

Nov 8th, 2024

1234 Sample Inspection, Anytown, CA

# **Home Inspection Report**

PREPARED FOR:

Client

**INSPECTED BY:** 

Kurt Crampton / Gable to Grade Home Inspections





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# **Inspection Details**

### **INSPECTOR 1**

# **Kurt Crampton**

Gable to Grade Home Inspections

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# CLIENT

# Client

Phone	
Email	Clientemail@.com

# **BUYERS AGENT**

# **Buyers Agent**

Phone		
Email		email

### **ADDITIONAL INFO**

☐ Inspection date	Nov 8th, 2024		
• Others Present	Buyer,Buyer's Agent		
Property Occupied	Occupied		
• Weather	Clear,Sunny		
• Temperature	80 °F		
Building Type	Single Family		
• Interior	Bedrooms-4,Bath- rooms-4		
• Year Built	1999		
Water Source	City		
• Sewage/Disposal	City		



### HOME INSPECTION REPORT

# **Definitions**



### **Inspected**

The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.



### Maintenance

The Item or component requires regular maintenance for continued optimal performance.



### Recommendation

The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.



### **Needs Servicing**

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



### Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.



### **Observations**

Information that is notable but does not necessarily require action.



# Limitations

Limited access or Information available to Inspector



### **Information**

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

# 1. Scope of Work

# **Definitions and Scope**

This firm endeavors to perform all inspections in compliance with the standards of practice (SOP) and Code of Ethics (COE) which have been written in accordance with the California Business and Professions Code (BPC) Chapter 9.3 [7195-7199].

This limited visual inspection evaluates readily accessible systems and components, using normal user controls and identifying material issues (such as safety hazards or nonfunctional systems.)



As generalists and not specialists, our inspectors provide a point-in-time assessment (on the day of the inspection) of the condition of the property based on professional training and experience. Please note that this report is not a guarantee or warranty of the property's current or future performance, nor does it evaluate the strength, efficiency, or future reliability of any system. This report is not designed to identify or address the possible existence of hazardous plants or animals, nor does it evaluate risks from known or unknown environmental pollutants, including but not limited to asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination, or other indoor and outdoor substances. It also does not cover water contamination, toxic or flammable chemicals, water- or airborne-related illnesses or diseases, or any similar potentially harmful substances or conditions. These issues require assessment by qualified specialists.

### 1.1 GABLE TO GRADE HOME INSPECTIONS

**INFORMATION:** Thank you for choosing Gable to Grade Home Inspections.

Statements or opinions expressed by the inspector prior to the issuance of this report should not be relied on if in conflict with this report. To fully understand the scope of this inspection, we strongly encourage the client to read the entire report and the Standards of Practice at the end. Some systems or components may be excluded and may require evaluation by a qualified specialist. We recommend obtaining any repair estimates and second opinions from client-selected licensed contractors. Please call/text or email us with any questions you have regarding your inspection.

Kurt Crampton
Gable to Grade Home Inspections
661-992-2149
kurt.crampton@gabletogradeinspections.com

### MEDIA:







### 1.2 HOME OWNERS ASSOCIATION

**DESCRIPTION: HOA** 

**COMMENTS:** 



### **HOA Comment**

Please note that most Home Owners Associations (HOA's) are responsible for maintaining most exterior systems and components. The scope of responsibility varies with one HOA to another. Recommend that the buyer become familiar with the HOA's obligations and responsibilities and what items are the responsibility of the owner.

# 2. Exteriors

- Shall Inspect: Surface grading near building, exterior doors, windows; attached decks, porches, balconies, stairways, handrails, guardrails; wall cladding, trim; adjacent patios, walkways, driveways.- Shall Not Inspect: Window/door screens, shutters, awnings, security bars, fences, gates, automated door/gate openers, systems requiring ladder access.

### 2.1 SITE LANDSCAPE/ DRIVEWAYS/FLATWORK

**PROPERTY ACCESS:** Accessible from Public Street

SITE SLOPE/ DRAINAGE: Appears to be Functional, Flows, East

**DRIVEWAYS:** Concrete, No Excessive Damage or Defects Observed

WALKWAYS: Concrete, Pavers, Stone, No Ponding Observed, No Excessive Damage or Defects Observed

**INFORMATION:** It is important to maintain the directly adjacent surface grade so that it effectively diverts water away from the structure and its foundation, preventing moisture intrusion and damage. Keep trees and vegetation at least twelve inches away to avoid root intrusion, pest harborage, as well as siding and roof surface contact, which can cause water and pest-related issues.

#### MEDIA:









### **COMMENTS:**



### Sprinklers Excluded

The yard sprinkler system was not inspected or tested during this general home inspection. These systems are out of the scope of a general home inspection and are excluded.

### 2.2 DOWNSPOUTS/ IN-GROUND DRAINAGE



**DOWNSPOUTS:** Metal, Drain Onto Grade, Drain to In-Ground Piping

**IN-GROUND DRAINAGE SYSTEM:** Daylights to curb gutters

### MEDIA:





### **COMMENTS:**



### **Downspouts Too Short**

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend downspout extensions to drain at least 6 feet from the foundation.

Location - East Side of House in Planter. Also west side planter near sprinkler valves





Still too short. Planter is muddy and will fill with drain water

### 2.3 FENCES/ GATES/ RETAINING WALLS

**DESCRIPTION:** Block Wall, Wrought Iron, Walk-Through Gate











Cracks- Block Wall

Some cracks were observed in the permitter block wall fencing. These cracks should be repaired and monitored for widening/ worsening.

Location - East Fence







### 2.4 BUILDING EXTERIOR

**CONSTRUCTION TYPE:** Wood Frame

WALL SURFACE (CLADDING): Stucco, Stone, Veneer, No Major Defects Observed

**EXTERIOR TRIM: Wood** 

**MAIN ENTRANCE FACES: North** 

EXTERIOR DOORS: Wood Front Door(s) with Glass, French Doors, No Major Defects Found

**EXTERIOR WINDOWS/ SCREENS: Vinyl Window Frames** 

EAVES AND SOFFITS: Wood Facia, Wood Soffits, Sealed Soffits, Stucco Soffits

INFORMATION: SAFETY RECOMMENDATION - For safety concerns, it is highly recommended that all exterior door lock-sets be replaced prior to move-in. It is unknown how many keys have ever been made and distributed. Replacing lock-sets is an easy and inexpensive safety measure that can give the new home owners peace of mind and added security.















### **Exterior Painted Surfaces Satisfactory**

The exterior woodwork and painted surfaces appear in satisfactory condition (with some exceptions on the trim, door and window casings and fascia boards). No unusual or severe deterioration was observed in the exterior paint/stain finishes. It is important that all exposed wood surfaces are kept well protected to ensure a maximum service life. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.



### Windows- Access Limited

Please note that access to all windows was prohibited at the time of the inspection. This report is limited to only those windows which could be accessed and tested. All windows which could not be accessed during this inspection are excluded from this report.

### 2.5 FUEL SOURCE

**FUEL TYPE: Natural Gas** 

GAS METER: Manual Shut-Off Present, Seismic Shut-Off Valve NOT Present, Side Yard, East, Wrench Present, Good Condition, No Major Defects Observed

GAS PIPING: Steel, Rust Observed

INFORMATION:

Gas Line Inspection Limitations: Every effort was made to inspect the gas lines within the dwelling envelope however, pipes located in inaccessible places such as behind walls and in attic spaces could not be inspected as part of the general home inspection. Recommendation: If a more thorough inspection is desired, the client should contact the gas utility company and have them conduct a complete inspection of the gas supply system and meter.



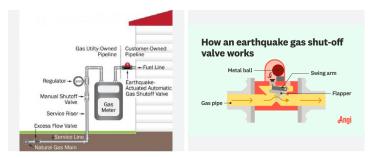






### Seismic Shut-Off NOT Present

The gas meter has not been fitted with an emergency seismic shut-off valve. It is recommended that an emergency shut-off valve be installed at this time. If not already present, it is also recommended that a Gas Wrench be placed at the gas meter itself in case of an emergency.





### **Rusted Surface- Gas Pipes**

Visible age, rust and deterioration were observed on the gas supply pipes. The observed issues are all located above grade level. The below grade level gas pipes are out of the scope of this general home inspection and are excluded from this inspection report.



# 3. Foundations & Under Floor Areas

- Shall Inspect: Foundation type, condition; floor framing; under-floor ventilation; insulation; foundation anchoring systems; cripple wall bracing; wood clearance from soil.- Shall Not Inspect:-



Size, spacing, adequacy of bolting/bracing; insulation composition, energy efficiency; concealed structural elements.

### 3.1 FOUNDATION

FOUNDATION CONSTRUCTION: Concrete, Slab On Grade, No Structural Movement or Displacement Observed

### **COMMENTS:**



### Wet Soil at Foundation

Soil around the base of the structure at the foundation was too wet and could cause settling, absorption and could wick up into the walls of the structure. Recommend checking sprinklers and runoff sources to determine why the soil is damp and correcting it.





### Foundation- Good Condition

The foundation was visually inspected and found to be in overall good condition with no major defects observed. Minor cracks and surface wear are considered normal signs of aging and settling. The structure was inspected for conditions that are indicative of foundational settling or movement. Vegetation and other obstructions may have limited access to all areas of the foundation but every effort was made to conduct a thorough inspection in accordance with our Standards of Practice.







Soil Level- Too High



It is recommended that the soil level to the weep screed, or start of the vertical wall of the structure, be no less than four inches and no less than two inches above paved areas. Soil, which has built up to less than four inches, was observed in some areas around the foundation of the structure. Proper soil clearance can prevent moisture intrusion as well as microbial growth and wood destroying organisms. Recommend removing built-up soil around the structure so that there is a minimum of four inches from the soil to the screed.



