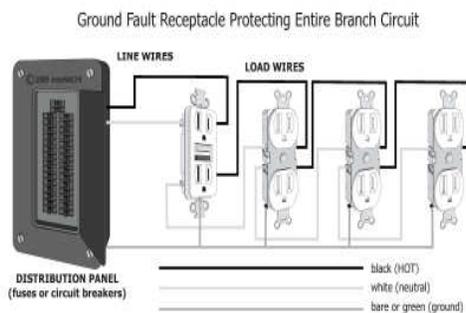
General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns noted



Structure Condition, Decking and Coping

General Observation

Acceptable Condition

Minor Cosmetic Repair

Description

Material: Concrete with aggregate finish

Further Comments: Loose material



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Pump(s) / Jets

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed



Filter / Skimmer and Basket

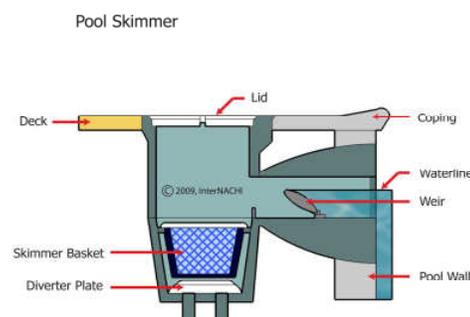
General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed



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Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Pressure Gauge

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed



Plumbing

General Observation

Inspected

Satisfactory

Description

Material: PVC piping

Further Comments: No concerns observed



Water Condition

General Observation

Inspected

Satisfactory

Description

Further Comments: Clear

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Inspected

Not Inspected

Not Present

Damaged / Repair

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Timer

General Observation

Inspected

Satisfactory

Description

Type: Single enclosure unit (125 volt)

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Gate & Fence

General Observation

Inspected

Satisfactory

Description

Material: Rod iron

Further Comments: No concerns observed



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