

Eyeball Home Inspection Services

Property Inspection Report



.1234 Brookhaven Ct, Fontana, CA 92336
Inspection prepared for: Don Quijote & .Micaela Quijote
Date of Inspection: 8/5/2013 Time: 10:00 AM
Age of Home: 2005 (8 yrs) Approx Size: 3683 ASF (Approx)
Weather: 84 Deg F (Sunny)
Report #050813A; Date of last significant rain: March 8, 2013 (Approx)

Inspector: Ernie Martinez
Certificate #04021805 InterNachi
Rancho Cucamonga, CA 91701
Phone: 909 652-0507
Email: ernie@eyeballinspections.biz
www.eyeballinspections.biz

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Summary of Items of Concern

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection. In the main body of the report comments in **BLUE** indicate certain observations made, homeowner deferred maintenance, and maintenance tips

Ratings and how to view this report

This report uses a check box style ratings system with narratives to describe the conditions of the systems that exist in your home. We try whenever possible to include a narrative and photograph of an item. There are many systems in a home that if functioning properly do not warrant the use of a narrative which is why we use this ratings system. You as the homeowner can view this report and be sure that a system has been inspected, and opinion given on its condition.

The following is an explanation of our ratings system:

GOOD: The item(s) or system(s) inspected show no visible signs of deficiency and is in good serviceable condition.

FAIR: Item(s) inspected in fair serviceable condition. In order to maintain the integrity of the system recommend continued home owner maintenance.

NEEDS REPAIR: The Integrity of the Item(s) or system(s) inspected has been compromised.

Recommend Immediate repair(s) and attention to prevent any future safety or health hazards
SAFETY HAZARD: Problems discovered within the item(s) or system(s) inspected are a DANGER, RISK, or UNSAFE and could cause bodily injury, health problems and possibly death.

NONE: This item was not present or viewable at the time of inspection.

Occupied and furnished buildings - Building interior walls and floors blocked by Personal goods and block access to visually inspect sidewall and floor areas. Any system or component not readily accessible should be made accessible and inspected by a professional prior to expiration of the inspection contingency period; hidden damage or unsafe conditions may exist. Any upgrades recommended by contractors should be complied with at time of equipment service.

Interior Features

Page 9 Item: 2	Bed Condition	<ul style="list-style-type: none"> • CLOSET DOOR MIRROR CRACKED: Bedroom #3: Closet Mirror Cracked at lower edge. Recommend repair by a qualified contractor (Safety) • CLOSET DOOR MIRROR: Bedroom #4: Sliding Closet Mirror Door - Mirror beginning to separate from closet door frame. Recommend review for repair by a state licensed contractor (safety)
Page 10 Item: 3	Bath Condition	<ul style="list-style-type: none"> • SHOWER DOORS: Upper Floor Hallway bathroom- Shower door Track guides not installed. Recommend repair (safety)
Page 11 Item: 4	Alarm Condition	<ul style="list-style-type: none"> • CARBON MONOXIDE DETECTORS NOT INSTALLED: There was no visible CO (Carbon Monoxide) detector(s) on the lower floor(Visible Co detector installed on 2nd floor only). CO is a deadly poisonous, colorless, odorless gas and thus impossible to detect without a proper electronic detector. CO can be fatal if inhaled. At a minimum, put an alarm near the sleeping rooms on each level in your home.

Electric, Heat, Water Heater, Water Supply

Page 16 Item: 2	HVAC System Condition	<ul style="list-style-type: none"> • 3.5 Ton Unit - Electrical plastic conduit slipped loose exposing wire run. Recommend state licensed electrician repair
-----------------	-----------------------	---

Exterior Areas

Page 23 Item: 5	Gutters, Grading, & Sprinkler System	<ul style="list-style-type: none"> • Sprinkler control valves located at rear sidewall leaking. Recommend repair
-----------------	--------------------------------------	--

Swimming Pool/Spa

<p>Page 27 Item: 1</p>	<p>Pool/Spa Condition</p>	<ul style="list-style-type: none"> • Electrical: Sub panel at pool equipment - 15A Breaker in found in tripped "OFF" position. Recommend state licensed electrician determine cause and repair. • Interior water lights inoperative - Spa Only - Recommend repair • Garage side door to side yard and pool area does not self close and latch. Recommend repair (Child safety) • Alarm audible devises not installed at rear and side area doors that lead to the pool water. Recommend the installation of approved alarms at all doors ;leading to the pool water (Child safety) • Protective fence barrier not installed between house and pool water areas. Recommend the installation of an approved fence barrier to prevent a small child from entering the pool water areas that may lead to drowning and death. (Child Safety) see Consumer Product Safety Commission (www.CPSC.gov/swimming pool safety for additional safety information)
-------------------------------	----------------------------------	---

Details

1. Attendance

Client present • Buyer Agent present: • Seller present

2. Home Type

Single Family Home - 2 Story, Modern Contemporary

3. Occupancy

Occupied - Furnished: Heavy volume of personal and household items observed limiting access to multiple outlets, windows, walls and some rooms. • All utilities were on at the time of inspection - Natural Gas, Water and Electrical • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such inaccessible items day of inspection are excluded from this inspection report.

Interior Features

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

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

Chimneys -Areas of chimney flues cannot be adequately viewed during a field inspection, which has been documented by the Chimney Safety Institute of America, reported in 1992: "The inner reaches of the flue are

relatively inaccessible, and it should not be expected that the distant oblique view from the top to bottom is adequate to fully document damage even with a strong light". Therefore, because our inspection of the chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and therefore recommend a Level One (2) Fireplace Safety Inspection by a Certified Chimney Sweep or Chimney Fireplace Specialist. Also recommend an annual chimney flue cleaning as a standard preventative maintenance practice and is recommended by the Fire Protection Association at sale or Transfer of Real Estate. Level of inspections:

Level II: includes Level I visual inspection. Proper clearance from combustibles in accessible locations, proper construction and condition of accessible portions of the chimney structure and all enclosed flues, all accessible portions the chimney exterior and interior, including areas within accessible attics, crawl spaces, and basements. Most Include inspection by video camera scanning.

