Black Hills Inspection Services

Confidential - Property Inspection Report - Confidential

123 Black Hills Rd., Paradise SD, 57xxx
Inspection prepared for: Sample Homeowner
Agent: Worx Forclient - Client's Preferred Real Estate

Inspection Date: 5/28/2010
Age: 11 y.o. Size: 1300 sq. ft.
Weather: Cool, Dry

Inspector: Bruce Bowden
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Inspection and Site Details

Inspector Summation: This is a well-constructed home in very good condition. The home is built to last and to be highly energy- efficient. The foundation is slab-on-grade with separate enclosing-footing that spans entire perimeter and which supports a 2x6 framed construction. This design approach is appropriate for the area (dry conditions and well-drained soil) as the radiant heat system creates an underground heat-sink for residual warmth, while the footing separates the frame foundation from the expansion conditions of the radiant slab. Consequently the radiant heat has good retention, and no significant settlement (or expansion) cracks or "nail-pops" are noted in the interior drywall surface.

The 2x6 framing is a structural upgrade as it adds more space for greater insulation and is >50% stronger than 2x4 framing. The high-pitched roof enhances snow and moisture run-off, deflects weight from snow accumulations, and extends the life of fiberglass-based asphalt shingles and under-shingle sheathing. The roofing material appears in good shape. Also due to the high-pitch of the truss system, the attic space is accessible with headroom and storage possibilities. The main attic area has a floor to allow optimal movement with weight-bearing. The attic was well-vented (soffit to ridge vent) to reduce any potential moisture accumulation of roof-sheathing and structural components. The interior of the attic shows in good shape with no roof-leakage and all roof penetrations properly flashed and sealed. The insulation in the attic is considerable and well-placed, which further enhances the energy-tight features of this home. The lack of gutter drainage system shows no moisture control problem upon the exterior cladding and is common for this area. Adding a future gutter system may be a useful if new homeowner notes additional drainage issue that was not evident at the time of this inspection. Even though the lot grading is generally flat, the soil drainage shows few concerns, other than area at side porch as noted.

The interior of the home is spacious especially as a result of the cathedral ceiling. Flooring, wall surfaces, counters and appliances are in good condition and test functional. Electric service entrance is solid, appropriately configured and anchored soundly, and the electric panel is cleanly configured with expansion possibilities. Garage interior is semi-finished, with no significant issues noted, and has appropriate firewalls in place with sealed drywall.

Virtually all issues noted were minor, or superficial with but a few exceptions. For example, minor maintenance is suggested for garage door seals, minor crack forming on walkway and some flexible concrete caulking in expansion joint (garage slab to drive). There is also a side porch that has uneven settlement that will need additional monitoring &possible repair as noted.

There is one issue of particular note however; the plumbing-heater closet and radiant boiler system shows some past problems as homeowner confirmed. This is a combined system in that the water heating is coupled to the radiant floor heat. While this approach is not atypical, this system in particular has proven to be unreliable in this case. The report further reports this condition with resolution considerations, that the homeowner intends to address accordingly.

We are proud of our service and trust you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet or opened every door or window, or identified every problem. Because our inspection is essentially visual and generalized in nature, latent, obscure, or hidden defects could exist. We cannot access every aspect of the home and are not able to see under carpets, behind walls and the like. Defects could also have been hidden by furniture, rugs, cabinets and any variety of other item at the time of inspection. Temperature, snow-cover, rain, mud, certain safety risks and other aspects could have impeded certain aspects of the inspection, or obscured problems that might occur at some other moment in time. Therefore, you should not regard an inspection as a warantee or guarantee. It is simply a report on the general condition of a property at a given moment in time. As a homeowner, you should expect problems to occur. We cannot predict future events. For these reasons the homeowner should keep a comprehensive insurance policy current.

