



INSPECTION REPORT
1 N
Greensburg IN 47240

INSPECTED BY
Jordan Wallpe
Wholesome Homes
Co. LLC
HIO2200120

INSPECTION DATE
📅 11/14/2023
🕒 03:30 PM

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GENERAL INFO

Property Address

1 N
Greensburg IN 47240

Date of Inspection

11/14/2023

Report ID

2023-11-14

Customer(s)

Customer First Last Name

Time of Inspection

03:30 PM

Real Estate Agent

INSPECTION DETAILS

In Attendance:

Customer and Seller

Type of building:

Single Family (2 story)

Style of Home:

Ranch

Approximate age of building:

Over 25 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

COMMENT KEY & DEFINITIONS

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

 SUMMARY



Wholesome Homes Co. LLC
1005 S Ireland St
Greensburg, IN 47240
812-593-1432

Customer

Customer First Last Name

Address

1N
Greensburg IN 47240

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. ROOFING

Major Concerns

1.2. SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

📄 INSPECTED, REPAIR OR REPLACE

The stone chimney and rain cap is deteriorating and cracking. This is a significant safety concern as a large stone was loose and could have fallen down on the sidewalk at any time.

I recommend a chimney masonry expert repair/repoint damaged chimney. Consider updating chimney clearances to meet today's standards as well.

The chase was capped off and is not currently usable. Contact a chimney sweep to bring chimney up to code if use is ever desired.

Moderate Concern

1.3. ROOF DRAINAGE SYSTEMS

📄 INSPECTED

The gutters on the north side were clogged with leaves. Clogged gutters will eventually stop water from flowing away from the building and may create water damage.

Recommend seasonal cleaning of gutters. Consider hiring a professional for safety precautions.

2. EXTERIOR

Major Concerns

2.3. DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

📄 INSPECTED, REPAIR OR REPLACE

Safety Concern. The lake dock was in bad condition and should not be walked on until completely repaired by a professional. There is a risk that the dock could fail even further. The west side deck railing was deteriorating and some balusters were loose. This could not support normal forces and could fail and cause injury.

Recommend checking with local HOA on requirements. Recommend hiring an experienced professional to repair or replace the dock and repair the deck.

Moderate Concern

2.4. VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

📄 INSPECTED, REPAIR OR REPLACE

The tree on near the chimney is overhanging the roofline. This will allow animals to enter on the roof and will create more debris on the roof.

Recommend hiring a professional tree trimmer to trim back tree(s) around house.

5. PLUMBING SYSTEM

Moderate Concern

5.2. HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

INSPECTED, REPAIR OR REPLACE

Safety Concern. Water heater TPR (Temperature - Pressure Relief) valve did not have an extension. Without TPR extension, there is increased risk of personal injury from hot water if the valve operates.

Recommend installing an extension to within 6" of the floor. Consider draining this to the floor drain in the mechanical room. Consider having a professional plumber install a hot water expansion tank and dielectric fittings on the top side of the water heater.

Water heater electric disconnect located on wall.

6. ELECTRICAL SYSTEM

Major Concerns

6.3. CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

INSPECTED, REPAIR OR REPLACE

Safety Concern. A few boxes were missing covers or had inadequate covers. The back balcony storage room had a light that is incorrectly wired and needs repaired. This is a shock and fire hazard currently. The bare copper wire is energized and inside open conduit.

Recommend hiring an electrician to repair or replace.

6.5. OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

INSPECTED, REPAIR OR REPLACE

Some outlets in the kitchen, mechanical room, outside, and garage were not GFI protected. This reduces protection to personal shock injury in the event of a fault, especially near water.

Recommend hiring electrician to check and install GFI protection on all outlets that are within 6ft of a water source.

7. INSULATION AND VENTILATION

Moderate Concern

7.4. VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

INSPECTED, REPAIR OR REPLACE

The laundry vent was clogged with lint and is loose. The clogged vent is at greater risk of catching fire. The loose vent may fall off and no longer provide protection from outside elements. Recommend entire laundry duct cleaning (at least annually) and then replacing the exterior vent assembly with a louvered one without a grill/grid screen.

8. INTERIORS

Moderate Concern

8.0. CEILINGS

INSPECTED, REPAIR OR REPLACE

A few cracks in the drywall were visible during the inspection. This may be from the add-on that reconfigured the roofline and load support. I did not see any major concerns during inspection.