# 4. Roof

- Shall Inspect: Roof coverings, drainage systems, flashings, penetrations, skylights.- Shall Not Inspect: Roofs deemed unsafe to walk, subject to damage risk; certify, warrant leak-free status; perform water tests.

### 4.1 ROOF CONSTRUCTION

**METHOD OF INSPECTION: Drone** 

**ROOF STYLE:** Gable, Hip, Combination

**ROOF COVERINGS:** Cement Tile

FLASHINGS: Drip Edge Flashings, Valley Flashings, Step Flashings, Chimney Flashings

**VENTS/STACKS/PENETRATIONS:** ABS, Double Wall (B Vent)

**DRAINAGE:** Valley Flashings

INFORMATION:

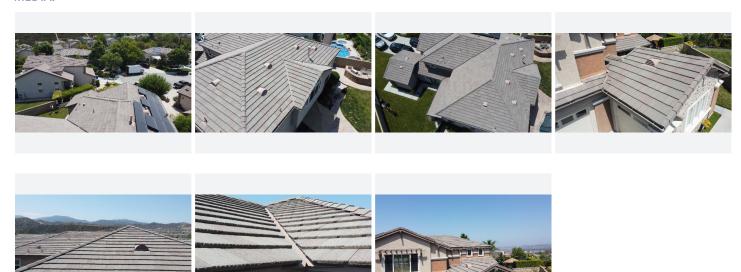
Although not required, the inspector will attempt to evaluate the roof by walking on the surface. If unable or unwilling to do so for any reason, the inspector will indicate the method used to evaluate the roof. Roof sections on the second story level or higher are usually inaccessible. We can only offer an opinion of the general quality and condition of the roofing material.

The condition of the roofing underlayment, such as felt paper or membrane beneath the outer roofing material, cannot be assessed without risking damage to the roof covering, as this inspection is strictly visual and non-invasive. This point-in-time assessment does not guarantee or warrant



that the roof is free of leaks at the time of inspection or will remain leak-free in the future. All roof covers require periodic inspection, servicing and maintenance.

### MEDIA:



### **COMMENTS:**



### Roof Inspection- Not Walked

Due to the type of roofing material (concrete tile, clay tile or asbestos tile) or due to safety considerations (wet conditions, excessive and steep pitch or height) direct access to the roof was prohibited. This inspection includes observations gathered from the ground and ladder as the roof was not walked on during this inspection. Hard to see defects such as cracked tiles, slightly displaced tiles, cracked shingles, slightly displaced flashings, as well as other minor defects may not be observed due to visual limitations. Recommendation: Have the roof thoroughly inspected by a licensed roofing contractor if desired.

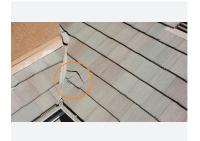


### **Cracked Roof Tiles**

One or more roof tiles are cracked. Roof tiles protect the underlayment and moisture barrier of the roof. Some cracked roof tiles can be patched with joint compound but will most likely have to be replaced. Recommend the roof be evaluated and repaired as needed by a licensed roofing contractor.

Location - Front Area North





Expect to find more cracked tiles throughout the roof.



# Missing or Displaced Roof Tile(s)

One or more of the roof tiles are missing or have slid out of place exposing the underlayment. Unprotected underlayment can lead to damage and leaks. Recommend further evaluation and repair by a licensed roofing contactor.

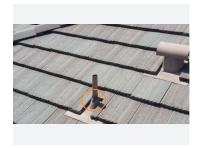


Expect to find more slipped tiles throughout the roof.



# **Reseal Roof Projections**

Recommend resealing all Through-Roof vents and projections.



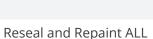


**Roof Tune-Up** 



The roof covering appears to be aging normally but needs minor servicing. Most roofing companies offer a "Roof Tune-Up" which consists of resealing all roof penetrations and making minor repairs as needed . The cost varies based on the size and construction of the roof, and any repairs needed. Recommend consulting a licensed roofing contractor for a consultation and quote.







### **Patching**

There are numerous patches on the roof indicating that the cover leaks or has leaked in the past. Recommendation: Evaluation by a licensed roofing contractor for repair or replacement as appropriate. The tiles that don't match lead me to believe that there was a repair done in this area.



# 4.2 GUTTERS

**DESCRIPTION:** Metal, Drain Into Downspouts

### NAMEPLATE:









# **Gutters Functionality Unknown**

Due to the limitations of this visual inspection, It is unknown if gutter leak or are properly sloped to drain.

# 4.3 CHIMNEY(S)

**DESCRIPTION:** Framed, Stucco, Chimney Condition- Good, Spark Arrestor- Present

### MEDIA:



### **COMMENTS:**



# **Spark Arrestor- Present**

The chimney flue has an approved spark arrester/rain-cap installed as recommended. Spark arresters prevent hot embers from escaping and rain-caps prevent moisture from entering the flue where it can cause damage to the mortar joints and seams of the flue liner. The spark arrester was observed to be in good, functional condition at the time of inspection.







### **Chase Cover Corroded**

The metal cover at the top of the chimney chase that houses the metal flue for the family room fireplace is corroded, rusted, deteriorated. Recommend repair or replacement by a qualified professional.



HAVE ROOFERS ADDRESS THIS



### Step Flashing- OK

The step-flashing at the roof-to-chimney structure was inspected for signs of damage, defects or leaks (excessive sealing/caulking). The step-flashing is in overall good and functional condition with no signs of damage or defects.

# 5. Attic Area

- Shall Inspect: Roof framing, attic insulation, attic ventilation provisions.- Shall Not Inspect: Mechanical ventilation systems, insulation composition, energy ratings.

### 5.1 METHOD OF INSPECTION

**DESCRIPTION:** In the attic

**ATTIC ACCESS:** Hatch

**LOCATION: Second Floor Hall** 







### **Uninsulated Hatch**

The absence or insulation on the attic hatch can result in some energy loss through convection, and some staining of the hatch area may eventually result, when warm house air condenses on the cold hatch and captures dust particles from the air. It is recommended that the hatch be insulated to the same approximate R value as the rest of the attic.



### 5.2 ROOF FRAMING

**DESCRIPTION:** Pre-Fab Truss, 2 x 4, 24" centers, OBS Sheathing

### MEDIA:







OBS Sheathing

Pre-Fab Truss's

#### **COMMENTS:**



### Water Stain- Attic Floor Walk

Staining was observed in the attic area. The stain appeared to be old and was not damp at the time of the inspection. The corresponding roof sheathing and the surrounding areas of the attic showed no signs of leaks. No other staining was observed. It is likely condensation from the A/C unit. Recommend monitoring the area to make sure there in not an active leak. Have the A/C unit inspected.







### 5.3 INSULATION/ VENTILATION

INSULATION: Fiberglass, Batts, Kraft Faced

**VENTILATION: Pitch Mounted Vents** 

MEDIA:







### **COMMENTS:**



### **Uneven/Inconsistent Insulation**

The insulation in the attic was installed inconsistently which could diminish it's effectiveness. Recommend consulting a licensed roofer to determine if the insulation levels should be adjusted to maximize it's effectiveness. This was observed in a few spots only and is considered a minor issue. Have the insulation corrected when having other work done.

Location - In the attic hatch and furnace areas





# 6. Electrical



-Shall Inspect: Service equipment, electrical panels, circuit wiring, switches, receptacles, outlets, lighting fixtures, ground fault circuit interrupters (GFCI).- Shall Not Inspect: Circuit breaker operation, cover plate removal, de-icing systems, photovoltaic, emergency generators, storage systems.

### 6.1 SERVICE/ METER

SERVICE ENTRY: Lateral (In-Ground) Service Entry, Condition-Tested Functional

METER LOCATION: Side, East, Near Main Panel

SERVICE AMPS AND VOLTS: 110 VAC, 220 VAC, 200 amps

**GROUND:** Plumbing and rod in ground, Ground Rod Not Visible MAIN DISCONNECT: Located Inside Service Panel, 200 amp Rating

INFORMATION: This point-in-time, general home inspection includes the viewable portions of the service drop or lateral entrance/conductors from the utility to the house as well as the amperage and voltage rating of the service, as listed, the service main disconnects, grounding, the over current protection devices used in the service panels and sub panels, and the wiring types. Inspectors are not required to measure amperage draw, line voltage or ground impedance.

### MEDIA:





### **6.2 MAIN PANEL**

**DESCRIPTION:** General Electric, Solar Inverter Present- Not Inspected

**CAPACITY**: 200 amps

AFCI / GFCI BREAKERS: No GFCI or AFCI in Panel













Legend Missing/Illegible/Incomplete

Missing or illegible circuit identifying legend on the interior panel cover in the electrical service box as required. Recommend identification and proper labelling of circuits by a licensed electrical contractor.





### Panel Full

The main service panel appears to have no room for future upgrades or additions to the system.

### 6.3 BRANCH CIRCUITS/ EXTERIOR ELECTRICAL

BRANCH CIRCUITS: Romex(Copper), Copper Wire, Romex Wiring Ran in Attic

EXTERIOR OUTLETS & FIXTURES: Front Porch Light Functional, Back Porch Light Functional

**INFORMATION:** The inspector visually inspects Readily Accessible electrical systems for general condition and Safety Issues, but does not operate disconnected systems, remove inaccessible or hazardous covers, test alarm systems, test low-voltage wiring (e.g., telephone, internet/data, audio-visual, landscape, thermostat), emergency power sources (e.g., generators, solar panels, batteries), or measure amperage, voltage, or grounding; a Client-selected licensed electrician is recommended for detailed evaluation.

