



## RESIDENTIAL HOME INSPECTION REPORT

1234 Main Street  
Carlsbad, CA 92009

Buyer Name

02/27/2026 9:00AM



Inspector

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## THANK YOU FOR CHOOSING US!

Thank you for choosing us to perform your general Home Inspection. We always endeavor to do our best in providing you with the information you need to make an informed purchase decision. Once you have read the report, don't hesitate to contact us with questions about report content or home condition.

Please take a few minutes to read the following...

### The SCOPE OF THE INSPECTION

This report is designed to identify safety issues and system and major component defects in the following: roof materials and drainage, exterior, grading and surface drainage, foundation, general structure, attic, general interior, plumbing, electrical, and HVAC. Although we endeavor to be thorough, a General Home Inspection is not technically exhaustive, nor will it be as thorough as that of a specialist contractor (electrical, plumbing, roofing, etc.) or technician.

#### Non-Destructive

The inspection is non-destructive, and does not include damaging, dismantling, removing, or moving any mechanical components or personal belongings such as rugs, furniture, or boxes.

#### Visual only

The inspection is based on observations of the readily visible condition of the home during the time of the inspection only.

### PURCHASE INCLUDES RISK

Having a General Home Inspection performed helps reduce the risk inherent in the purchase of a property. Because it is a general inspection, it is also a limited inspection and you should be diligent in following the recommendations for repair, correction, further evaluation, etc. as advised in this report. Deficiencies may exist requiring the services of a specialist such as a contractor or structural engineer. Although best efforts are made to identify hidden deficiencies according to observed evidence, such evidence is not always apparent. Invasive measures or dismantling any system or component exceeds the scope of the inspection.

You should schedule any specialist inspections in time to use the results in your negotiations with the seller. Because time constraints may exist in scheduling, make any necessary appointments as soon as possible after receiving this report. Pay attention to your contingency period (inspection objection) deadline.

Some conditions indicating a problem may only be readily visible seasonally or intermittently. Conditions sometimes exist that prevent inspection of certain systems or components. These may be environmental (such as weather-related), related to lack of utilities (gas, electricity, or water), or other. The inspection company disclaims

responsibility for inspecting systems, components, or items that are not readily accessible, visible or operable.

#### A HOME INSPECTION DOES NOT GUARANTEE FUTURE CONDITIONS

A home inspection report describes the condition of the home at the time of the inspection only. It is not a warranty or guarantee of any future conditions, which may change at any time once the inspection is complete. Manufacturer's or contractor's warranties of certain systems or components may or may not be in effect at the time of sale. Warranties may or may not transfer to you as the new owner, or may transfer with limitations. You should ask the seller and your agent about any such warranties. Warranties may be available for purchase. Read the fine print carefully to understand the terms, expiration date, and any other limitations.

#### IT'S NOT A CODE COMPLIANCE INSPECTION

The purpose of this report is not to identify any building code violations. This report may include descriptions of conditions that are building code violations, but this is because the goal of home inspections and building code inspections are similar: to help ensure that safe conditions exist. However, inspection for building code violations far exceeds the scope of the General Home Inspection, and you should adjust your expectations accordingly.

#### THIS REPORT REFLECTS OUR OPINION

This report reflects our opinion of the home condition according what was observed by the inspector and according to our experience. Over the years, building practices— along with what has widely been considered safe and acceptable— have changed. Building methods and materials have evolved and have been combined in different ways by designers by workmen of various attitudes and skill.

Some systems alone require years of training to understand at the contractor or engineering level. Home inspectors are trained to recognize deficiencies in a wide range of systems and components commonly found in homes, but part of this training is to understand the limitations of a General Home Inspection and when to recommend a specialist. You are encouraged to follow report recommendations.

#### DISCLAIMER

This report is limited to identification of certain, easily-identified features and conditions. It is non-invasive, limited to readily visible conditions, is not technical exhaustive, and does not include evaluating risk levels or identifying compliance with any jurisdictional or manufacturers requirements.

# SUMMARY

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

- 🔧 3.6.1 Roof - Underlayment: Damage: minor
- ⊖ 3.8.1 Roof - Roof Drainage: Downspouts: blockage
- ⊖ 3.8.2 Roof - Roof Drainage: Gutters: bent or damaged
- ⊖ 3.9.1 Roof - Vents on the Roof: Combustion vent: flashing, none
- ⊖ 3.9.2 Roof - Vents on the Roof: Plumbing vent: flashing, improper install
- ⊖ 3.10.1 Roof - Tree Damage: Palm interfering with roof/gutters
- ⊖ 3.11.1 Roof - Stone Slate: Cleaning slate: moss
- ⊖ 3.11.2 Roof - Stone Slate: Damage: cracked/broken slates
- ⊖ 3.11.3 Roof - Stone Slate: Damaged & missing slates
- 🔧 3.11.4 Roof - Stone Slate: Fastening: exposed fasteners, no leaks
- ⊖ 4.1.1 Exterior - Grounds: Fence posts: failure, corrosion
- ⊖ 4.1.2 Exterior - Grounds: Fences: wrought iron, corrosion severe
- ⊖ 4.1.3 Exterior - Grounds: Fences: wrought iron, damaged
- 🔧 4.1.4 Exterior - Grounds: Gate damage
- ⊖ 4.1.5 Exterior - Grounds: Gate: sagging
- ⊖ 4.1.6 Exterior - Grounds: Trees: overhanging limbs
- ⊖ 4.1.7 Exterior - Grounds: Vegetation overgrown
- ⊖ 4.1.8 Exterior - Grounds: Vines on walls
- 🔧 4.2.1 Exterior - Driveway: Cracks: common cracks, less than 1/4"
- 🔧 4.2.2 Exterior - Driveway: Driveway deterioration
- 🔧 4.3.1 Exterior - Walkways: Cracks: common cracks
- ⊖ 4.6.1 Exterior - Exterior Trim: Fascia: damaged
- ⊖ 4.8.1 Exterior - Patio: Surface: cracking, moderate
- ⊖ 4.10.1 Exterior - Exterior Plumbing: Missing anti-siphon device
- ⊖ 4.11.1 Exterior - Exterior Wall Penetrations: Inadequate protection pest entry
- ⊖ 4.11.2 Exterior - Exterior Wall Penetrations: Seal penetrations
- ⊖ 4.13.1 Exterior - WALL-COVERING REFERENCE: GENERAL: Seal penetrations in exterior walls
- ⊖ 4.14.1 Exterior - Stone Veneer: Clearance from grade- 4"
- ⊖ 4.14.2 Exterior - Stone Veneer: Weep screed missing, wall bottom
- ⊖ 4.18.1 Exterior - Exterior Grill: Grill broken

- ⊖ 5.1.1 Garage - Overhead Doors: No entrapment warning label near button
- ⊖ 5.1.2 Garage - Overhead Doors: No general warning label
- ⊖ 5.1.3 Garage - Overhead Doors: No spring warning label
- ⊖ 5.2.1 Garage - Automatic Opener: Automatic opener: Older than 12 years
- ⊖ 5.2.2 Garage - Automatic Opener: Manual disconnect, short lanyard
- ⊖ 5.3.1 Garage - Ceilings, Floors, and Walls: Floor: concrete curb, trip hazard
- 🔧 5.5.1 Garage - Garage Electrical: Receptacle OK, no GFCI
- 🔧 6.6.1 General Structure - Crawlspace: Crawlspace floor: no soil cover
- ⊖ 6.6.2 General Structure - Crawlspace: Crawlspace: odor present
- ⊖ 6.6.3 General Structure - Crawlspace: Crawlspace walls - Moderate efflorescence
- ⊖ 6.6.4 General Structure - Crawlspace: Insulation: loose, missing insulation
- ⚠ 6.6.5 General Structure - Crawlspace: Moisture intrusion: joists, mold, elevated moisture levels
- ⊖ 7.3.1 Attic - Attic Thermal Insulation: Gaps in insulation
- ⚠ 7.5.1 Attic - Attic Pests: Rodents: rodent sign, chewing visible
- ⚠ 7.5.2 Attic - Attic Pests: Rodents: rodent sign, moderate
- ⊖ 8.2.1 Roof Structure - Roof Trusses: Trusses cut
- ⊖ 8.2.2 Roof Structure - Roof Trusses: Trusses structurally altered
- 🔧 9.1.1 General Interior - General Interior: General wear and deterioration: minor
- 🔧 9.2.1 General Interior - Floors: Carpet: damage/deterioration, minor
- ⊖ 9.2.2 General Interior - Floors: Carpet: damage/deterioration, moderate
- 🔧 9.2.3 General Interior - Floors: wood floors; wear, minor
- ⊖ 9.3.1 General Interior - Walls: Damage and deterioration: minor
- ⊖ 9.11.1 General Interior - Stairways : Illumination: stairway light inoperable
- 🔧 9.12.1 General Interior - Room Ventilation: Ventilation: exhaust fan noisy
- ⊖ 9.13.1 General Interior - Laundry Room: Dyer exhaust: termination to outside not identified
- 🔧 9.14.1 General Interior - Cabinets: Cabinets: damage, minor
- 🔧 9.14.2 General Interior - Cabinets: Cabinets: under-sink, floor damage, elevated moisture
- ⊖ 9.14.3 General Interior - Cabinets: Cabinets: under-sink, floor damage, normal moisture
- ⊖ 9.16.1 General Interior - Fire Safety Systems: Smoke alarms: replace batteries
- ⚠ 9.20.1 General Interior - Pests: Rodents: minor rodent sign
- 🔧 10.2.1 Bedrooms - Walls: Damage and deterioration, minor
- ⚠ 10.4.1 Bedrooms - Lighting: Light fixture damaged
- 🔧 10.7.1 Bedrooms - Exterior Doors: Damage/deterioration: minor
- 🔧 11.1.1 Bathrooms - Floors: Grout: dirty
- ⊖ 11.4.1 Bathrooms - Bathtub: Caulk line deterioration
- ⊖ 11.4.2 Bathrooms - Bathtub: Stopper inoperable
- ⊖ 11.5.1 Bathrooms - Shower: Enclosure: no safety glass markings
- 🔧 11.5.2 Bathrooms - Shower: Pan tiles: grout deteriorated
- 🔧 11.5.3 Bathrooms - Shower: Wall tiles: grout deteriorated
- ⊖ 11.6.1 Bathrooms - Toilet: Loose at floor
- ⊖ 11.6.2 Bathrooms - Toilet: Old and stained: functional

- 🔧 11.7.1 Bathrooms - Single sink: Damage: cosmetic
- ⊖ 11.7.2 Bathrooms - Single sink: Faucet: leaked when operated
- 🔧 11.9.1 Bathrooms - Cabinets: Door hinges: need adjustment
- ⊖ 11.14.1 Bathrooms - Lighting: Non-moisture-rated light fixture
- 🔧 12.1.1 Kitchen - General Condition: Damage/deterioration, minor
- 🔧 12.2.1 Kitchen - Kitchen Cabinets: Damage, minor
- 🔧 12.2.2 Kitchen - Kitchen Cabinets: Deterioration, minor, commensurate
- ⊖ 12.2.3 Kitchen - Kitchen Cabinets: Under-sink: moisture, microbial growth
- 🔧 12.3.1 Kitchen - Kitchen Countertops: Damage: minor
- 🔧 12.4.1 Kitchen - Kitchen Sink: Kitchen sink: faucet loose
- 🔧 12.5.1 Kitchen - Disposal: Disposal: corrosion, moderate
- ⊖ 12.9.1 Kitchen - Oven: Oven, built-in: did not respond
- ⊖ 12.11.1 Kitchen - Refrigerator: Refrigerator door: gasket damaged
- 🔧 12.11.2 Kitchen - Refrigerator: Refrigerator door: ice/water dispenser inoperable
- ⊖ 12.11.3 Kitchen - Refrigerator: Refrigerator operation: too warm
- ⊖ 12.14.1 Kitchen - Kitchen Electrical: Switches: unable to determine
- ⊖ 13.6.1 Electrical - Service Panel: Label: circuit directory, missing, handwritten
- ⊖ 13.6.2 Electrical - Service Panel: Surge protector: none installed
- ⚠️ 13.6.3 Electrical - Service Panel: Unfilled holes or knockouts
- ⚠️ 13.6.4 Electrical - Service Panel: Wiring: discoloration (blackening)
- ⊖ 13.7.1 Electrical - Service Grounding and Bonding: Bonding jumper: none installed
- ⊖ 13.8.1 Electrical - Sub-Panel: Breaker: no GFCI protection, install GFCI breakers
- ⊖ 13.8.2 Electrical - Sub-Panel: Breaker: taped to OFF
- ⊖ 13.8.3 Electrical - Sub-Panel: Label: circuit directory, missing
- ⊖ 13.10.1 Electrical - Branch Circuits & Devices: AFCI: none installed
- ⊖ 13.10.2 Electrical - Branch Circuits & Devices: Carbon monoxide alarm: none installed
- ⚠️ 13.10.3 Electrical - Branch Circuits & Devices: Extension cord: installed as permanent wiring
- ⊖ 13.10.4 Electrical - Branch Circuits & Devices: Exterior junction box: moisture intrusion
- ⚠️ 13.10.5 Electrical - Branch Circuits & Devices: Exterior receptacles: 1 open ground
- ⊖ 13.10.6 Electrical - Branch Circuits & Devices: Exterior receptacles: GFCI did not re-set
- ⊖ 13.10.7 Electrical - Branch Circuits & Devices: Exterior receptacles: GFCI Did not respond
- ⊖ 13.10.8 Electrical - Branch Circuits & Devices: Exterior receptacles: no weather protection
- ⊖ 13.10.9 Electrical - Branch Circuits & Devices: Exterior receptacles: no weather protection or GFCI
- ⚠️ 13.10.10 Electrical - Branch Circuits & Devices: Receptacle: GFCI, failed to trip when tested
- ⊖ 13.10.11 Electrical - Branch Circuits & Devices: Receptacle: GFCI, none installed
- ⚠️ 13.10.12 Electrical - Branch Circuits & Devices: Receptacle: neutral-ground reversed
- ⚠️ 13.10.13 Electrical - Branch Circuits & Devices: Receptacle: open ground
- ⊖ 13.10.14 Electrical - Branch Circuits & Devices: Receptacles: floor-mounted not approved type
- ⚠️ 13.10.15 Electrical - Branch Circuits & Devices: Receptacles: GFCI, multiple failures
- ⊖ 13.10.16 Electrical - Branch Circuits & Devices: Receptacles: inoperable (multiple)
- ⚠️ 13.11.1 Electrical - Lighting: Lighting: recessed ceiling light overheating

- ⚠ 13.14.1 Electrical - Photovoltaic System: Backfeed breaker no retaining device
- ⊖ 13.14.2 Electrical - Photovoltaic System: Solar panel mounting system too close to slate roof surface
- 🔧 14.3.1 Plumbing - Water Treatment: Kitchen faucet
- 🔧 14.3.2 Plumbing - Water Treatment: Reverse Osmosis
- ⊖ 14.3.3 Plumbing - Water Treatment: Various types
- ⊖ 14.4.1 Plumbing - Water Heater: Expansion tank: none installed
- 🔧 14.4.2 Plumbing - Water Heater: Floor stains: past leakage, OK
- ⊖ 14.4.3 Plumbing - Water Heater: Hot water slow to reach fixtures
- ⊖ 14.4.4 Plumbing - Water Heater: No response
- ⊖ 14.4.5 Plumbing - Water Heater: TPR: discharge pipe, material improper
- ⚠ 14.4.6 Plumbing - Water Heater: TPR discharge pipe: termination not visible
- ⊖ 14.7.1 Plumbing - Toilet: Toilet: bowl filled, slow to drain
- ⊖ 14.7.2 Plumbing - Toilet: Toilet: loose at floor
- ⊖ 14.7.3 Plumbing - Toilet: Toilet: slow to flush
- ⊖ 14.8.1 Plumbing - Sinks: Sink faucet: 1 handle leaked when running water, bathroom
- ⊖ 14.9.1 Plumbing - Bathtub: Bathtub: sealant, caulk line failed
- 🔧 14.9.2 Plumbing - Bathtub: Bathtub: stopper inoperable
- ⊖ 14.10.1 Plumbing - Shower: Shower: door glass not tempered
- ⊖ 14.10.2 Plumbing - Shower: Shower: enclosure glass not tempered
- 🔧 15.2.1 HVAC - Furnace: Air filter: dirty
- 🔧 15.2.2 HVAC - Furnace: air filter: will need routine maintenance
- ⊖ 15.2.3 HVAC - Furnace: Condensate discharge: broken tube
- ⊖ 15.2.4 HVAC - Furnace: Gas supply: no sediment trap
- ⚠ 15.2.5 HVAC - Furnace: Operation: no response
- ⊖ 15.3.1 HVAC - Cooling: AC: end of useful life
- ⊖ 15.3.2 HVAC - Cooling: AC: no response
- ⊖ 15.3.3 HVAC - Cooling: Condenser unit: airflow restriction, dirt/debris
- ⊖ 15.3.4 HVAC - Cooling: Condenser unit: airflow restriction, restricted space due to debris
- ⊖ 15.6.1 HVAC - Fireplace: Wood-burning: firebox dirty
- ⊖ 15.6.2 HVAC - Fireplace: Wood-burning: flue needs cleaning
- 🔧 15.6.3 HVAC - Fireplace: Wood-burning: gas igniter installed
- ⊖ 15.6.4 HVAC - Fireplace: Wood-burning: gas igniter, signs of deterioration
- ⊖ 17.2.1 Pool and Spa - Barrier System: Pool barrier: gate latch below 54 inches
- ⊖ 17.2.2 Pool and Spa - Barrier System: Pool barrier: gate too low (48" minimum)
- ⚠ 17.2.3 Pool and Spa - Barrier System: Pool barrier: 2 of 7 Failure
- ⊖ 17.4.1 Pool and Spa - Coping: Coping: missing
- ⊖ 17.5.1 Pool and Spa - Misc. Pool Components: Drain: Pool & Safety Act compliant, request documentation
- ⊖ 17.5.2 Pool and Spa - Misc. Pool Components: Skimmer: lid/top, broken or missing
- ⊖ 17.7.1 Pool and Spa - Vessel : Tile: missing tiles
- ⊖ 17.7.2 Pool and Spa - Vessel : Tile: loose
- ⊖ 17.7.3 Pool and Spa - Vessel : Tile: staining

- ⊖ 17.7.4 Pool and Spa - Vessel : Tile: damage
- ⊖ 17.7.5 Pool and Spa - Vessel : Inadequate water sealing between the pool wall and the coping/deck
- ⚠ 17.9.1 Pool and Spa - Electrical System: Lights: underwater luminaire, damaged
- ⚠ 17.9.2 Pool and Spa - Electrical System: Pump: GFCI protection, none
- ⊖ 17.9.3 Pool and Spa - Electrical System: Pump: grounding conductor not insulated
- ⚠ 17.9.4 Pool and Spa - Electrical System: Pump and equipment: detached or missing ground bonding
- 🔧 17.10.1 Pool and Spa - Pump: Strainer pot: dirty
- ⊖ 17.12.1 Pool and Spa - Automatic Sanitation: Salt cell calcium build up
- ⊖ 17.13.1 Pool and Spa - Heating System: Heating system inoperable / intermittent
- ⚠ 17.14.1 Pool and Spa - Plumbing System: Balance/Surge Tank: access covers missing or defective

# 1: INSPECTION DETAILS

## Information

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### Inspection Conditions:

**Approximate temperature at the inspection**

60s F

**Inspection Conditions: Property-related weather condition**

Dry

**Inspection Conditions: Weather at the inspection**

Sunny, Clear

**Inspection Conditions: Weather, over previous 2 days**

Sunny, Clear

**Utilities on/off: Utilities: all utilities on**

All utilities were on.