1. Inspection Time

Start: 09:00 AM
End : 12:00 PM

2. Attending Inspection

Owner/Client present
Fully Participated

3. Residence Type/Style

Detached, Single Family Home, Bungalow Style

4. Garage/Carport

Attached 1-Car Garage

5. Front of Home Faces

North

6. Bedrooms and Bathrooms

Number of Bedrooms: 3
Number of Bathrooms: 2. Full Baths

7. Occupancy

Occupied - Furnished

8. Temperature

65 degrees

9. Weather Conditions

Clear, sunny sky

10. Ground/Soil Surface Condition

Weather leading up to inspection was wet

11. Rain in the Last Three Days

Weather leading up to inspection was wet

Exterior

1. Vegetation Affecting Structure

Observations:
• MONITOR: There are large trees in close proximity to the home particular at NE corner.
Over time, trees can potentially damage the home, although no signs of that currently. Large trees should be reviewed annually for pruning, de-limbing, or potential removal.

Monitor Foundation near large tree. Currently no issues observed.

2. Carport Floor

Materials: Concrete
Observations:
• Sill plates behind finished surfaces could not be viewed.
• Visible portions of the garage floor appeared sound with no observable significant cracks, at time of inspection.

3. Patio, Flatwork

Description: Rear patio:, Brick pavers set in sand
Observations:
• No deficiencies noted other than some uneven settlement.

4. Exterior Doors

Description: Front entry door:, Metal, Rear entry door:, Metal, Metal garage side service door
Observations:
• Appeared in functional and in satisfactory condition, at time of inspection.

Front Entrance. All exterior Doors seal effectively.

5. Exterior Cladding

Description: Fiberboard Siding
Observations:
• Exterior cladding appeared in serviceable condition, with no deficiencies noted

Paint in good shape, external dryer vent functional.

6. Eaves, Soffits, Fascias

Description: Wood
Observations:
• East side appeared to be in serviceable condition, at time of inspection. West side had one vent area where moisture affect was noted. This could be access point for insects. Caulk and repair as needed to prevent further deterioration.

Area of soffet needing maintenance caulking.

7. Door/Window Frames, Trim

Description: Wood
Observations:
• All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

Some window-latch adjustment needed.

8. Exterior Caulking

Observations:
• Exterior caulking is generally in good condition.

9. Grading, Surface Drainage

Description: Level Grade
Observations:
• Low and settled grading along east wall. No current issues. Monitor.

10. Steps, Stoop, Porch

Materials: Steps and Stoop:, Concrete
Observations:
• The east side door porch is settled. This may be due to erosion over time. Monitor or repair as needed. Mud-jacking could resolve this, but ensure drainage is not future cause for concern.

Some settlement of side porch.

11. Walkways

Materials: Concrete
Observations:
• Appeared mostly functional and satisfactory, at time of inspection. However a small crack noted on one panel. This may be patched, but monitor regardless. As it worsens in time, repair will likely be required.

Minor crack in walkway.

12. Driveway

Materials: Gravel
Observations:
• Where drive meets garage, expansion-joint wear is noted. Consider repair with flexible concrete caulk.

Caulk and Seal to stop further erosion.

Roofing

1. Roof Style and Pitch

Gabled • Normal slope: roof angle (pitch) from 30 - 40 degrees

2. Roof Covering

Materials: Fiberglass-based asphalt shingles
Age: 10 years • 1 visible layer observed

3. Flashings

Materials: Metal • Rubber boot flashings over PVC vents.
Observations:
• Visible areas appeared functional, at time of inspection

4. Roof Penetrations

Description: PVC Piping for plumbing vent stack(s)
Observations:
• Plumbing vent(s) functional and properly flashed.

Flue stack properly flashed.

5. Roof Drainage System

Description: None
Observations:
• Homeowner indicates that area does not receive much rainfall. Other homes in area were noted to also not have a gutter system. Suggest monitor of ground run-off to ensure no under-slab erosion over time.

Structural Components

1. Foundation Type

Non-monolithic slab on grade with poured concrete footing.

2. Foundation Walls

Description: Poured Concrete
Observations:
• No deficiencies noted at the visible portions of the foundation walls of the home.

3. Foundation Floor

Description: Concrete slab

4. Wall Structure

Description: Wood frame: 2 X 6
Observations:
• No visible deficiencies noted. 2x6 wall framing enhances the structural integrity of more standard 2x4 framing typical of this style of home. It also provides superior insulation capacity for optimal energy efficiency.

5. Ceiling, Roof Structure

Description: Roof framing system: • Engineered wood roof truss framing • Wood Joists: • 2 X 4 wood joists • Plywood Sheathing • Garage Ceiling and Roof structure: • Same as the house
Observations:
• There were no major deficiencies of the visible roof structure at the time of inspection.