### **COMMENTS:**



Solar System- Excluded

The structure is equipped with a supplemental solar electrical system. This system is not inspected or tested during a general home inspection as it exceeds the inspection scope as defined by the California Real Estate Inspection Association (CREIA). If the buyer would like to know more about this system it is recommended that they contact the service provider.



This inspection excludes the solar panels, inverters and all other associated systems and components.



Electronic/ Smart Doorbell- Not Tested

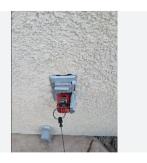
A smart doorbell device has been installed at the property and was not tested by the inspector because it could alert and inconvenience someone who's not present at the inspection. Recommend consulting the owner of the device to determine it's functionality and accessibility in the event of a transfer of ownership.



**Loose Exterior Outlets** 

Some exterior outlets are loose at the wall. Either the outlet itself is loose or the protective faceplate is loose or both. Recommend shutting off power to the outlet before tightening it securely to the wall OR having a competent professional or electrician check and secure all outlets throughout the home.

Location - Back Yard exterior wall. CHECK ALL EXTERIOR OUTLETS





Dead Outlet(s)- Exterior

One or more of the exterior electrical outlets are dead and have no electrical current running to them. Recommend repair as appropriate by a licensed electrical contractor.

Location - Back Yard Exterior by back door.



### 6.4 INTERIOR ELECTRICAL



**OUTLETS & SWITCHES:** Kitchen GFCIs- Present, Kitchen Outlets Tested- Functional, Bathroom Outlets Tested- Functional, AFCI Circuits Not Present, Interior Outlets- Tested Functional

INFORMATION: A representative number of switches and receptacles that are readily accessible are tested for function. Wall outlets and switches which cannot be accessed are excluded from this general home inspection.

> We recommend installing GFCI and AFCI protection where required to enhance safety, as these devices significantly reduce the risk of electrical shock or fire hazards. GFCI protection may not have been required at the time of construction for older homes, but receptacles in these areas require GFCI protection for personnel safety. A client-selected licensed electrician should perform the installation and confirm the specific GFCI and AFCI requirements for the property, as building codes change over time. Please note that Home inspectors do not enforce building codes; this point-in-time assessment identifies potential Safety Issues for your consideration.

### MEDIA:







# 7. Plumbing

- Shall Inspect: Water supply, drain/waste/vent piping; faucets, toilets, sinks, tubs, showers; water heaters, fuel gas piping, seismic bracing; functional flow, drainage.- Shall Not Inspect: Overflow drains, backflow devices, waste ejectors, sump pumps, drain cleanouts, water temperature controls, shower pans, whirlpool baths, saunas, fuel tanks, fuel tank leaks, wells, water treatment systems, fire suppression/sprinkler systems.

### 7.1 MAIN WATER SUPPLY/ EXTERIOR PLUMBING

MAIN WATER/ SHUT-OFF: Water Source- Municipal

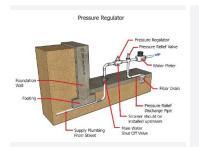
WATER PRESSURE REGULATOR: At Main Shut-off Valve, Front of House, Curb Box

WATER PRESSURE: 80-90 PSI, Appears Normal

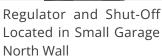
**INFORMATION:** A good water pressure for a house is considered to be between 40 and 80 pounds

per square inch (PSI), with the ideal range being around 60 PSI.













Curb Box Meter in Curb Box



### **Excess Water Pressure**

The water pressure coming into the home is in excess of 80 pounds per square inch. Normal water pressure is considered to be 40 to 80 pounds per square inch. Recommend adjusting the water pressure to an appropriate level or Installation of a pressure reducer valve, if not present, by a plumbing contractor in order to avoid damage to the interior plumbing system.



SLIGHTLY TOO HIGH.



# **Leaking Hose Bibb**

One or more of the exterior hose bibbs is leaking either when the handle is operated or in the shut-off position. Recommendation: Repair as appropriate.





Front of small garage.



# 7.2 SUPPLY(BRANCH)/ WASTE/ VENT PIPING

**BRANCH PIPING:** Copper

**VENT PIPING: ABS Plastic, Sch.40** 

WASTE PIPING: ABS Plastic, To City Sewer

**CLEANOUT LOCATION(S): Back, South** 

MEDIA:







Cleanout in Garage

### **COMMENTS:**



# Water Filtration System

The plumbing system has a filter system installed. Filter systems require regular servicing and maintenance. Failure to maintain the filter system can result in low water pressure and water hammer. Leaks can also develop at the filter water line connections. Recommend that a drip pan be installed under the filter to catch water in the event of leaks.



### 7.3 WATER HEATER

**WATER HEATER TYPE:** Tank (Conventional)

**MANUFACTURER:** Bradford White

CAPACITY: 75 gal

FUEL: Natural gas, Shut-Off Valve-Present

**LOCATION:** Garage



### **CONDITION:** In Working Condition

**VENTING & CONNECTIONS:** TPR Valve Present, No Apparent Defects, Drip Pan Present, Adequate Vent Piping, 18" Raised, Seismic Bracing is Adequate, Vented Through Roof, "B"- Vent Pipe, Termination Clearance is Correct, Collision Protection is Present

INFORMATION:

Today's conventional (Tank) water heaters have an expected service life of approximately 8 to 12 years while Tankless water heaters are expected to last 15 to 20 years. Warranties vary based on manufacturer, model and installation date.

Manufactured in 2024

### NAMEPLATE:

Serial number - AE53341893



#### MEDIA:













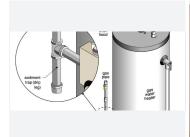
### **COMMENTS:**



No Dirt Leg- Water Heater

The gas supply pipe should have a Sediment Trap (Dirt Leg) installed in-line to prevent impurities in the gas from entering and plugging orifices at the burning chamber. Recommendation: Installation of a sediment trap by a qualified professional.









#### Water Too Hot

The water temperature was measured above 120 Deg. F at one or more fixtures in the structure. This is scald hazard and should be adjusted to prevent injury. Recommend contacting a plumber or qualified professional.



137 Deg. TOO HOT

# 8. Heating/Cooling System

- Shall Inspect: Heating, cooling equipment; gas venting, energy sources, combustion air, exhaust vents, condensate drainage, air distribution system.- Shall Not Inspect: Heat exchangers, electric heating elements, non-central AC units, evaporative coolers, radiant/solar/hydronic/geothermal systems, airflow balance, electronic air filters.

# 8.1 INTERIOR UNIT (FAU)

**DESCRIPTION:** Central Air, Air Handler- Furnace & A/C, # of Units- 2

**MANUFACTURER:** Lennox

LOCATION: Attic, 2nd Floor, Horizontal Unit

**FUEL TYPE:** Natural gas, Shut-Off Valve Present/ Adequate **EXHAUST/ VENTILATION:** Through Roof, B-Vent Pipe- Flue

CONDENSATE DRAINAGE: PVC Primary Drain, Drip Pan Present, Terminates Outside, At Ground Level, Gravity Drainage

**DISTRIBUTION/ DUCTING:** Insulflex Ducting, Attic Ducting

**INFORMATION:** 



This point-in-time assessment visually inspects and operates Readily Accessible Installed Heating and Air Conditioning systems using normal controls, identifying energy source, system type, venting (for heating), air supply, and distribution components (e.g., ducts, registers, radiators) for general condition and Safety Issues. It excludes Evaporative Coolers, inaccessible flue or chimney interiors, heat exchangers, compressors, humidifiers, dehumidifiers, electronic air cleaners, solar systems, refrigerant levels, duct insulation condition, internal components (e.g., wiring, valves), hidden areas, heating or cooling adequacy, or future performance, and does not use specialized tools or provide repair cost estimates. A Client-selected licensed HVAC contractor is recommended for detailed evaluation.

#### MEDIA:









Unit 1 Unit 2 Drip Pan



Proper Termination Clearance

### **COMMENTS:**



### Registers- Present

All rooms were checked for heating/cooling source (delivery registers). No defects were observed.



### A/C Tested (Above 60 Deg. F)

The outdoor ambient temperature was above 60 degrees F at the time of the inspection making it suitable to test the A/C unit(s). Please note that the A/C and Furnace were tested



by normal means of operation (Calling for heat and cooling at the the interior thermostat). Any defects or deficiencies regarding the A/C or furnace will be noted in this report.



### Air Filter- Dirty

A dirty filter restricts airflow which can lead to premature failure of the air handler unit, inconstant operation and higher energy bills, as well as poor air quality in the home. Recommend replacing dirty air filter and changing filters once per month during periods of heavy usage.

Location - All Return Air Filters

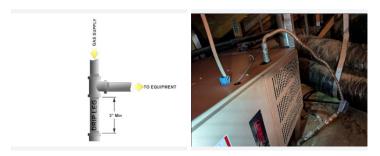




### Furnace- No Dirt Leg

There is no Sediment Trap (dirt leg) present on the gas line to the furnace. Dirt legs collect moisture and impurities in the gas line before they have the opportunity of entering the burning area of the appliance. Recommendation: Installation of a proper dirt leg by a licensed plumbing contractor.

Location - Both Units





### Older-HVAC/Furnace

The HVAC or Furnace unit is in working condition but appears aged, likely nearing or beyond its intended lifespan(usually 15 to 20 years). No assessment of remaining service life is provided by the inspector. Repair or replacement could be needed anytime. Recommend evaluation by a qualified technician.





### **Drip Pan Stains/ Corrosion**

The condensation drip pan shows evidence condensation. The pan functioned as intended but rust or stains indicate that the condensation line was clogged at some point. This may not be an active issue but it should be addressed. Recommend a qualified professional to inspect condensation drainage system.