****CARBON MONOXIDE DETECTORS**** The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless, odorless and Tasteless gas thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. **Maintain all CO detectors as home owner maintenance.**

Dryer Vent connector - Lack of a improperly installed vent connector or proper dryer venting to the exterior may result in excessively high humidity levels which can damage home materials or components and may encourage the growth of microbes such as mold. Lack of proper dryer venting can also result in the accumulation of lint in the home. Lint is combustible and its accumulation is a potential fire hazard and a possible health hazard from the inhalation of particulates. Recommend proper installation of an Underwriter's Laboratory (UL)-approved dryer vent pipe or duct for safety reasons. Dryer and vents should be cleaned on a planned scheduled (Most manufactures recommend monthly) to ensure that safe conditions continue to exist. **Failure to properly maintain the appliance may potentially void any manufacture and or home warranty coverage and can also create unsafe operating conditions.**

Fire Suppression Sprinkler System Installed -The covers (and the

sprinkler heads) are not allowed to be painted or have any texture on them. It can interfere with the proper operation. Any Fire Suppression Sprinkler System more than 5 years old should be professionally serviced and certified. These systems can fail from non-use. Recommend regular testing of the system flow alarm. The Alarm is located exterior upper sidewall and should be heard by all occupants from all bedrooms. Any extensions or alterations of your sprinkler system must be approved by the local fire department prior to work being done. Contact your fire department if and when any activation of your sprinkler system occurs (except when testing the system). Do not do anything that would hinder its performance such as painting or hanging objects from the sprinkler head and never turn off or disconnect the system from its sprinkler head and do not turn off the sprinkler system in the event of a fire. Let the fire department do it. **Recommend having the system tested and certified by a fire sprinkler inspector specialist prior to close of escrow** or contact the local fire department for guidance.

GFCI Type Receptacles - A "GFCI" is a ground fault circuit interrupter. A ground fault circuit interrupter is an inexpensive electrical device that, if installed in household branch circuits, could prevent over two-thirds of the approximately 300 electrocutions still occurring each year in and around the home. Installation of the device could also prevent thousands of burn and electric shock injuries each year. The GFCI is designed to protect people from severe or fatal electric shocks. Because a GFCI detects ground faults, it can also prevent some electrical fires and reduce the severity of others by interrupting the flow of electric current. An unintentional electric path between a source of current and a grounded surface is referred to as a "ground-fault." Ground faults occur when current is leaking somewhere, in effect, electricity is escaping to the ground. How it leaks is very important. If your body provides a path to the ground for this leakage, you could be injured, burned, severely shocked, or electrocuted. GFCI receptacles recommended installed at the garage, and exterior sidewalls. **Maintain all GFCI RECEPTACLES AS HOME OWNER MAINTENANCE.**

1. Kitchen

Good	Fair	Need Repair	Safety Hazard	None
X	X			

Observations:

- **FOOD WASTE GARBAGE DISPOSAL:** Functional. NOTE: Loud grinding noise heard during operation. Appliance may be in the early stages of failure. Recommend review for service and repair options by a qualified appliance technician
- **CABINET AREA BELOW SINKS:** Functional
- **DRAINAGE:** Drainage Draw performed and functional
- **PLUMBING, WATER SUPPLY SHUTOFF VALVES AND HOSES** - no leaks observed on day and time of inspection - Future leak predictions is not part of this inspection.
- **SINKS & FAUCETS:** Functional
- **STOVETOP AND OVEN** - Operated & Functional.
- **MICROWAVE:** Tested & Operated- Functional
- **SPRAY WAND:** Operated and Functional
- **CEILINGS:** Functional
- **FLOORS:** Functional/no issues observed
- **OUTLETS:** All Functional
- **LIGHTING:** All Functional
- **COUNTERTOPS:** Functional
- **GFCI OUTLETS:** All Functional - Outlets within close proximity to sinks GFCI protected
- **COOKING VAPOR EXHAUST SYSTEM:** Operated and Functional- Maintain Filters



Voids in Sink lower Cabinet floor board and rear sidewall

2. Bed Condition

Good	Fair	Need Repair	Safety Hazard	None
X		X	X	

Bedroom Locations: Bedroom #1 (main floor), Bedroom #2, Bedroom #3, Bedroom #4, Master Bedroom #1, (Bedrooms are listed counter clockwise starting at Front Entry Door Beginning on the main Floor)

Observations:

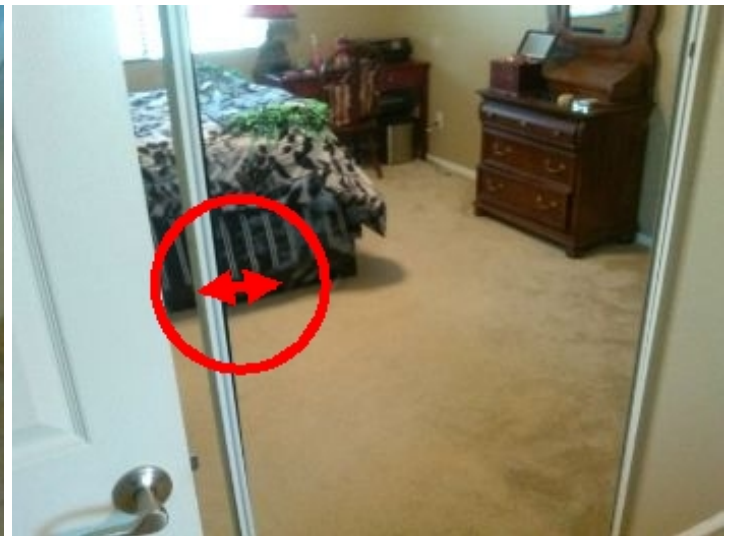
- CEILINGS: All Functional
- WALLS: All Functional
- FLOORS: All Functional
- WINDOWS: - Dual pane sliding windows installed - All Opens/closes/ locks.
- SLIDING CLOSET DOORS: Functional
- ENTRY DOORS: All Functional - Hinged Wood Door, opens, closes, and locks
- CEILING FAN: All Operated- All Functional
- LIGHT SWITCHES: All Functional
- OUTLETS: All Functional
- CLOSET DOORS: All Functional

• **CLOSET DOOR MIRROR CRACKED: Bedroom #3: Closet Mirror Cracked at lower edge. Recommend repair by a qualified contractor (Safety)**

• **CLOSET DOOR MIRROR: Bedroom #4: Sliding Closet Mirror Door - Mirror beginning to separate from closet door frame. Recommend review for repair by a state licensed contractor (safety)**



Bedroom #3: Closet Mirror Cracked at lower edge



Bedroom #4: Sliding Closet Mirror Door - Mirror beginning to separate from closet door frame

3. Bath Condition

Good	Fair	Need Repair	Safety Hazard	None
X		X	X	

Bathroom Locations: Main Floor Hallway full Bathroom, Upstairs Hallway full bathroom #1, Master Bathroom #1

Observations:

- **DRAIN STOPS:** Lower Floor Hallway bathroom sink drain stop disconnected
- **TOILETS:** Fill Valve Recycling in hallway bathrooms- Fill valve may be in the early stages of failure. Recommend review for repair by a state licensed plumbing contractor when practical
- **PLUMBING, WATER SUPPLY SHUTOFF VALVES AND HOSES** - no leaks observed on day and time of inspection unless stated below- Future leak predictions is not part of this inspection
- **DRAINAGE:** Drainage Draw performed at all drains and All functional.
- **VENTILATION TYPE:** Exhaust Fan, Window- All Functional
- **GFCI PROTECTION:** Provided to all bathrooms. Reset in hallway bathroom
- **TOILET AND TANK:** TYPE-GRAVITY FLUSH- All Functional
- **CEILINGS & WALLS:** Dry wall noted- No deficiencies observed
- **SINK COUNTERTOP:** Type- Hard resilient surfaces- Functional
- **SINK(S) CONDINTION:** Type- Hard resilient surfaces- Functional
- **FAUCET FIXTURES:** All Functional
- **CABINET AREA BELOW SINKS:** Functional
- **SHOWER WALLS DRAINPAN AND FLOOR-** TYPE: Composite Fiberglass - All Functional
- **BATHTUB:** VINYL/COMPOSITE FIBERGLASS - All Functional
- **WINDOWS :** Sliding - All Opens/closes/locks
- **LIGHTS AND WALL SWITCHES:** All Functional
- **CABINETS :** All Functional
- **DOORS :** Operated- All Opens/closes/locks
- **SHOWER DOORS:** Upper Floor Hallway bathroom- Shower door Track guides not installed. Recommend repair (safety)



Lower Floor Hallway bathroom sink drain stop disconnected



Hallway bathrooms: Fill valve recycles



Upper Floor Hallway bathroom: Sliding shower door track guides not installed



Master Shower Door Lower edge vinyl water seal strip not installed

4. Alarm Condition

Good	Fair	Need Repair	Safety Hazard	None
X		X	X	

Smoke Detector Locations: Common Areas of living space, Bedrooms

Observations:

- SMOKE DETECTORS: Installed/Operated and Tested
- MAINTENANCE TIP: Smoke detectors last 6-10 years. After that they should be replaced
- MAINTENANCE TIP: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- MAINTENANCE TIP: CARBON MONOXIDE detectors should be replaced every 5yrs or per manufacturer instructions
- **CARBON MONOXIDE DETECTORS NOT INSTALLED:** There was no visible CO (Carbon Monoxide) detector(s) on the lower floor(Visible Co detector installed on 2nd floor only). CO is a deadly poisonous, colorless, odorless gas and thus impossible to detect without a proper electronic detector. CO can be fatal if inhaled. At a minimum, put an alarm near the sleeping rooms on each level in your home.

5. Interior Electric

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- ALL ACCESSIBLE light switches, electrical outlets, and lighting related systems inspected and functional unless stated otherwise
- CEILING LIGHTS: All Functional
- CEILING FAN: All Operated-Functional
- LIGHT SWITCHES: All Functional
- OUTLETS: All Functional unless otherwise noted

6. Floors, Ceilings & Walls

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- CEILINGS: Bedroom #4: Dry ceiling stains observed. Stains were Tested for high levels of moisture and tested dry day of inspection. Contact qualified contractor for service and repair options if problem persists
- CEILINGS: Functional
- WALLS: Functional
- FLOORS: Functional
- Floor carpet stained, soiled dirty - Recommend professional cleaning.