6. Limitations of Structural Components Inspection

• Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of a home inspection.

Attic and Insulation

1. Attic Access

Attic Inspection Method: Viewed and walked in the Attic
Observations:
• Appeared functional - very well insulated, adequate ventilation and no water penetration observed. Walkway, storage-way available.

Attic and Insulation Attic Access

Primary attic access reveals insulated garage ceiling.

Attic walkable and storage capable.

2. Attic Ventilation

Description: Under eave soffit inlet vents • Ridge vent

3. Insulation in Unfinished Spaces

Description: Attic Insulation:, Fiberglass, batts are thick and properly placed.
Observations:
• Insulation level in the attic is extensive and well-placed; completely appropriate for homes this type. No enhancement needed.

Very well-insulated.

4. Vent Piping Through Attic

Description: PVC plumbing vents • Double wall metal B-Vent pipe - for boiler flue • Bathroom exhaust vent piping
Observations:
• No deficiencies noted on visible sections.
• No deficiencies noted in plumbing vent piping.

Bath fan vents appropriately vented to exterior.

5. Garage/Carport Attic

Access: Scuttle Hole located in: rear area of garage.
Method of Inspection: Viewed and walked in the Attic

Heating and Air Conditioning

1. Thermostat(s)

Description: Analog, non-programmable type., Zone#1:, East side of home thermostat located near kitchen dining area., Zone#2:, Master bedroom

2. Heating System

Description: Radiant Hot Water • Hot Water Boiler • Location: Plumbing closet near garage.
Age and Heating Capacity: 11

Boiler shutoff

3. Safety Switch

Observations:
• Recommend marking this emergency shutoff switch in a clear easy to read manner.

4. Distribution Systems

Description: Radiant Piping

5. Limitations of Heating and Air Conditioning Inspection

• Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.

Electrical

Electrical Notes: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (panel, garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected.
Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire.
Some wiring methods, codes have changed over time. BHIS may report certain wiring techniques as inappropriate, but in fact were appropriate at the time the system was installed. BHIS encourages upgrades in such areas.
If your home does not have a carbon monoxide detector (few do!), we recommend making that investment.
Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires, in some cases.

1. Service Drop

Description: Overhead solid 3-wire, South, Outside wall of residence
Observations:
• The service drop was in particularly good condition, with proper drip loop, clearance and sturdy installation.

Electrical Service Drop

2. Service Entrance Conductors

Description: Aluminum, 200 Amps

3. Service Rating

200 amps

4. Main Disconnect

Descriptiopn: One 200 Amp Breaker on Main Service Panel.

5. Main Service Panel(s)

Description: Manufacturer: • QO • Location: • Garage
Observations:
• The wiring within the panel appeared satisfactory - no deficiencies, and clearly labeled.
• The main panel has sufficient room for future upgrades or additions to the system.

Clean well-mark Q0 Service panel with expansion slots.

Electric Panel clean & properly configured.

6. Overcurrent Protection

Type: Breakers

7. Wiring Methods

Description: Copper
Observations:
• Visible wiring appeared functional no discrepancies noted.

8. Lighting, Fixtures, Switches, Outlets

Description: Grounded
Observations:
• A representative sampling of outlets, switches and light fixtures were tested. No deficiencies noted.

9. GFCI

Definition: Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.
Locations & Resets: Present at:, Bathrooms, Kitchen, Exterior
Observations:
• Test GFCIs monthly to ensure proper operation.
• Operated when tested.

Proper exterior GFCI outlet shows functional

Ground fault circuit protected.

10. AFCI

Definition: Arc Fault Circuit Interrupter -AFCI - is a newer electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. In new homes of today, all bedroom circuits are now normally AFCI protected. Soon, all electrical circuits in new homes will require AFCI protection. This home, like many, was constructed prior to AFCI code enhancements. Consider upgrading bedroom breakers in panel for future AFCI protections.

11. Smoke/Heat Detector(s)

Description: One in each bedroom

12. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.