Location - Unit 2



### 8.2 THERMOSTAT(S) & TEMPERATURE SPLITS

THERMOSTAT(S): Individual, Programmable, Functional, Downstairs, Upstairs

TEMPERATURE SPLITS: A/C Differential Normal, Heater Differential Normal

AIR FILTER: Disposible, Located-Interior Intake

INFORMATION: The proper temperature split between supply and intake air in an Air Conditioner is 14 to 22F. The proper temperature split for the heater is 25 to 55F. A/C Temp Split= Upstairs -17 Deg. Split Downstairs- 15 Deg. Split

Heater Temp Spit= Upstairs- 23 Deg. Split Downstairs- 26 Deg. Split

The system was tested and is functioning within the normal parameters unless

otherwise noted in the report.

### MEDIA:







# 8.3 EXTERIOR UNIT (COIL CONDENSER)

LOCATION: Pad mounted, Side Yard

NAMEPLATE:





### MEDIA:







Unit 1

Unit 2

MANUFACTURED in 1999

#### **COMMENTS:**



### Line Set Insulation Deteriorated

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend replacing deteriorated Line Set Insulation.





### Older Unit-R22 Obsolete

The A/C condenser unit is older and beyond it's manufacturer's expected service life. The refrigerant used in this system is known as R22. This material will no longer be manufactured as of January 2020. Repair of the system may become more expensive, or the system may need to be replaced, if it becomes unserviceable. Recommend consulting with a licensed heating and air conditioning contractor regarding it's serviceability.

# 9. Interior Areas- Rooms



- Shall Inspect: Walls, ceilings, floors, interior doors, windows; stairways, handrails, guardrails; permanent cabinets, cook-tops, ovens, dishwashers, range vents, food waste disposers; absence of smoke/carbon monoxide alarms; vehicle doors/openers.- Shall Not Inspect: Window/door/floor coverings, security from unauthorized entry, smoke/carbon monoxide alarm types, vehicle door safety issue devices, systems requiring ladder access.

### 9.1 WALLS/ CEILINGS/ FLOORS

INTERIOR WALLS: Drywall, No Major Defects Observed

**CEILINGS:** Drywall

FLOORING: Good Condition, No Major Defects Observed

INFORMATION: The inspection of the interior excludes areas concealed by furnishings or

obstructions, as well as cosmetic deficiencies. Inspectors are not required to remove or displace any personal items, furnishings or obstructions, or to lift carpet or rugs, to access areas or components within the

dwelling envelope.

### MEDIA:











### **COMMENTS:**



# **Occupied Dwelling**

At the time of this general home inspection, the inspected structure was occupied. Please note that this prevented full access to all areas of the interior due to furniture and other stored items including below cabinets and inside closets. This report is limited to only those areas that are accessible and visible and all other areas are excluded from this report.





### Security System- Excluded

Please note that security systems are out of the scope of this general home inspection. Inspectors do not inspect, test or evaluate security systems for proper operation, installation or effectiveness. Inspectors are prohibited from testing these systems.





# Flooring Inspection Limitations

The condition of floor covering under furnishings and appliances is unknown and outside the scope of the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection.



### No Moisture Intrusion-Interior

The interior was inspected for visible signs of water intrusion and damage. A moisture meter was used to test specific areas inside the structure (bathrooms and kitchens). No excessive moisture was detected and no visible signs of water damage, staining or intrusion were observed at the time of the inspection. Please note that this comment is not a guarantee against latent water intrusion, leaks or damage, just that no water issues were observed at the time of the inspection even with the use of a moisture meter.



### Normal Wear-Interior

The interior exhibits common wear from age and use. This type of wear includes small cosmetic damage, blemishes and worn surfaces. The visible damage was not excessive or significant is scope.



### Hand Railing- Open Ends

The hand railing is open at the ends and has no "turn-outs" installed. Open rail ends can cause tripping hazards as loose clothing or bags can get snagged on the railings. Turn-outs



prevents this by adding a continuous and smooth transition to the wall. Recommend installing turnouts.



### 9.2 WINDOWS-INTERIOR

### **DESCRIPTION:** Vinyl Frame

INFORMATION:

A Representative Number of Windows and Doors were tested as per our Standards of Practice. Windows and Doors which are blocked, locked or obstructed by permanent fixtures, personal items, or are out-of-reach are excluded. For safety reasons, all Windows and Doors should be in proper working condition for the purpose of egress in the event of an emergency.

### MEDIA:



### **COMMENTS:**



### **Tested Windows- Good Condition**

Accessible windows were inspected and tested for function. The windows that were inspected are in good working condition with no defects observed. All windows that are not new require regular servicing.



### Accessible Windows-Inspected

Please note that only windows that are accessible can be inspected and tested. All windows that are not accessible are excluded from this general home inspection.



### 9.3 DOORS-INTERIOR

#### **DESCRIPTION:** Wood

#### MEDIA:



#### **COMMENTS:**



### **Door Stop Missing**

One or more of the interior doors do not have door stops installed or the stops are damaged. Recommendation: Replacement of door stops where missing or damaged.

**Location - Several Doors missing Stops** 



# Hinge Pin(s) Not Seated

Some of the door hinge pins are not properly seated. Recommendation: Repair as appropriate. Door hinges can easily be tapped down in place with a small hammer.



### 9.4 SMOKE/CARBON MONOXIDE DETECTORS

**CONDITION:** Smoke Detectors Present, Carbon Monoxide Detectors Present, Adequately Placed Per Requirements

# INFORMATION:

It is Highly Recommended that Smoke and Co2 detection devices be monitored and kept up to date by the occupant of the dwelling. Smoke detectors and Co2 monitors older than 8-10 years have an increased failure rate even if they test functional (sound off when tested). California law does NOT require that Smoke and Carbon Monoxide alarms be "tested" as part of a general home inspection. Even if

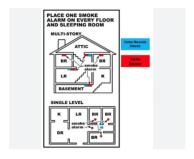


the alarm beeps when the test button is depressed, or if the battery is replaced, the inspector cannot guarantee that the alarm will sound in the event of a fire or increased level of carbon monoxide. It is the responsibility of the home owner/occupant to determine if smoke and CO2 alarms are operating correctly.

### NAMEPLATE:



### MEDIA:



### **COMMENTS:**



Smoke C02 Detector Test-Limitation

The State of California Real Estate Commission (home inspector regulating body) does not require that smoke and Carbon Monoxide alarms be inspected as part of a home inspection. The reasoning is that even though the alarm beeps when the test button is depressed, the beep is no guarantee that the alarm will sound in the event of a fire.

# 10. Kitchen

Appliances are inspected for proper installation and tested for basic functionality with no guarantee or warranty implied or provided. The inspection is not technically exhaustive and not all buttons, functions and cycles are tested. Appliances can and do fail without warning (even new appliances). Inspectors are not required to remove or displace any personal items in order to test appliances. Some appliances may be excluded.

### 10.1 KITCHEN AREA



**COUNTERTOPS:** Quartz Slab, Adequately Secured/ NOT Loose, Good Condition

FLOOR: Hardwood

CABINETS: Face Frame, Adequately Installed, Tested- Functional, Good Condition

MEDIA:





## 10.2 KITCHEN PLUMBING/FIXTURES

**DESCRIPTION:** Sink Trap- Present/ Correctly Configured, ABS

FUNCTIONAL FLOW: Good/ Normal, Angle Stops-OK

FUNCTIONAL DRAINAGE: Good/ Normal, Sink Trap is- Adequate/ Normal

**COMMENTS:** 



**Fixtures- Tested** 

Fixture(s) were operated and inspected for defects. All fixtures tested were functional at the time of inspection.



**Leaking Trap- Active** 

Active leak, coming from the sink trap, was observed at the time of inspection. Recommend repair.

Location - Right Side Basin

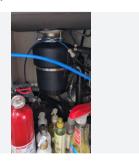


## 10.3 FOOD DISPOSER



**DESCRIPTION:** InSinkErator, Tested-FUNCTIONAL

#### MEDIA:



## 10.4 DISHWASHER

**DESCRIPTION:** Adequately Secured in Place

## MEDIA:





## **COMMENTS:**



Dishwasher Full But Has Power

The Dishwasher had power and functioning buttons but was loaded with dishes at the time of inspection so it was not tested.

## 10.5 REFRIGERATOR

**DESCRIPTION:** Function- Appears Normal

#### MEDIA:







## 10.6 RANGE/OVEN/HOOD

OVEN: KitchenAid, Built-in, Function- Appears Normal

**HOOD/FAN:** Over Stove, Tested-Functional

RANGE/STOVE: In- Counter Range, Tested- Functional

**FUEL SOURCE:** Natural Gas

MEDIA:







#### **COMMENTS:**



## **Stove Burners Not Lighting**

The stove burners on the left side of the stove had trouble lighting. They were inconsistent. Recommend having the ignitors checked.





## **Oven-Functioning Normally**

The oven system was inspected, tested and found to be functioning normally, using normal means of operation, at the time of the inspection.

## **10.7 MICROWAVE**

**DESCRIPTION:** Function-Appears Normal

**TYPE:** Built-in

MEDIA:







#### **COMMENTS:**



#### **Tested-Functional**

The microwave was powered on and run on the normal cook setting for one minute. If so equipped: The interior light, exterior light and exterior ventilation fan were all tested and functional as part of the inspection UNLESS otherwise noted.

## 11. Bathroom

#### Downstairs Guest Bathroom

The inspection of the bathroom area excludes cosmetic deficiencies, window treatments, steam showers, saunas, and leak-testing of shower pans. The inspector is not required to remove or displace any personal items in order to access or test systems or fixtures which may be obstructed.