**Attendees: Inspection Attendees**

Buyer's agent, Seller's agent

The following attended some portions or all of the inspection:

### Occupancy: State of Occupancy

Unoccupied- staged, Empty- long term

### Inspection Conditions: Home Inspection on 2/6/2026, Pool Inspection on 2/7/2026

Due to the size and complexity of the systems present on this inspection, the main property was inspected on 2/6/2026 and the inspector returned to the property on 2/7/2026 at 9AM to conduct the ancillary pool inspection.

### Utilities on/off: Utilities on

Water on, Electricity on, Gas on

Any utilities that are off during the inspection will limit the inspection of any devices requiring water, gas, or electricity.

### Occupancy: Occupancy: irregularly occupied

The home was not the primary residence of the owner and had not been used regularly for an extended time period. Plumbing fixtures have not been operated recently, so some conditions such as plumbing system leakage may not be apparent during the inspection.

## Limitations

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Attendees

**THE CLIENT DID NOT ATTEND**

## Watch video on YouTube

Error 153

Video player configuration error

We invited the client to attend their home inspection. Unfortunately, my client did not attend the home inspection. The client did not learn what the home inspector desired to teach the client about the house. The client was unable to follow the home inspector through the house and ask questions during the inspection. The client's concerns at the time of the inspection were not addressed. This was a restriction and limitation of the home inspection.

## 2: HOMESITE

### Information

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#### Home/Site Details: Lot Slope

Moderate slope

#### Home/Site Details: Property Elevation

Moderately Elevated

Property elevation refers to the vertical height of a property's ground level relative to surrounding terrain or sea level. This measurement is crucial for understanding potential drainage patterns, flood risks, and site-specific environmental characteristics that can impact home design and maintenance.

### Limitations

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Home/Site Details

#### **INSPECTED IN CONTEXT**

Older home are inspected in the context of the time period during which they were built. Homes are not required to be updated to comply with newly enacted building codes and older homes typically reflect building practices that were locally common at the time they were built. Although the general home inspection does not include identification of building code violations, it is an inspection for system and major component deficiencies and safety issues regardless of home age.

## 3: ROOF

### Information

#### Inspection Method: Roof inspection method

drone with camera, from ground and ladder, ladder at roof edge

#### Roof Configuration: Roof Configuration

Hip

#### Roof Configuration: Roof pitch, 45 degrees

The roof pitch (angle of slope) was approximately 12:12 (45 degrees).

#### General Roof Flashing : Flashing Material

Copper

#### Roof Drainage: Drainage system materials

copper

#### Stone Slate: Fastening method

Copper nails



#### Stone Slate: Hip Installation Method

Mitered Hip

#### Stone Slate: Manufacturing variation

standard

#### Stone Slate: Ridge Installation Method

Strip Saddle Ridge

The roof was covered with slates

#### Stone Slate: Valley Installation Method

Closed Valley

#### Roof Structure Exterior: What's inspected?

Inspection of the roof structure from the exterior typically includes:

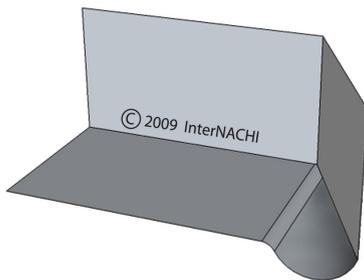
- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.

## General Roof Flashing : General description \*

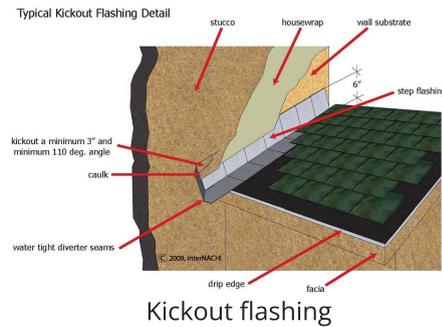
Flashing is a general term used to describe (typically) sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:

- Roof penetrations;
- Junctions at which roofs meet walls;
- Roof edges;
- Areas at which roofs change slope;
- Areas at which roof-covering materials change; and
- Areas at which different roof planes meet (such as valleys).

### KICK-OUT FLASHING



Kickout Flashing



Kickout flashing

## Roof Drainage: Gutters & downspouts

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts. The downspout drains are contained in the walls. If the downspout is leaking in the wall, it may be difficult to detect.



## Roof Drainage: What is inspected?

Inspection of the roof drainage system typically includes examination of any of the following:

- Gutters (condition and configuration);
- Downspouts & extensions (condition and configuration);
- Scuppers; and
- Overflow drains.

### Stone Slate: About natural stone slate

The roof was covered with natural stone slate. Slate roof tiles are manufactured from stone 450 to 600 million years old. Slate tile has one of the longest lifespans of all roofing-covering materials. Its longevity depends on the quality of the slate, fasteners, installation and maintenance. Typical lifespans are 50 to 150 years or more.

You should be aware that some types of slate change color with time. For this reason, matching existing slates is sometimes difficult.

Slate installation and repair require special expertise and many roofing contractors will not be qualified. You should be diligent in confirming the qualifications of anyone you hire for slate work. Qualified contractors can be found through the [National Slate Association](#).

### Stone Slate: Chatter

The roof structure was steep. Because slate tiles are not nailed tightly, but hang from nail shanks, wind may cause slate movement resulting in noise called "chatter". If this is a concern you should ask the seller about it.

### Stone Slate: Flashing Material

Copper



Copper flashing installed in valleys.



Copper flashing in valleys,

## Limitations

Roof Structure Exterior

### FRAGILE: LIMITED INSPECTION

The Inspector was unable to walk the roof without risking damage to fragile roof-covering materials (slate tiles) and inspected the roof-covering materials and components from other vantage points. Not all portions of the roof were fully visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection.

If you wish to have a more detailed roof inspection you should hire a qualified roofing contractor with the equipment required to access the entire roof without damage to the roof-covering material.

Roof Structure Exterior

### SAFETY: LIMITED INSPECTION

The Inspector was unable to walk the roof for safety reasons, such as steep slope. The decision to walk a roof is solely at the inspector's discretion. The inspection company disclaims responsibility for evaluating conditions or identifying deficiencies not readily visible from the vantage points from which the roof was inspected. If you wish to have a more detailed roof inspection, you should hire a qualified roofing contractor with the equipment required to access the roof safely.

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#### Inspection Method

### **DISCLAIMERS: SAFETY, LIMITED INSPECTION**

The Inspector was unable to safely walk the roof and inspected the roof-covering materials and components using other methods. Not all portions of the roof were visible. Decisions about safety are made solely at the inspector's discretion. If you wish to have a more detailed roof inspection, you should make arrangements to have the roof inspected by a qualified roofing contractor.

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#### Underlayment

### **DISCLAIMER: MOST UNDERLAYMENT HIDDEN, NOT INSPECTED**

Most underlayment was hidden by the roof-covering material and was not inspected. The inspection company disclaims responsibility for evaluating its condition where it was not readily visible. Some underlayment was visible by drone, but exact type of underlayment observed could not be determined at a distance.

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#### Roof Drainage

### **DOWNSPOUTS NOT OBSERVABLE.**

Downspouts transition to inside the wall and are not observable.

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#### Stone Slate

### **LIMITED INSPECTION: INSPECTOR DID NOT WALK ROOF**

Stone slate is fragile and should never be walked on. For this reason the inspector's view of the roof was limited. The inspection company disclaims responsibility for identifying readily visible deficiencies that would require physically accessing all portions of the roof. If you desire a more accurate evaluation of the slate roof condition you will need to hire a qualified roofing contractor who can access the roof with specialized equipment. Not all roofing contractors will be qualified. You should be diligent in choosing a contractor with slate experience.

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#### Stone Slate

### **VALLEY FLASHING: HIDDEN, UNABLE TO DETERMINE CONDITION**

Valley flashing was hidden beneath slate and the Inspector was unable to confirm its condition. It appeared to be adequately protecting the home structure.

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## Deficiencies

### 3.6.1 Underlayment

#### **DAMAGE: MINOR**



The visible portions of the roof underlayment had minor damage. Particularly at the hip areas of the roof. An evaluation should be performed by a qualified roofing contractor to provide an estimate for work as necessary. Repairs should be made as quickly as possible to avoid damage from roof leakage.

Recommendation

Contact a qualified roofing professional.

3.8.1 Roof Drainage

**Moderate Concern**

**DOWNSPOUTS: BLOCKAGE**

Some roof drainage system downspouts appeared to have blockages. This condition can cause gutters to spill, resulting in excessively high soil moisture levels with the potential to cause foundation damage related to soil movement. Because the downspouts on this house are routed within the walls, blockages could result in structural damage. Recommend working with a qualified gutter professional to clear any blockages. Keep gutters clean to prevent downspout blockages.

Recommendation

Contact a qualified gutter contractor



Northwest corner of the house, near the master bedroom. Evidence of water staining on the stone veneer due to plugged downspout.

3.8.2 Roof Drainage

**Moderate Concern**

**GUTTERS: BENT OR DAMAGED**

The gutters were bent or otherwise damaged. Damaged gutter sections should be brought into good working order by a qualified contractor to help ensure that roof drainage is discharged properly. Failure to properly discharge roof drainage can cause foundation/structure damage related to soil movement.

Recommendation

Contact a qualified gutter contractor



Southeast, front of property.



Southeast front of home.

### 3.9.1 Vents on the Roof

#### **COMBUSTION VENT: FLASHING, NONE**

On the roof, no flashing was installed at combustion vents. This condition is improper and substantially increases the potential for damage from roof leakage. Corrections should be made as necessary by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.

Moderate Concern



### 3.9.2 Vents on the Roof

#### **PLUMBING VENT: FLASHING, IMPROPER INSTALL**

On the roof, plumbing stack vent flashings were improperly installed. This condition increases the potential for damage from roof leakage. Corrections should be made as necessary by a qualified roofing contractor.

Recommendation

Contact a qualified professional.

Moderate Concern



Northwest, rear of property. The plumbing vent does not appear to be flashed properly.



Southeast, front of home. Plumbing flashing does not appear to have adequate flashing.



Flashing appears to be missing.

3.10.1 Tree Damage

**PALM INTERFERING WITH ROOF/GUTTERS**

Vegetation (palm trees) are interfering with the roof/gutter system. Recommend removing the offending vegetation.

Recommendation

Contact a qualified professional.

Moderate Concern



3.11.1 Stone Slate

**CLEANING SLATE: MOSS**

The roof had areas at which slate was covered with moss. This condition may accelerate slate deterioration. An evaluation and any necessary work should be performed by a qualified roofing contractor experienced in slate roofs. Not all roofing contractors will be qualified. You should be diligent in checking references.

Recommendation

Contact a qualified roofing professional.

Moderate Concern



Evidence of moss on slate roof, Northwest rear of house.



Evidence of moss on slate roof, northwest rear of house.



3.11.2 Stone Slate

**DAMAGE: CRACKED/BROKEN SLATES**

Slate roof tiles were cracked or broken. This condition may increase the potential for damage from roof leakage. Repairs should be made as necessary by a roofing contractor experienced in slate repairs. Not all roofing contractors will be qualified. Matching existing slate tiles exactly can be difficult.

Moderate Concern

Recommendation

Contact a qualified roofing professional.



Cracked and missing slate tiles.

3.11.3 Stone Slate

**DAMAGED & MISSING SLATES**

 Moderate Concern

Roof slates were damaged and some were missing. This condition increases the potential for roof leakage. Consult with a qualified slate roof specialist to discuss options and costs for replacement of damaged slates. Not all roofing contractors will be qualified.

Recommendation

Contact a qualified roofing professional.

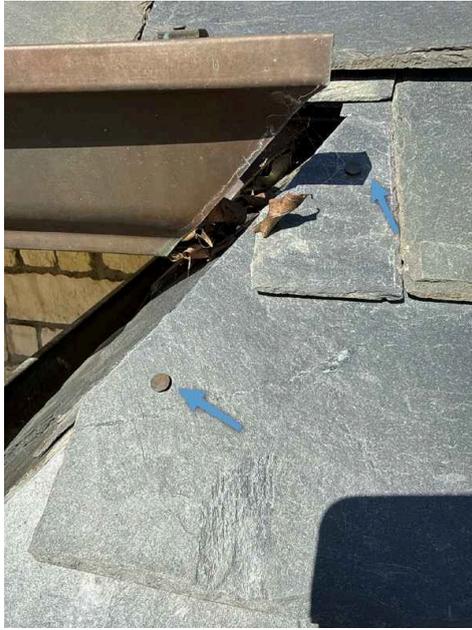


3.11.4 Stone Slate

**FASTENING: EXPOSED FASTENERS, NO LEAKS**

 Minor Concern

The slate roof had areas at which fasteners were exposed. This condition slightly increases the potential for roof leakage and may indicate widespread fastener failure. Although no evidence was observed that this condition has caused leakage, the roof should be inspected by a roofing contractor experienced in slate roof repair. Not all roofing contractors will be qualified.



# 4: EXTERIOR

## Information

**Grounds: Fence material**  
Wrought iron

**Grounds: Retaining wall material**  
Concrete, Stone-faced concrete

**Driveway: Driveway surface material**  
Irregular flagstone with mortar joints



**Walkways: Walkway Materials**  
Irregular field stone and mortar

**Door/Window Exteriors: Exterior door materials**  
Solid wood

**Door/Window Exteriors: Window exterior materials**  
Vinyl Fiberglass



**Exterior Trim: Trim Material**  
Vinyl, Wood

**Balcony: Balcony floor material**  
Field stone

**Balcony: Balcony guardrail materials**  
Concrete

**Balcony: Balcony support structure**  
Floor joists cantilever, Vertical support posts

**Patio: Patio Location**  
Rear of home

**Patio: Patio Materials**  
Irregular flagstone with mortar joints

**Chimney: Chimney Construction**

Natural stone

**Chimney: Foundation Material**

Concrete slab

**Stone Veneer: Natural stone veneer installed**

Exterior walls of the home were covered with manufactured stone veneer.

**Manufactured Stone Veneer:****Manufactured stone veneer included**

Exterior wall coverings included manufactured stone veneer.

**Grounds: Landscape irrigation: operation, beyond the scope**

The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Objection Deadline.

**Balcony: What's inspected?**

Inspection of balconies typically includes the following:

- Structural integrity;
- Planking;
- Guardrails; and
- Finish coating.

**WALL-COVERING REFERENCE: GENERAL: Mostly OK**

The Inspector observed few deficiencies in the condition of the exterior walls. Notable exceptions will be listed in this report.

**Pests: Rodent Bait Stations Present**

## Limitations

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Grounds

**FENCES: NOT INSPECTED-OVERGROWN GROUND COVER**

Most fences were not readily visible due to overgrown ground cover. Fences were not inspected.

---

Grounds

**FENCING NOT INSPECTED- BEYOND THE SCOPE**

Inspection of fencing lies beyond the scope of the general home inspection. The fences were not inspected.

---

Grounds

**LANDSCAPE IRRIGATION: CONTROL PANEL, UNABLE TO LOCATE**

The Inspector was unable to locate the landscape irrigation controls. You should ask the seller about their location and operation. Consider having the landscape irrigation system inspected by a qualified landscape contractor.

---

Grounds

**LANDSCAPE IRRIGATION: DISCLAIMER**

The home was equipped with a landscape irrigation (sprinkler) system. Inspection of such systems lies beyond the scope of the General Home Inspection and would require the services of a qualified landscape contractor. Any comments about the landscape irrigation system included in this report are supplied as a courtesy only and should not be construed as being the result of a full landscape irrigation system inspection. The landscape irrigation system was not inspected.

WALL-COVERING REFERENCE: GENERAL

## DISCLAIMER

Inspection of wall exteriors includes identification of deficiencies that are readily visible. The Inspection company disclaims identification of deficiencies not readily visible from the exterior.

Water Features

## FOUNTAIN: BEYOND THE SCOPE

The home was equipped with a fountain. Inspection of domestic water features lies beyond the scope of the General Home Inspection. The Inspector recommends having this fountain inspected by a qualified plumbing or landscape contractor before the expiration of your Inspection Objection Deadline.