Plumbing

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew and mold, wallpaper and paint to peel, structural rot, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems hidden behind storage and the like, within the walls or under the flooring, or not active at the time of the inspection.
Likewise, there are several items that the inspector is not required to inspect, perform or affect, due to several factors including, but not limited to, scope, safety, damage-risk, etc.. These include but are not limited to: open access panels, light or ignite pilot lights, activate or test safety shutoff valves, test floor drains and/or sprinkler systems for fire or irrigation, or activate systems that have been shut-down. The inspector is not required to determine water pressure, flow rates, pressure, water softening or filtering systems, the presence or condition of polybutylene piping, or the effectiveness/quality of well pumps or tanks. Home inspections are not adequate to test shower pans, tub and shower surrounds, or enclosures for leakage. While the inspector may recommend water quality testing as an additional service, it is not typically within the normal home inspection standards of practice. Among activities that go beyond the scope of a standard home inspection are: design or sizing evaluations of any water/waste/venting component or system, and evaluating effectiveness of anti-siphon, back-flow prevention, or drain-stop devices. The inspector will not examine ancillary systems such as, but not limited to those related to solar water heating, or hot water circulation, or recreational systems such as swimming pools, whirlpools, saunas or other such systems, unless otherwise contracted to do such.
Further, while the age and size of a water heater, boiler, furnace, etc. can often be determined from the data plate, the inspector will likely not estimate, not be resposnsible for the future loads that may be placed upon the system, or how long it may last. This due to the many variables that can come into play, such as uysage, maintenance, water quality and more.
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.

1. Water Supply

Source: Public municipal water supply

2. Main Service Piping

Materials: Copper

3. Main Water Shut Off

Location: Besides Water Heater (this is the water heater main shutooff). • Utility closet - ground level • Garage access panel for plumbing closet.

4. Exterior Hose Bibs/Spigots

Description: Upgraded Frost-Free type
Observations:
• Operated properly when tested, but showed some dripping or leakage from valve area when activated. Recommend adjustment (tightening nut down on internal washer), or repair.

5. Water Supply, Distribution Systems

Description: Readily visible water supply pipes are:, Copper

Primary water entrance panel from garage. Proper insulation.

6. Sinks

Observations:
• No deficiencies observed, other than some cracking/gaps in caulk around sink. Recommend reseal with caulk.

7. Traps and Drains

Observations:
• Water was run through the fixtures and drains. Functional drainage was observed.
• No drain in laundry area identified. Recommend use of a laundry pain under washer. Consider adding drain to plumbing closet.

Under sink drains, properly plumbed with no leaks noted.

8. Flow and Pressure

Observations:
• The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

9. Waste, Drain, Vent Piping

Waste System Type: Public sewage disposal system
Observations:
• Visible piping appeared serviceable at time of inspection. Homeowner states that their is an outdoor sewage drain cleanout accessible under brick pavers.

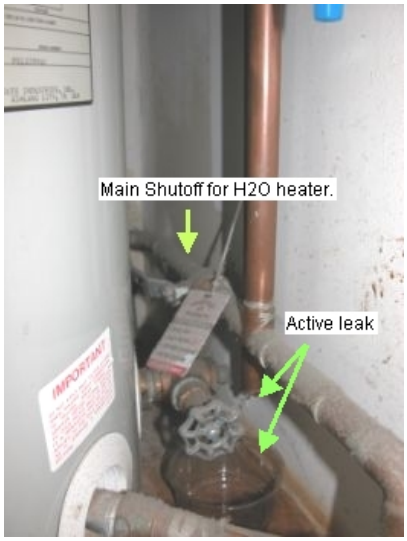
10. Water Heater(s)