## 11.1 AREA/COUNTER/CABINET/FLOOR

**COUNTERS/CABINETS:** Face Frame Cabinets, Good Condition

FLOOR: Good Condition, No Major Defects Observed

**VENTILATION:** Electric Fan, Tested-Functional

#### MEDIA:







#### **COMMENTS:**



Toilet-Loose at Floor



The toilet is loose at the floor and should be tightened. No leaks were observed but the wax seal should be inspected and replaced if necessary.





## Bathroom(s) Inspected

Bathrooms were tested for functional drainage, functional flow and proper plumbing configurations. Plumbing fixtures, faucets, diverters, sink/ tub stoppers and toilets were tested for proper function and checked for leaks. Shower doors were operated, electric fans, lights and electrical/GFCI outlets were tested. Bathroom doors and windows were operated and checked for proper function and bathroom interiors were checked for defects.

#### 11.2 BATHROOM PLUMBING/ FIXTURES

FUCTIONAL FLOW: Good/ Normal, Angle Stops- OK

FUNCTIONAL DRAINAGE: Good/ Normal, Sink Stops- Functional, Sink Trap is Adequate/Normal

# 12. Bathroom 2

**Upstairs Hall Bathroom** 

#### 12.1 AREA/COUNTER/CABINET/FLOOR

**COUNTERS/CABINETS:** Face Frame Cabinets, Good Condition

FLOOR: Good Condition, No Major Defects Observed

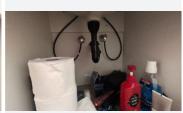
SHOWER/TUB/SURROUND: Fiberglass Insert
VENTILATION: Electric Fan, Tested- Functional

MEDIA:

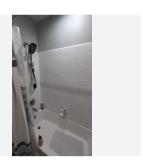












### **COMMENTS:**



## **Towel Bar Loose**

One or more of the bathroom towel bars are loose, damaged or are missing. Recommend that the towel bars be serviced, repaired or replaced as necessary at this time where necessary.





## **TP Holder Loose**

One or more of the toilet paper holders are loose, damaged or missing. Recommend that the affected rods be serviced, repaired or replaced as necessary at this time.





# 13. Bathroom 3

Master Bath West

## 13.1 AREA/COUNTER/CABINET/FLOOR

**COUNTERS/CABINETS:** Good Condition

**FLOOR:** Good Condition, No Major Defects Observed **VENTILATION:** Electric Fan, Window, Tested- Functional

#### MEDIA:















## **COMMENTS:**



Toilet- Loose at Floor

The toilet is loose at the floor and should be tightened. No leaks were observed but the wax seal should be inspected and replaced if necessary.



### 13.2 BATHROOM PLUMBING/ FIXTURES



FUCTIONAL FLOW: Good/ Normal, Angle Stops- OK

FUNCTIONAL DRAINAGE: Good/ Normal, Sink Stops- Functional, Sink Trap is Adequate/Normal

#### **COMMENTS:**



Visual Obstructions- Under Sink

The plumbing fixtures in the cabinet under the sink were visually obstructed by occupant's contents. It is outside the home inspector's standards of practice to move personal items in order to gain access. The inspection of this area and it's components was based on the inspector's best efforts despite limited access.

## **13.3 SPA TUB**

**DESCRIPTION: NOT Tested** 

#### MEDIA:



**NOT TESTED** 

# 14. Bathroom 4

Downstairs Guest Bathroom

#### 14.1 AREA/COUNTER/CABINET/FLOOR

**COUNTERS/CABINETS:** Pedestal Sink, Good Condition

**FLOOR:** Good Condition

**VENTILATION:** Electric Fan, Tested-Functional

MEDIA:















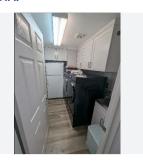
# 15. Laundry

Laundry Machines and Built-In Appliances may not be operated or inspected. The inspector is not required to remove or displace any personal items in order to access or operate systems or fixtures which may be obstructed. The Washing Machine supply/shut-off valves may not be operated (manually turned on/off) and the washing machine drain is not tested.

## 15.1 LOCATION

**DESCRIPTION:** First floor, Laundry Room

MEDIA:



## 15.2 WASHER/ DRYER

**DESCRIPTION:** Present/ Not Tested

WASHER: Samsung
DRYER: Samsung
INFORMATION:



ROUTINE MAINTENANCE - Dryer vents require annual servicing and maintenance. It is important to keep the vent clean by removing the lint that tends to build-up over time. Lint can and has started fires and that is why it is important to clean the dryer vent a least once a year. It is also important to check the vent end-cap (if accessible) to make sure that it is in overall good and functional condition.

#### MEDIA:





#### **COMMENTS:**



#### Appliance(s) Not Tested

A washing machine, Dryer, or both were present at the time of inspection but not operated. The units were unplugged, obstructed from use, in-use by the current occupant or property of the current occupant and will be taken away. Recommend inquiring with the agent or current owner about the appliances if desired.

#### 15.3 LAUNDRY ROOM SINK

**DESCRIPTION:** Operates Normally, Adequate Flow/ Drainage, Sink Trap-Adequate, Angle Stops- OK **MEDIA:** 





# 16. Fireplace

- Shall Inspect: Chimney exterior, spark arrestors, firebox, damper, hearth extension.- Shall Not Inspect: Chimney interiors, fireplace inserts, seals, gaskets, operational safety (determination).- Inspectors are NOT required to attempt to light a gas fireplace.



## 16.1 TYPE

**DESCRIPTION:** Gas

CONSTRUCTION: Damper/ Flue= Functional/ Good, Overall Condition- Good

INFORMATION: While no California law or single entity mandates a Level 2 chimney inspection for a property sale, it is highly recommended by NFPA 211 and often perceived as required due to real estate practices. Buyers, lenders, or HOAs may condition the sale on a Level 2 inspection, including a video scan of the flue interior, to ensure safety. Recommend consulting your real estate representative and a CSIA-certified chimney sweep for a Level 2 inspection as it is beyond the scope of this general home inspection.

#### MEDIA:





# 17. Garage

#### 17.1 CONSTRUCTION/ GARAGE AREA

**DESCRIPTION:** Attached, Poured Slab, Three Car

MEDIA:



## 17.2 GARAGE DOORS

**DOOR CONSTRUCTION: Metal, Tested Functional, Powered** 

MEDIA:





## 17.3 DOOR OPENER

**DESCRIPTION:** Functioning Normally, Chamberlain, Condition-Good

**REVERSING SAFETY SYSTEMS:** PhotoElectric Safety Beam Tested-Functional, Pressure Reversing Tested-Functional **MEDIA:** 





## **17.4 SERVICE DOORS**

**DESCRIPTION:** Wood, Fire rated, Self Closing

## **MEDIA:**





Spring Hinge

# 18. Standards of Practice

## **18.1 STANDARDS OF PRACTICE**

INFORMATION: Standards of Practice (2025) Rev.08

These Standards of Practice, compliant with California Business and Professions Code §



7195–7199, outline the scope of a home inspection for 1–4 unit residential dwellings and define terms in the Glossary (Part IV).

## Part I. Scope and Purpose

A home inspection is a noninvasive, visual evaluation of readily accessible systems and components of the primary building and its primary parking structure, conducted by a reasonably prudent inspector without moving obstructions, damaging property, or risking injury. The purpose is to inform clients about the building's general condition to aid decisions regarding repairs, further evaluations, or cost estimates to be acquired before releasing contingencies. A written report documents, in the opinion of the inspector, material issues—safety hazards, nonfunctional systems, or components nearing the end of service life—recommends corrections or evaluations by licensed contractors issued by the California Contractors State License Board or qualified professionals, and notes limitations. Inspections are not technically exhaustive, exclude cosmetic conditions (BPC § 7195(b)), and provide no warranty or guarantee of the building's condition or future performance.

## Part II. Systems and Components

The inspection includes a visual evaluation and basic operation, using Normal User Control, of the following readily accessible systems and components, or a representative number of similar components, subject to limitations in Part III. Inspectors shall report material issues and may include photos for reference, not as a substitute for written documentation. Shall Inspect refers to items to be evaluated and reported per these Standards and BPC § 7195. Shall Not Inspect refers to items not required to be evaluated or determined.

## 1. Structural Systems

- Shall Inspect: Foundation type, condition; floor framing; under-floor ventilation; insulation; foundation anchoring systems; cripple wall bracing; wood clearance from soil.
- Shall Not Inspect: Size, spacing, adequacy of bolting/bracing; insulation composition, energy efficiency; concealed structural elements.

## 2. Exterior Systems

- Shall Inspect: Surface grading near building, exterior doors, windows; attached decks, porches, balconies, stairways, handrails, guardrails; wall cladding, trim; adjacent patios, walkways, driveways.
- Shall Not Inspect: Window/door screens, shutters, awnings, security bars, fences, gates, automated door/gate openers, systems requiring ladder access.

## 3. Roofing Systems

- Shall Inspect: Roof coverings, drainage systems, flashings, penetrations, skylights.
- Shall Not Inspect: Roofs deemed unsafe to walk, subject to damage risk; certify, warrant leak-free status; perform water tests.

## 4. Attic and Roof Framing

- Shall Inspect: Roof framing, attic insulation, attic ventilation provisions.
- Shall Not Inspect: Mechanical ventilation systems, insulation composition, energy ratings.

## 5. Plumbing Systems

- Shall Inspect: Water supply, drain/waste/vent piping; faucets, toilets, sinks, tubs, showers; water heaters, fuel gas piping, seismic bracing; functional flow, drainage.
- Shall Not Inspect: Overflow drains, backflow devices, waste ejectors, sump pumps, drain



cleanouts, water temperature controls, shower pans, whirlpool baths, saunas, fuel tanks, fuel tank leaks, wells, water treatment systems, fire suppression/sprinkler systems.