Bedroom #4: Dry ceiling stains observed

7. Plumbing & Laundry

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- **DRAINAGE PIPE:** Type-Plastic-Drainage draw was not function checked. Appliances present and connected at time of inspection limiting access to drain. Recommend obtaining written disclosure from seller that drainage properly drains.
- **GAS VALVE:** Could not fully inspect visually- View of Gas Valve Obscured by appliances
- **DRYER VENT:** Could not fully inspect the dryer vent, it is obscured by Appliances
- **LOCATION:** Garage Entry
- **WATER FAUCET VALVES:** Installed-Functional-No Leaks Observed
- **MOISTURE CONTROL:** Exhaust fan or window- Operated & functional
- **CABINETS:** Type: Wood cabinets installed-Functional
- **FLOOR:** Functional
- **ENTRY DOORS:** All Functional
- **CEILINGS AND WALLS:** Functional

8. Doors

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- **ENTRY AND CLOSET DOORS:** All Functional - Hinged Wood Doors (opens, closes, and locks)
- **SLIDING PATIO DOOR(S):** (Double pane) - All opens/closes/locks
- **DOOR BELL:** Operated and functional

9. Windows

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- **Type:** Dual Pane- All opens/closes/locks (Representative sample taken)

10. Stairways

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

11. Fire Box Condition

Good Fair Need Safety None
Repair Hazard

X				
---	--	--	--	--

Fireplace Locations: Living Room, Master Bedroom

Observations:

- **HEARTH: TYPE- TILE;** Fire safety requirements of 16" to 18" met. NOTE: Minor Tile Crack at right side of hearth extension observed. No issues found
- **FLUE INTERIOR:** Dirty- Creosote and Soot visible-Both Creosote and Soot can fuel a chimney fire! Recommend a level 2 Fireplace Safety Inspection-Interior surfaces of metal updraft flue not accessible
- **FIREPLACE TYPE:** PREFABRICATED
- **TYPE:** GAS STARTER
- **CONDITION:** Functional
- **BIFOLD GLASS PANELS INSTALLED:**Functional
- **FLUE DAMPER GATE:** Functional/Opens & Closes
- **WALL SWITCH:** Wall switch operated and was tested and operated. Functional at time of inspection
- **FIREBOX SCREEN:** Functional- Opens/closes



Minor Tile Crack at right side of hearth extension

Electric, Heat, Water Heater, Water Supply

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

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do

so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

The inspection of the heating and cooling systems is for testing of operation only using normal user operating controls (Thermostat), no remaining life expectancy or warranty is implied and this inspection is not intended to be technically exhaustive and no dismantling of any system (evaporator assemblies included) is performed. Adequacy of system design is excluded from this inspection report. Service life of older units is between 10 & 20 years and an older system or unit may be nearing the end of its useful serviceable life. Air Conditioning systems should be inspected and certified by a (HVAC) contractor. Air Conditioning systems require routine and periodic maintenance for peak performance. Maintain filter(s) clean as preventative maintenance at air return chamber areas for best system performance. Some systems fail after taking possession (REO'S and Short sales) may take several months to close - Recommend obtaining a home warranty service contract that covers both furnace and AC systems as systems have been known to fail the next day, week, or months after taking possession of your home.

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut off valves, drain pipes, vent pipes and water-heating devices. The water pressure in pipes is commonly confused with water volume, or functional flow, but where as high volume may be desirable, high pressure is not. In fact, whenever street pressure exceeds eighty pounds per square inch (PSI) a regulator is required, which typically comes factory pre-set between 40 and 65 PSI. Regardless, consumers need to understand that leaks will occur in any system and in particular a system with older pipes including PVC plastic pipes or one which a regulator fails and high pressure is able to stress the washers, diaphragms and other internal parts or components that affect functional flow. **Predictions of future leakage and water functional flow is not part of this inspection. Consult with sellers for a history of any past leaks or repairs.**

The "AFCI" is an arc fault circuit interrupter. AFCIs are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring. Arcing faults are one of the major causes of these fires. When unwanted arcing occurs, it generates high temperatures that can ignite nearby combustibles such as wood, paper, and carpets. Arcing faults often occur in damaged or deteriorated wires and cords. Some causes of damaged and deteriorated wiring include puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord

exposure to heat vents and sunlight. **Maintain all AFCI breakers as home owner maintenance.**

Water Heater - Flammable vapor ignition (**FVI**) typically occurs when containers of volatile liquids, such as gasoline, are left uncapped or are spilled. These vapors travel readily undetected. Should they come in contact with any open flame or spark such as from a gas burning appliance, they can ignite causing fires and injuries. Current gas hot water heaters contain special flammable vapor ignition resistant (**FVIR**) technology that prevents the ignition of flammable vapors, such as spilled gasoline, outside the unit. All gas hot water heaters sold since July 1, 2003, must have this FVIR technology. Maintain filter at base of water heater clean of debris as home owner maintenance.

1. Electrical Panel Condition

Good Fair Need Safety None
Repair Hazard

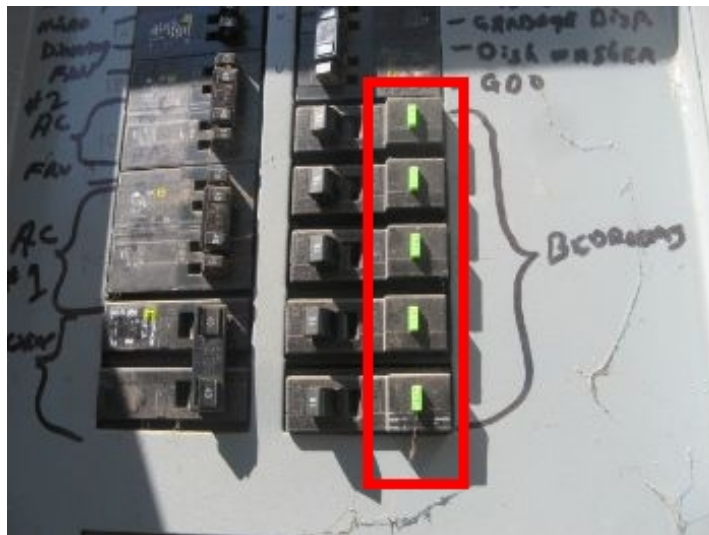
X				
---	--	--	--	--

Materials: Main service panel and meter location: exterior sidewall of garage, Square D - All In One, 200A Rated panel - Bonded/Grounded panel - Ground rod location below main service panel interior garage sidewall, Bus bars and Hot Plate, Underground Service, Main disconnect cut off breaker(s): 200A, Branch circuit protection: Adequate, Branch circuit wiring type: Copper, Aluminum