Recommend hiring a professional contractor to repair crack in drywall. Then monitor crack for a season to see if any cracks return. If they do then I recommend consulting with a professional engineer for further evaluation.

8.1. WALLS

INSPECTED, REPAIR OR REPLACE

A few cracks in the drywall were visible during the inspection. This may be from the add-on that reconfigured the roofline and load support. I did not see any major concerns during inspection.

Recommend hiring a professional contractor to repair crack in drywall. Then monitor crack for a season to see if any cracks return. If they do then I recommend consulting with a professional engineer for further evaluation.

8.3. STEPS, STAIRWAYS, BALCONIES AND RAILINGS

INSPECTED, REPAIR OR REPLACE

The basement steps were missing balusters that are used to prevent children, pets, or adults from slipping and falling off the stairs.

I recommend hiring a professional carpenter to install balusters correctly.

10. BUILT-IN KITCHEN APPLIANCES

Moderate Concern

10.4. FOOD WASTE DISPOSER

INSPECTED, REPAIR OR REPLACE

A small water leak occurred during testing of the unit. It may be from the flange that mounts to the disposal. No water leaks are acceptable in a plumbing waste system. This will lead to further leaking and damage to the cabinets.

Recommend having a plumber repair or replace. Minor issue.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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✓ RESULTS AT A GLANCE

69

✓ ITEMS INSPECTED
Total number in report.

12

📄 SUMMARY COMMENTS
Total number in report.

46

📷 PHOTOS
Total number in report.

🏠 1. ROOFING

📄 DESCRIPTION

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

✖ STYLES & MATERIALS: ROOFING

Roof Covering:

Architectural

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Rock

👁 ITEMS: ROOFING

1.0 ROOF COVERINGS

☑ INSPECTED

The roof looked to be newer and the seller mentioned the roof was replaced 5 years ago. I did not notice significant or notable defects with the roof.

Continue to monitor for missing shingles or debris on roof that could cause damage.



1.0 Item 1 (Picture)

1.1 FLASHINGS

☑ INSPECTED

The roof drip edge on the west side of the home was misplaced slightly near the pool pump. This could allow water moisture into the exterior wall if not repaired to allow water to drain properly into the gutter. Recommend gutter specialist repair/reset drip edge.



1.1 Item 1 (Picture)

West side of home. Drip edge above gutter.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

☑ INSPECTED, REPAIR OR REPLACE

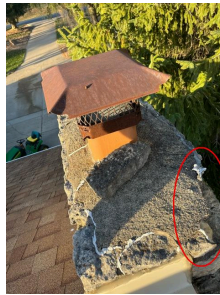
The stone chimney and rain cap is deteriorating and cracking. This is a significant safety concern as a large stone was loose and could have fallen down on the sidewalk at any time.

I recommend a chimney masonry expert repair/repoint damaged chimney. Consider updating chimney clearances to meet today's standards as well.

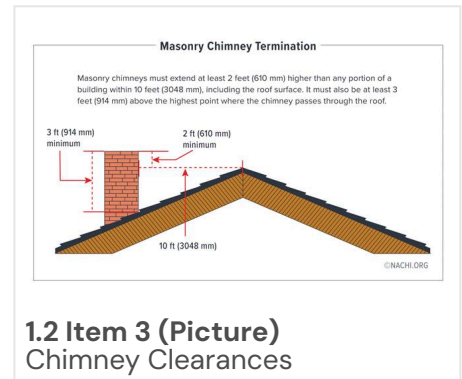
The chase was capped off and is not currently usable. Contact a chimney sweep to bring chimney up to code if use is ever desired.



1.2 Item 1 (Picture)
Chimney



1.2 Item 2 (Picture)



1.2 Item 3 (Picture)
Chimney Clearances

1.3 ROOF DRAINAGE SYSTEMS

☑ INSPECTED

The gutters on the north side were clogged with leaves. Clogged gutters will eventually stop water from flowing away from the building and may create water damage.

Recommend seasonal cleaning of gutters. Consider hiring a professional for safety precautions.