Exterior Grill

## EXTERIOR KITCHENS, GRILLS

Exterior kitchens, grills, and other external appliances are outside the standards of practice and not inspected. As a courtesy, the inspector may note any issues identified in the report.

## Deficiencies

4.1.1 Grounds



### FENCE POSTS: FAILURE, CORROSION

Fence had posts that had failed due to corrosion. The fences were leaning in these areas. Consult with a qualified contractor to gain an idea of options and costs for correction.

Recommendation

Contact a qualified fencing contractor



4.1.2 Grounds

**FENCES: WROUGHT IRON, CORROSION SEVERE**

 Moderate Concern

Wrought iron fencing examined during the inspection was severely corroded and needed maintenance to extend its service life. One of the gates has collapsed due to excessive corrosion. Consult with a qualified contractor to gain an idea of options and costs for maintenance or repair.

Recommendation

Contact a qualified fencing contractor



Excessive corrosion resulting in gate collapse.

4.1.3 Grounds

**FENCES: WROUGHT IRON, DAMAGED**

 Moderate Concern

Wrought iron fencing was damaged. Consult with a qualified contractor to gain an idea of options and costs for repair.

Recommendation

Contact a qualified fencing contractor

#### 4.1.4 Grounds

### **GATE DAMAGE**

Gates had visible damage.

Recommendation

Contact a qualified fencing contractor

 Minor Concern



#### 4.1.5 Grounds

### **GATE: SAGGING**

Gates were visibly sagging.

Recommendation

Contact a qualified fencing contractor

 Moderate Concern

#### 4.1.6 Grounds

### **TREES: OVERHANGING LIMBS**

Large trees have limbs that overhang the home and yard. Limbs may fall due to wood decay, or strong winds. Significant weakening of large branches by conditions like core decay may not be visible without special training. You should have these trees evaluated by an arborist.

Recommendation

Contact a qualified tree service company.

 Moderate Concern



#### 4.1.7 Grounds

### VEGETATION OVERGROWN

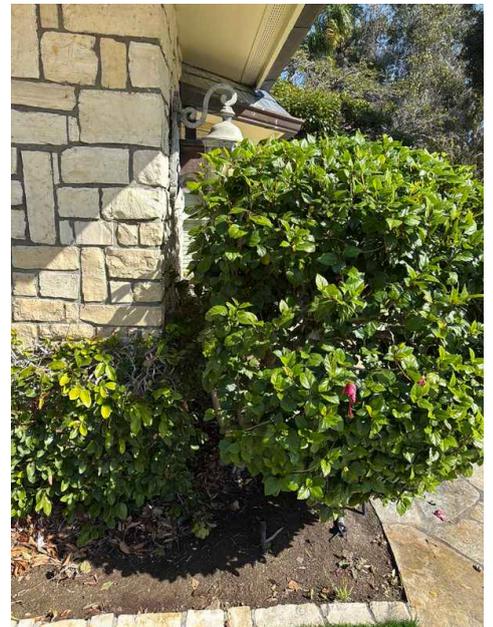


Moderate Concern

Vegetation around the exterior walls was overgrown and needed to be cut back.

Recommendation

Contact a qualified landscaping contractor



#### 4.1.8 Grounds

### VINES ON WALLS



Moderate Concern

Vines growing on the exterior walls may introduce insects, pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Over time, vine tendrils may damage wall covering materials. Watering this vegetation will introduce moisture to the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions. For these reasons, removal of the vegetation from exterior walls is a good idea.

Recommendation

Contact a qualified professional.



4.2.1 Driveway

 Minor Concern

**CRACKS: COMMON CRACKS, LESS THAN 1/4"**

Common cracks (1/4-inch or less) were visible in the driveway grout and some stone. Cracks exceeding 1/4 inch (6 mm) should be filled with an appropriate material to help reduce continuing damage.

Recommendation

Contact a qualified professional.



4.2.2 Driveway

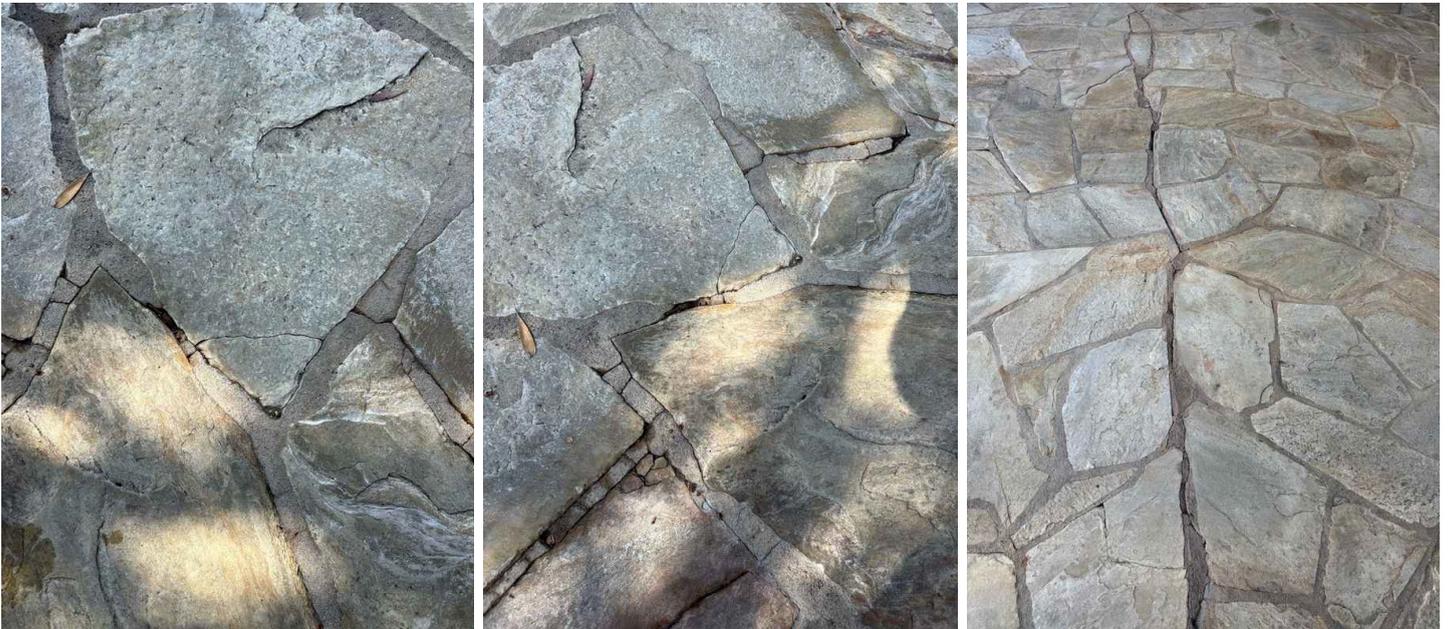
 Minor Concern

**DRIVEWAY DETERIORATION**

The driveway surface showed some minor deterioration such as cracks in the field stone and mortar. Repairs and maintenance will help extend driveway lifespan.

Recommendation

Contact a qualified driveway contractor.



#### 4.3.1 Walkways

### CRACKS: COMMON CRACKS

 Minor Concern

Common cracks (1/4-inch or less) were visible in the walkways. Cracks exceeding 1/4 inch should be filled with an appropriate material to avoid continued damage to the walkway surface from freezing moisture.

Recommendation

Contact a qualified professional.

#### 4.6.1 Exterior Trim

### FASCIA: DAMAGED

 Moderate Concern

Home fascia was damaged in places. Repairs should be made as necessary by a qualified contractor.

Recommendation

Contact a qualified carpenter.



#### 4.8.1 Patio

### SURFACE: CRACKING, MODERATE

 Moderate Concern

The patio surface had moderate cracking visible. Cracks wider than 1/4-inch should be filled with an appropriate material to help prevent crack worsening.

Recommendation

Contact a qualified professional.

#### 4.10.1 Exterior Plumbing

### MISSING ANTI-SIPHON DEVICE

 Moderate Concern

An anti-siphon device (often a hose-bibb vacuum breaker or an “anti-siphon” sillcock) is important because it prevents back-siphonage, which can pull contaminated water backward into the home’s drinking-water piping.

- Protects potable water from contamination: A garden hose is frequently left in contact with non-potable sources (fertilizer sprayers, buckets with chemicals, dirty mop water, pet-waste-contaminated puddles, pools/spas). If water is siphoned backward, those contaminants can enter the supply lines.
- Siphoning can occur during negative pressure events: If the street main is shut down, a water main breaks, or firefighters draw heavily from hydrants, pressure can drop and create suction. With the hose end submerged, that suction can pull contaminants back through the hose bib.
- Simple mechanism, big impact: The device “breaks” the siphon by admitting air when downstream pressure drops, so water cannot be pulled backward through the spigot.

Recommend evaluation and repair by a qualified plumber.

Recommendation

Contact a qualified professional.



Hose connection



Missing ant-siphon device

#### 4.11.1 Exterior Wall Penetrations

### **INADEQUATE PROTECTION PEST ENTRY**

 Moderate Concern

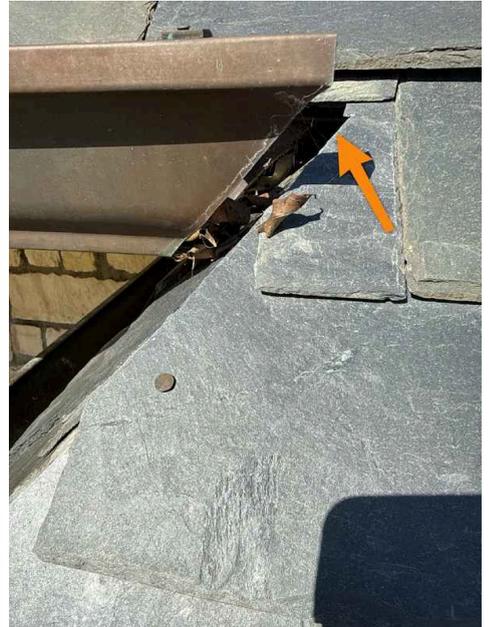
A through-wall plumbing vent pipe serving the drain, waste and vent system had inadequate protection from entry by birds or rodents. Birds or rodents entering the plumbing vent pipe may create a blockage which could prevent the vent from performing as it was designed.

Recommendation

Contact a qualified professional.



Access to the attic from outside the house.



Gap needs to be sealed



Gap needs to be sealed.

4.11.2 Exterior Wall Penetrations

**SEAL PENETRATIONS**

Exterior wall penetrations had gaps that should be sealed with an appropriate sealant to prevent moisture and insect entry.

Recommendation

Contact a qualified professional.

Moderate Concern

4.13.1 WALL-COVERING REFERENCE: GENERAL

**SEAL PENETRATIONS IN EXTERIOR WALLS**

Exterior wall penetrations had gaps that should be sealed with an appropriate sealant to prevent moisture and insect entry.

Recommendation

Contact a qualified handyman.

Moderate Concern

4.14.1 Stone Veneer

**CLEARANCE FROM GRADE- 4"**

Moderate Concern

The stone veneer did not have the minimum 4-inch (102 mm) clearance above grade recommended by the Masonry Veneer Manufacturer's Association. This condition is typically not corrected unless necessary due to eventual deterioration.

Recommendation

Contact a qualified masonry professional.



#### 4.14.2 Stone Veneer

 Moderate Concern

### **WEEP SCREED MISSING, WALL BOTTOM**

Where manufactured stone veneer covered exterior walls, weep screed was missing at the base of the walls. This condition may trap moisture, causing damage to framing from wood decay. You should consult with a qualified contractor to discuss the necessity, options, and costs for weep screed installation.

Recommendation

Contact a qualified masonry professional.

#### 4.18.1 Exterior Grill

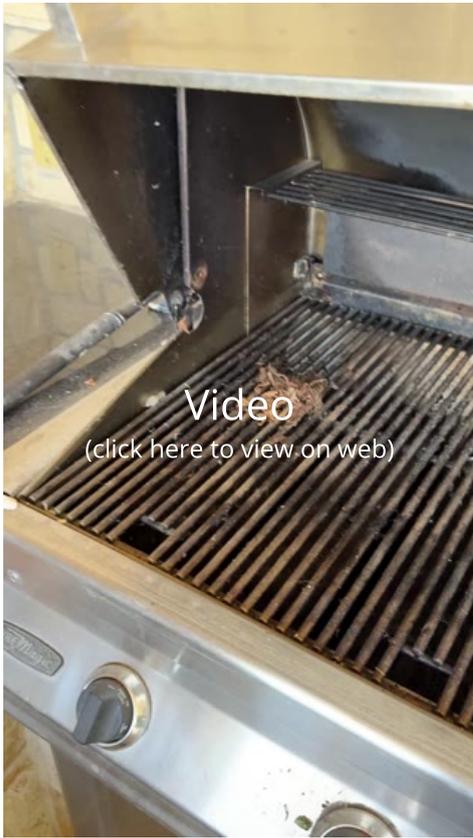
 Moderate Concern

### **GRILL BROKEN**

The lid to the exterior grill was broken. Handyman repair - missing a bolt.

Recommendation

Contact a qualified professional.



## 5: GARAGE

### Information

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#### Garage Description

Attached, 3-car

#### Automatic Opener: Garage Door Opener Type

Automatic screw drive

#### Automatic Opener: Number of Automatic Openers

2

#### Overhead Doors: Overhead doors: what's inspected?

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- Door panels;
- Mounting brackets;
- Track & rollers;
- Manual disconnect;
- Warning labels;
- Automatic opener;
  - Automatic reverse;
  - Photo sensor; and
  - Switch placement.

### Limitations

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Automatic Opener

#### **AUTOMATIC REVERSE: DISCLAIMER**

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Automatic Opener

#### **DISCLAIMER: 2X4 METHOD**

This overhead garage door inspection was performed using the 2x4 method recommended by garage door opener manufacturers, the Door and Access Systems Manufacturer's Association (DASMA), and the American National Standards Institute (ANSI). This test will not determine the pressure at which the door reverses or that safe conditions exist. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

### Deficiencies

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## 5.1.1 Overhead Doors

 Moderate Concern**NO ENTRAPMENT WARNING LABEL NEAR BUTTON**

The garage overhead door had no warning label installed near the wall-mounted control button as is recommended by the Door and Access Systems manufacturer's Association (DASMA). Garage doors are potentially dangerous. A warning label should be installed for safety reasons.

## Recommendation

Contact a qualified garage door contractor.

## 5.1.2 Overhead Doors

 Moderate Concern**NO GENERAL WARNING LABEL**

The garage overhead door had no general warning label attached to the back of a door panel as is recommended by the Door and Access Systems manufacturer's Association (DASMA). Garage doors are potentially dangerous. A general warning label should be installed for safety reasons.

## Recommendation

Contact a qualified garage door contractor.

## 5.1.3 Overhead Doors

 Moderate Concern**NO SPRING WARNING LABEL**

The garage overhead door had no spring warning label attached to the back of a door panel as is recommended by the Door and Access Systems manufacturer's Association (DASMA). Garage door springs store a significant amount of energy are potentially dangerous. A spring warning label should be installed for safety reasons.

## Recommendation

Contact a qualified garage door contractor.

## 5.2.1 Automatic Opener

 Moderate Concern**AUTOMATIC OPENER: OLDER THAN 12 YEARS**

The overhead garage door automatic opener was inoperable, appeared to be older than 12 years and may need to be replaced soon.

## Recommendation

Contact a qualified garage door contractor.

## 5.2.2 Automatic Opener

 Moderate Concern**MANUAL DISCONNECT, SHORT LANYARD**

The lanyard (rope) used to operate the manual disconnect could not be adjusted to within 6 feet of the floor. This condition may prevent children or those lacking in physical stature from using the manual disconnect to exit the garage during an emergency. This condition should be corrected.

## Recommendation

Contact a qualified professional.

## 5.3.1 Ceilings, Floors, and Walls

**FLOOR: CONCRETE CURB, TRIP HAZARD**

GARAGE / INTERIOR ENTRY STEP

A short step was installed between the garage floor and the floor of the adjacent living space, measuring 2" in height. This is a trip hazard.

Recommendation

Contact a qualified professional.

## 5.5.1 Garage Electrical

**RECEPTACLE OK, NO GFCI**

Electrical receptacles in the garage appeared to be in serviceable condition but had no Ground Fault Circuit Interrupter (GFCI) protection installed. For safety reasons, consider having GFCI protection installed as a safety precaution. This can be achieved by: 1. Replacing the receptacle in the garage circuit which is nearest the main electrical service panel with a GFCI receptacle. 2. Replacing the breaker currently protecting the electrical circuit that contains these garage receptacles with a GFCI breaker.

Recommendation

Contact a qualified electrical contractor.

# 6: GENERAL STRUCTURE

## Information

**Foundation Walls: Foundation Configuration**

Slab/Crawlspace

**Framed Floor Structure: Floor Structure Support Beams**

Wood beam

**Framed Floor Structure: Perimeter Bearing**

Top of foundation wall

**Foundation Walls: Foundation Wall Material**

Concrete

**Framed Floor Structure: Intermediate Support**

Wood posts on pads

**Framed Floor Structure: Thermal Insulation**

fiberglass batt

**Framed Floor Structure: Floor Sheathing**

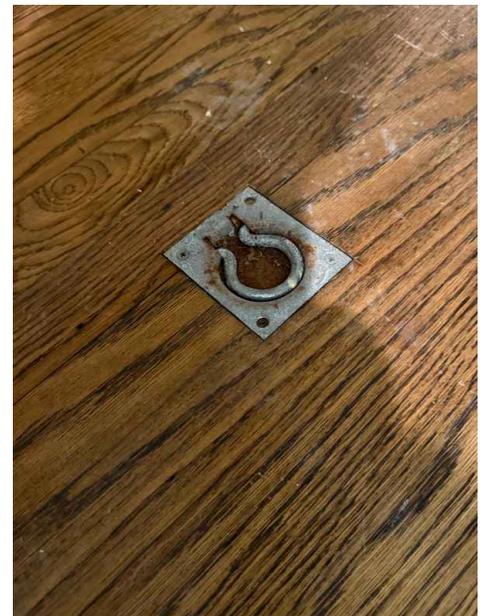
Oriented strand board (OSB)

**Framed Floor Structure: Joist Material**

Conventional wood joists

**Crawlspace: Access Hatch Location**

Hallway closet



**Crawlspace: Crawlspace floor material**

Dirt

**Crawlspace: Main floor insulation type**

Fiberglass batt

**Crawlspace: Crawlspace: access hatch location**

This crawlspace was accessed through a foundation hatch located in the hallway closet.

