


PROPERTY INSPECTION REPORT FORM

 <i>Name of Client</i> 23219 Sawleaf Cir, Katy, TX 77494 <i>Address of Inspected Property</i> Tyler Adams <i>Name of Inspector</i> <i>Name of Sponsor (if applicable)</i>	8/21/2023 <i>Date of Inspection</i> 24087 <i>TREC License #</i> <i>TREC License #</i>
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PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Key Notes

Foundation: Repair all broken corners.

Walls: Qualified Contractor needed to:
- Seal all gaps, seams, and penetrations to home.

Windows: Repair cracked window.

HVAC: Qualified HVAC technician needed to:
- Clear rust in drip pan at unit 1.

Electrical: Licensed electrician needed to:
- Replace oversized A/C breaker.
- Correct all double tapping on the neutral bar.

Plumbing: Licensed plumber needed to:
- Replace inoperative TPR valve.

Appliances: Replace damaged dishwasher tray.

These are only the key notes, please see full report for all details.

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I. STRUCTURAL SYSTEMS

A. Foundations

X			X
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Type of Type of Type of Foundation(s): Slab-on grade

Comments:

- The Foundation is: In the inspector's opinion, the foundation was found to be performing as intended at the time of inspection, with some notable deficiencies. This opinion was formed with a visual evaluation. No measurements, or specialty tools were used while performing the home inspection.
- NOTE: Weather conditions, drainage, leakage and other adverse factors are capable of affecting structures, potentially leading to differential movement. The Inspector's opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted.
- At the time of inspection, areas of the foundation were blocked by high soil, patio surface, storage and/or overgrown vegetation. The inspector can only report on areas of the foundation which were visible, and was unable to determine deficiencies that may exist in areas that were unable to be seen. The inspector will use visible areas of the foundation, along with the condition of interior structures to form his opinion of the foundation's performance at the time of inspection.
- Corners of the foundation were found to be broken. This is a common deficiency. Patching of the corners is recommended to reduce the risk of water penetration, further damage exposing tension cables/rebar, and/or damage to masonry exterior walls (as the corners provide a brick ledge).



Broken front left corner.



High soil blocking visual inspection of foundation at Back of home.

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I	NI	NP	D
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Patio blocking visual inspection of foundation at Back of home.

B. Grading and Drainage

X			X
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Comments:

- The home was found to have high soil in some locations. It is recommended there be 4" clearance from bricks to soil, and 6" from siding to soil. Soil should be lowered to reduce the risk of pest or water entry to the home.
- Minor cracks were observed on the driveway surface. Sealing of these cracks is recommended to reduce the risk of further damage.
- Tree roots were observed close to the home. The inspector can not determine if the roots have effected the foundation. Removal of the roots, or the addition of a root barrier may want to be considered (if not in place) to help prevent potential damage.



Driveway cracks.



Root encroachment.

C. Roof Covering Materials

X			
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Type(s) of Types of Roof Covering: Asphalt composition shingle

Viewed From: The inspector walked the roof surface.

Comments:

- No notable deficiencies observed on the roof covering at the time of inspection.

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I	NI	NP	D
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D. Roof Structure and Attics

Viewed From: Interior of Attic
Approximate Average Depth of Insulation: 7" to 9"
Comments:

X			X
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- Flue pipes in the attic space need seal improvements where they terminate through the roof covering to prevent water and/or pest entry to the home.
- Prior repairs to the roof structure are evident. It may be wise to consult the current owner regarding their knowledge of the roof structure and/or any repairs that became necessary.



Daylight at water Heater flue pipe.



Evidence of prior repairs.

E. Walls (Interior and Exterior)

Wall Materials: Exterior brick veneer and/or structural walls noted, Exterior Hardiboard {fiber cement} siding noted, Drywall walls noted on interior
Comments:

X			X
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- All gaps and penetrations to the home require proper seals to prevent water and/or pest entry to the home. Seals should be improved or applied where necessary.
- The inspector reports on all visible deficiencies on all wall surfaces at the time of inspection. The inspector does not accept responsibility for any deficiencies that may occur in these areas after the time of inspection, as mechanical failures within the walls are unpredictable. The inspector is unable to view within the walls, which may be covering poor connections of water lines, drains, electrical connections, and possibly organic growth.
- Cracks observed on exterior walls suggest settlement of the home. These cracks don't suggest greater than typical settlement, however patching and monitoring is recommended as the rate of movement can not be predicted at a one time inspection.
- Siding damage was observed at the time of inspection. Repairs/replacement of damaged siding is needed.
- Trim board seal improvements are needed to prevent water and/or pest entry to the home.
- Perimeter seal improvements are needed at vent covers to prevent water and/or pest entry to the home.
- Seal improvements are needed at the brick seams to prevent water and/or pest entry to the home.
- Exterior wall cracks above a lintel (in effect, a beam supporting the brickwork above an opening in the wall) suggests that the lintel may be marginally adequate. This condition is not uncommon. Repairs by a qualified masonry contractor may be necessary,

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Damaged siding at ground of home.



Brick seam seal improvements needed at front of home.



Minor settlement crack at left of home.



Vent perimeter seal improvements needed at left of home.

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Minor settlement crack at front of home.



Trim board seal improvements needed at garage.



Lintel movement crack at garage.



Minor settlement crack at front of home.

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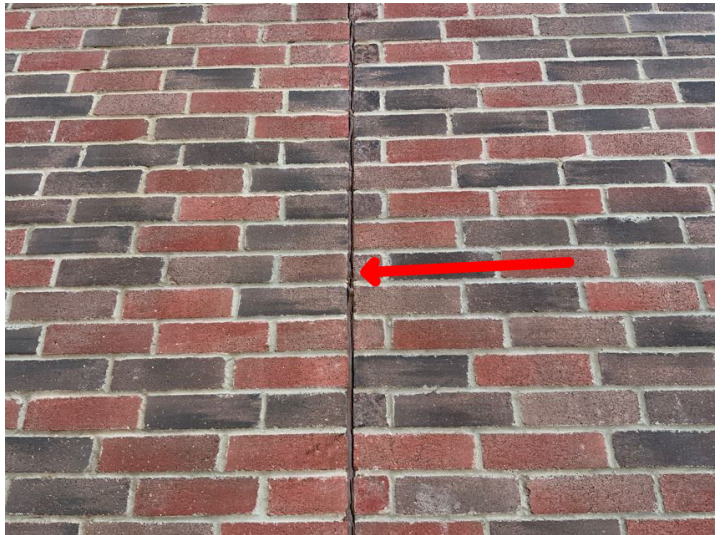
Trim board seal improvements needed at garage.



Lintel movement crack at garage.



Lintel movement cracks at right of home.



Brick seam seal improvements needed at right of home.

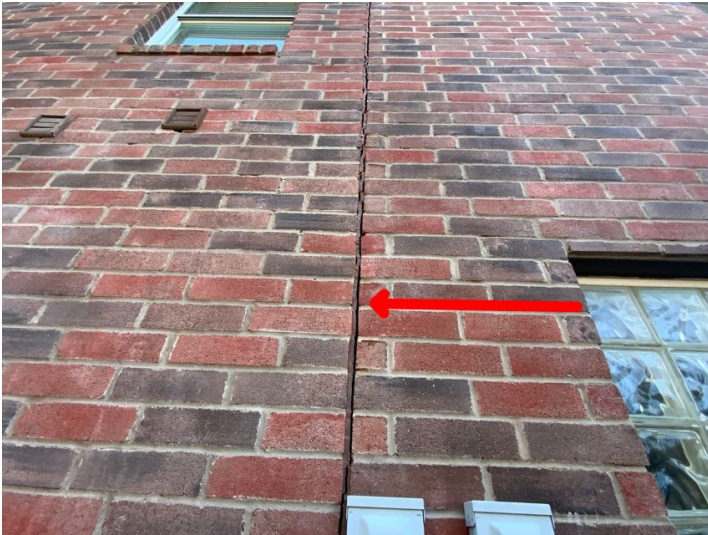
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Brick seam seal improvements needed at right of home.



Vent perimeter seal improvements needed at right of home.



Brick seam seal improvements needed at right of home.



Minor settlement crack at Back of home.

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Minor settlement crack at Back of home.