1.3 Item 1 (Picture)
north side gutter

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. EXTERIOR

DESCRIPTION

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

STYLES & MATERIALS: EXTERIOR

Siding Style:

Lap
Rock and Mortar

Siding Material:

Vinyl
Stone

Exterior Entry Doors:

Steel

Appurtenance:

Balcony

Driveway:

Asphalt

Window Type:

Vinyl
Awning
Fixed

Fascia Type:

Aluminum

Soffit Type:

Vinyl

ITEMS: EXTERIOR

2.0 WALL CLADDING FLASHING AND TRIM

 INSPECTED

Exterior wall of vinyl siding with stone base was in good condition during inspection. Continue to monitor for future cracking and repair as needed.

2.1 DOORS (EXTERIOR)

 INSPECTED

There was no strikeplate on the laundry room door to the garage. Nor was there a deadbolt on the exterior basement door. The security of both doors is less than standard.

Recommend installing strike plate and deadbolt if concerned about security.



2.1 Item 1 (Picture)
Basement exterior door



2.1 Item 2 (Picture)
garage/laundry room door

2.2 WINDOWS

INSPECTED

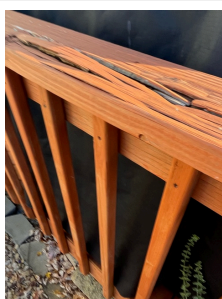
Windows appeared in good shape and somewhat recently replaced. Not all windows open, some are fixed. A few minor screen rips/holes that can be replaced if desired.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

INSPECTED, REPAIR OR REPLACE

Safety Concern. The lake dock was in bad condition and should not be walked on until completely repaired by a professional. There is a risk that the dock could fail even further. The west side deck railing was deteriorating and some balusters were loose. This could not support normal forces and could fail and cause injury.

Recommend checking with local HOA on requirements. Recommend hiring an experienced professional to repair or replace the dock and repair the deck.



2.3 Item 1 (Picture)
West deck railing



2.3 Item 2 (Picture)
lake dock



2.3 Item 3 (Picture)
lake dock



2.3 Item 4 (Picture)
underside west deck



2.3 Item 5 (Picture)
west deck post



2.3 Item 6 (Picture)
lake dock post deterioration

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

INSPECTED, REPAIR OR REPLACE

The tree on near the chimney is overhanging the roofline. This will allow animals to enter on the roof and will create more debris on the roof.

Recommend hiring a professional tree trimmer to trim back tree(s) around house.



2.4 Item 1 (Picture)

2.5 EAVES, SOFFITS AND FASCIAS

INSPECTED

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. STRUCTURAL COMPONENTS

DESCRIPTION

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation:

Poured concrete

Method used to observe

Crawlspace:

No crawlspace

Floor Structure:

2 X 8

Slab

Wall Structure:

2 X 4 Wood

Columns or Piers:

Wood piers

Ceiling Structure:

2X4

2X6

Not visible

Roof Structure:

2 X 6 Rafters

Roof-Type:

Hip

Method used to observe attic:

Inside attic

Attic info:

Attic hatch

ITEMS: STRUCTURAL COMPONENTS

3.0 FOUNDATIONS, BASEMENT AND CRAWLSPACE

☑ INSPECTED, NOT INSPECTED

Basement foundation walls were not visible during inspection. However, I did not see other indications of foundation concerns during the inspection.

3.1 WALLS (STRUCTURAL)

☑ INSPECTED

A few cracks in the drywall were visible during the inspection.

This may be from the add-on that reconfigured the roofline and load support. I did not see any major concerns during inspection.

Recommend hiring a professional contractor to repair crack in drywall. Then monitor crack for a season to see if any cracks return. If they do then I recommend consulting with a professional engineer for further evaluation.

3.2 COLUMNS OR PIERS

☑ INSPECTED, NOT INSPECTED

Could not visibly see columns under balcony during inspection as they were wrapped in flashing.

3.3 FLOORS (STRUCTURAL)

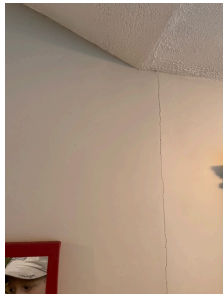
☑ INSPECTED, NOT INSPECTED

3.4 CEILINGS (STRUCTURAL)

☑ INSPECTED

(1) A few cracks in the drywall were visible during the inspection. This may be from the add-on that reconfigured the roofline and load support. I did not see any major concerns during inspection.

Recommend hiring a professional contractor to repair crack in drywall. Then monitor crack for a season to see if any cracks return. If they do then I recommend consulting with a professional engineer for further evaluation.