## Crawlspace: Crawlspace Inspection: what's inspected?

- Inspection of the crawlspace typically includes visual examination of the following: - Excavation;
- Foundation;
- Floor;
- Framing;
- Plumbing;
- Electrical;
- HVAC;
- Insulation;
- Pest (general evidence); and
- General condition.

## Limitations

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### Foundation Walls

#### **CONCRETE SLAB: NOT VISIBLE, DISCLAIMER**

The home structure rested on a concrete slab, most of which was hidden beneath floor covering materials and could not be visually evaluated. The Inspector disclaims identification of any defects or deficiencies of the slab that would require direct viewing to identify.

---

### Foundation Walls

#### **CONCRETE SLAB: NOT VISIBLE, LIMITED INSPECTION**

The home structure rested on a concrete slab, most of which was hidden beneath floor covering materials and could not be directly viewed. Inspection of the slab will be limited to observation of the floor covering materials and those portions of the slab that are exposed to view.

---

### Foundation Walls

#### **FOOTING: NOT VISIBLE**

The footings were not visible.

---

### Slab-on-Grade

#### **SLAB-ON-GRADE: NOT VISIBLE, DISCLAIMER**

The home floors were concrete slab, most of which were hidden beneath floor covering materials and could not be visually evaluated. The Inspector disclaims identification of any defects or deficiencies of the slab that would require direct viewing to identify.

---

### Crawlspace

#### **FRAMED FLOOR, INADEQUATE HEADROOM (18" MIN.)**

The crawlspace had less than the 18-inch headroom required for safe inspection. The crawlspace was inspected from the hatch access only. It was not entered. The inspection company disclaims responsibility for inspection of conditions in the crawlspace. Recommend thorough evaluation by a qualified professional.

---



Height of support beams.



Height of floor joists. Too low for safe access.

## Deficiencies

### 6.6.1 Crawlspace



Minor Concern

#### **CRAWLSPACE FLOOR: NO SOIL COVER**

No soil cover was installed at the time of the inspection. Soil covers consist of plastic sheeting installed to help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay.

Recommendation

Contact a qualified professional.

### 6.6.2 Crawlspace



Moderate Concern

#### **CRAWLSPACE: ODOR PRESENT**

The crawlspace had a noticeable musty odor. The inspector was unable to locate the source. Possible sources of odor in basements include mold, soil-borne bacteria.

Recommendation

Contact a qualified professional.



High moisture levels observed in the dirt floor in crawlspace.

### 6.6.3 Crawlspace



Moderate Concern

#### **CRAWLSPACE WALLS - MODERATE EFFLORESCENCE**

In the crawlspace, moderate amounts of efflorescence was visible at some of the interior surfaces of the foundation walls. Efflorescence is a white powdery mineral residue deposited by water seeping through porous concrete or masonry and evaporating when it reaches the surface. To avoid potential material damage, the source of moisture should be identified and corrected.

Recommendation

Contact a qualified professional.



6.6.4 Crawlspace

**INSULATION: LOOSE, MISSING INSULATION**

Thermal insulation was loose or missing in the crawlspace. Insulation should be secured or replaced to help reduce heating costs and increase home comfort.

Recommendation

Contact a qualified professional.

Moderate Concern



6.6.5 Crawlspace

**MOISTURE INTRUSION: JOISTS, MOLD, ELEVATED MOISTURE LEVELS**

Major Concern

Floor joists in the crawlspace had areas covered with a substance resembling mold. This condition indicates moisture intrusion of the crawlspace. Mold can only be positively identified through sampling and analysis by qualified personnel. Expanding mold colonies can cause mold spore concentrations in indoor air to rise to unhealthy levels. Conditions that encourage mold growth can also cause structural damage from wood decay. The moisture meter showed elevated levels of moisture present on the dirt floor at the time of the inspection. The source of moisture intrusion should be located and corrected by a qualified contractor. Vapor barrier should be installed in the crawlspace to reduce humidity in this space.

Recommendation

Contact a qualified professional.



Floor joists and beams in the crawlspace had areas covered with a substance resembling mold.



Elevated moisture levels in the floor covering in the crawlspace.

# 7: ATTIC

## Information

### Attic Access: Access hatch type and location

Wall hatch, Utility room, Mechanical room, Bonus office room above master bedroom.

### Attic Access: Attic inspection method

Direct entry, From the hatch

### Attic Thermal Insulation: Insulation Average Depth

11-16 inches

### Attic Thermal Insulation: Thermal Insulation Type

Fiberglass batt

### Attic Thermal Insulation: Thermal condition

Attic is outside the thermal envelope

The "thermal envelope" consists of the parts of the home that prevent contain conditioned air and prevent heat from entering/escaping the home.

## Deficiencies

### 7.3.1 Attic Thermal Insulation

#### GAPS IN INSULATION

Thermal insulation in the attic was missing above the master bedroom and other areas in the attic. These gaps that will result in unwanted heat gain or loss. This condition will increase heating and cooling costs and reduce comfort levels. Insulation should be properly distributed to cover all portions of the attic located above the home living space.

#### Recommendation

Contact a qualified insulation contractor.

 Moderate Concern



Missing insulation above master bedroom.

### 7.5.1 Attic Pests

#### RODENTS: RODENT SIGN, CHEWING VISIBLE

 Major Concern

Signs of animal chewing were visible in the attic. Chewing of electrical wiring is a potential fire hazard. Contact a pest control contractor to discuss options and costs for removal of any animals in the attic and securing it from further entry.

Recommendation

Contact a qualified professional.



Evidence of chewing in the drywall.

### 7.5.2 Attic Pests

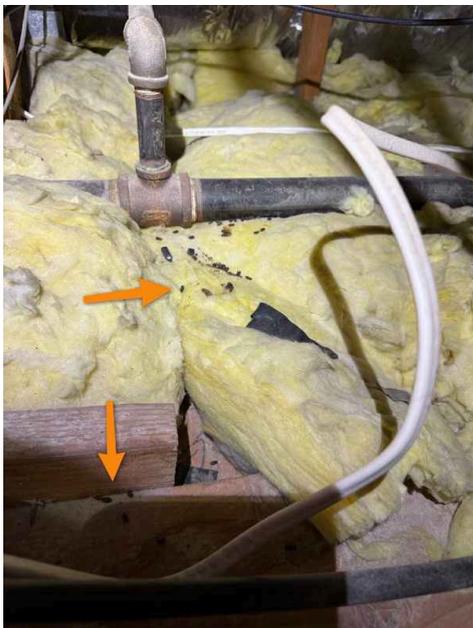
## **RODENTS: RODENT SIGN, MODERATE**

 Major Concern

The attic had moderate amounts of rodent feces visible. Rodents can chew wires. Traps should be set for mice and avenues of entry blocked.

Recommendation

Contact a qualified professional.



Evidence of rodent feces.

# 8: ROOF STRUCTURE

## Information

### Attic/Roof Structure Ventilation: Attic Ventilation Method

Soffit vents, Individual roof vents

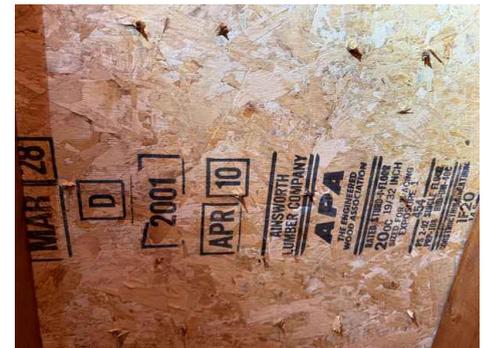
### Attic/Roof Structure Ventilation: Roof Structure Ventilation

Soffit vents, Individual roof vents

### Roof Sheathing: Roof Sheathing Material

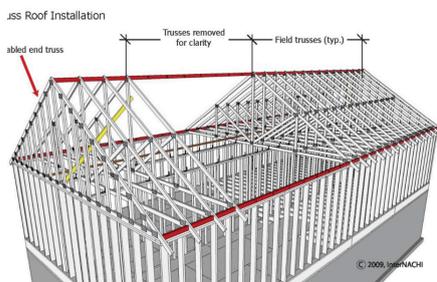
Visible from attic

19/32 inch oriented strand board  
(OSB)



### Roof Trusses: Truss roof

The roof was framed using manufactured roof trusses. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.



## Deficiencies

### 8.2.1 Roof Trusses

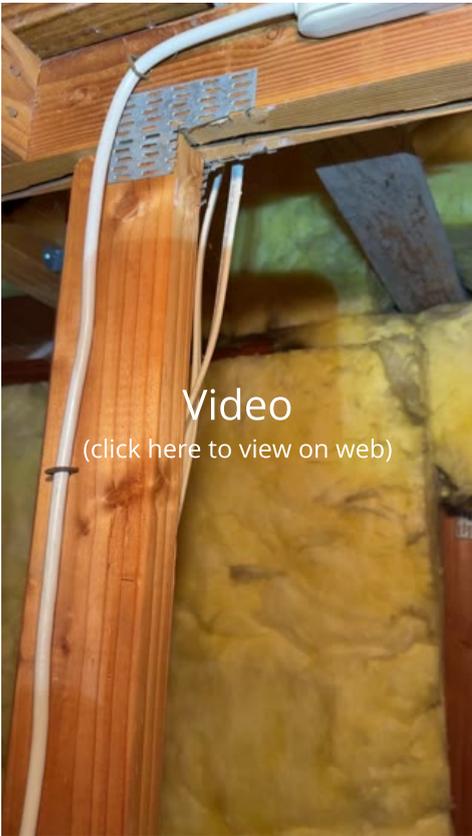
#### TRUSSES CUT

**—** Moderate Concern

Roof trusses that had been cut were visible in the attic. Trusses must never be structurally altered without design and inspection by a structural engineer. If the seller cannot produce documentation showing that alterations to the roof trusses were designed, inspected and approved by a structural engineer, you should have the affected trusses evaluated by a structural engineer.

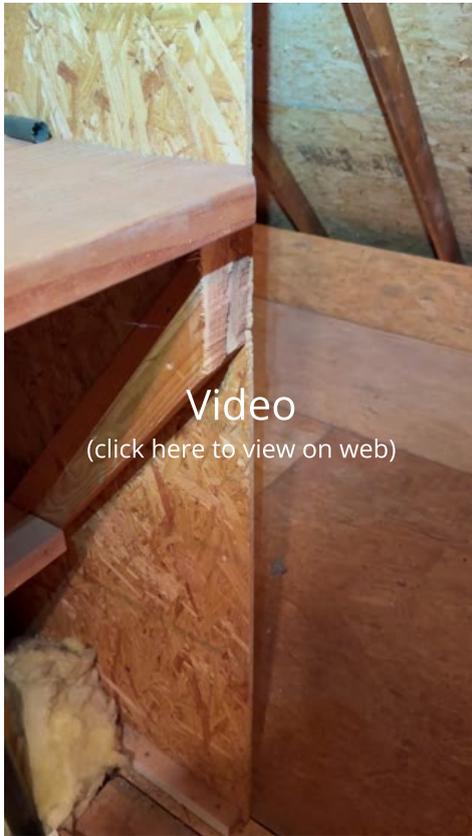
#### Recommendation

Contact a qualified structural engineer.



Video

(click here to view on web)



Video

(click here to view on web)

### 8.2.2 Roof Trusses

 Moderate Concern

#### **TRUSSES STRUCTURALLY ALTERED**

Roof trusses that had been structurally altered were visible in the attic. Trusses must never be structurally altered without design, inspection and approval by a structural engineer. If the seller cannot produce documentation showing that alterations to the roof trusses were designed, inspected and approved by a structural engineer, you should have the affected trusses evaluated by a structural engineer.

#### Recommendation

Contact a qualified structural engineer.

## 9: GENERAL INTERIOR

### Information

#### Floors: General Floor Materials

Natural hardwood, Stone tile, Carpet

#### Walls: Thermal Insulation, Walls

Fiberglass batt/ R11

#### Interior Doors: Interior Door Types

Wood panel

#### Windows: Window frame material

Wood, Vinyl

#### Windows: Window glazing type

Double-pane, Thermal-pane

#### Windows: Window style(s)

Single hung, Fixed

#### Stairways : Type of staircase

Straight, U-shaped w/landings

#### Room Ventilation: Bathroom Configuration

1 sink in cabinet/toilet, 2 sinks in cabinet/toilet/shower, 1sink in cabinet/toilet/tub-with-shower, 1 sink in cabinet/toilet/shower, 2 sinks in cabinet/toilet/tub

#### Room Ventilation: Bathroom Floor Materials

Stone tile

#### Room Ventilation: Bathroom Ventilation

Exhaust fan, Window

#### Room Ventilation: Number of Bathrooms

6 bathrooms

#### Laundry Room: Number of laundry rooms - 2

The home had 2 laundry rooms.

#### Fire Safety Systems: Smoke detectors: hard-wired

The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated. Each detector should be checked occasionally to make sure it has power. If a detector has power, the indicator light will be illuminated. A number of types of smoke detectors exist and effective testing methods are not always obvious. The Inspector recommends that you take the time to learn how to check all detectors for proper operation.

### Limitations

Walls

#### INSULATION INSIDE WALLS NOT EVALAUATED

The inspector performs a visual inspection only and is not able to assess insulation contained and hidden within walls.

Laundry Room

#### DRYER DUCT DISCLAIMER

A dryer exhaust duct connection was installed in the laundry room. Although the dryer was operated briefly, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, a potential fire hazard. Confirming proper duct length and diameter exceed the scope of the General Home Inspection. You should have the dryer exhaust duct inspected and cleaned by a qualified contractor at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts.

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### Fire Safety Systems

#### **FIRE SUPPRESSION SYSTEM: NOT INSPECTED**

The home had a fire suppression system installed. This system is designed to extinguish a fire in the home interior by releasing a liquid or foam under pressure from spray nozzles mounted on the ceilings of the home. Inspection of fire suppression systems lies beyond the scope of the General Home Inspection. The system was not inspected. The Inspector recommends inspection by a qualified contractor. You should ask the contractor about any system maintenance requirements.

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### Pests

#### **WDI/WDO DISCLAIMER**

Inspection for wood-destroying insects (WDI) or wood-destroying organisms (WDO) exceeds the scope of the General Home Inspection. The inspection company is not certified or licensed to perform such inspections. Any mention of evidence of such activity or infestation is included in this report as a courtesy only and should not be construed as being the result of an inspection for WDI/WDO, but as a description of conditions observed by the inspector.

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### Thermal Imaging

#### **THERMOGRAPHIC INSPECTION DISCLAIMER**

The Inspection company has performed a General Home Inspection only. Although the report may include images from a thermal imaging device (also known as an "infrared camera"), these images are provided as a courtesy only. The Inspection company did not perform a thermographic inspection, but used the device as a tool to provide additional information.

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## Deficiencies

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### 9.1.1 General Interior

#### **GENERAL WEAR AND DETERIORATION: MINOR**



The home interior exhibited minor wear and deterioration commensurate with its age.

#### Recommendation

Contact a qualified professional.

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### 9.2.1 Floors

#### **CARPET: DAMAGE/DETERIORATION, MINOR**



This room had areas of minor carpet damage/deterioration.

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### 9.2.2 Floors

#### **CARPET: DAMAGE/DETERIORATION, MODERATE**



Areas of moderate carpet damage/deterioration on stairs. Clean or replace.

#### Recommendation

Contact a qualified flooring contractor

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## 9.2.3 Floors

**WOOD FLOORS; WEAR, MINOR**

Wood flooring exhibited areas of minor surface wear.

## 9.3.1 Walls

**DAMAGE AND DETERIORATION: MINOR**

Walls in the home exhibited general minor damage or deterioration.

Recommendation

Contact a qualified professional.



Damage in the ceiling near the kitchen

## 9.11.1 Stairways

**ILLUMINATION: STAIRWAY LIGHT INOPERABLE**

A light installed to illuminate the stairway did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or fixture. If after the bulb is replaced this light still fail to respond, an evaluation and any necessary repairs should be performed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

## 9.12.1 Room Ventilation

**VENTILATION: EXHAUST FAN NOISY**

The bathroom exhaust fan was excessively noisy and may need to be replaced soon.

Recommendation

Contact a qualified professional.

## 9.13.1 Laundry Room

**DYER EXHAUST: TERMINATION TO OUTSIDE NOT IDENTIFIED**

The termination for the dryer adjacent to the garage was not identified. The termination for the dryer in the main laundry room was not identified. Check with the owner for details. Recommend a qualified professional for evaluation.

## Recommendation

Contact a qualified professional.

## 9.14.1 Cabinets

**CABINETS: DAMAGE, MINOR**

The cabinets had minor damage.

## Recommendation

Contact a qualified professional.

## 9.14.2 Cabinets

**CABINETS: UNDER-SINK, FLOOR DAMAGE, ELEVATED MOISTURE**

The floor of the under-sink cabinet exhibited moisture damage. This defect was noted in the kitchen. The moisture meter showed elevated levels of moisture present in the floor indicating recent leakage. The source of the leak should be identified and the condition corrected to avoid further damage to the cabinets and wall/floor structure, and the cabinet damage should be repaired by a qualified contractor.

## Recommendation

Contact a qualified plumbing contractor.