Materials: Sub Panel -Not located - Personal goods in garage sidewalls

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- Maintenance Tip: AFCI type breakers observed in main service panel - maintain all AFCI as Home Owner maintenance - Function check breakers every other month as preventative maintenance,.



AFCI circuit breakers

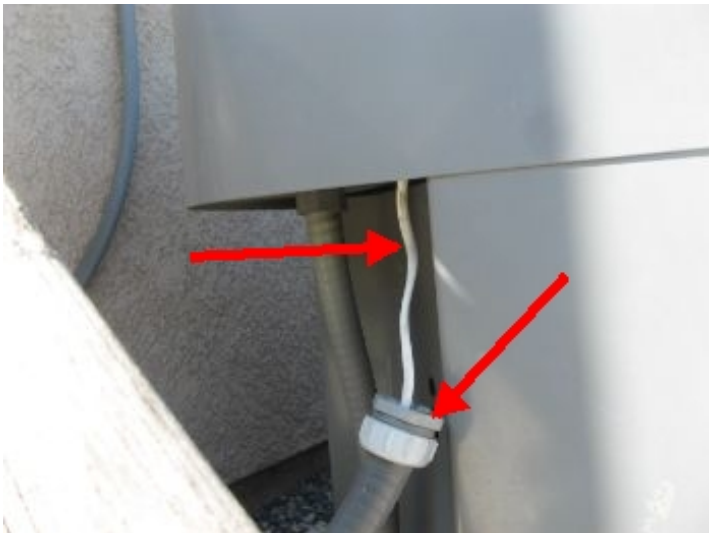
2. HVAC System Condition

Good	Fair	Need Repair	Safety Hazard	None
X		X		

Information: Furnace - Mfg: Comfortmaker - natural gas - location: Attic space - Horizontal type - Non recallable item. x 2 separate units, Air Conditioning system - Mfg: Comfortmaker - Split type - R-22 refrigerant - 1 - 4 ton unit and 1 - 3.5 Ton Unit; Evaporator assemblies located at furnace air out chambers; Condenser assemblies located exterior rear sidewall

Observations:

- Thermostat(s) - A/C & Furnaces responded to thermostat. Warm air flowed out all air supply registers during the furnace functional checks and very cool air flowed out all air supply registers during the AC system checks.
- Return air motors and fan assemblies operated
- Furnace cabinet - Panels and general installation - Good
- Air conditioning condenser assemble(s) located exterior sidewall on concrete deck. Operated and functional
- Electrical disconnects installed and with line of sight - mounted at sidewalls next to units. Cover plate protection installed.
- Refrigerant lines insulated - maintain insulation to prevent line sweating, higher energy operating costs and to prevent premature damage to systems. (Preventative maintenance)
- COOLING FIN DAMAGE: AC condenser assembly located at exterior rear sidewall - Section of cooling coil fins meshed together and may affect cooling efficiency of system increasing energy costs. During operation cooling system normally operated and cooled.
- Insulation wrap missing from plumbing and electrical wiring at sidewall entry point. Recommend insulation wrap to prevent water intrusion and damage. (Preventative maintenance)
- **3.5 Ton Unit - Electrical plastic conduit slipped loose exposing wire run. Recommend state licensed electrician repair**



Low voltage wiring conduit loose exposing wire run



AC condenser equipment feed through at sidewall not covered



Condenser cooling fins slight damage

3. Water Heater Condition

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- Location: Garage
- Mounted on wood framed platform 18 inches above the floor.
- Type: Water storage tank; Mfg: A.O. Smith; 50 Us Gals; 40,000 BTU - 2005
- Updraft hood and vent connector
- Water hoses insulated - Metal flex connector lines; Manual shut off valve installed.
- TPRV (Temperature Pressure Relief Valve) and overboard drain tube - Installed
- Gas plumbing, Shut off valve and connector installed
- Burner and cover plates installed. FVIR Technology installed.
- Thermostat - Mid warm/hot position
- Earthquake straps - Installed
- **Metal Drain Pan: Not Installed. The Drain pan acts as a secondary containment for water spillage. Recommend the installation of an approved drain pan**
- Hot water observed at all faucet valves
- Fuel Supply: Type: Natural Gas

4. Plumbing System Condition

Good	Fair	Need Repair	Safety Hazard	None
X	X			

Materials: Water Meter Location: Front public walkway - Below grade - Creep meter check performed. • **Water Supply Plumbing:** Type: Copper where viewable • Water supply (static) pressure: 65 psi • Water Dynamic flow drop Psi: to 0 psi • **Water Distribution Plumbing:** Type: Copper - Viewable and accessible areas only • **Water Supply Shut Of Valve:** Location: Front exterior sidewall • **Water Supply Shut Of Valve:** Location: Exterior sidewall • **Water Supply Regulating Valve:** Installed at exterior sidewall • **Exterior hose faucet valves:** Quantity: 2 - Front and rear sidewalls • **Exterior hose faucet valves:** Quantity: 2 - Front and rear sidewalls

Observations:

- Front exterior hose faucet valve leaks at handle valve stem. Recommend repair/replacement of valve.
- Natural gas meter and shut off valve: Location: Front exterior sidewall
- Gas plumbing line at sidewall entry point has void. Recommend sealing to prevent vermin and water intrusion.