## 6. Electrical Systems

- Shall Inspect: Service equipment, electrical panels, circuit wiring, switches, receptacles, outlets, lighting fixtures, ground fault circuit interrupters (GFCI).
- Shall Not Inspect: Circuit breaker operation, cover plate removal, de-icing systems, photovoltaic, emergency generators, storage systems.
- 7. Heating and Cooling Systems
- Shall Inspect: Heating, cooling equipment; gas venting, energy sources, combustion air, exhaust vents, condensate drainage, air distribution system.
- Shall Not Inspect: Heat exchangers, electric heating elements, non-central AC units, evaporative coolers, radiant/solar/hydronic/geothermal systems, airflow balance, electronic air filters.
- 8. Interior Systems
- Shall Inspect: Walls, ceilings, floors, interior doors, windows; stairways, handrails, guardrails; permanent cabinets, cook-tops, ovens, dishwashers, range vents, food waste disposers; absence of smoke/carbon monoxide alarms; vehicle doors/openers.
- Shall Not Inspect: Window/door/floor coverings, security from unauthorized entry, smoke/carbon monoxide alarm types, vehicle door safety issue devices, systems requiring ladder access.
- 9. Fireplaces and Chimneys
- Shall Inspect: Chimney exterior, spark arrestors, firebox, damper, hearth extension.
- Shall Not Inspect: Chimney interiors, fireplace inserts, seals, gaskets, operational safety (determination).
- 10. Pool, Spa, and Hot Tub Safety
- Shall Inspect: (per California Swimming Pool Safety Act): Enclosures, mesh fences, covers, exit alarms, self-closing/latching doors, pool/spa/hot tub alarms, other approved safety issue features.
- Shall Not Inspect: Compliance with standards/labels, non-safety pool/spa components. Part III. Limitations and Exclusions

Inspections exclude the following unless agreed otherwise in writing, subject to Part I provisions:

- 1. Inaccessible, non- permanently installed, client-exempted systems/components.
- 2. Site improvements (e.g., accessory buildings, fences, landscaping, irrigation systems (BPC § 7195.5), pools/spas beyond safety issue features).
- 3. Systems/components underwater, underground, requiring water contact.
- 4. Common areas (per California Civil Code § 4177).
- 5. Compliance with codes, regulations, manufacturer guidelines, energy standards.
- 6. Adequacy, efficiency, quality, age, marketability, remaining life of systems.
- 7. Structural, geological, environmental, soils analyses.
- 8. Acoustical/nuisance properties.
- 9. Animals, insects, mold, hazardous substances, related damage/health risks.
- 10. Wood-destroying organisms (e.g., termites, rot).
- 11. Natural risks (e.g., seismic, wildfire, flood).
- 12. Water testing, leak detection in shower pans/pools.
- 13. Integrity of multi-pane glazing seals/coatings.



- 14. Original vs. modified construction.
- 15. Third-party reports, product defects, recalls.
- 16. Correction procedures, cost estimates.
- 17. Communication, security, low-voltage, sensor-controlled systems.
- 18. Fire extinguishing/suppression systems, fire-resistive qualities.
- 19. Elevators, lifts, dumbwaiters.
- 20. Operating shut-down systems, unsafe components, shutoff valves.
- 21. Dismantling systems, removing non-homeowner access panels.
- 22. Liability for missed defects subject to BPC § 7199's 4-year statute of limitations.

Inspectors may, at their discretion, inspect non-required systems or include photos for reference, not as a substitute for written reports.

Part IV. Glossary of Terms

Terms in Italicized text apply to their derivatives:

- Appliance: Device (e.g., oven, dishwasher) with a specific function.
- Building: Primary structure and its designated parking structure inspected.
- Component: Part of a system, appliance, or device.
- Condition: Observable state of a system or component.
- Determine: Form an opinion based on inspection.
- Device: Component with a specific task (e.g., switch, valve).
- Enclosure: Barrier isolating a pool, spa, or hot tub from the house.
- Equipment: Appliance, fixture, or device in the building.
- Fixture: Fixed plumbing or electrical component (e.g., faucet, outlet).
- Function or Functional: Intended purpose or action of a system/component.
- Inspect: Noninvasive, visual evaluation per Part I.
- Inspector: Person conducting the home inspection.
- Material Issue: Safety issue, nonfunctional system, or component nearing end of service life.
- Normal User Control: Switch or device for occupant use.
- Operate: Activate a system/component using normal user control.
- Permanently Installed: Fixed in place (e.g., bolted, glued).
- Primary Building: Main structure agreed to be inspected.
- Primary Parking Structure: Designated building (attached or detached) for vehicle storage.
- Readily Accessible: Reachable without difficulty, moving obstructions, or risking harm.
- -Representative Number: One component per area for similar items (e.g., one window per room).
- Safety Issue: Condition posing significant risk of injury.
- Shut Down: System/component turned off or disconnected, not responding to normal user control.
- Swimming Pool: Structure with water >18" deep (e.g., pool, spa, hot tub).
- System: Group of components functioning as a whole (e.g., plumbing, electrical).
- Technically Exhaustive: Beyond inspection scope, requiring specialized tools, disassembly, or analysis.
- -Tested: Indicates a system or component was actively operated by normal controls during the inspection.



#### POOL INSPECTION REPORT

## **Definitions**



## **Inspected**

The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.



#### Maintenance

The Item or component requires regular maintenance for continued optimal performance.



#### Recommendation

The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.



### **Needs Servicing**

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



#### Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.



#### **Observations**

Information that is notable but does not necessarily require action.



## Limitations

Limited access or Information available to Inspector



#### **Information**

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

## 1. Pool

## Items to be inspected:

Pumps and pump motors; readily accessible associated piping systems; filtration systems; skimmers and drains.

The inspector is not required to: Evaluate or operate backflow prevention devices or back-flush any components; inspect chemical injection systems or conditioning devices and related components; inspect or operate automatic water level refill systems or components; determine if circulation equipment is properly designed and sized. Items to be inspected: Pool/spa electrical panels, disconnects, switches, outlets, pool/spa lighting and operate GFCI test buttons. The inspector is not required to: Remove cover panels; determine that the electrical system is free of defects that could result in shock or electrocution. Items to be inspected: Heating equipment, fuel gas piping,



combustion air and venting exhaust systems.

The inspector is not required to: Inspect heat exchangers or heating elements; inspect solar systems; evaluate the operation or calibration of thermostats. Determine water temperature; time to obtain hot water or rate of temperature rise or efficiency of the heater. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS: The following are excluded from the scope of the pool/spa inspection: Chemical analysis of water or water testing; pool houses or equipment sheds; diving or jump boards, ladders, slides or any other recreational components; fountains, waterfalls or any other non-essential pool/spa components or accessories; valves, air switches, jets, pool cleaning equipment, aerators; deficiencies which fall within the scope of routine maintenance; the inspection or review of any system displays or printouts. The Inspector in not required to and cannot determine if pool/spa system, vassal or components are free of leakage.

#### 1.1 GENERAL

**DESCRIPTION:** Water Level Adequate, Water Quality Visually Adequate

**INFORMATION:** While every effort is made to verify shell integrity, cracks in a pool liner are very difficult to see unless the water is drained out of the pool prior to inspection. For this reason, crack detection in the liner is excluded from the scope of this inspection.

#### MEDIA:







#### **COMMENTS:**



#### **Overall Condition-Good**

The overall condition of the pool structure, at the time of this inspection, is rated at Good. The water chemicals appeared to be in balance (though not tested with a chemical testing kit), no algae was observed and the structure/coping appeared to be free of any major defects.

## 1.2 POOL TYPE/ CONSTRUCTION

**DESCRIPTION:** Inground Pool & Spa, Concrete Construction, Aggregate Surface



**POOL PLUMBING:** Double Main Drain(Direct Suction System), Vacuum Port Present, Skimmer Port Present, Drain Grates Present- Satisfactory

WATER SUPPLY PLUMBING: PVC Sch.40 Piping

INFORMATION: All visible plumbing fixtures are inspected for leaks if and when the pump is running. Unless noted otherwise, there were no visible leaks in the system.

#### MEDIA:







## 1.3 POOL SURROUND

**DECKING:** Concrete

**COPING:** Stone

**WATERLINE COPING: Tile** 

MEDIA:





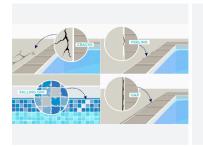
#### **COMMENTS:**



## **Deck-to-Coping Seal**

The sealant (Mastic) around the pool between the coping and the decking is compromised. This seal prevents water from leaking in around the outside of the pool shell and underneath the coping and decking. Absorption of moisture around the outside of the pool structure can lead to erosion and damage to the pool's shell, in addition to heaving, settling and cracking around the coping and the pool deck. Recommend having the seal restored by a qualified professional.









## **Decking/ Coping Cracks- Minor**

Some cracks were observed around pool deck and coping which appear to normal and minor in scope at the time of the inspection. Recommend monitoring and evaluation by a qualified pool contractor if cracks worsen.