F. Ceilings and Floors

X			X
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Ceiling and Floor Materials: Ceiling is made of drywall with popcorn and/or texture finish, Floors had carpet covering in various locations, Floors had tile and/or stone covering in one or more areas

Comments:

- The inspector reports on all visible deficiencies on the ceilings and floors at the time of inspection. The inspector does not accept responsibility for an deficiencies that may occur in these areas after the time of inspection, as mechanical failures within the walls are unpredictable. The inspector is unable to view within the walls, which may be covering poor connections of water lines, drains, electrical connections, and possibly organic growth.
- Nail pops were observed in the ceiling. Nail pops are a common issue. Repairs and patching are recommended.
- Seam failure(s) and/or joint failures are a common failure due to settlement.
- The carpet flooring is damaged in multiple locations. Replacement is recommended to reduce the risk of injury, as this could pose as a trip hazard.
- Stains were noted on the carpet. Cleaning is recommended, however replacement may be necessary for set in stains. Improvements are discretionary.
- Chipped tiles were noted. Repairs are recommended to reduce the risk of further damage.
- Minor cracks were observed on the garage floor. Sealing of the cracks is recommended to reduce the risk of further damage.

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Seam failure at entryway.



Minor cracks in garage floor.



Chipped tile in primary bedroom.



Damaged and stained carpets at primary bedroom closet.

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I	NI	NP	D
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Seam failure in primary bedroom.



Nail pops throughout home.



Carpet screen at upstairs Back left bedroom.

G. Doors (Interior and Exterior)

X			X
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Comments:

- Doors should be trimmed or adjusted as necessary to work properly.
- "Ghost doors" will not stay open without a door block. This may only require trim/hinge adjustments. Repairs are needed to allow the door to operate as intended.
- Multiple doors were missing door stops. Stops should be installed to prevent damage.
- Missing door hardware needs replacement to allow proper operation of the door.

I=Inspected

NI=Not Inspected

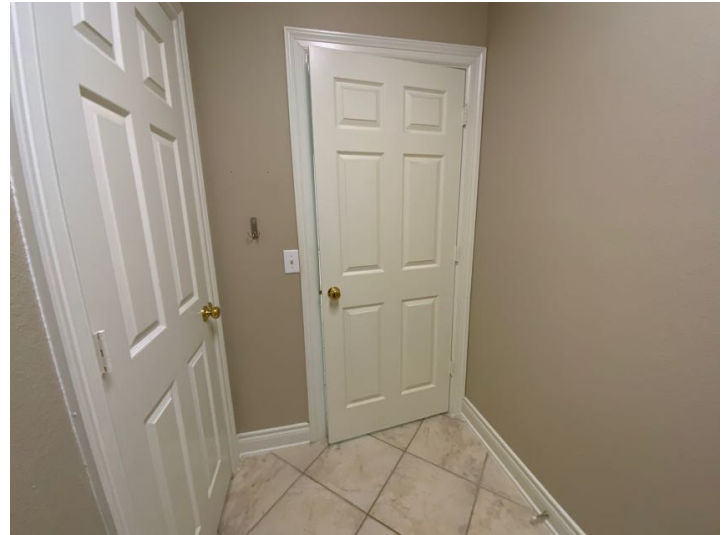
NP=Not Present

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I	NI	NP	D
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Ghost door at office.



Trim adjustments needed at laundry room.



Trim adjustments needed at Back door.



Trim adjustments needed at pantry door.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Upstairs front left bedroom door does not latch.



Missing hardware at upstairs front left bedroom closet.



Trim adjustments needed at upstairs media room.

H. Windows

Window Types: Windows are single hung type

Comments:

X			X
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- Balance springs are in need of repair and/or replacement. These allow the window to safely remain in an open position. Sprung units can be a potential hazard.

- The window(s) are cracked and should be repaired or replaced.
- The damaged screen on the window should be repaired or replaced.
- It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- Seal improvements are needed on the interior side of the windows to prevent moisture entry and potential moisture damage, along with improve energy efficiency by preventing drafts.
- Seal improvements are needed on the exterior side of the windows to prevent moisture entry and potential moisture damage, along with improve energy efficiency by preventing drafts.

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Missing screens throughout home.



Exterior caulking improvements needed at front of home.



Exterior caulking improvements needed at Back of home.



Interior caulking improvements needed throughout home.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Sprung balance springs throughout home.



Cracked windows in living room.



Damaged screen at upstairs front right bedroom.