Front sidewall spigot hose valve leaks



Gas plumbing voids at sidewall entry point

5. Condition/Fire Sprinkler System

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- Fire Suppression Sprinkler System Installed - Riser, gage and shut off valve located at interior garage sidewall. Inspectors Test valve located at exterior sidewall. Recommend Water Flow, Alarm test and Certification. Systems have been known to fail from non use. Future predictions of the fire sprinkler system performance and/or failure is beyond the scope of this inspection
- Fire sprinklers observed at garage, attic spaces and and interior living spaces upper and lower floor ceilings.

Garage, Crawlspace, Attic, & Foundation

Note that minor settlement or "hairline" cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36" clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector's opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

ATTIC INSPECTIONS - Observations are made to reveal roof leakage and structural damage. However, this inspection does not guarantee against roof leakage. Conditions concealed underneath attic insulation and in smaller attic areas and areas

that are not accessible or have limited access are excluded. Attic Roof Ventilation - Attic ventilation is an important part of roofing. Proper attic ventilation extends the life of a roof and reduces problems because it minimizes the temperature differential between the attic and the air outside. Proper ventilation will remove moisture and heat from the attic. Trapped heat and moisture can raise energy costs and damage roof system structural components as well personal items located inside the attic where temperatures can easily reach 150F (65C) and if the health & safety of the inspector is jeopardized, the attic inspection may terminate early.

1. Garage

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- GARAGE DOOR(s) - One (1) 7 x 16 approx pull up sectional door
- GARAGE DOOR(s) - One (1) 7 x 8 approx pull up sectional door - No auto actuator assembly provided - manual operated only.
- Attached to main structure of house
- AUTO DOOR OPERATER: TYPE: Track/Screw Drive - Garage vehicle metal entry door(s) Auto operators installed for the 7 x 16 Roll Up door only - Operated normally
- LASER EYE AND MECHANICAL REVERSE FUNCTION: Installed at lower track areas - Tested and functional 7 x 16 door only
- EXTERIOR SIDE DOOR: Type- Wood hinged door - opens/closes/locks- Functional
- FLOORS: Concrete - Functional
- INTERIOR FRAMING: Wood Framed - Drywall covered - anchoring not viewable - appears functional
- FIRE DOOR: Entry Door solid appears to be fire rated and self closes. Meets the standard fire rated thickness of 1 3/8"
- ELECTRICAL- LIGHTING & OUTLETS: Lighting functional. Receptacles GFCI protected and tested.
- Personal goods and equipment block access to sidewalls and floors. Only viewable and accessible areas are inspected. Recommend professional inspection prior to taking possession of property: Hidden safety or hazardous conditions may exist.

2. Attic

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- ENTRY LOCATION: SCUDDLE ACCESS DOOR AT- Master bedroom closet
- AVERAGE INSULATION DEPTH: 8 to 10 inches of blown in fiber evenly spread - R-Value approx 38 - Good for year structure built.
- ROOF DECK: OSB (Oriented Strand Board) - No water intrusion observed
- LIGHTING: Provided
- ELECTRICAL: Functional- Viewable at accessible locations
- PLUMBING: Functional- Viewable at accessible locations
- VENTILATION: Roof deck screened roof grills - Upper and lower roof deck
- STORAGE CAPACITY: Minimal

3. Foundation Type

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- Concrete slab on grade.

4. Foundation Condition

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

• No deficiencies were observed at the visible portions of the structural foundation base of the home. Interior foundation top surfaces covered by floor coverings. Interior top surfaces are walked on and scanned by the eye to detect abnormal foundation conditions. No abnormal foundation conditions observed on day and time of inspection.

5. Crawlspace Condition

Good	Fair	Need Repair	Safety Hazard	None
				X

Exterior Areas

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

Wood Insect Boring Inspection– As per California Business and Professional Code Section: 8500-8519.5 “No persons shall perform and inspect for wood destroying infestations and infections unless licensed by the **“California State Pest Control Board.”** The pest control inspection is to include unless otherwise specified, all information regarding the foundation walls, substructure, footings, patios and steps, porches, attic spaces, abutments, air vents, roof framing, that includes the eaves, fascia, rafters, exposed sheathing, exposed timbers, ceiling joists, and attic walls, and/or other parts subject to attack by wood destroying pests or organisms. Conditions usually deemed likely to lead to infection and/or infestation, such as earth to wood contacts, faulty grade levels, evidence of roof leaks, excessive cellulose debris, moisture conditions, and insufficient ventilation are to be reported. **No inspection for wood destroying pests is made by this Home Inspection Company to detect past or present Wood insect boring activity including rot and decay.** Wood is inspected for deterioration only. Only a State Licensed termite (WDI-Wood Destroying Insect)) inspection company can call out rot and WDI insect activity. If viewable wood deterioration will be noted and referred to have a State Licensed Termite Inspection Company evaluate and treat/repair as needed.

ROOF Inspections - Every roof is as good only as good as the weatherproof membrane beneath it, which is concealed and cannot be seen without removing the roofing material and is equally true of almost all roof coverings. However, what remains to be true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak or leaks except as it is occurring or by specific water tests, which are beyond the scope of this inspection and disclaimed. Significant rainfall on the day of the inspection is a good water test to detect water intrusion into the attic and living spaces. Maintain sealant at all roof vent pipe, chimney, skylight, edge flashings and any and all other penetrations as preventative maintenance to prevent interior water leakage. Recommend annual and semi annual roof inspection by state licensed roof contractor, C-39 Classification as preventative maintenance to prevent water intrusion and damage.