Loose Coping Stone

## 1.4 FENCING AND SAFETY BARRIERS

FENCING: Wrought iron, Property Boundary Fencing Complete, Pool Area Fencing Not Present

### INFORMATION:

Pool Safety Act of California (SB 442): In a dwelling with a pool or spa, the home inspection report shall identify which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped with, and shall specifically state if the pool or spa has fewer than TWO of the listed drowning prevention safety features:

(1) The pool shall be isolated from access to a home by an enclosure that meets the requirements of Section 115923: 1. Any access gates through the enclosure must open away from the swimming pool, and must be self-closing with a self-latching device placed no lower than 60 inches above the ground. 2. The enclosure must be a minimum height of 60 inches. 3. The maximum vertical clearance from the ground to the bottom of the enclosure shall be no more than 2 inches. 4. Any gaps or voids in the enclosure shall not allow passage of a sphere equal to or greater than 4 inches. 5. The outside surface shall be free of protrusions, cavities, or other physical characteristics



that would serve as handholds or footholds that could enable a child below the age of five years to climb over the enclosure. 6. The enclosure shall isolate the swimming pool or spa from the private single-family home.

- (2) The pool shall incorporate removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F 2286 standards.
- (3) The pool shall be equipped with an approved safety pool cover.
- (4) The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
- (5) All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
- (6) Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water.
- (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above.

### **COMMENTS:**



#### Pool Perimeter Fence- Not Present

A pool perimeter fence, which specifically isolates the pool area from the home was not present at the time of the inspection. While any 2 of the 7 safety features outlined in The California Pool Safety Act (SB442) will satisfy the safety requirements, a correctly installed pool perimeter fence, OR a removable Mesh Fence which meets the specific requirements outlined in SB442, are the most effective drowning prevention apparatuses. Recommend that a pool perimeter fence, which meets the requirements of SB442 be installed correctly by a licensed pool contractor.



### 1 of 7- Safety Rule

Per the California Swimming Pool Safety Act (SB 442), home inspectors must document when fewer than two of the seven safety barrier features are observed-Noted ONE of seven present during this inspection. Advise installing two of these seven features to comply with the Act's standards; the client should engage a licensed pool contractor to bring the pool and surrounding area up to current Pool Safety Act requirements. DOOR AND WINDOW



ALARMS LEADING TO THE POOL AREA WERE PRESENT COUNTING FOR 1 of 7 SAFETY FEATURES REQUIRED. PLEASE CHECK TO MAKE SURE THESE ALARMS ARE IN WORKING ORDER AND COMPLETE.





## 1.5 EQUIPMENT

**DESCRIPTION:** System Intact. Tested and is Functional-Timer, Pump(s), Filter, Underwater Lighting, Skimmer System Intact. Appears to function normally, Equipment Plumbing-PVC, Equipment Plumbing-CPVC

PUMP: Variable speed, Tested-Functional

**FILTER:** Cartridge

INFORMATION: Pool Filters are NOT tested for functionality during this general home inspec-

tion as it is outside the scope of work.

#### MEDIA:









RECOMMEND- PAINT FIL-TER HOUSING



## **COMMENTS:**



Filter- Not Tested for Function



The pool equipment was turned on and tested for general functionality but determining the functionality of the pool filter exceeds the scope of this general home inspection.



**Plumbing Pipes Exposed Material** 

Exposed pool plumbing pipes should be CPVC material when a pool heater is present. CPVC is more heat resistant( up to 200degF). PVC/CPVC pipes exposed to direct sunlight are subject to UV Ray damage and should be painted with a water based exterior paint or wrapped with durable outdoor tape.



#### 1.6 HEATER

FUEL SOURCE: Natural Gas, Gas Line Shut Off- Present

#### MEDIA:







### **COMMENTS:**



## **Rusty Gas Pipes**

Recommend painting gas pipes to prevent gas leaks.





## 1.7 ELECTRICAL

**DESCRIPTION:** 110 volts, 220 volts, GFCI Outlets Present

**COMMENTS:** 



**Electrical Sloppiness- Pool Equipment** 

Recommend having wiring cleaned up.





## Faulty GFCI Outlet(s)

GFCI outlet either has no current, has current but has an open ground, does not "trip" when tested, or does not reset when "tripped". An open ground could indicate a loose or missing Ground Wire in the circuit. This outlet is faulty and should be evaluated replaced by a licensed electrician.



Not working and loose



# Summary

## HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

- Maint
  - Maintenance

The Item or component requires regular maintenance for continued optimal performance.

Recommendation

The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.

- Needs Servicing
  The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
- Safety

  The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

# 2. Exteriors

#### 2.2 DOWNSPOUTS/ IN-GROUND DRAINAGE

#### **COMMENTS:**



#### **Downspouts Too Short**

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend downspout extensions to drain at least 6 feet from the foundation.

Location - East Side of House in Planter. Also west side planter near sprinkler valves





Still too short. Planter is muddy and will fill with drain water



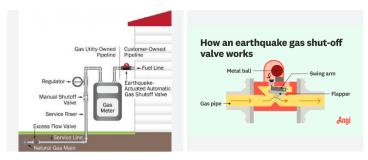
#### 2.5 FUEL SOURCE

#### **COMMENTS:**



## Seismic Shut-Off NOT Present

The gas meter has not been fitted with an emergency seismic shut-off valve. It is recommended that an emergency shut-off valve be installed at this time. If not already present, it is also recommended that a Gas Wrench be placed at the gas meter itself in case of an emergency.





#### **Rusted Surface- Gas Pipes**

Visible age, rust and deterioration were observed on the gas supply pipes. The observed issues are all located above grade level. The below grade level gas pipes are out of the scope of this general home inspection and are excluded from this inspection report.



# 3. Foundations & Under Floor Areas

## 3.1 FOUNDATION

#### **COMMENTS:**



Wet Soil at Foundation



Soil around the base of the structure at the foundation was too wet and could cause settling, absorption and could wick up into the walls of the structure. Recommend checking sprinklers and runoff sources to determine why the soil is damp and correcting it.





## Soil Level- Too High

It is recommended that the soil level to the weep screed, or start of the vertical wall of the structure, be no less than four inches and no less than two inches above paved areas. Soil, which has built up to less than four inches, was observed in some areas around the foundation of the structure. Proper soil clearance can prevent moisture intrusion as well as microbial growth and wood destroying organisms. Recommend removing built-up soil around the structure so that there is a minimum of four inches from the soil to the screed.



## 4. Roof

## 4.1 ROOF CONSTRUCTION

#### **COMMENTS:**



#### **Cracked Roof Tiles**

One or more roof tiles are cracked. Roof tiles protect the underlayment and moisture barrier of the roof. Some cracked roof tiles can be patched with joint compound but will most likely have to be replaced. Recommend the roof be evaluated and repaired as needed by a licensed roofing contractor.

Location - Front Area North





Expect to find more cracked tiles throughout the roof.



## Missing or Displaced Roof Tile(s)

One or more of the roof tiles are missing or have slid out of place exposing the underlayment. Unprotected underlayment can lead to damage and leaks. Recommend further evaluation and repair by a licensed roofing contactor.



Expect to find more slipped tiles throughout the roof.



## **Reseal Roof Projections**

Recommend resealing all Through-Roof vents and projections.





**Roof Tune-Up** 



The roof covering appears to be aging normally but needs minor servicing. Most roofing companies offer a "Roof Tune-Up" which consists of resealing all roof penetrations and making minor repairs as needed . The cost varies based on the size and construction of the roof, and any repairs needed. Recommend consulting a licensed roofing contractor for a consultation and quote.



Reseal and Repaint ALL



## **Patching**

There are numerous patches on the roof indicating that the cover leaks or has leaked in the past. Recommendation: Evaluation by a licensed roofing contractor for repair or replacement as appropriate. The tiles that don't match lead me to believe that there was a repair done in this area.



## 4.3 CHIMNEY(S)

#### **COMMENTS:**



#### **Chase Cover Corroded**

The metal cover at the top of the chimney chase that houses the metal flue for the family room fireplace is corroded, rusted, deteriorated. Recommend repair or replacement by a qualified professional.





HAVE ROOFERS ADDRESS THIS

# 5. Attic Area

## 5.1 METHOD OF INSPECTION

#### **COMMENTS:**



#### **Uninsulated Hatch**

The absence or insulation on the attic hatch can result in some energy loss through convection, and some staining of the hatch area may eventually result, when warm house air condenses on the cold hatch and captures dust particles from the air. It is recommended that the hatch be insulated to the same approximate R value as the rest of the attic.



## 5.3 INSULATION/ VENTILATION

#### **COMMENTS:**



#### Uneven/Inconsistent Insulation

The insulation in the attic was installed inconsistently which could diminish it's effectiveness. Recommend consulting a licensed roofer to determine if the insulation levels should be adjusted to maximize it's effectiveness. This was observed in a few spots only and is considered a minor issue. Have the insulation corrected when having other work done.

**Location -** In the attic hatch and furnace areas



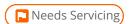




# 6. Electrical

### **6.2 MAIN PANEL**

#### **COMMENTS:**



## Legend Missing/Illegible/Incomplete

Missing or illegible circuit identifying legend on the interior panel cover in the electrical service box as required. Recommend identification and proper labelling of circuits by a licensed electrical contractor.



### 6.3 BRANCH CIRCUITS/ EXTERIOR ELECTRICAL

#### **COMMENTS:**

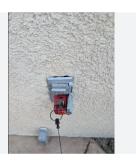


#### **Loose Exterior Outlets**

Some exterior outlets are loose at the wall. Either the outlet itself is loose or the protective faceplate is loose or both. Recommend shutting off power to the outlet before tightening it securely to the wall OR having a competent professional or electrician check and secure all outlets throughout the home.

Location - Back Yard exterior wall. CHECK ALL EXTERIOR OUTLETS







#### Dead Outlet(s)- Exterior

One or more of the exterior electrical outlets are dead and have no electrical current running to them. Recommend repair as appropriate by a licensed electrical contractor.

Location - Back Yard Exterior by back door.