I. Stairways (Interior and Exterior)

X			
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Comments:

- No notable deficiencies observed at the time of inspection.

J. Fireplaces and Chimneys

X			X
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Locations: Fireplace is located in the living room

Types: Fireplace is a natural gas operated chamber

Comments:

- Gas Valve Location: To the right of the fireplace

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Undefined hearth.

K. Porches, Balconies, Decks, and Carports

Comments:

- No notable deficiencies observed at the time of inspection.

X			
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L. Other

Comments:

- N/A

		X	
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations: The main distribution electrical panel is located inside the garage.

Materials and Amp Rating: Aluminum wiring, 150 amp

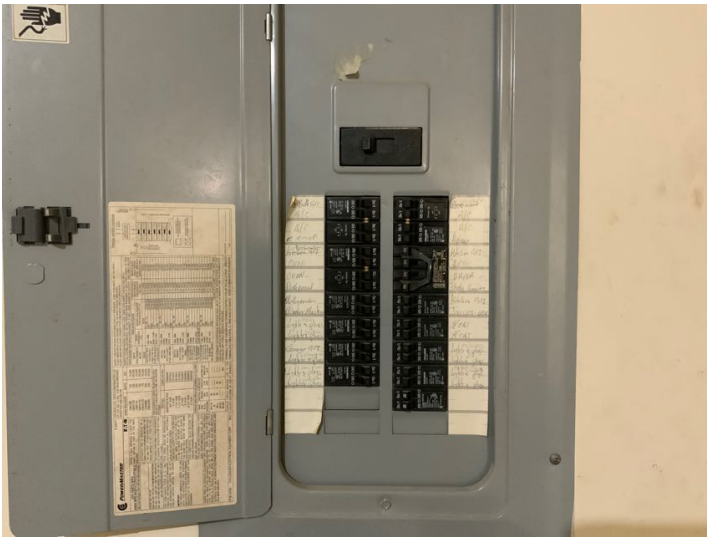
Comments:

- Further evaluation by a licensed electrician is recommended.
- Fasteners used to secure the panel cover are required to have blunt ends in order to reduce the risk of wire damage or injury. Replacement of improper fasteners is needed.
- Double tapping was observed at the neutral bar. Each neutral wire should connect to the neutral bar on it's own lug. Repairs are needed by a licensed electrician for safety purposes.
- Oversized breakers within the main distribution panel should be replaced by a licensed electrician for safety purposes. Oversized breakers can serve as a fire hazard.

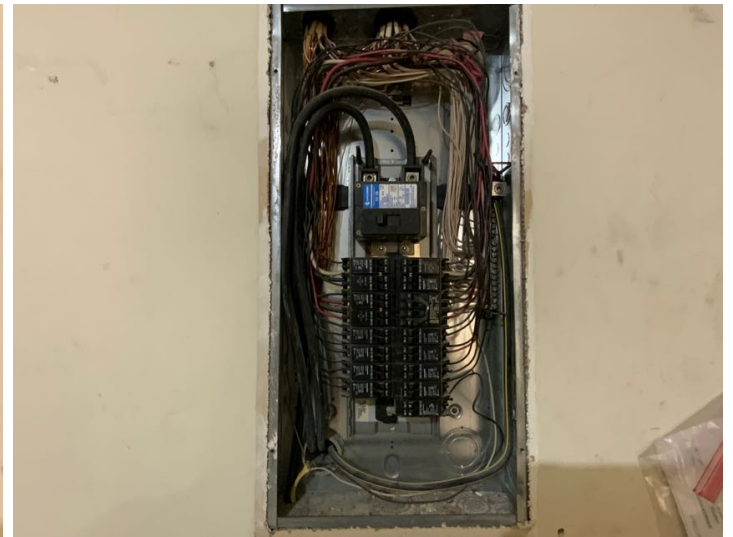
X			X
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I=Inspected NI=Not Inspected NP=Not Present D=Deficient