Rain Gutters and Downspouts. While gutters and downspouts are not integral components of a building and carry little weight in establishing the structural condition of a building, they still perform an important function; Degenerated gutters and downspouts, or the lack of gutters and downspouts can have a negative impact on other building components by allowing water run-off to penetrate or cause damage to building surfaces: Fascia boards, siding and foundations systems. Maintain all rain gutter troughs clean for complete water drainage from the roof.

Lot grading and drainage have a significant impact on the building,

simply because of the direct and indirect damage that moisture can have on the foundation and sidewalls. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

1. Roof

Good	Fair	Need Repair	Safety Hazard	None
X				

Materials: ROOF VIEWED BY: HIGH POWERED BINOCULARS FROM GROUND AND ON LADDER FROM ROOF EDGE • ROOF COVERING TYPE: Concrete/clay spanish roll tiles • Roof Design Structure: Main Roof: Gable/HIP • Safety Height restrictions prohibit traversing the roof upper deck. Lower deck viewed at edge with the aid of a ladder. Front & rear span areas viewed from ground with high powered binoculars. • Roof vent pipes, Rain boots and other roof deck penetrations. • Valley gutters and roof deck transitions • Roof spans, HIP rafters and Ridgeline • Roof deck rafter overhang and fascia boards

Observations:

- ROOF CONDITION: All tiles in place - all deck spans upper and lower decks, Edge and ridge caps. Normal wear observed approximate remaining service life 42 years (approx)
- VENT PIPE PENETRATIONS: Metal and ABS Plastic Pipes- Sealed
- VALLEY DECK TRANSITIONS: Functional
- Valley metal flashings: Functional
- Roof vent grills installed all deck levels
- MAINTENANCE TIP: Recommend semi annual and annual roof inspection by C-39 Roof Contractor as preventative maintenance to prevent water intrusion and damage. Maintain all roof penetrations, pipes, and chimneys sealed to prevent water intrusion and damage.

2. Chimney

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- TYPE FACTORY BUILT: Wood Framed Chase - Stucco coated exterior finish
- RAIN CAP TYPE: Metal Rain Cap/Plate; Has fire screen and protective plates
- FLUE TERMINATION: TYPE: Metal Shroud
- FLASHINGS: Functional-Sealed

3. Wall System

Good	Fair	Need Repair	Safety Hazard	None
X				

Materials: Construction Type: Wood Frame • West • East • South • North

Observations:

- No abnormal defects observed

4. Siding Condition

Good	Fair	Need Repair	Safety Hazard	None
X				

Information: Stucco Siding • Exterior windows and screens • Foam trim around window and door areas • Window wood shutters • Foam/wood trim around window and door areas

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Gutters, Grading, & Sprinkler System

Good	Fair	Need Repair	Safety Hazard	None
X	X			

Information: Galvanized Gutters • Irrigation Sprinkler system installed at front and rear area yards. • Sprinkler auto control box located: Garage interior and exterior sidewalls

Observations:

- GRADING: Flat
- DRAINAGE: Water appears to drain water away from foundation. No standing water observed at perimeter areas of the foundation base of the structure.
- Rain gutter system installed - Downspout lower extension end elbows missing at several sidewall locations. Recommend the installation of extension elbows to divert water away from sidewalls and foundation systems to prevent water intrusion and damage.
- Sprinkler heads installed too close to sidewall system - Recommend relocating or installing a irrigation hose drip system at all areas spraying water onto the siding to prevent damage and water intrusion.
- Gutter downspout extension elbows crushed at several locations. Recommend repair to allow for proper water drainage. (preventative maintenance)
- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation.
- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation.
- **Sprinkler control valves located at rear sidewall leaking. Recommend repair**



Rain gutter downspout end elbows not installed several locations



Sprinkler spray heads too close to sidewall systems



Gutter downspout end elbows crushed several locations



Rear sidewall sprinkler control valves leak

6. Drives & Walks Condition

Good	Fair	Need Repair	Safety Hazard	None
X				

Information: Concrete driveway • Concrete sidewalk.

Observations:

- No major system safety or function concerns noted at time of inspection.

7. Vegetation Condition

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- Trees observed growing in close proximity of building foundation, siding and roof systems that may cause damage. Recommend maintaining clearance from siding to prevent damage, (Preventative maintenance)



Bushes growing contacting sidewall system

8. Patio Covers, Balcony, Decks, & Steps Condition

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- Front entry deck - Concrete
- Patio deck - Rear - Concrete
- Patio cover - Type: Aluma-wood - Anchored - No abnormal conditions observed

9. Fencing, Gates, Block Walls Condition

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- Block walls perimeter of property - No abnormal conditions observed.
- Gates: Single metal gate at side entry area.
- Retaining wall (block) observed rear yard

10. Exterior Electrical Condition

Good	Fair	Need Repair	Safety Hazard	None
X				

Observations:

- OUTLETS: GFCI protected
- Exterior lights - Operated
- Front garage exterior sidewall light lamp missing. Recommend the installation of lamp bulb and function check light.

Swimming Pool/Spa

Chlorine generators can help fight against waterline scum build-up. They create a better, healthier swimming experience for most people. It isn't necessary to handle or buy chlorine, and, if the unit is functioning correctly, chlorine residual will always be present in the pool, eliminating algae. This makes it nearly impossible to get burning red eyes from chloramines, which is usually the culprit. Even with a chlorine generator, you still must maintain your pool. You still must maintain correct water balance, and you must maintain the unit itself. The best pool will have 24/7 circulation, correct hydraulic design with an in-floor cleaning system for bottom up cleaning and circulation, a quality ozone system, and a chlorine generator for sanitizer residual. If you do not maintain a chlorine generator or maintain your pool chemistry you can destroy your pool's interior finish, decking and pool equipment. Salt-water pools are great but they need care.