Capacity: 50 Gallons

11. Water Heater(s) Condition

Age: 11 Years • Original equipment • FYI: Water heaters have a typical life expectancy of 8-12 years.
Observations:
• This system is located in the plumbing closet between laundry room and garage. It is a two component system that addresses both the home heating (via radiant floor heat) and the interior hot water. The system consist of a gas-fired water boiler and an indirect water heater tank.
• Homeowner expressed concerns with function of water heater aspect of the heating system. Homeowner indicated that past problems had occurred including discharge of water heater via TPR valve. Some interior closet water staining was noted, as was rust on the bottom of heater. No drain was apparent in closet. Appeared that TPR valve was leaking into plastic container near time of inspection. Homeowner also states that hot water heater only operates when radiant heat system is active. This is not properly functional and a problem during the warmer months due to energy-ineffiencies and comfort.
Please note that inspector is not a licensed plumber or HVAC contractor. Therefore any recommendations made by inspector should first be reviewed with appropriate licensed contractor prior to implementation.
In this case, inspector suggests the following:
Replace indirect hot water heater, and have overall system serviced by a licensed plumbing contractor to resolve functional issues. Consider decoupling water heating from shared boiler with new hot water heater and dedicate existing boiler to radiant heat. This may provide an approach to cost-effectively resolve system problems. Add closet drain for TPR discharge pipe if feasible.

WH at end of life, recommend replacement, decouple from radiant.



Evidence of TPR leaking.

Water Heater show signs of rust/age, water stain on base.

Boiler for hot water and radiant heat burns clean.

12. Fuel Storage, Distribution

Main Boiler Gas Shutoff.

13. Limitations of Plumbing Inspection

• The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. It is preferable to have access panels to so-called wet walls, or anywhere key plumbing components are hidden behind cabinets or walls.

• Every hot water heater must have a functional TPR valve and attached drain pipe. The Temperature Pressure Release valve is a safety device that open's to release excessive pressure and scalding water from the tank. The drain pipe should be conspicuous so you can easily notice if the tank is discharging water. If that is the case, there is something wrong with the heater. In such an event turn off the water, turn off the power, and call a plumber.

Bathrooms

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. Bathroom Views

Hall bath with no problems noted.

Master bath with no problems noted.

2. Tub(s)

Description: Plastic/Fiberglass
Observations:
- Appeared satisfactory and functional, at time of inspection.

3. Shower(s)

Observations:
- No discrepancies noted
- Recommend all tile edges and tub/shower walls be periodically checked -- then caulked and sealed as necessary to prevent moisture penetration.

4. Bathroom Exhaust Fan(s)

Observations:
- M-bath vent fan operated when tested. Vented appropriately thru attic to exterior. Hall bath has window for any venting needs.

Interior

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

Observations:
• Operated normally when tested.

2. Wall and Ceiling Finishes

Materials: Drywall • cathedral
Observations:
• General condition of walls and ceilings appeared good.
• patched area at laundry doorway.

3. Floor Finishes

Materials: Ceramic tile • Carpet
Observations:
• No deficiencies noted - with normal wear and age. Good condition.

4. Windows

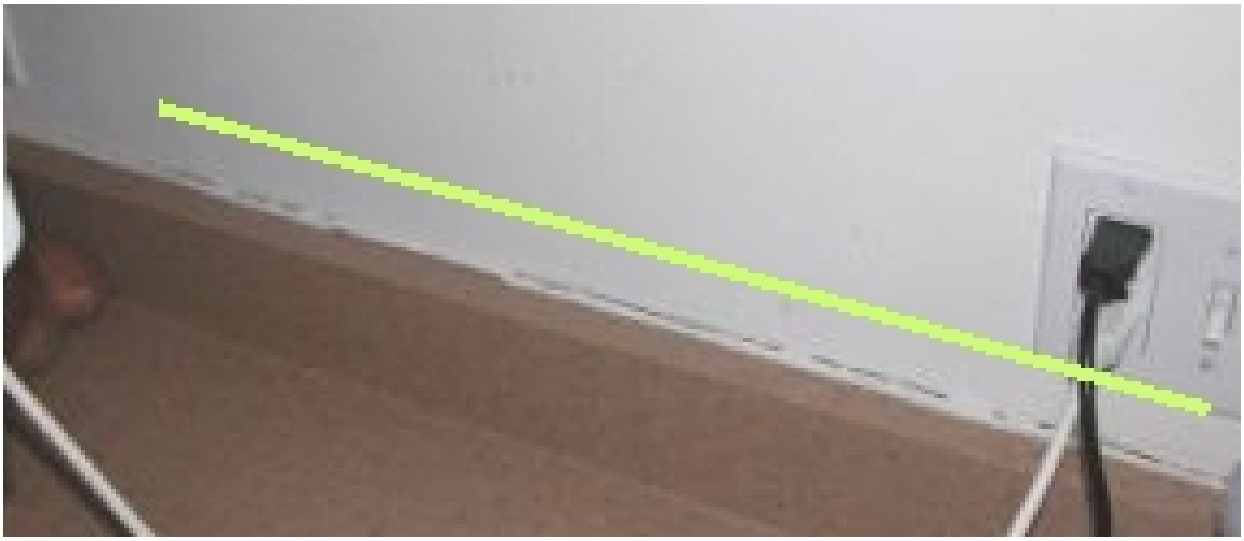
Description: Wood, Crank/casement
Observations:
• The windows that were tested, are functional. Some weather seals need maintenance. One window (MBDRM) needs adjustment to latch.