3.4 Item 1 (Picture)
East wall crack



3.4 Item 2 (Picture)
Ceiling in entry way/kitchen

(2) cracks

3.5 ROOF STRUCTURE AND ATTIC

☑ INSPECTED

The roof structure was re-framed during an add-on from the past. This framing is what is causing the sways in the roof line on the east side of the house. I did not notice any major concerns while walking the roof and also while inspecting via the attic.

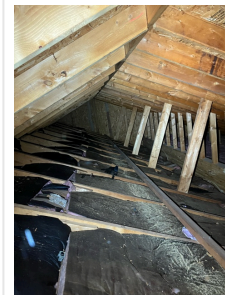
Continue to monitor for changes in the roofline and consult with contractor if concerns arise.



3.5 Item 1 (Picture)



3.5 Item 2 (Picture)



3.5 Item 3 (Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. I was not able to inspect all areas of the attic due to inaccessibility and the basement due to it being finished.

🏠 4. HEATING / CENTRAL AIR CONDITIONING

📋 DESCRIPTION

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

🔧 STYLES & MATERIALS: HEATING / CENTRAL AIR CONDITIONING

Heat Type:

Heat Pump Forced Air (also provides cool air)
Electric heat

Energy Source:

Electric

Number of Heat Systems (excluding wood):

One

Heat System Brand:

CARRIER

Ductwork:

Non-insulated

Filter Type:

Disposable
Extra Info : 20x20x4

Filter Size:

20x20

Types of Fireplaces:

None
Sealed off

Operable Fireplaces:

None

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Cooling Capacity:

3 ton

Number of AC Only Units:

One

Central Air Brand:

CARRIER

👁️ ITEMS: HEATING / CENTRAL AIR CONDITIONING

4.0 HEATING EQUIPMENT

☑ INSPECTED

Heat pump heater operated as designed with backup electric heat during inspection.

4.1 NORMAL OPERATING CONTROLS

☑ INSPECTED

4.2 AUTOMATIC SAFETY CONTROLS

☑ NOT INSPECTED

4.3 DISTRIBUTION SYSTEMS (INCLUDING FANS, PUMPS, DUCTS AND PIPING, WITH SUPPORTS, INSULATION, AIR FILTERS, REGISTERS, RADIATORS, FAN COIL UNITS AND CONVECTORS)

☑ INSPECTED

A plumbing waste line was ran through a return duct in the basement mechanical room. This has two moderate possible issues. The first being that the gap around the plumbing line is not sealed and will pull air from the mechanical room instead of where the vent is intended to pull air from. Secondly, if the plumbing line has a leak inside or outside then the waste will enter into the return duct causing possible health concern.

Recommend having a plumber re-route waste line if this is an area of concern.



4.3 Item 1 (Picture)

4.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

☑ INSPECTED

4.5 CHIMNEYS, FLUES AND VENTS (FOR FIREPLACES, GAS WATER HEATERS OR HEAT SYSTEMS)

☑ INSPECTED, NOT PRESENT

Chimney is capped off and was not usable during inspection. see notes on exterior chimney section.

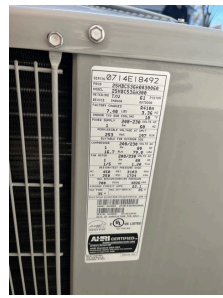
4.8 COOLING AND AIR HANDLER EQUIPMENT

☑ INSPECTED, NOT INSPECTED

The outdoor unit was clean and level. Homeowner/seller stated the unit was replaced about 8 years ago. I did not run the AC during inspection due to the temperature being below 60F. I recommend annual servicing of HVAC systems by a trusted professional.



4.8 Item 1 (Picture)
Outdoor condenser unit



4.8 Item 2 (Picture)

4.9 NORMAL OPERATING CONTROLS

☑ INSPECTED

4.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

☑ INSPECTED

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. PLUMBING SYSTEM

DESCRIPTION

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

STYLES & MATERIALS: PLUMBING SYSTEM

Water Source:

Public

Water Filters:

Sediment filter

Extra Info : no filter installed

Plumbing Water Supply (into home):

Poly

Extra Info : Shutoff valve in basement

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

55 gallon

Water Heater Location:

Basement

WH Manufacturer:

RELIANCE

ITEMS: PLUMBING SYSTEM

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

 INSPECTED

See comment in HVAC duct section.

5.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

INSPECTED

Small water leak under kitchen sink garbage disposal.