## 9.14.3 Cabinets

**CABINETS: UNDER-SINK, FLOOR DAMAGE, NORMAL MOISTURE**

The floor of the under-sink cabinet exhibited damage from past moisture intrusion in the bathroom. The moisture meter showed no elevated levels of moisture present in the floor indicating that the source of the leak has been repaired. This may indicate that the problem has been corrected or that conditions that cause leakage have not been present recently.

## Recommendation

Contact a qualified professional.

## 9.16.1 Fire Safety Systems

**SMOKE ALARMS: REPLACE BATTERIES**

The home had battery-operated smoke alarms that were not hardwired and interconnected. Batteries are sometimes removed by occupants due to nuisance activation. The batteries of all smoke alarms should be replaced to ensure that they have adequate power when/if they're needed.

## Recommendation

Contact a qualified handyman.

## 9.20.1 Pests

**RODENTS: MINOR RODENT SIGN**

Minor amounts of rodent feces was visible at various areas of the home. The mechanical room near the pool patio had visible signs of rodent activity. Traps and activity was noted in the utility room. Rodents can chew wires and leave feces in habitable areas. Recommend a qualified pest control contractor to remove live animals and seal off any points of entry.



Evidence of rodent activity, mechanical room near pool patio



# 10: BEDROOMS

## Information

### Floors: General Floor Materials

Stone tile

### Walls: Thermal Insulation, Walls

Fiberglass batt/ R11

### Interior Doors: Interior Door Types

Wood panel

### Windows: Window frame material

Wood

### Windows: Window glazing type

Double-pane, Thermal-pane

### Windows: Window style(s)

Single hung, Fixed

## Deficiencies

### 10.2.1 Walls

#### **DAMAGE AND DETERIORATION, MINOR**



Minor Concern

Interior walls in this bedroom exhibited general minor damage or deterioration.

#### Recommendation

Contact a qualified professional.

### 10.4.1 Lighting

#### **LIGHT FIXTURE DAMAGED**



Major Concern

Light fixtures in the bonus room above the master bedroom were damaged. They did not appear to be rated for insulation contact (not IC-rated). It is not clear if the conditions leading to the staining still exist. This condition may be a potential fire and/or shock/electrocution hazard. The inspector recommends not operating these lights until inspected by a qualified electrical contractor. Repairs should be made as necessary by a qualified electrical contractor.

#### Recommendation

Contact a qualified electrical contractor.



10.7.1 Exterior Doors

**DAMAGE/DETERIORATION: MINOR**

 Minor Concern

In the master bedroom, the screen door to the exterior exhibited minor damage. The handle/latch was missing.





# 11: BATHROOMS

## Information

### Floors: Bathroom Floor Material

Wood, Tile, carpet

### Bathtub: Bathtub type

Cast iron, Bathtub with shower,  
Standard Bathtub

### Shower: Shower

Walk-in, Glass enclosure, Tiled  
enclosure

### Toilet: Toilet Type:

Dual-flush, Standard flush (more  
than 1.6 gal. [6 liters])

### Single sink: Sink

Sink in a cabinet

### Cabinets: Cabinets

Solid Wood

### Bathroom ventilation: Exhaust Fans

Fan, Fan with light

### Toilet: Dual-flush

The bathrooms had dual-flush toilets installed. Dual-flush toilets offer a choice between a 1-gallon flush for liquid waste and a 1.6-gallon flush for solid waste. Dual-flush 1.6-gpf toilets reduce water consumption by an additional 30% over standard low-flow toilets.

### Toilet: Low-flow

The bathrooms had low-flow toilets installed that used a maximum of 1.6 gallons (6 liters) per flush.

## Deficiencies

### 11.1.1 Floors

#### **GROUT: DIRTY**

Bathroom floor tile grout was dirty and needed maintenance.

Recommendation

Contact a qualified professional.



### 11.4.1 Bathtub

#### **CAULK LINE DETERIORATION**

In the bathroom, the sealant where the bathtub met the wall was deteriorated or missing and needed maintenance.

Recommendation

Contact a qualified professional.



Calk the tub/tile interface in all  
bathrooms.

## 11.4.2 Bathtub

 Moderate Concern**STOPPER INOPERABLE**

The bathtub mechanical stopper was inoperable.

Recommendation

Contact a qualified professional.

## 11.5.1 Shower

 Moderate Concern**ENCLOSURE: NO SAFETY GLASS MARKINGS**

The shower enclosure glass had no markings indicating that it was safety glass. If shattered, this glass could form sharp shards dangerous to bathroom occupants. This enclosure should be replaced with an enclosure made from safety glass.

Recommendation

Contact a qualified professional.

## 11.5.2 Shower

 Minor Concern**PAN TILES: GROUT DETERIORATED**

Bathroom shower pan tiles had areas of deteriorated grout that needed maintenance.

Recommendation

Contact a qualified professional.

## 11.5.3 Shower

 Minor Concern**WALL TILES: GROUT DETERIORATED**

Bathroom shower wall tiles had areas of deteriorated grout that needed maintenance.

Recommendation

Contact a qualified professional.

## 11.6.1 Toilet

 Moderate Concern**LOOSE AT FLOOR**

The toilets in the master bedroom were loose at the floor. Recommend a qualified plumber reinstall or tighten the toilets.

Recommendation

Contact a qualified professional.

## 11.6.2 Toilet

 Moderate Concern**OLD AND STAINED: FUNCTIONAL**

The toilets were generally old and stained but functioned as designed.

Recommendation

Contact a qualified professional.

## 11.7.1 Single sink

**DAMAGE: COSMETIC**

The bathroom sink had cosmetic damage.

## Recommendation

Contact a qualified professional.

## 11.7.2 Single sink

**FAUCET: LEAKED WHEN OPERATED**

The bathroom sink faucet leaked when the water was turned on.

## Recommendation

Contact a qualified professional.



## 11.9.1 Cabinets

**DOOR HINGES: NEED ADJUSTMENT**

Bathroom cabinet door hinges needed adjustment.

## Recommendation

Contact a qualified professional.

## 11.14.1 Lighting

**NON-MOISTURE-RATED LIGHT FIXTURE**

The light fixture installed in the shower was not of a type designed for use in a wet environment. This condition is a potential shock/electrocution hazard and should be corrected immediately.

## Recommendation

Contact a qualified professional.



Non moisture rated fixture over the shower. Location: exterior bathroom accessible from pool patio.

# 12: KITCHEN

## Information

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**Dishwasher: Dishwasher Brand**  
Fisher & Paykel

**Range: Range Type**  
Gas range

**Oven: Built-in Oven(s) Type**  
Built-in electric

**Refrigerator: Refrigerator Brand:**  
Sub zero

**Cooktop: Cooktop type**  
Gas cooktop with downdraft

## Limitations

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Dishwasher

### **DISCLAIMER: NO RECENT USE**

Dishwashers are operated at the inspector's discretion. The dishwasher in this home appeared to be old, did not appear to have been used recently and may leak. The dishwasher was not operated and the inspection company disclaims confirming its proper operation. You should ask the seller about its condition.



Corrosion and water staining present on both drawer-based dishwashers

Dishwasher

### **DISCLAIMER: NOT OPERATED PER SOPS, NO RECENT USE**

In accordance with the Standards of Practice followed by the Inspector the dishwasher was not operated. The dishwasher in this home appeared to be old, did not appear to have been used recently and may leak. The Inspection company disclaims confirming its proper operation. You should ask the seller about its condition.

Range

### **RANGE DISCLAIMER**

The circuit breaker for the oven and ranges was turned off and these appliances were not operated. Inquire with the owner about any known issues with these appliances. They appeared to be the age of the home. The self-cleaning, timer-related features, convection features, and other peripheral features are not tested.

Oven

### **BUILT-IN OVEN: LIMITED INSPECTION**

The circuit breaker for the oven and range was turned off at the time of the inspection. Consequently, the functioning of these appliances was not verified by the inspector. You should ask the seller about the functionality of these appliances and any known issues.

## **Deficiencies**

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12.1.1 General Condition

 Minor Concern

### **DAMAGE/DETERIORATION, MINOR**

The kitchen exhibited general minor damage and deterioration commensurate with the age of the home.

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12.2.1 Kitchen Cabinets

 Minor Concern

### **DAMAGE, MINOR**

The kitchen cabinets had minor damage. The cabinet door under the kitchen sink had stains which may be mildew or mold. There is no way to tell for sure without swabbing and testing by a reputable lab. A musty odor was present under the kitchen sink.



12.2.2 Kitchen Cabinets

 Minor Concern

### **DETERIORATION, MINOR, COMMENSURATE**

The kitchen cabinets exhibited minor deterioration commensurate with the age of the home.

Recommendation

Contact a qualified professional.

---

12.2.3 Kitchen Cabinets

 Moderate Concern

### **UNDER-SINK: MOISTURE, MICROBIAL GROWTH**

Apparent microbial growth (possible mold) was visible at damp, water-damaged areas of the kitchen under-sink cabinet. This growth should be removed as necessary. The source of moisture should be identified and corrected by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

---



Possible mold or mildew present on cabinet door under kitchen sink. Further evaluation is recommended.

#### 12.3.1 Kitchen Countertops

##### **DAMAGE: MINOR**

The kitchen countertops had minor damage.

Recommendation

Contact a qualified professional.

 Minor Concern

#### 12.4.1 Kitchen Sink

##### **KITCHEN SINK: FAUCET LOOSE**

The kitchen sink faucet on the island was loose and needed maintenance. It should be serviced as necessary.

Recommendation

Contact a qualified handyman.

 Minor Concern

#### 12.5.1 Disposal

##### **DISPOSAL: CORROSION, MODERATE**

The kitchen garbage disposal exterior was moderately corroded.

 Minor Concern

#### 12.9.1 Oven

##### **OVEN, BUILT-IN: DID NOT RESPOND**

The built-in oven did not respond to the controls. Upon inspecting the electrical sub panel, the breaker for the oven was turned off at the time of the inspection. An evaluation and work as necessary should be performed by a qualified technician. Ask the owner about any known issues.

Recommendation

Contact a qualified appliance repair professional.

 Moderate Concern

## 12.11.1 Refrigerator

 Moderate Concern**REFRIGERATOR DOOR: GASKET DAMAGED**

The refrigerator door gasket was damaged. For the refrigerator to operate efficiently the gasket must be replaced.

## Recommendation

Contact a qualified appliance repair professional.

## 12.11.2 Refrigerator

 Minor Concern**REFRIGERATOR DOOR: ICE/WATER DISPENSER INOPERABLE**

The ice and water dispenser built into the refrigerator door was inoperable.

## Recommendation

Contact a qualified appliance repair professional.

## 12.11.3 Refrigerator

 Moderate Concern**REFRIGERATOR OPERATION: TOO WARM**

The lower left compartment of the freezer was not cold.

## Recommendation

Contact a qualified appliance repair professional.



## 12.14.1 Kitchen Electrical

 Moderate Concern**SWITCHES: UNABLE TO DETERMINE**

The inspector was unable to determine what device is controlled by a switch in the kitchen. If the homeowner cannot provide an explanation you should have it traced by a qualified electrical contractor to ensure that safe conditions exist.

## Recommendation

Contact a qualified professional.

# 13: ELECTRICAL

## Information

**Service Drop: Electrical service type**

Public utility, Photovoltaic, grid-tie, Underground

**Service Drop: Service conductors**

Copper, 3-wire (240V)

**Service Drop: Service lateral: underground**

Conductors supplying electricity to the home were buried underground.

**Service Drop: Type of attachment to home**

Underground

**Service Entrance Cables: Service entrance cables: materials and ampacity**

2/0 copper/200 amps

**Service Entrance Cables: Viewed service entrance conductors at:**

In the service panel

**Electric Meter: Electric meter type**

Electromechanical (conventional)

**Service Panel: Main disconnect ampacity**

200 amps

**Service Panel: Main disconnect type**

Breaker



Electric meter and main service panel located outside the garage.

**Service Panel: Overcurrent protection type**

Circuit breakers

**Service Panel: Service panel ampacity**

200 amps

**Service Panel: Service panel brand**

Siemens

**Service Panel: Service panel exposure rating**

Unknown

**Service Panel: Service panel location**

Service Closet, Master Bedroom, Home exterior right side

**Service Panel: Service panel type**

Flush mount

**Service Grounding and Bonding: Grounding electrode Type**

Unknown

**Sub-Panel: Disconnect type**

Circuit breaker

**Sub-Panel: Overcurrent protection type**

Circuit breakers

**Sub-Panel: Sub-panel ampacity**

200 amps, 150 amp

**Sub-Panel: Sub-panel brand**

Siemens

**Sub-Panel: Sub-panel disconnect ampacity**

200 amps, 150 amps

**Branch Circuits & Devices: Branch circuit conductor type**

Solid copper #14-2 and larger,  
Solid copper #14-3 and larger

**Branch Circuits & Devices: Ground fault circuit interruption (GFCI) protection method**

GFCI receptacles

GFCI protection of some branch circuits was provided by this method.

**Branch Circuits & Devices: Overcurrent protection type**

Circuit breakers, GFCI

**Electric Meter: Electric meter location**

North exterior near garage

Right side



### Service Panel: Description: meter-main panel

The electrical service panel was a meter-main type in which the electric meter and the service equipment are located in separate parts of the same enclosure.



Exposed lugs could be a shock hazard. Recommend qualified electrician to close this off.



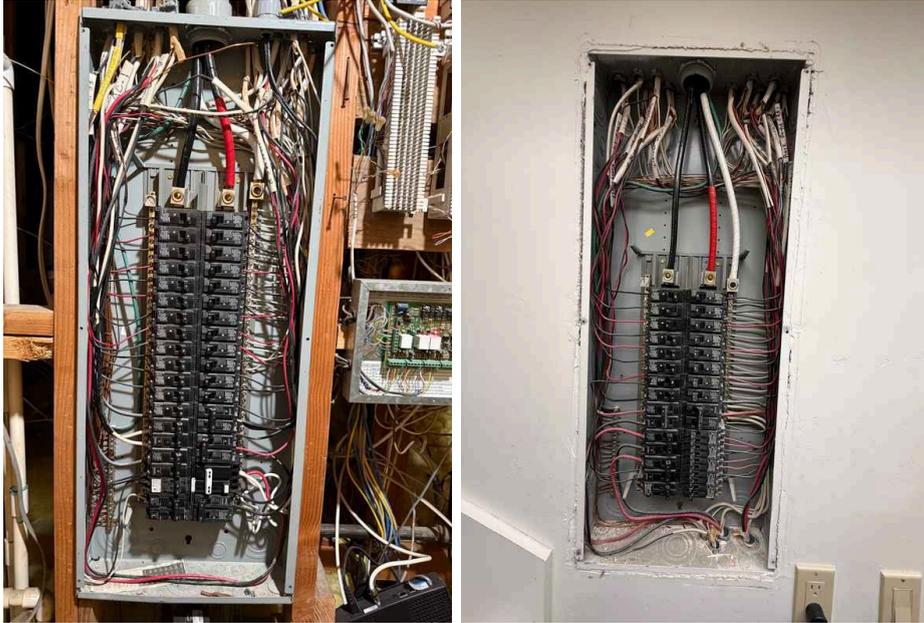
Evidence of past arc on main bus. Recommend a qualified electrician inspect the repair.

### Sub-Panel: Feeders: 1 hot, 1 neutral, 120v only

The feeder conductors supplying this sub-panel had only two conductors. This means that electrical circuits served by this sub-panel were limited to 120-volts. No 240-volt circuits were available.

**Sub-Panel: Sub-panel location**

Master Bedroom Bonus Room Mechanical Closet, Kitchen pantry/closet

**Sub-Panel Grounding & Bonding: Neutral & grounds isolated**

The neutral and grounding conductors were electrically isolated from each other in this sub-panel. This is a proper condition.

**Branch Circuits & Devices: Smoke alarms: battery-powered**

Smoke alarms in the home were battery-operated. Because smoke alarms are an important safety feature, you should ignore the temptation to remove, but not replace a battery when the alert sound indicates that a battery has failed. Because smoke alarms are typically all installed at the same time, replacing the batteries in all alarms when a battery fails in one alarm is a good practice.

**Photovoltaic System: PV System: grid-tie system**

The home had a grid-tied photovoltaic (PV) system installed. A PV system is a system that converts sunlight to electricity. A grid-tied system is one that is connected to the power company electricity distribution system. When the PV system is producing more electricity than the home consumes, it causes the electric meter (called a "net meter") to spin backwards. This can reduce monthly electrical costs.

You will need to learn about the system maintenance and operation requirements. This system requires a specialist inspection, and not all electrical contractors will be qualified. These systems commonly produce enough electricity to cause serious or fatal injury. You should have good instruction on the operation and maintenance requirements of this system.

**Limitations**

Service Entrance Cables

**SERVICE ENTRANCE CABLES: SEC MARKINGS NOT VISIBLE**

Markings describing the amperage rating of the service entrance conductors were not visible on the conductor insulation and the Inspector was unable to confirm proper amperage rating. Confirmation of correct service entrance conductor amperage rating would require the services of a qualified electrical contractor. The conductors appeared to be the correct amperage.

Service Panel

**DESCRIPTION: PV- SPECIALIST INSPECTION**

The electrical service panel was connected to the photovoltaic (PV) system and was not inspected. It should be inspected by the contractor inspecting the PV system.

#### Service Grounding and Bonding

### **GEC: CONNECTION TO ELECTRODE NOT VISIBLE, RECEPTACLES GROUNDED**

The Inspector was unable to visually confirm connection to a grounding electrode. This condition is common because grounding electrodes are required by modern safety standards to be fully buried. Testing of home electrical receptacles indicated connection to a grounding electrode.

#### Branch Circuits & Devices

### **BRANCH CIRCUIT DESCRIPTION**

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to those components that are readily visible, and to evaluating for proper response to testing of switches and a representative number of electrical receptacles.

#### Lighting

### **EXTERIOR LOW VOLTAGE LIGHTING NOT EVALUATED**

Inspection of exterior low voltage lighting is beyond the scope of the home inspection. Recommend evaluation by a qualified professional.