Swimming pool inspections - The pool and spa is a visual inspection and equipment operation check only. The inspection is a limited non-invasive and non intrusive inspection. The inspection is general in scope and nature and is chiefly concerned only with the readily accessible electro-mechanical systems. Inline plumbing pressure checks for leakage and water chemical balance checks are not part of this inspection. Recommend consulting with a professional pool company if this is desired to be done. **Note on Pool**

safety: Pool/Screen enclosures - Recommend audible alarms installed at rear doors that enter into the pool area. As an alternative to not having audible warning alarms installed at door locations - pool safety covers are recommended installed. A power safety cover should meet the requirements of ASTM pool cover installation standard which addresses labeling requirements and performance. ASTM requires that the cover withstand the weight of two (2) adults and a child to allow a rescue should an individual fall onto the cover. A power safety cover is a motorized

powered barrier that can be placed over the water area. When the power safety cover is properly over the pool, it provides a high level of safety for children under 5 years old by inhibiting their access to the water. Also as an alternative to a pool safety cover, a fence barrier installed around the pool exterior or between the patio framing members is recommended. For information on pool safety visit Consumer Product Safety Commission (CPSC) www.cpsc/pool/safety).

1. Pool/Spa Condition

Good	Fair	Need Repair	Safety Hazard	None
X	X	X	X	

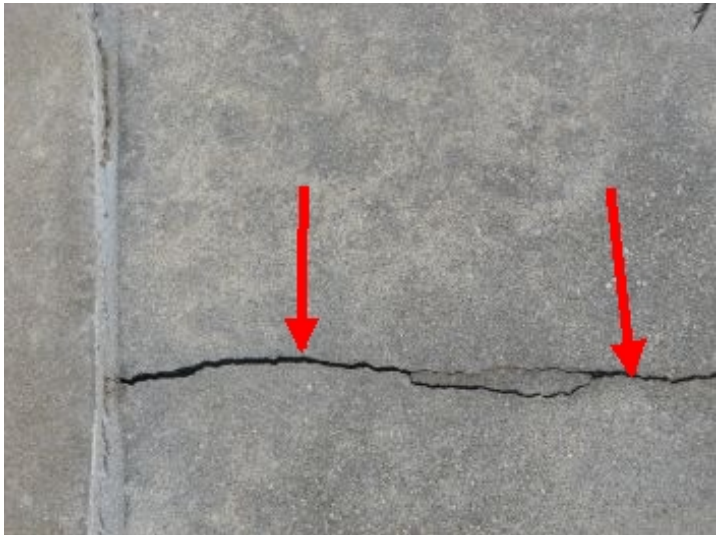
Materials: Pool/Spa Decking • Deck Seal • Interior shell: Type: Gunit
Plaster/Cement • Coping and Tile • Water Sight Level • Pool/Spa Drain Covers:
Type: Domed anti vortex type • Pool Filler Line: Auto fill system • Diving Board
• Electrical: Equipment breaker: At Main Panel - Adequate protection •
Electrical: Sub panel CB protection - Adequate • Pool/Spa Lights •
Heater/Furnace • Filter Bowl/Housing and pressure: Normal • Plumbing •
Timers • Fencing • Pool/Spa Access - Doors/gates • Alarms - Doors • Pool Sweep
• Skimmer return and flapper valve • Water fall feature • Pump and other
metal parts bonded/grounded • Electrical: Light & Other Breakers at sub
Panel: 15 & 20A • Pump(s): Main pool and secondary boost • Water fall/cascade
(Spa) feature • Salt Water System

Observations:

- Deck seal deteriorated - Has voids - Recommend sealing voids.
- Diving board loose at base attach area - Corroded. Service recommended to remove corrosion. (Preventative maintenance)
- Electrical: Sub panel at pool equipment: Pool Light circuit GFCI protected and tested.
- Pool/Spa furnace/heater operated - heated spa water to mid warm during operation - spa water might take up to 2 hours to fully attain desired selected water temperature.
- Auto chlorinated and Salt water system installed. Maintain salt and chlorine levels to prevent damage to system
- At Pool equipment - Pool and spa water control valves - auto and manual systems operated
- Water Skimmer return - No skimmer water return observed at skimmer return. Weir gate installed. Recommend service.
- SPA Jet push buttons at sidewall did not actuate jets. Recommend service.
- Concrete deck at spa step - crack minor crack observed. Recommend sealing to prevent water intrusion and damage. (Preventative maintenance)
- **Electrical: Sub panel at pool equipment - 15A Breaker in found in tripped "OFF" position. Recommend state licensed electrician determine cause and repair.**
- **Interior water lights inoperative - Spa Only - Recommend repair**
- **Garage side door to side yard and pool area does not self close and latch. Recommend repair (Child safety)**
- **Alarm audible devices not installed at rear and side area doors that lead to the pool water. Recommend the installation of approved alarms at all doors ;leading to the pool water (Child safety)**
- **Protective fence barrier not installed between house and pool water areas. Recommend the installation of an approved fence barrier to prevent a small child from entering the pool water areas that may lead to drowning and death. (Child Safety) see Consumer Product Safety Commission (www.CPSC.gov/swimming-pool-safety for additional safety information)**



Diving board mount supports corroded



Deck step cracked



Sub panel 20A breaker tripped in "OFF"



Deck seal voids