5.1 Item 1 (Picture)

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

INSPECTED, REPAIR OR REPLACE

Safety Concern. Water heater TPR (Temperature - Pressure Relief) valve did not have an extension. Without TPR extension, there is increased risk of personal injury from hot water if the valve operates.

Recommend installing an extension to within 6" of the floor. Consider draining this to the floor drain in the mechanical room. Consider having a professional plumber install a hot water expansion tank and dielectric fittings on the top side of the water heater.

Water heater electric disconnect located on wall.



5.2 Item 1 (Picture)
Water heater missing TPR valve



5.2 Item 2 (Picture)
water heater nameplate

5.3 MAIN WATER SHUT-OFF DEVICE (DESCRIBE LOCATION)

INSPECTED

Shut off valve in basement.



5.3 Item 1 (Picture)

Main Water valve shut off in basement

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

☑ INSPECTED

Propane storage tanks outside by chimney. Used for cooking. Homeowner stated these are refilled every 2-3 years.

5.5 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

☑ INSPECTED

Valves on top of propane tanks are considered the main fuel shut off's.

5.7 EJECTOR PUMP

☑ INSPECTED

Basement had an ejector pump/pit in the mechanical closet used to collect waste from basement drains and bathroom. The pump and pit were operating as expected during inspection. Recommend weekly running of water in the basement to keep the pump operating.



5.7 Item 1 (Picture)
ejector pit

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair

issues as it relates to the comments in this inspection report.

6. ELECTRICAL SYSTEM

DESCRIPTION

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

STYLES & MATERIALS: ELECTRICAL SYSTEM

| | | |
|---|---|--|
| Electrical Service Conductors: Overhead service | Panel Capacity: 200 AMP | Panel Type: Circuit breakers |
| Electric Panel Manufacturer: CUTLER HAMMER | Branch wire 15 and 20 AMP: Copper | Wiring Methods: Romex |

ITEMS: ELECTRICAL SYSTEM

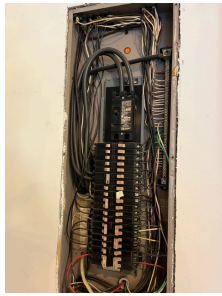
6.0 SERVICE ENTRANCE CONDUCTORS

 INSPECTED

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

 INSPECTED

Main panel was installed without any defects. Note that the panel is loaded and there are no more circuit breaker openings. Consult with electrician when planning future electrical upgrades if desired.



6.1 Item 1 (Picture)
Inside of electric panel

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

☑ INSPECTED

6.3 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

☐ INSPECTED, REPAIR OR REPLACE

Safety Concern. A few boxes were missing covers or had inadequate covers. The back balcony storage room had a light that is incorrectly wired and needs repaired. This is a shock and fire hazard currently. The bare copper wire is energized and inside open conduit.

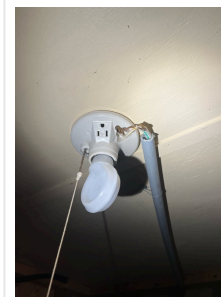
Recommend hiring an electrician to repair or replace.



6.3 Item 1 (Picture)
under kitchen sink on back wall



6.3 Item 2 (Picture)
In attic near house fan



6.3 Item 3 (Picture)
Back balcony storage room light

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, ALL RECEPTACLES IN GARAGE, CARPORT AND EXTERIOR WALLS OF INSPECTED STRUCTURE

☑ INSPECTED

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

☐ INSPECTED, REPAIR OR REPLACE

Some outlets in the kitchen, mechanical room, outside, and garage were not GFI protected. This reduces

protection to personal shock injury in the event of a fault, especially near water.

Recommend hiring electrician to check and install GFI protection on all outlets that are within 6ft of a water source.



6.5 Item 1 (Picture)
kitchen



6.5 Item 2 (Picture)
garage



6.5 Item 3 (Picture)
garage exterior

6.7 LOCATION OF MAIN AND DISTRIBUTION PANELS

☑ INSPECTED

Garage

6.8 SMOKE DETECTORS

☑ INSPECTED

Operated during inspection. Battery operated.

The smoke detector should be tested at common hallways and in bedrooms upon moving in to home.

Recommend battery replacement annually.