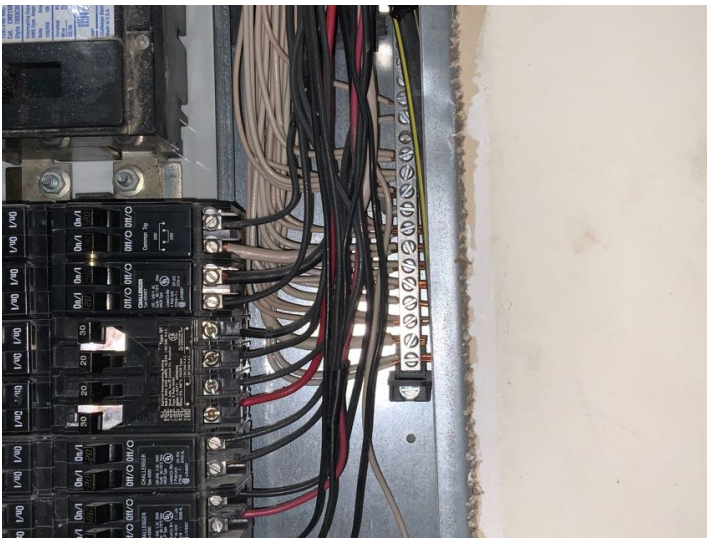
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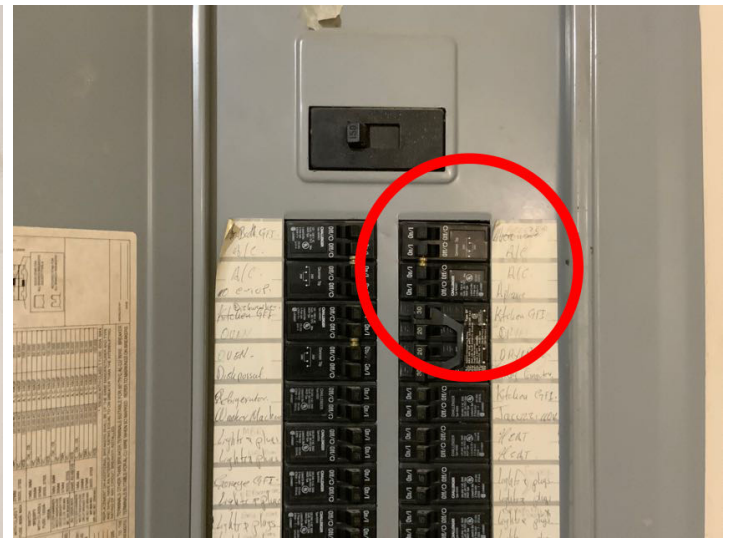
Ref photo.



Ref photo.



Double tapping on the neutral bar.



Oversized **A/C** breaker.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

X			X
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- The light is inoperative. If the bulbs are not blown, the circuit should be investigated.
- Exterior fixtures need perimeter seal improvements where they meet exterior walls to prevent water and/or pest entry to the home or to the electrical connections.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Outdoor light seals needed.



Inoperative light at entryway.

C. Other

		X	
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Comments:
• N/A

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

X			X
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Type of Systems: Two Central Forced Air Systems
Energy Sources: Gas

Comments:
• Furnace 1 Manufacture Information:
Manufacturer: Rheem
Model#: RGPS-10EBRJR
Serial#: GH5D307F331301194
Manufacture Date: 08/13

Furnace 2 Manufacture Information:
Manufacturer: Consolidated Industries
Model#: MBA 060 NH3R
Serial#: 970506067
Manufacture Date: 05/97

- The heating system is considered an older unit, and may be nearing the end of it's useful life. The average life of a furnace is approx. 15-30 years. The unit may require a higher level of maintenance and/or replacement. Predicting the time line or level of repairs/replacement is not possible. Budgeting with this in mind is recommended.
- The dirty air filter should be replaced.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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B. Cooling Equipment

X			X
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Type of Systems: Two Central Forced Air Systems

Comments:

• Condenser Unit 1 Manufacture Information:

Manufacturer: Trane
 Model#: 4TTB6061A1000AA
 Serial#: 14044YJ92F
 Manufacture Date: 01/14
 Size: 5 ton
 Max fuse/breaker: 60
 Refrigerant: HFC-410A

Condenser Unit 2 Manufacture Information:

Manufacturer: Carrier
 Model#: CA14NA024 - A
 Serial#: 2721X95115
 Manufacture Date: 06/21
 Size: 2 ton
 Max fuse/breaker: 20
 Refrigerant: R - 410A

• Evaporator Coil 1 Manufacture Information:

Manufacturer: Trane
 Model#: 4FXF63
 Serial#: 13C01811S
 Manufacture Date: 02/13

Evaporator Coil 2 Manufacture Information:

Manufacturer: Carrier
 Model#: CSPHP2412ALAAAAA
 Serial#: 4120X43002
 Manufacture Date: 10/20

- Seals are needed at service/disconnect panel(s) to prevent moisture entry and or damage.
- The breaker serving the condenser unit is oversized. Repairs are needed by a licensed electrician, as this could pose as a fire safety hazard.
- The temperature differentials measured across the evaporator coil was found to be within range of what is considered typical.
- Rust was observed in the condensate drain pan. Repairs/replacement of the pan is needed to reduce the risk of water damage should the pan corrode away to the point of leaking.



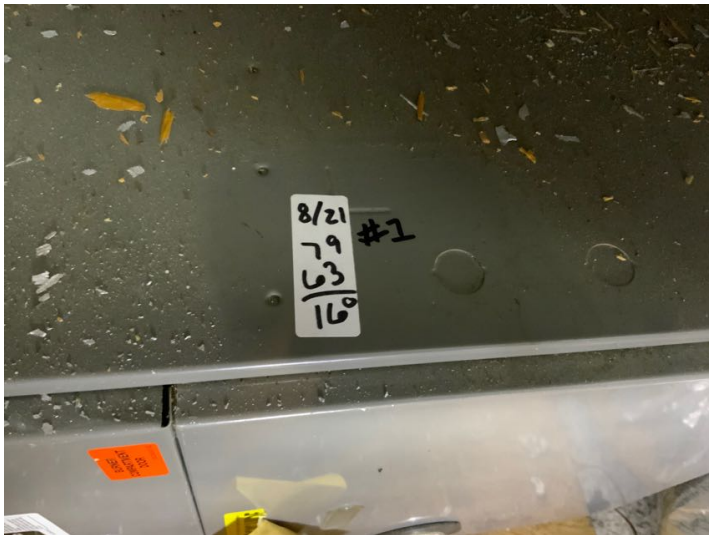
Seals needed.



Rust in drip pan under unit 1.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Ref photo. Unit 1. 16° differential.



Ref photo. Unit 2. 18° differential.

C. Duct Systems, Chases, and Vents

Comments:

X			X
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- The dirty air filter(s) should be replaced. Regular replacement of air filters is necessary to allow proper airflow, and improve the efficiency of the system.

D. Other

Comments:

		X	
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- N/A

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: Within 5-feet of Front Curb

Location of Main Water Supply Valve: In the garage

X			X
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Comments:

- *Static water pressure reading:* 60
- *Type of supply piping material:* Copper
- The inspector only reports on exposed supply lines visible at the time of inspection. If the inspector feels further evaluation is needed he will recommend a licensed plumber do so. Performance Inspections PLLC and it's employees take no responsibility for connections that are not visible at the time of inspection.
- The faucet is loose and should be tightened to reduce the risk of supply lines coming loose, potentially leaking to a leak.
- Fixtures in tubs, showers, and/or sinks need to be sealed to prevent water from getting behind or below units, causing damage.
- Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced to reduce the risk of water damage.
- It is recommended that an anti-siphon device be added to the hose bib(s).
- Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced to reduce the risk of water damage, or tile damage.

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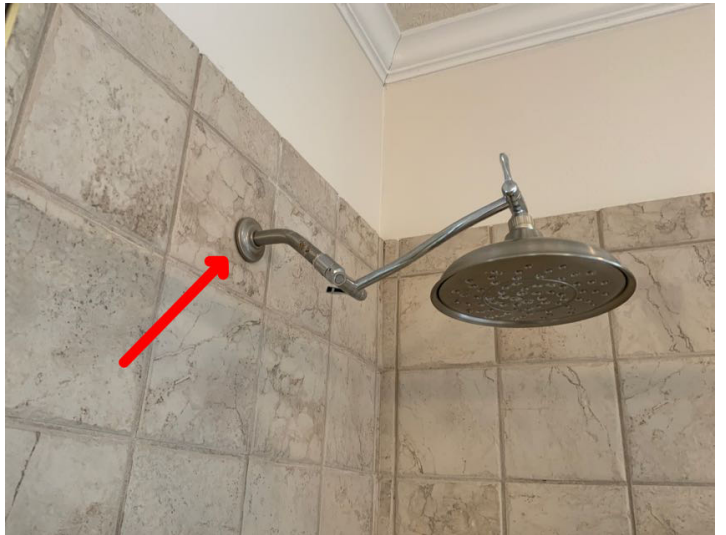
Anti siphon valves are required.