5. Interior Doors

Description: Hollow core wood doors
Observations:
• No discrepancies. The doors are in good condition.

6. Countertops

Materials: Laminate
Observations:
• No discrepancies noted, with normal wear for age. Some caulking maintenance needed as shown.



Re-caulk countertop advised.

7. Cabinets, Vanities

Materials: Solid Wood doors
Observations:
- No deficiencies observed, open and closed effectively.

8. Garage Door(s)

Observations:
- Maintenance repairs suggested for weather sealent around exterior of door.

Weather seal repair recommended for garage door.

9. Garage Door Opener(s)

Observations:
- Appeared functional using normal controls, at time of inspection.

10. Garage Door Safety Features

Safety Reverse: Present
Observations:
- Safety sensors operated normally, reversing the door when tested..

11. Garage Floor, Sill Plates

Description: Concrete
Observations:
- Sill plates behind finished surfaces could not be viewed.

12. Garage Firedoor

Material: Present

13. Garage Firewall, Ceiling

Observations:
- Appeared satisfactory, at time of inspection.

Appliances

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

1. Dishwasher

Description: General Electric Profile
Observations:
• Operated through one cycle and appeared to be in working order at time of inspection.

Tested Functional.

2. Ranges, Ovens, Cooktops

Description: General Electric Profile • Cooktop: Gas Burners • Oven(s): Natural Gas
Observations:
• All heating elements operated when tested.

Performed as functional.

3. Kitchen Hood/Exhaust Fan

Description: General Electric
Observations:
• Functioned and operated normally when tested.

4. Refrigerator

Description: General Electric Profile
Observations:
• Appeared functional, at time of inspection.

5. Dryer Vent

Observations:
• Appeared functional, at time of inspection. Homeowner is using an internal dryer vent to enhance humidity level in home. This vent is installed under cabinets with flow directed toward cabinets. This could lead to moisture impact on cabinet in time. There is also a vent pipe to outside installed. Suggest use of this vent instead.

Internal dryer vent to enhance humidity in home. Remount or use external vent to resolve internal moisture concern.

Report Summary

Exterior		
Page 6 Item: 10	Steps, Stoop, Porch	• The east side door porch is settled. This may be due to erosion over time. Monitor or repair as needed. Mud-jacking could resolve this, but ensure drainage is not future cause for concern.
Plumbing		
Page 17 Item: 4	Exterior Hose Bibs/Spigots	• Operated properly when tested, but showed some dripping or leakage from valve area when activated. Recommend adjustment (tightening nut down on internal washer), or repair.
Page 20 Item: 11	Water Heater(s) Condition	• Homeowner expressed concerns with function of water heater aspect of the heating system. Homeowner indicated that past problems had occurred including discharge of water heater via TPR valve. Some interior closet water staining was noted, as was rust on the bottom of heater. No drain was apparent in closet. Appeared that TPR valve was leaking into plastic container near time of inspection. Homeowner also states that hot water heater only operates when radiant heat system is active. This is not properly functional and a problem during the warmer months due to energy-ineffiencies and comfort. Please note that inspector is not a licensed plumber or HVAC contractor. Therefore any recommendations made by inspector should first be reviewed with appropriate licensed contractor prior to implementation. In this case, inspector suggests the following: Replace indirect hot water heater, and have overall system serviced by a licensed plumbing contractor to resolve functional issues. Consider decoupling water heating from shared boiler with new hot water heater and dedicate existing boiler to radiant heat. This may provide an approach to cost-effectively resolve system problems. Add closet drain for TPR discharge pipe if feasible.