6.9 CARBON MONOXIDE DETECTORS

☑ NOT PRESENT

Consider adding a CO detector in kitchen where the only source of fuel burning occurs.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 7. INSULATION AND VENTILATION

☰ DESCRIPTION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

✂ STYLES & MATERIALS: INSULATION AND VENTILATION

Attic Insulation:

Batt
R-19

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

Fan only
Fan/Heat/Light

Dryer Power Source:

220 Electric

Dryer Vent:

PVC Rigid

Floor System Insulation:

NONE

👁 ITEMS: INSULATION AND VENTILATION

7.0 INSULATION IN ATTIC

☑ INSPECTED

Attic insulation is ok, but is lower than today's standards of R-38. The 6" of batt fiberglass insulation installed has an R-value of R-19.

Lower levels of insulation will generally have more energy loss. However, in this situation the level of insulation present was acceptable when the home was built. This is not a major defect.

If desired, hire professional to install more insulation in attic. Be careful to not block the operating whole home fan.



7.0 Item 1 (Picture)

7.2 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

☑ NOT PRESENT

7.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

☑ INSPECTED

7.4 VENTING SYSTEMS (KITCHENS, BATHS AND LAUNDRY)

📁 INSPECTED, REPAIR OR REPLACE

The laundry vent was clogged with lint and is loose. The clogged vent is at greater risk of catching fire. The loose vent may fall off and no longer provide protection from outside elements.

Recommend entire laundry duct cleaning (at least annually) and then replacing the exterior vent assembly with a louvered one without a grill/grid screen.



7.4 Item 1 (Picture)

7.5 VENTILATION FANS AND THERMOSTATIC CONTROLS IN ATTIC

☑ INSPECTED

A whole home fan is installed and operating. This allows for large amounts of air to be displaced in the home through the fan into the attic.

I recommend developing a strategy when using the fan, especially if indoor air quality or allergy-like concerns are present. Always open up a big window or door with a screen to allow "make-up" air into the house before starting the fan. This will allow better control of where the fan is pulling air from. I also recommend checking the outdoor weather to ensure dust/dirt/pollen/etc levels are acceptable to you and that humidity levels are in the comfortable 60% or less level.

Lastly, be careful of opening doors when the fan is on. The vacuum power could shut the door quickly and cause personal injury.



7.5 Item 1 (Picture)
Attic whole house fan



7.5 Item 2 (Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While

the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 8. INTERIORS

☰ DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. **The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

✂ STYLES & MATERIALS: INTERIORS

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Laminated T&G
Self adhesive tile
Vinyl

Interior Doors:

Hollow core

Window Types:

Awning

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Corian

👁 ITEMS: INTERIORS

8.0 CEILINGS

📅 INSPECTED, REPAIR OR REPLACE

A few cracks in the drywall were visible during the inspection. This may be from the add-on that

reconfigured the roofline and load support. I did not see any major concerns during inspection. Recommend hiring a professional contractor to repair crack in drywall. Then monitor crack for a season to see if any cracks return. If they do then I recommend consulting with a professional engineer for further evaluation.

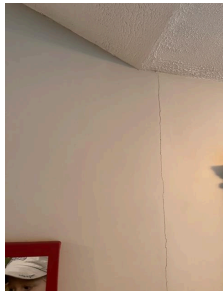


8.0 Item 1 (Picture)
entry way ceiling

8.1 WALLS

INSPECTED, REPAIR OR REPLACE

A few cracks in the drywall were visible during the inspection. This may be from the add-on that reconfigured the roofline and load support. I did not see any major concerns during inspection. Recommend hiring a professional contractor to repair crack in drywall. Then monitor crack for a season to see if any cracks return. If they do then I recommend consulting with a professional engineer for further evaluation.



8.1 Item 1 (Picture)
kitchen/dining room wall

8.2 FLOORS

INSPECTED

No noticeable issues with flooring during inspection.

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

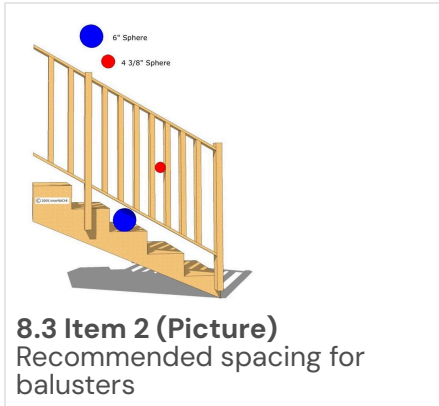
INSPECTED, REPAIR OR REPLACE

The basement steps were missing balusters that are used to prevent children, pets, or adults from slipping and falling off the stairs.