Loose faucet at primary bathroom bathtub.



Bathtub enclosure caulking improvements needed at primary bathroom.



Faucet seal improvements needed at primary bathroom shower.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Shower enclosure caulking improvements needed at primary bathroom.



Faucet seal improvements needed at upstairs bathroom bathtub.

B. Drains, Wastes and Vents

X			X
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Materials: PVC

Observations:

- The inspector only reports on exposed drain lines visible at the time of inspection. It is unlawful for the home inspector to use a camera in drain lines (this requires a plumber's license). If the inspector feels further evaluation is needed he will recommend a licensed plumber do so. Performance Inspections PLLC and it's employees take no responsibility for connections that are not visible at the time of inspection.
- The sink was observed to drain slowly, suggesting an obstruction may exist. Further evaluation and repairs by a licensed plumber may want to be considered.



Slow drain at main bathroom sink.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

X			X
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Energy Source: Gas

Capacity: 50 Gallons

Comments:

• Water Heater Manufacture Tag:

Model#: GS650YOCT 300

Serial#: 1512A003923

Manufacture Date: 03/15

- Further evaluation by a licensed plumber is recommended.
- The water was found to be higher than what is considered safe. The water should not exceed 120 degrees for safety purposes. Adjustments should be made to lower the water temperature to reduce the risk of injury.
- The Temperature and Pressure Relief Valve (TPRV) serving the water heater is inoperative. This condition should be repaired by a licensed plumber for safety purposes.
- Flue pipe seal improvements are needed to prevent water and/or pest entry to the home.



Recommend adjusting to a safe water temperature of 120°.



Inoperative **TPR valve**.

D. Hydro-Massage Therapy Equipment

X			
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Comments:

- The whirlpool tub operated as intended at the time of inspection.

E. Gas Distribution Systems and Gas Appliances

X			
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Materials: Right of home.

Materials: Steel

Observations:

- No notable deficiencies at the time of the inspection.

F. Other

		X	
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Materials: N/A

Comments:

- N/A

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V. APPLIANCES

A. Dishwashers

X			X
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Comments:

- The dish trays for the dishwasher were found to be in poor condition and should be repaired.



Damaged tray.

B. Food Waste Disposers

X			
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Comments:

- The garbage disposal operated as intended at the time of inspection.

C. Range Hood and Exhaust Systems

X			
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Comments:

- No noted deficiencies observed at the range hood exhaust system at the time of inspection.

D. Ranges, Cooktops, and Ovens

X			
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Comments:

- No notable deficiencies observed at the gas cooktop at the time of inspection.
- The oven operated as intended at the time of inspection.

E. Microwave Ovens

X			X
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Comments:

- The microwave display was damaged at the time of the inspection. Repairs may be desirable.

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Damaged display.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- No noted deficiencies observed at the exhaust fans at the time of inspection.

X			
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G. Garage Door Operators

Door Type:

- One {16'} upgraded insulated steel door

Comments:

- The garage door opener operated as intended at the time of inspection.

X			
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H. Dryer Exhaust Systems

Comments:

- The dryer vent was found to have a build up of lint. Cleaning is required for safety purposes, as lint build up can pose as a fire hazard.

X			X
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I. Other

Observations:

- N/A

		X	
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- All zones of the sprinkler system operated as intended at the time of inspection.

X			
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I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

		X	
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Type of Construction:

• N/A

Comments:

• N/A

C. Outbuildings

		X	
--	--	---	--

Materials:

• N/A

Comments:

• N/A

D. Private Water Wells (A coliform analysis is recommended)

		X	
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Type of Pump:

• N/A

Type of Storage Equipment:

• N/A

Comments:

• N/A

E. Private Sewage Disposal Systems

		X	
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Type of System:

• N/A

Location of Drain Field:

• N/A

Comments:

• N/A

F. Other Built-In Appliances

		X	
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Comments:

• N/A

G. Other

		X	
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Observations:

• N/A

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	<p>The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves</p>