#### Photovoltaic System

### **PV SYSTEM: BEYOND THE SCOPE**

Although the inspector may make comments on obvious deficiencies of the photovoltaic (PV) system, a full inspection was not performed, as it lies beyond the scope of the General Home Inspection and the expertise of the inspector.

These systems commonly produce enough electricity to cause serious or fatal injury. It is important that you have the system inspected by a qualified contractor to ensure that it is in safe operating condition. Not all electrical contractors will be qualified.

## **Deficiencies**

### 13.6.1 Service Panel

### **LABEL: CIRCUIT DIRECTORY, MISSING, HANDWRITTEN**



The electrical service panel circuit directory was missing and circuits were marked in felt pen on the dead front cover. This condition often indicates that circuits are incorrectly identified. A properly-marked circuit directory should be installed by a qualified electrical contractor so that individual circuits can be quickly and accurately identified and shut off during an emergency.

#### Recommendation

Contact a qualified electrical contractor.

## 13.6.2 Service Panel

 Moderate Concern
**SURGE PROTECTOR: NONE INSTALLED**

No surge protector was installed in the electrical service panel. Although it may not have been required when the home was built, surge protectors are required in new homes for electrical safety reasons and to protect home electrical and electronic equipment. Surge protector are relatively inexpensive and installing one would be a good idea.

Recommendation

Recommended DIY Project

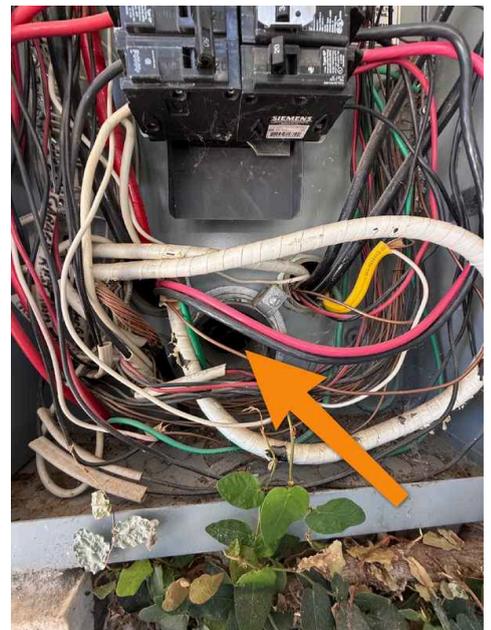
## 13.6.3 Service Panel

 Major Concern
**UNFILLED HOLES OR KNOCKOUTS**

Unfilled holes or knockouts in the service panel may allow insect or rodent entry, or allow personal contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Large uncovered hole/punch out in the main service panel

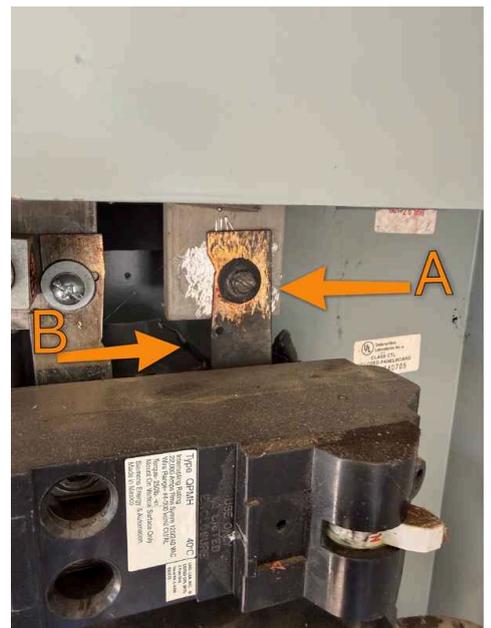
## 13.6.4 Service Panel

 Major Concern
**WIRING: DISCOLORATION (BLACKENING)**

Copper conductors in the electrical service panel exhibited black discoloration. This type of discoloration can have different causes, the identification of which lies beyond the scope of the General Home Inspection. An evaluation and any necessary work should be performed by a qualified electrical contractor.

Recommendation

Contact a qualified professional.



A. Evidence of arcing on the service bus (aluminum/copper interface). B. Plastic shield/guard was melted/deformed.

13.7.1 Service Grounding and Bonding

Moderate Concern

**BONDING JUMPER: NONE INSTALLED**

In the electrical service panel, no bonding device (main bonding jumper) was installed to connect the neutral and grounding bus bars. Because bonding jumpers are electrical safety devices, this condition should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

13.8.1 Sub-Panel

Moderate Concern

**BREAKER: NO GFCI PROTECTION, INSTALL GFCI BREAKERS**

No Ground Fault Circuit Interrupter (GFCI) protection was provided to circuits controlled by this sub-panel. For safety reasons, consider having GFCI breakers installed to meet modern requirements.

Recommendation

Contact a qualified electrical contractor.

13.8.2 Sub-Panel

Moderate Concern

**BREAKER: TAPED TO OFF**

A breaker in this sub-panel was taped to the "off" position. This condition often indicates a problem with the circuit. An evaluation and any necessary work should be performed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Breakers in "off" position. Pantry subpanel.



Breakers in the "Off" position. Master bonus room mechanical closet subpanel.



Pantry subpanel: Island oven, clothes dryer, and dishwasher tripped in the OFF position

Video  
(click here to view on web)

## 13.8.3 Sub-Panel

**LABEL: CIRCUIT DIRECTORY, MISSING**

At this electrical sub-panel, the circuit directory label identifying individual circuits was missing. The panel should contain a clearly-marked label identifying individual circuits so that during an emergency, individual circuits can be quickly shut off. A properly-marked circuit directory label should be installed by a qualified electrical contractor.

## Recommendation

Contact a qualified electrical contractor.

## 13.10.1 Branch Circuits &amp; Devices

**AFCI: NONE INSTALLED**

No arc fault circuit-interrupter (AFCI) protection was installed in the home. Although AFCI protection may not have been required when the home was originally constructed, to reduce the danger of electrical-source fire, consider having AFCI protection installed that will comply with modern electrical safety standards.

[Learn more here.](#)

## Recommendation

Contact a qualified electrical contractor.

## 13.10.2 Branch Circuits &amp; Devices

**CARBON MONOXIDE ALARM: NONE INSTALLED**

No carbon monoxide alarm were installed in the home. Carbon monoxide is an invisible, tasteless, odorless, toxic gas produced by combustion appliances like furnaces and water heaters.

Alarms should be installed :

- On every level of the home, including the basement;
- Within 10 feet of each bedroom door;
- Inside or near each bedroom;
- Near an attached garage;
- Approximately 5 feet above the floor, at knee level

Areas to avoid:

- Near combustion appliances like furnaces, wall heaters, and stoves;
- Near high-humidity areas like bathrooms;
- Areas in direct sunlight; and
- Near areas of significant airflow like windows.

## Recommendation

Contact a qualified electrical contractor.

## 13.10.3 Branch Circuits &amp; Devices

**EXTENSION CORD: INSTALLED AS PERMANENT WIRING**

An extension cord was used as permanent wiring. This was observed under the kitchen sink and in the attic above the mater bedroom. This condition is a potential fire hazard. Any such wiring should be replaced with properly-installed, approved wiring by a qualified contractor.

## Recommendation

Contact a qualified electrical contractor.

## 13.10.4 Branch Circuits &amp; Devices

**EXTERIOR JUNCTION BOX:  
MOISTURE INTRUSION**

Moderate Concern

An exterior-mounted junction box was installed in a manner that left electrical components exposed to moisture intrusion. Several such outlets were observed on a retain wall under the solar pool heating system. Water intrusion was observed. These electrical outlets did not appear to be energized at the time of the inspection. This condition can degrade electrical connections, a potential fire hazard. Corrections should be made as necessary by a qualified electrical contractor.

## Recommendation

Contact a qualified electrical contractor.



Improperly sealed, not weather tight, with visible signs of moisture. Located underneath the solar pool heater.

## 13.10.5 Branch Circuits &amp; Devices

**EXTERIOR RECEPTACLES: 1 OPEN GROUND**

Major Concern

An exterior electrical receptacle had an open ground. Other exterior receptacles were grounded. This condition is a potential electric shock/electrocution hazard and should be corrected by a qualified contractor.

## Recommendation

Contact a qualified professional.

## 13.10.6 Branch Circuits &amp; Devices

**EXTERIOR RECEPTACLES: GFCI DID NOT RE-SET**

Moderate Concern

An exterior ground fault circuit interrupter (GFCI) electrical receptacle responded to the testing device but failed to re-set. GFCI protection is designed to prevent electric shock/electrocution. This receptacle should be brought into good working order by a qualified electrical contractor.

## Recommendation

Contact a qualified electrical contractor.

## 13.10.7 Branch Circuits &amp; Devices

**EXTERIOR RECEPTACLES: GFCI DID NOT RESPOND**

Moderate Concern

An exterior ground fault circuit interrupter (GFCI) electrical receptacle did not respond to the test button. GFCI protection is designed to prevent electric shock/electrocution. It should be brought into good working order by a qualified electrical contractor.

## Recommendation

Contact a qualified electrical contractor.

## 13.10.8 Branch Circuits &amp; Devices

 Moderate Concern**EXTERIOR RECEPTACLES: NO WEATHER PROTECTION**

Exterior receptacles were not protected from weather. Exposure to moisture can degrade electrical connections, a potential fire hazard. This condition should be corrected by a qualified electrical contractor.

## Recommendation

Contact a qualified electrical contractor.

## 13.10.9 Branch Circuits &amp; Devices

 Moderate Concern**EXTERIOR RECEPTACLES: NO WEATHER PROTECTION OR GFCI**

Exterior receptacles were not protected from weather and had no ground fault circuit interrupter (GFCI) protection. GFCI protection is designed to prevent electric shock/electrocution. You should consult with a qualified electrical contractor to discuss options and costs for installation of these safety features.

## Recommendation

Contact a qualified electrical contractor.

## 13.10.10 Branch Circuits &amp; Devices

 Major Concern**RECEPTACLE: GFCI, FAILED TO TRIP WHEN TESTED**

A ground fault circuit interrupter (GFCI) electrical receptacle in this room did not trip when tested. GFCI protection is designed to prevent electric shock/electrocution. This receptacle should be examined by a qualified electrical contractor and serviced as necessary.

## Recommendation

Contact a qualified electrical contractor.



GFCI failed to trip, master bathroom.



GFCI failed to trip, master bathroom.

#### 13.10.11 Branch Circuits & Devices

### RECEPTACLE: GFCI, NONE INSTALLED

 Moderate Concern

No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided. GFCI protection is designed to prevent electric shock/electrocution and is relatively inexpensive to install. You should consult with a qualified electrical contractor to discuss options, and costs for correction.

#### Recommendation

Contact a qualified electrical contractor.



Video  
 (click here to view on web)

GFCI not installed in laundry room, counter top.



Living room, floor.



Video  
 (click here to view on web)

GFCI not installed, garage.

13.10.12 Branch Circuits & Devices

**RECEPTACLE: NEUTRAL-GROUND REVERSED**

 Major Concern

An electrical receptacle in this room had neutral and ground wires reversed. This condition is a potential electric shock hazard and should be corrected immediately by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Video  
 (click here to view on web)

Open neutral on GFCI outlet, exterior patio.

13.10.13 Branch Circuits & Devices

 Major Concern

**RECEPTACLE: OPEN GROUND**

An electrical receptacle in this room had an open ground. Other receptacles in the home were grounded. For electrical safety reasons this condition should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Open ground, garage.

13.10.14 Branch Circuits & Devices

 Moderate Concern

**RECEPTACLES: FLOOR-MOUNTED NOT APPROVED TYPE**

Electrical receptacles installed in the floor were not designed or approved for this use. For safety reasons, any such receptacles should be replaced by a qualified electrical contractor with receptacles approved for floor installation.

Recommendation

Contact a qualified electrical contractor.



Living room, floor.

13.10.15 Branch Circuits & Devices

 Major Concern

**RECEPTACLES: GFCI, MULTIPLE FAILURES**

Multiple ground fault circuit interrupter (GFCI) electrical receptacles did not respond adequately to testing. GFCI protection is installed to help protect against electric shock/electrocution. GFCI receptacles should be checked and replaced as needed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

13.10.16 Branch Circuits & Devices

**RECEPTACLES: INOPERABLE (MULTIPLE)**

EXTERIOR POOL MECHANICAL AREA.

Multiple electrical receptacles in the home were inoperable and should be serviced by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

Moderate Concern



Video  
(click here to view on web)

13.11.1 Lighting

**LIGHTING: RECESSED CEILING LIGHT OVERHEATING**

Major Concern

A recessed ceiling light fixture exhibited signs of overheating such as intermittent shut off. Overheating light fixtures are a potential fire hazard. An evaluation and any necessary work should be performed by a qualified electrical contractor. Location is bonus room, upstairs, master bedroom.

Recommendation

Contact a qualified electrical contractor.



Evidence of overheating condition. Recommend evaluation by a qualified electrician.



Evidence of overheating condition. Recommend evaluation by a qualified electrician.



Evidence of overheating condition. Recommend evaluation by a qualified electrician.



Evidence of overheating condition.  
Recommend evaluation by a qualified electrician.

#### 13.14.1 Photovoltaic System

 Major Concern

### **BACKFEED BREAKER NO RETAINING DEVICE**

The backfeed breaker for the photovoltaic (PV) system had no retaining device installed. Retaining devices are required to help ensure that the disconnect is not accidentally disengaged from the supply bus bar, a potential fire/shock/electrocution hazard. A retaining device should be installed by a qualified electrical contractor.

#### Recommendation

Contact a qualified electrical contractor.

#### 13.14.2 Photovoltaic System

 Moderate Concern

### **SOLAR PANEL MOUNTING SYSTEM TOO CLOSE TO SLATE ROOF SURFACE**

Portions of the truss system for mounting the solar panels appear to be in contact with the slate roof surface. Recommend a qualified contractor evaluate the mechanical integrity of the solar panel mounting system without resting on the roof. Portions of the cantilevered beams should be trimmed back to allow for adequate clearance from the slate roof surface.

#### Recommendation

Contact a qualified professional.



Portions of the truss mounting system for the solar panels are too close to the slate roof surface.

# 14: PLUMBING

## Information

### Water Supply and Distribution: Distribution Pipe Bonding

Pipes not bonded

### Water Supply and Distribution: Distribution Pipe Material

¾-inch copper tubing

### Water Supply and Distribution: Main water shut-off: location

The main water supply shut-off was located in the \_\_\_\_.

### Water Supply and Distribution: Water meter location

underground box near the street

### Water Supply and Distribution: Water Service Pipe Material

1-inch

### Water Supply and Distribution: Water Source

Public

### Water Heater: Gas Water Heater Efficiency

Medium

### Water Heater: Water Heater Brand

Rheem, Bradford-White

### Water Heater: Water Heater Location

Mechanical Room - Upstairs  
Master, Mechanical Room -  
Exterior Patio, Kitchen under sink

### Water Heater: Water Heater Tank Capacity

50 gallons (189 litres), 10 gallons

### Water Heater: Water Heater Type

Electric

### Gas System: Gas pipe material (interior installation)

Black steel

### Gas System: Main Gas Shut-off: Location

At the propane tank

### Gas System: Propane tank: ownership

Belongs to property

### Gas System: Type of Gas

Propane

### Toilet: Toilet type(s)

Conventional

### Drain, Waste and Vent (DWV) : Drain, Waste, & Vent Pipe Materials

Acrylonitrile butadiene styrene  
(ABS)

### Drain, Waste and Vent (DWV) : Sewer System

Public

### Water Treatment: Reverse osmosis

Kitchen island

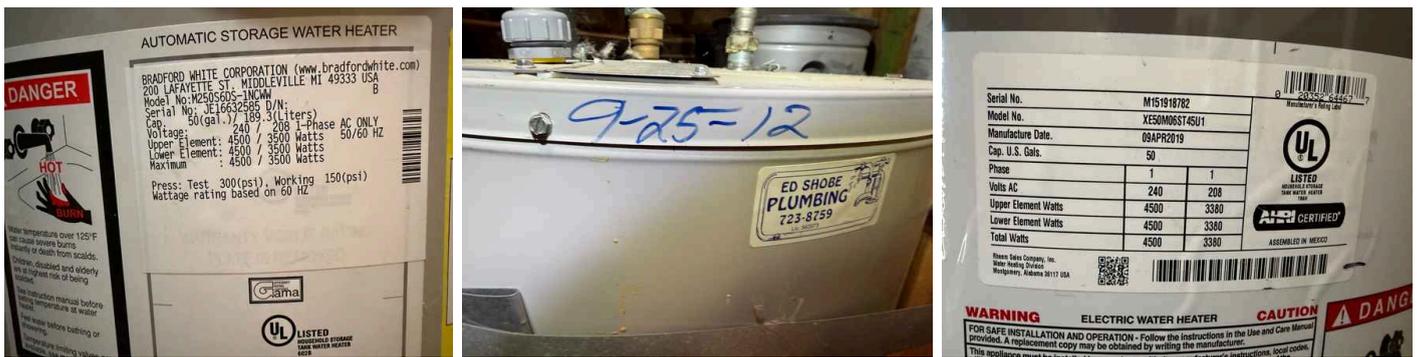
The home contained a reverse osmosis (RO) water treatment system. These systems are reputedly effective at removing 90% - 95% of contaminants including dissolved solids (turbidity, asbestos, lead and other toxic heavy metals, radium and heavier weight Volatile Organic Compounds (VOC's). SRO systems may restrict water flow and storage/pressure tanks are usually recommended in homes which use these systems. Evaluation of water filter installation, performance, or condition lies beyond the scope of the General Home Inspection. Contact the filter manufacturer to learn more about this system's capabilities, limitations, and maintenance requirements.

### Water Treatment: Whole house canister filter, not identified

The home contained a canister-type whole-house water filter installed. Canisters can contain different filters designed to address various types of water quality problems. Identification of the type of filter installed in the canister requires research that exceeds the scope of the General Home Inspection. Contact the filter manufacturer to learn more about the problems it is designed to alleviate, and its limitations and maintenance requirements. It was not clear if this system was operating properly at the time of the inspection.