I recommend hiring a professional carpenter to install balusters correctly.



8.3 Item 1 (Picture)



8.3 Item 2 (Picture)
Recommended spacing for balusters

8.4 COUNTERS AND CABINETS (REPRESENTATIVE NUMBER)

☑ INSPECTED

8.5 DOORS (REPRESENTATIVE NUMBER)

☑ INSPECTED

8.6 WINDOWS (REPRESENTATIVE NUMBER)

☑ INSPECTED

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. GARAGE

STYLES & MATERIALS: GARAGE

Garage Door Type:

Two automatic

Garage Door Material:

Insulated

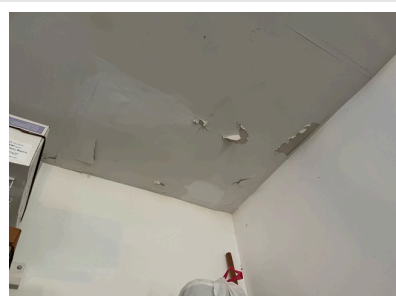
Auto-opener Manufacturer:CHAMBERLAIN
LIFT-MASTER

ITEMS: GARAGE

9.0 GARAGE CEILINGS

 INSPECTED

The garage ceilings had areas of chipping paint. This does not seem to be a moisture issue, but could be caused by poor painting techniques or paint quality.
Recommend repainting if desired.



9.0 Item 1 (Picture)
garage ceiling

9.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

 INSPECTED

9.2 GARAGE FLOOR

 INSPECTED

9.3 GARAGE DOOR (S)

☑ INSPECTED

Both doors operated as expected with openers and manually.

9.4 OCCUPANT DOOR (FROM GARAGE TO INSIDE OF HOME)

☑ INSPECTED

Missing strike plate. See door comment in Exterior section.

9.5 GARAGE DOOR OPERATORS

☑ INSPECTED

9.6 GARAGE WINDOW (S)

☑ INSPECTED

Windows did not have major cracks or failure indications. I was not able to open them during inspection due to personal belongings being in the way.

10. BUILT-IN KITCHEN APPLIANCES

STYLES & MATERIALS: BUILT-IN KITCHEN APPLIANCES

Disposer Brand:

BADGER

Range/Oven Type:

Propane range, Electric Oven

ITEMS: BUILT-IN KITCHEN APPLIANCES

10.0 DISHWASHER

 NOT INSPECTED

I did not operate the dishwasher during inspection.

10.1 RANGES/OVENS/COOKTOPS

 INSPECTED

The oven and range operated as expected during inspection. The range cook top was propane gas and the oven was electric.

10.4 FOOD WASTE DISPOSER

 INSPECTED, REPAIR OR REPLACE

A small water leak occurred during testing of the unit. It may be from the flange that mounts to the disposal. No water leaks are acceptable in a plumbing waste system. This will lead to further leaking and damage to the cabinets.

Recommend having a plumber repair or replace. Minor issue.



10.4 Item 1 (Picture)

10.5 REFRIGERATOR

 INSPECTED

Refrigerator temperatures were as designed. I did not test the water or ice maker.

10.6 MICROWAVE COOKING EQUIPMENT

☑ INSPECTED

The microwave operated as expected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

🏠 12. SWIMMING POOLS, EQUIPMENT AND SAFETY

☰ DESCRIPTION

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website:

http://www.ihf.org/foryourhealth/article_children.html

✂ STYLES & MATERIALS: SWIMMING POOLS, EQUIPMENT AND SAFETY

Style:

In ground

Shape:

Rectangle

Wall Material:

Plastic Liner

Concrete

👁 ITEMS: SWIMMING POOLS, EQUIPMENT AND SAFETY

12.0 OPERATIONAL CONDITION OF POOL

NOT INSPECTED

The pool was not tested during inspection.



12.0 Item 1 (Picture)
pool

12.7 VERIFY THE ELECTRICAL OUTLET (S) AND ANY LIGHTING FOR POOLS IS ON A GROUND FAULT CIRCUIT (GFCI)

INSPECTED, YES

12.15 IS THE POOL FENCED?

INSPECTED, NO

No fence around pool, however the pool has a cover. Check with local officials on the requirements for fencing around pools.

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.