# 7. Plumbing

## 7.1 MAIN WATER SUPPLY/ EXTERIOR PLUMBING

#### **COMMENTS:**



## **Excess Water Pressure**

The water pressure coming into the home is in excess of 80 pounds per square inch. Normal water pressure is considered to be 40 to 80 pounds per square inch. Recommend adjusting the water pressure to an appropriate level or Installation of a pressure reducer valve, if not present, by a plumbing contractor in order to avoid damage to the interior plumbing system.





#### SLIGHTLY TOO HIGH.



## **Leaking Hose Bibb**

One or more of the exterior hose bibbs is leaking either when the handle is operated or in the shut-off position. Recommendation: Repair as appropriate.





Front of small garage.

## 7.2 SUPPLY(BRANCH)/ WASTE/ VENT PIPING

#### **COMMENTS:**



#### Water Filtration System

The plumbing system has a filter system installed. Filter systems require regular servicing and maintenance. Failure to maintain the filter system can result in low water pressure and water hammer. Leaks can also develop at the filter water line connections. Recommend that a drip pan be installed under the filter to catch water in the event of leaks.



#### 7.3 WATER HEATER

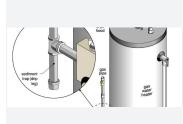
#### **COMMENTS:**



No Dirt Leg- Water Heater



The gas supply pipe should have a Sediment Trap (Dirt Leg) installed in-line to prevent impurities in the gas from entering and plugging orifices at the burning chamber. Recommendation: Installation of a sediment trap by a qualified professional.







#### Water Too Hot

The water temperature was measured above 120 Deg. F at one or more fixtures in the structure. This is scald hazard and should be adjusted to prevent injury. Recommend contacting a plumber or qualified professional.



137 Deg. TOO HOT

# 8. Heating/Cooling System

## 8.1 INTERIOR UNIT (FAU)

#### **COMMENTS:**



#### Air Filter- Dirty

A dirty filter restricts airflow which can lead to premature failure of the air handler unit, inconstant operation and higher energy bills, as well as poor air quality in the home. Recommend replacing dirty air filter and changing filters once per month during periods of heavy usage.

Location - All Return Air Filters



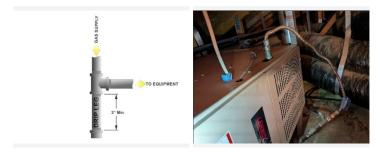




#### Furnace- No Dirt Leg

There is no Sediment Trap (dirt leg) present on the gas line to the furnace. Dirt legs collect moisture and impurities in the gas line before they have the opportunity of entering the burning area of the appliance. Recommendation: Installation of a proper dirt leg by a licensed plumbing contractor.

## Location - Both Units



## Recommendation

## **Drip Pan Stains/ Corrosion**

The condensation drip pan shows evidence condensation. The pan functioned as intended but rust or stains indicate that the condensation line was clogged at some point. This may not be an active issue but it should be addressed. Recommend a qualified professional to inspect condensation drainage system.

#### Location - Unit 2



## 8.3 EXTERIOR UNIT (COIL CONDENSER)



#### **COMMENTS:**



#### Line Set Insulation Deteriorated

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend replacing deteriorated Line Set Insulation.





#### Older Unit-R22 Obsolete

The A/C condenser unit is older and beyond it's manufacturer's expected service life. The refrigerant used in this system is known as R22. This material will no longer be manufactured as of January 2020. Repair of the system may become more expensive, or the system may need to be replaced, if it becomes unserviceable. Recommend consulting with a licensed heating and air conditioning contractor regarding it's serviceability.

## 9. Interior Areas-Rooms

## 9.1 WALLS/ CEILINGS/ FLOORS

#### **COMMENTS:**



## Hand Railing- Open Ends

The hand railing is open at the ends and has no "turn-outs" installed. Open rail ends can cause tripping hazards as loose clothing or bags can get snagged on the railings. Turn-outs prevents this by adding a continuous and smooth transition to the wall. Recommend installing turnouts.





## 9.3 DOORS-INTERIOR

#### **COMMENTS:**



## **Door Stop Missing**

One or more of the interior doors do not have door stops installed or the stops are damaged. Recommendation: Replacement of door stops where missing or damaged.

**Location - Several Doors missing Stops** 



## Hinge Pin(s) Not Seated

Some of the door hinge pins are not properly seated. Recommendation: Repair as appropriate. Door hinges can easily be tapped down in place with a small hammer.



# 10. Kitchen

## 10.2 KITCHEN PLUMBING/FIXTURES

## **COMMENTS:**



## **Leaking Trap- Active**

Active leak, coming from the sink trap, was observed at the time of inspection. Recommend repair.



## Location - Right Side Basin



## 10.6 RANGE/OVEN/HOOD

#### **COMMENTS:**



**Stove Burners Not Lighting** 

The stove burners on the left side of the stove had trouble lighting. They were inconsistent. Recommend having the ignitors checked.



# 11. Bathroom

## 11.1 AREA/COUNTER/CABINET/FLOOR

#### **COMMENTS:**



Toilet- Loose at Floor

The toilet is loose at the floor and should be tightened. No leaks were observed but the wax seal should be inspected and replaced if necessary.





# 12. Bathroom 2

## 12.1 AREA/COUNTER/CABINET/FLOOR

#### **COMMENTS:**



#### **Towel Bar Loose**

One or more of the bathroom towel bars are loose, damaged or are missing. Recommend that the towel bars be serviced, repaired or replaced as necessary at this time where necessary.





#### **TP Holder Loose**

One or more of the toilet paper holders are loose, damaged or missing. Recommend that the affected rods be serviced, repaired or replaced as necessary at this time.





# 13. Bathroom 3

#### 13.1 AREA/COUNTER/CABINET/FLOOR

#### **COMMENTS:**



Toilet-Loose at Floor

The toilet is loose at the floor and should be tightened. No leaks were observed but the wax seal should be inspected and replaced if necessary.



#### POOL INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Inspected

The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.

Maintenance
The Item or component requires regular maintenance for continued optimal performance.

Recommendation

The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.

Needs Servicing

The Item or component is not functioning as intended requires maintenance or repair. Percommend repair

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

**Observations**Information that is notable but does not necessarily require action.





#### Limitations

Limited access or Information available to Inspector



**Information** 

## 1. Pool

#### 1.1 GENERAL

#### **COMMENTS:**



#### Overall Condition-Good

The overall condition of the pool structure, at the time of this inspection, is rated at Good. The water chemicals appeared to be in balance (though not tested with a chemical testing kit), no algae was observed and the structure/coping appeared to be free of any major defects.

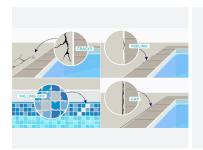
#### 1.3 POOL SURROUND

#### **COMMENTS:**



#### **Deck-to-Coping Seal**

The sealant (Mastic) around the pool between the coping and the decking is compromised. This seal prevents water from leaking in around the outside of the pool shell and underneath the coping and decking. Absorption of moisture around the outside of the pool structure can lead to erosion and damage to the pool's shell, in addition to heaving, settling and cracking around the coping and the pool deck. Recommend having the seal restored by a qualified professional.









## **Decking/ Coping Cracks- Minor**

Some cracks were observed around pool deck and coping which appear to normal and minor in scope at the time of the inspection. Recommend monitoring and evaluation by a qualified pool contractor if cracks worsen.







Loose Coping Stone

#### 1.4 FENCING AND SAFETY BARRIERS

#### **COMMENTS:**



#### **Pool Perimeter Fence- Not Present**

A pool perimeter fence, which specifically isolates the pool area from the home was not present at the time of the inspection. While any 2 of the 7 safety features outlined in The California Pool Safety Act (SB442) will satisfy the safety requirements, a correctly installed pool perimeter fence, OR a removable Mesh Fence which meets the specific requirements outlined in SB442, are the most effective drowning prevention apparatuses. Recommend that a pool perimeter fence, which meets the requirements of SB442 be installed correctly by a licensed pool contractor.



## 1 of 7- Safety Rule

Per the California Swimming Pool Safety Act (SB 442), home inspectors must document when fewer than two of the seven safety barrier features are observed-Noted ONE of seven present during this inspection. Advise installing two of these seven features to comply with the Act's standards; the client should engage a licensed pool contractor to bring the pool and surrounding area up to current Pool Safety Act requirements. DOOR AND WINDOW ALARMS LEADING TO THE POOL AREA WERE PRESENT COUNTING FOR 1 of 7 SAFETY FEATURES REQUIRED. PLEASE CHECK TO MAKE SURE THESE ALARMS ARE IN WORKING ORDER AND COMPLETE.







## 1.5 EQUIPMENT

#### **COMMENTS:**



Filter- Not Tested for Function

The pool equipment was turned on and tested for general functionality but determining the functionality of the pool filter exceeds the scope of this general home inspection.



**Plumbing Pipes Exposed Material** 

Exposed pool plumbing pipes should be CPVC material when a pool heater is present. CPVC is more heat resistant( up to 200degF). PVC/CPVC pipes exposed to direct sunlight are subject to UV Ray damage and should be painted with a water based exterior paint or wrapped with durable outdoor tape.



### 1.6 HEATER

#### **COMMENTS:**



**Rusty Gas Pipes** 

Recommend painting gas pipes to prevent gas leaks.





## 1.7 ELECTRICAL

#### **COMMENTS:**



**Electrical Sloppiness- Pool Equipment** 

Recommend having wiring cleaned up.





## Faulty GFCI Outlet(s)

GFCI outlet either has no current, has current but has an open ground, does not "trip" when tested, or does not reset when "tripped". An open ground could indicate a loose or missing Ground Wire in the circuit. This outlet is faulty and should be evaluated replaced by a licensed electrician.



Not working and loose