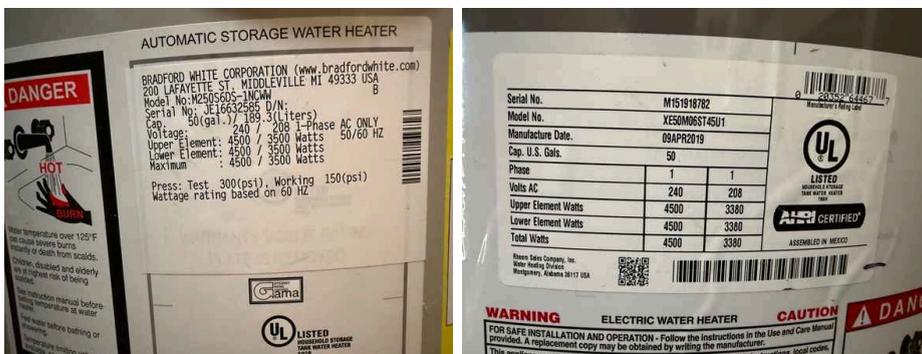
## Water Heater: Data plate: photo

The photo shows the data plates for the electric water heaters. One is located in the mechanical room above the master bedroom. One is located in the mechanical room accessed from the back patio near the outdoor fireplace.



## Water Heater: Date of manufacture

The date of manufacture for the 50 gallon in the mechanical closet above the master bedroom is May 2012; the water heater located in the exterior patio accessible mechanical room is April 2019. The date of manufacture for the water heater below the kitchen sink is unknown.



## Water Heater: Drip pan: w/overflow OK

50 gallon water heaters in the two mechanical rooms. Note: no drip pan was observed for the 10 gallon water tank below the kitchen sink.

This water heater rested in a drip pan that had a properly-routed overflow pipe.

## Water Heater: Electric water heater

This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

## Water Heater: TPR valve: present

The water heater was equipped with a temperature/pressure relief (TPR) valve that was not operated by the Inspector. Operating the TPR valve lies beyond the scope of the General Home Inspection. The Inspector recommends that the TPR be operated by the homeowner monthly as a maintenance measure.

## Water Temperature: Avoiding scalding: water temperature safety

- The hot water temperature, measured at the plumbing fixture closest to the water heater, was 110 ° F. Modern safety standards recommend limiting hot water temperatures to 120° F. (49° C.) or less.
- Because water temperature can vary seasonally you should check water temperature at the beginning of the heating and cooling seasons.
- Scalding (skin burns) can happen quickly when home water is excessively hot.

Learn [the best method for checking and adjusting hot water temperature](#).

**Gas System: Propane shut-off at tank**

The main propane shut-off was at the tank.



**Gas System: Propane tank: location**

A propane tank was located at the exterior of the home, located opposite the garage.



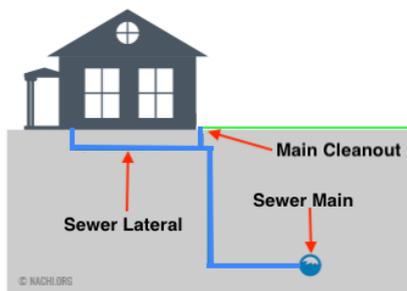
**Gas System: Propane tank: ownership?**

Propane tanks are sometimes privately owned and transfer with ownership of the property, and are sometimes leased, and new lease arrangements must be made at the time of sale. You should ask your agent to confirm the terms that apply to the propane tank supplying gas to this property.

**Cleanouts: Cleanout definition**

Several locations throughout the house. Several where noted below bathroom sinks.

A Plumbing system "cleanout" is an access opening in a home drainage/waste/sewer pipe system installed for the purpose of removing a clog, blockage, or other obstruction from the pipes. Building standards specify locations for cleanouts, although these specified locations have varied over the years, with older homes typically having fewer cleanouts.



**Drain, Waste and Vent (DWV) : Gas main shut-off valve: location**

propane tank

The shut-off valve controlling the gas supply to the home was located at the

**Limitations**

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Water Supply and Distribution

**WATER SUPPLY SHUT-OFFS, NOT OPERATED**

Operating plumbing fixture water supply shut-off valves exceeds the scope of the General Home Inspection. They were evaluated visually only.

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Water Treatment

**MULTIPLE WATER FILTERS: DISCLAIMER**

The home had various types of water filters installed. You should contact the manufacturer of each filter to determine what type of contaminants it is designed to remove and to identify maintenance requirements. Research of this type exceeds the scope of the General Home Inspection and the inspection company disclaims responsibility for identifying any deficiencies related to water filter installation, performance, or condition.

---

Water Treatment

**WATER FILTER: DISCLAIMER**

The home had a water filter installed designed to filter all water in the home. You should contact the filter manufacture to determine what type of contaminants it is designed to remove and to identify maintenance requirements. Research of this type exceeds the scope of the General Home Inspection and the inspection company disclaims responsibility for identifying any deficiencies related to water filter installation, performance, or condition.

---

Water Heater

**DATA PLATE: INACCESSIBLE**

KITCHEN BELLOW SINK

The water heater data plate was not accessible.

---

Water Heater

**TPR VALVE: VALVE INSTALLED, NOT TESTED**

The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested).

---

Gas System

**PROPANE TANK, BEYOND THE SCOPE**

Evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane.

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Toilet

**TOILET/SINK WATER SUPPLY SHUT OFF, NOT OPERATED**

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Water supply shut-off valves for the toilets and sinks were not operated but were evaluated visually only.

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Drain, Waste and Vent (DWV)

### **DISCLAIMER: MOST DWV NOT VISIBLE**

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

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Water Softener

### **WATER SOFTENER: INSTALLED, NOT INSPECTED**

The home had a water softener installed (not inspected). Inspection of water softeners lies beyond the scope of the General Home Inspection and should be inspected by a specialist. You should contact the manufacturer for operation and maintenance details.

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## Deficiencies

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14.3.1 Water Treatment

### **KITCHEN FAUCET**



The plumbing system included a drinking water filter attached to the kitchen faucet. These devices can be equipped with a variety of filter types, each designed to remove different contaminants.

Recommendation

Contact a qualified professional.

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14.3.2 Water Treatment

### **REVERSE OSMOSIS**



The property contained a reverse osmosis (RO) water treatment system.

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14.3.3 Water Treatment

### **VARIOUS TYPES**



The plumbing system included various types of water filters installed that will require scheduled maintenance.

Recommendation

Contact a qualified professional.

---

14.4.1 Water Heater

### **EXPANSION TANK: NONE INSTALLED**



There was no expansion tanks installed on any of the water heaters on the premises. You should consult with a qualified plumbing contractor to discuss the necessity, options, and cost for installation of an expansion tank.

Recommendation

Contact a qualified plumbing contractor.

---

14.4.2 Water Heater

Minor Concern

**FLOOR STAINS: PAST LEAKAGE, OK**

MECHANICAL ROOM, UPSTAIRS MASTER

Stains on the floor beneath this water heater indicated tank leakage. The floor was dry and the water heater appeared to be in good condition, indicating that the stains are from a water heater that has been replaced.

14.4.3 Water Heater

Moderate Concern

**HOT WATER SLOW TO REACH FIXTURES**

Water at some plumbing fixtures required an unusually long time for water to get hot. This is typically result of the plumbing fixture being located far from the water heater. You should consult with a qualified plumbing contractor to discuss options and costs for improvement.

Recommendation

Contact a qualified plumbing contractor.

14.4.4 Water Heater

Moderate Concern

**NO RESPONSE**

KITCHEN, UNDER SINK

At the time of the inspection, this water heater did not respond. It did not generate hot water. As the inlet was connected to the hot water in the house, it was installed to produce hot water sooner at the kitchen sink and dishwashers. Recommend service by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

14.4.5 Water Heater

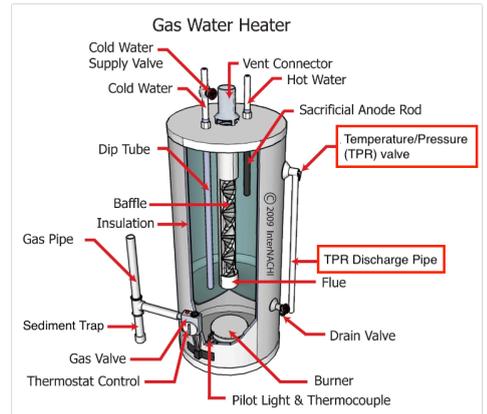
Moderate Concern

**TPR: DISCHARGE PIPE, MATERIAL IMPROPER**

The discharge pipe of the water heater temperature/pressure relief (TPR) valve was of an improper material. This condition is a potential scald hazard. The existing discharge pipe should be replaced by a qualified plumbing contractor with one of the proper materials.

Recommendation

Contact a qualified plumbing contractor.



14.4.6 Water Heater

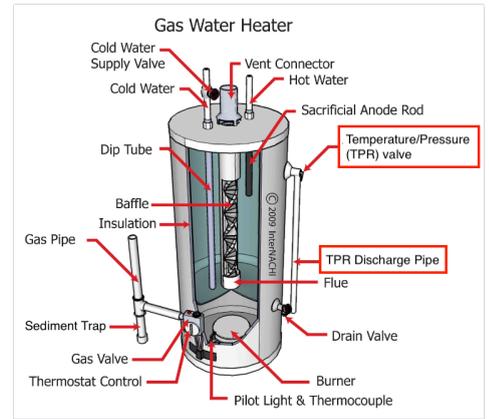
Major Concern

**TPR DISCHARGE PIPE: TERMINATION NOT VISIBLE**

The termination point of the discharge pipe for the water heater temperature/pressure relief (TPR) valve was not readily observable. The termination should be visible to help ensure that the termination is never capped. This condition should be corrected by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



14.7.1 Toilet

**TOILET: BOWL FILLED, SLOW TO DRAIN**

**— Moderate Concern**

When the toilet was flushed, the water level in the toilet bowl rose but was slow to drain. It should be serviced by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

14.7.2 Toilet

**TOILET: LOOSE AT FLOOR**

**— Moderate Concern**

BOTH TOILETS IN THE MASTER BEDROOM

In this bathroom, the toilet was loose at the floor and should be re-attached to avoid developing gasket leakage.

Recommendation

Contact a qualified handyman.



## 14.7.3 Toilet

 Moderate Concern**TOILET: SLOW TO FLUSH**

The toilet in this bathroom was slow to flush. It should be serviced by a qualified plumbing contractor.

## Recommendation

Contact a qualified plumbing contractor.

## 14.8.1 Sinks

 Moderate Concern**SINK FAUCET: 1 HANDLE LEAKED WHEN RUNNING WATER, BATHROOM**

One sink faucet handle leaked when water was running.

## Recommendation

Contact a qualified handyman.



Leaking faucet, bathroom

## 14.9.1 Bathtub

 Moderate Concern**BATHTUB: SEALANT, CAULK LINE FAILED**

Sealant where the tub meets the wall was old and had sections of cracked or missing sealant that may allow damage from moisture intrusion of the wall assembly. Maintenance should be performed by qualified personnel.

## Recommendation

Contact a qualified handyman.

## 14.9.2 Bathtub

 Minor Concern**BATHTUB: STOPPER INOPERABLE**

The tub in this bathroom had an inoperable stopper.

## Recommendation

Contact a qualified handyman.

## 14.10.1 Shower

 Moderate Concern**SHOWER: DOOR GLASS NOT TEMPERED**

The glass shower door was not made from tempered glass. If shattered, this glass could form sharp shards dangerous to bathroom occupants. The existing shower door should be replaced by a qualified contractor with a door made from tempered glass.

## Recommendation

Contact a qualified professional.

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## 14.10.2 Shower

**SHOWER: ENCLOSURE GLASS NOT TEMPERED**

The glass that formed the shower enclosure was not tempered. If shattered, this glass could form sharp shards dangerous to bathroom occupants. The existing enclosure should be replaced by a qualified contractor with an enclosure made from tempered safety glass.

## Recommendation

Contact a qualified professional.

# 15: HVAC

## Information

### Furnace: Air Filter Location

Return air registers

### Furnace: Air filter Size

Unknown

### Furnace: Air filter type

Pleated

### Furnace: Annual Fuel Utilization Efficiency (AFUE) Rating

Medium (80%-83%)

### Furnace: Duct Type

Flexible duct, Insulated

### Furnace: Energy Source

Propane

### Furnace: Furnace Brand

Unknown

### Furnace: Furnace Efficiency Rating

Medium

### Furnace: Furnace Location

Mechanical room off pool patio,  
Mechanical room above master  
bedroom

### Cooling: AC Brand

Goodman

### Fireplace: Fireplace Type

Gas-fired, Wood-burning

### Furnace: Combustion air: OK, changes may create problems

Combustion air supply for the furnace in the unfinished basement appeared to be sufficient at the time of the inspection. If in the future you should decide to make changes which include enclosing the furnace or reducing the space from which it draws combustion air, you should consult with a qualified heating, ventilation and air-conditioning (HVAC) contractor to ensure that the furnace has sufficient combustion air. Insufficient combustion air can cause the furnace to produce unacceptably high levels of toxic carbon monoxide.

### Furnace: Furnace type: what is inspected?

Inspection of gas-fired furnaces typically includes visual examination of the following:

- Cabinet exterior;
- Fuel supply and shut-off (not tested);
- Electrical shut-off;
- Adequate combustion air;
- Proper ignition;
- Burn chamber conditions (when visible);
- Combustion exhaust venting;
- Air filter and blower;
- Plenum and ducts;
- Response to the thermostat;
- Return air system; and
- Condensate drain components (where applicable).

### Furnace: Thermostat: location

There are three heating/cooling zones on this property. One zone is the bonus room above the garage and there is a thermostat located in this space.. The two other zones are in the main house. One thermostat is located near the living room. The other is located near the bedrooms.



Thermostat in living area, near bedrooms. This zone was not functional at the time of the inspection.



Thermostat located in bonus room above garage.



Thermostat in main living area, living room. This zone was not functional during the inspection.

### Cooling: AC: old but functional

The air-conditioning system appeared to be old but functioning as designed for the zone that worked.

### Cooling: AC: what's inspected?

Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.

**Cooling: Condenser: data plate, photo**

Information from the air-conditioner compressor unit data plate is shown in the photo. There were three compressors on the property. The compressor for the upstairs office above the garage zone was surrounded with debris and I was not able to capture the data tag.



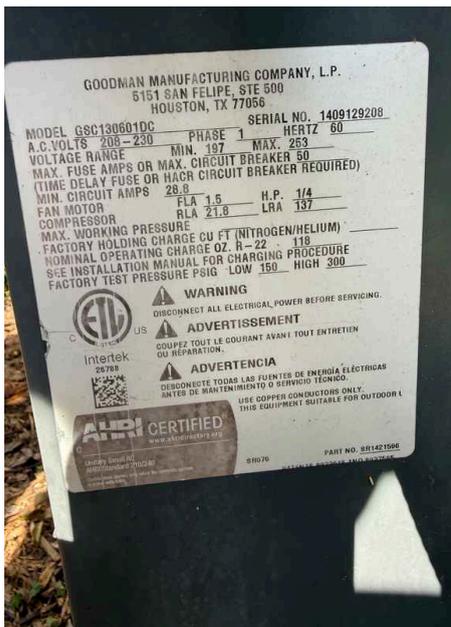
Two zones in main living area.  
Location: front of home.



Two zones in main living area.  
Location: front of home.



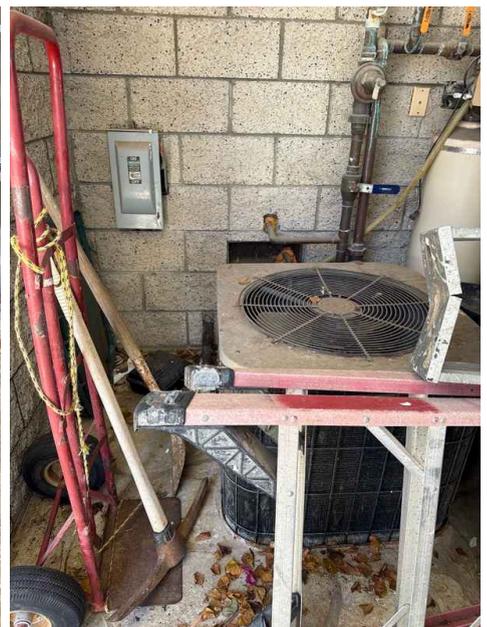
Two zones in main living area.  
Location: front of home.



Two zones in main living area.  
Location: front of home.



Bonus room above garage zone.  
Access restricted.



Bonus room above garage zone.  
Access restricted.

**Limitations**

Furnace

**DATA PLATE: UNABLE TO LOCATE**

The inspector was unable to find a manufacturer's label or data plate. The name plate and data label were not located for any of the three furnaces. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from the data plate.

## Furnace

**DISCLAIMER: HEAT EXCHANGER**

The Inspection company disclaims responsibility for identifying problems with the furnace heat exchanger because a full evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Any comments in this report related to the heat exchanger are provided as a courtesy only. Because of the age of the furnace, you should have it certified by a qualified HVAC contractor.

## Cooling

**AC: CONDENSER DATA PLATE: UNABLE TO LOCATE**

The inspector was unable to find an AC compressor manufacturer's label or data plate for one of the AC condensers.

## Fireplace

**FIREPLACE DISCLAIMER: GAS-BURNING**

Inspection of gas-burning fireplaces lies beyond the scope of the General Home Inspection. Although this report may contain fireplace information as a courtesy, a full inspection was not performed and potentially hazardous deficiencies may remain unidentified. To ensure that safe conditions exist you should have the fireplace inspected by a qualified contractor.

## Fireplace

**FIREPLACE DISCLAIMER: WOOD-BURNING**

Inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. Although this report may contain fireplace information as a courtesy, a full inspection was not performed and potentially hazardous deficiencies may remain unidentified. To ensure that safe conditions exist you should have the fireplace inspected by a qualified contractor.

## Deficiencies

## 15.2.1 Furnace

**AIR FILTER: DIRTY**

The furnace air filter for all zones was dirty and should be changed. This is routine maintenance. Filters should be changed every three months of use.

## Recommendation

Contact a handyman or DIY project

## 15.2.2 Furnace

**AIR FILTER: WILL NEED ROUTINE MAINTENANCE**

This furnace had an electronic air filter that has special maintenance requirements. Failure to perform the required maintenance will result in poor filter performance and may affect the performance of the heating system or result in unhealthy conditions due to poor indoor air quality. You should contact the filter manufacturer to become familiar with filter maintenance requirements. Maintenance is often easily performed by a homeowner.

## Recommendation

Contact a qualified HVAC professional.

## 15.2.3 Furnace

**CONDENSATE DISCHARGE: BROKEN TUBE**

 Moderate Concern

The high-efficiency furnace condensate tube was broken and fluid was leaking onto the floor. The tube should be replaced

## Recommendation

Contact a handyman or DIY project



Condensate drip tube from exhaust vent drains to floor.

## 15.2.4 Furnace

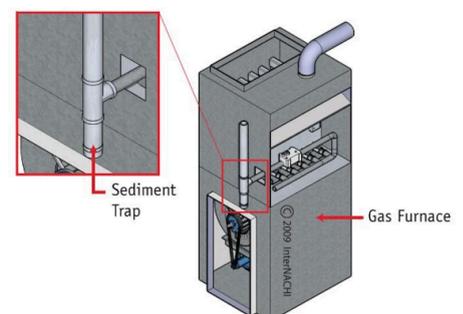
**GAS SUPPLY: NO SEDIMENT TRAP**

 Moderate Concern

The gas pipe supplying fuel to the furnace had no sediment trap installed to help prevent particulates in the gas stream from interfering with reliable furnace operation. A sediment trap should be installed by a qualified plumbing contractor. This observation applies to all furnaces.

## Recommendation

Contact a qualified plumbing contractor.

**Sediment Trap**

## 15.2.5 Furnace

**OPERATION: NO RESPONSE**

 Major Concern

Two of three zones did not respond to the call for heat. It should be serviced as necessary by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.

15.3.1 Cooling

 Moderate Concern

**AC: END OF USEFUL LIFE**

The air-conditioner was old, deteriorated, and appeared to be at the end of its useful life. You should consult with a qualified HVAC contractor to discuss options and costs for replacement.

Recommendation

Contact a qualified HVAC professional.

15.3.2 Cooling

 Moderate Concern

**AC: NO RESPONSE**

The air-conditioning system did not respond to the controls for two of three zones and should be serviced by a qualified HVAC technician.

Recommendation

Contact a qualified HVAC professional.

15.3.3 Cooling

 Moderate Concern

**CONDENSER UNIT: AIRFLOW RESTRICTION, DIRT/DEBRIS**

Airflow to the air-conditioner condenser unit coils was restricted by dirt and/or debris on the exterior that can limit system efficiency and lifespan. The condenser should be cleaned by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



15.3.4 Cooling

**CONDENSER UNIT: AIRFLOW RESTRICTION, RESTRICTED SPACE DUE TO DEBRIS**

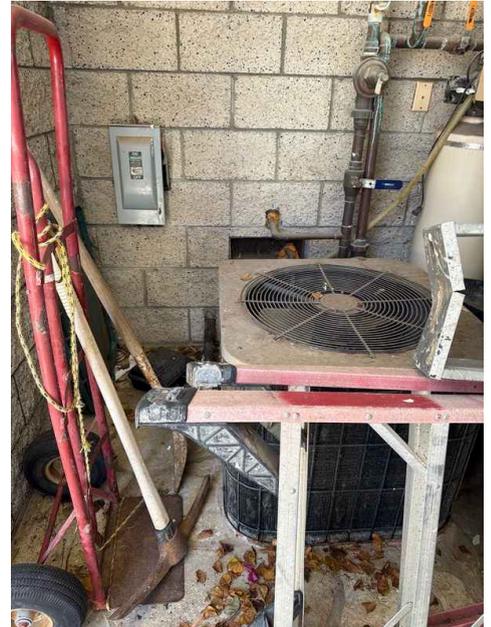
Moderate Concern

COMPRESSOR SERVICING BONUS ROOM ABOVE THE GARAGE ZONE, LOCATED ON SIDE OF HOUSE NEAR GARAGE UNDER THE SOLAR PANELS

The condenser unit was located in an area that will restrict air flow and limit the ability of the unit to adequately dissipate heat. Inadequate air flow can result in a reduced system efficiency and condenser lifespan.

Recommendation

Contact a qualified HVAC professional.



15.6.1 Fireplace

**WOOD-BURNING: FIREBOX DIRTY**

Moderate Concern

The firebox of the wood-burning fireplace was dirty. It should be serviced by a qualified contractor.

Recommendation

Contact a qualified fireplace contractor.

15.6.2 Fireplace

**WOOD-BURNING: FLUE NEEDS CLEANING**

Moderate Concern

The exhaust flue of the wood-burning fireplace needed cleaning. Dirty flues are potential fire hazards. The flue should be cleaned by a qualified chimney sweep.

Recommendation

Contact a qualified chimney sweep.

15.6.3 Fireplace

**WOOD-BURNING: GAS IGNITER INSTALLED**

Minor Concern

The wood-burning fireplace was equipped with a gas igniter device. Although removal of these igniters is not required by most jurisdictions, installation of gas igniters is no longer considered good practice.

Recommendation

Contact a qualified fireplace contractor.

15.6.4 Fireplace

**WOOD-BURNING: GAS IGNITER, SIGNS OF DETERIORATION**

Moderate Concern

The gas igniter installed in the wood-burning fireplace exhibited signs of deterioration. For safety reasons, it should be serviced by a qualified by a qualified plumbing contractor to ensure that safe conditions exist.

Recommendation

Contact a qualified plumbing contractor.

# 16: ENVIRONMENTAL HAZARDS

## Information

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### **Seismic zone**

The home was located in an area subject to potentially significant seismic activity. You should become familiar with any special preparations, precautions or actions necessary on your part to help ensure your safety in the event of an earthquake.

# 17: POOL AND SPA

## Information

**Fill: Fill capacity: filled to capacity**

The pool appeared to be filled to capacity at the time of the inspection.

**Vessel : Vessel Surface Material**

Tile

**Drains: Drain Type(s)**

Anti-vortex drain(s) cover, Anti-entrapment drain(s), Multiple drains

**Electrical System: Circuit protection**

Breakers

**Electrical System: Feeder conductor voltage**

120 volts

**Electrical System: Pool equipment disconnect amperage rating**

The main disconnect for the electrical equipment was rated at 60 amps.



**Pump: Pump speed**

Single speed, Variable Speed

**Pump: Pump voltage**

120/240 volts

**Control Systems: Control system type**

Low voltage, Automated Controls

**Automatic Sanitation: Sanitizer Type**

Electrolysis: salt cell chlorine generator

**Heating System: Pool heater fuel source**

Propane, Solar heated

**Heating System: Pool heater manufacturer**

Hayward

**Heating System: Pool heater type**

Gas-fired

**Filters: Filter Type**

Cartridge

### Pool Disclaimer: Pool and Spa Safety Information

#### Pool and Spa Safety Information:

For pool safety recommendations go to the following:

[Pool Safely](#)

and

[Red Cross Pool Safety](#)

and

[Pool Safety Guidelines](#)

and

[Barrier Guidelines](#)

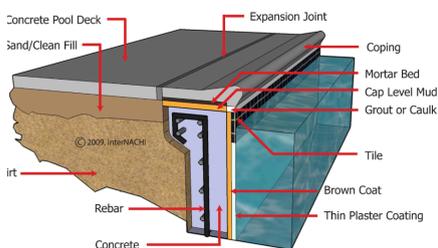
California Law has been modified to direct pool/spa owners to recommend at least 2 of the 7 Safety Items are present. The Swimming Pool Safety Act:

[CA Pool Safety Act](#)

### Tiled pool

This image shoed the names of common tiled pool components.

Swimming Pool - Tile and Concrete Work



## Infinity Pool

This property has an infinity pool. An infinity pool (vanishing-edge pool) is a standard recirculating swimming pool plus an added overflow and recovery system that makes water appear to “disappear” over one edge. Infinity pools have more systems and greater complexity than a standard in-ground pool.

### 1) Pool vessel and structural system

- Pool shell: Gunite/shotcrete, cast-in-place concrete, or a manufactured shell. Includes floor, walls, steps, benches.
- Vanishing-edge wall (weir wall): The “lip” the water flows over. It must be straight, stable, and precisely leveled to create an even sheet of water.
- Reinforcement and engineering: Infinity edges are often built on slopes or elevated decks, so the edge wall and supporting structure typically need additional steel, footings/grade beams, and drainage behind retaining walls to manage soil and water pressure.
- Waterproofing and finishes: Waterproof membrane or coating (as designed), then interior finish (plaster, pebble, tile). Edge-tile detail is critical to reduce staining and keep flow uniform.

### 2) Overflow capture system (what makes it “infinity”)

- Catch basin (trough): A narrow channel immediately below the weir wall that collects overflow water. Often runs the full length of the vanishing edge.
- Catch basin drains and piping: Moves captured water to the balance tank or surge tank. Must be sized to handle continuous overflow and wave action.
- Debris management at the trough: Grates, screens, or debris baskets to prevent leaves from clogging lines.

### 3) Balance tank (surge tank) and water level control

- Balance tank / surge tank: A separate vessel that stores the overflow water and stabilizes pool level. This is the “buffer” that prevents the pool from running low when many swimmers displace water.
- Automatic water leveler (autofill): Adds makeup water when level drops due to evaporation, splash-out, or leaks.
- Overflow and drain for the tank: Prevents flooding if autofill sticks or heavy rain occurs. Provides a controlled way to drain for maintenance.

### 4) Circulation pumps (often two pumping “loops”)

Infinity pools commonly use two related circulation functions:

#### A. Main filtration loop (keeps water clean)

- Filtration pump: Pulls water from the pool (often via main drains and sometimes wall suction ports) and returns filtered water to the pool returns.
- Filter: Cartridge, sand, or DE filter.
- Heater or heat pump (optional): Heats water in the filtration loop.
- Sanitization system: Chlorine feeder, salt chlorine generator, or other dosing system.
- Returns/inlets: Jets that distribute clean, treated water back into the pool. Placement matters to push surface debris toward collection points.

#### B. Edge/overflow “make-up” loop (keeps the edge flowing)

- Edge pump (sometimes shared with filtration, but often separate): Moves water from the balance tank back to the pool so the water continuously spills over the weir wall.
- Flow control: Valves and sometimes variable-speed programming to tune the “sheet” of water over the edge.

### 5) Suction and collection points in the pool

- Main drains: Typically at the deep end. Should be designed to reduce entrapment risk (commonly dual drains, proper covers, correct spacing, and compliant fittings).
- Skimmers: Some infinity pools still use skimmers on non-vanishing edges. Others rely more on perimeter overflow behavior, but most still need a way to remove surface debris effectively.
- Vacuum port or cleaner line (optional): For manual vacuuming or suction-side cleaners.

### 6) Valves, controls, and automation

- Valve manifold: Directs suction and return flow between pool, catch basin, and balance tank.
- Automation controller: Manages pump speeds, heater, chemical dosing, lights, water features, and scheduled run times.
- Sensors: Water level sensor (balance tank), temperature sensors, flow/pressure monitoring.

## 7) Drainage around the structure (site and safety)

- Deck and site drainage: Prevents runoff from entering the pool and protects slope stability.
- Back-of-wall drainage (common on hillside installations): Helps relieve water pressure behind retaining/structural elements.
- Equipment pad drainage: Keeps pumps and electrical components out of standing water.

## 8) Common "add-ons" that change the system

- Water features: Sheer descents, scuppers, fountains (may need booster pumps).
- Spa integration: Spillover spa adds additional valves, heating demands, and controls.
- UV/ozone: Supplemental treatment equipment.
- Automatic covers: Requires track details and additional controls, sometimes challenging at a vanishing edge.

## **Barrier System: Pool barrier types in place**

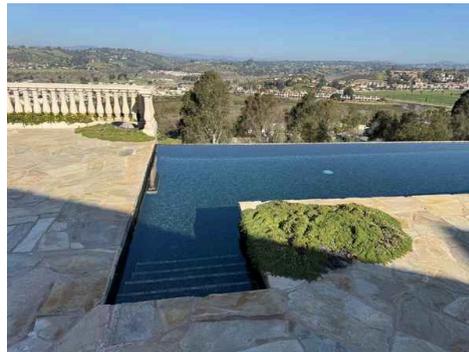
Not compliant

All pool fencing should be a minimum of 60 inches with the latch a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area. Doors which open to the pool area from the house should have alarms which warn the occupants that the pool area is being accessed. Adequate barrier safety systems are especially important for the safety of children around pools. They help prevent drowning.

## **Deck: Pool deck material**

Irregular flagstone with mortar joints

The deck cantilevers over the pool wall. Coping not installed. Ply-able sealant should be applied between the tiled pool wall and the deck. These two systems should be allowed to move independent of each other.



## **Electrical System: GFCI protection: GFCI installed**

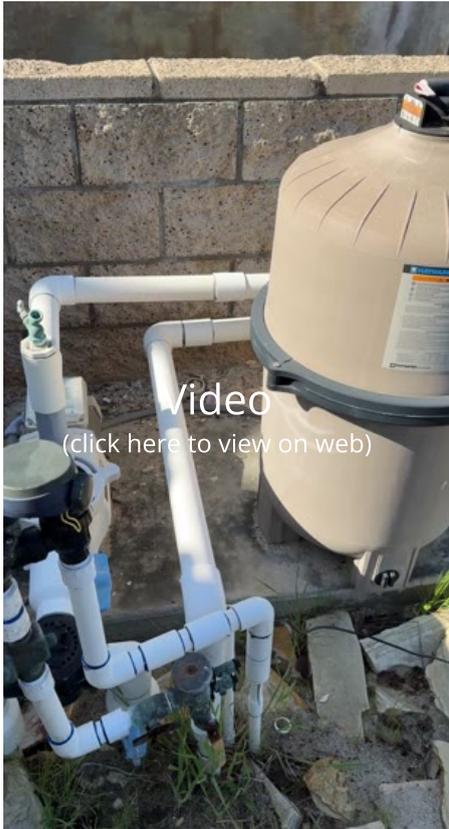
Pool electrical circuits had ground fault circuit interrupter (GFCI) protection.

## **Heating System: Pool heater age**

The pool heaters appears to be original, and installed at the time of pool construction.

### Filters: Infinity Pool: multiple filtration systems

There were four pump/filter loop systems for this infinity pool. The pool/spa loop had a separate pump and filtration system. The infinity/edge loop system had a separate pump and filtration system. The solar heating loop had a separate pump and filtration system. The pool vacuum loop had its own pump/filter system.



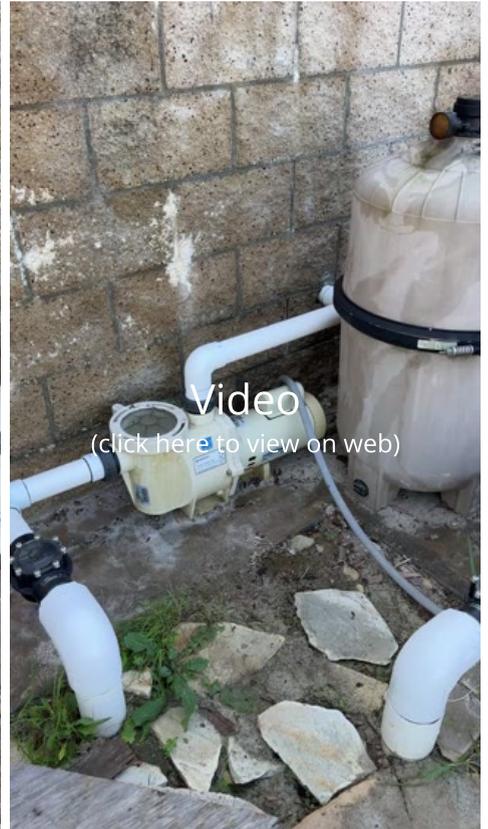
Video  
(click here to view on web)

Solar pump/filtration system



Video  
(click here to view on web)

Infinity/edge pump/filter system



Video  
(click here to view on web)

Overview for edge, pool vacuum, and solar pump/filtration systems



Main pool/spa pump filtration system

### Limitations

Pool Disclaimer

**STAND ALONE HOT TUB NOT INSPECTED**

The above ground hot tub outside the master bedroom was not inspected. At the time of the inspection, it was drained, uncovered, and electrically disconnected.



Hot tub outside master bedroom

#### Electrical System

### **LOW VOLTAGE LIGHTING SYSTEM, WATER FEATURE**

A low voltage lighting system was installed in the pool water feature. The water feature was not evaluated during the inspection. The low voltage lighting system in the water feature was not evaluated. Recommend a thorough evaluation by a qualified professional.

#### Filters

### **POOL WATER FEATURE NOT EVALUATED**

There was some confusion with the listing agent if this system is functional. It was not evaluated during the inspection. Recommend evaluation by a qualified pool contractor.

#### Hot Tub

### **HOT TUB NOT INSPECTED**

A separate hot tub was located outside the master bedroom. It is not functioning at the time of the inspection. It was disconnected from the electrical and not filled with water. Although as a courtesy this report may mention certain hot tub-related deficiencies, a full inspection of the hot tub was not performed and potentially hazardous conditions not identified by the inspector may exist. For safety reasons you should have the hot tub inspected by a qualified contractor.

## **Deficiencies**

## 17.2.1 Barrier System

 Moderate Concern**POOL BARRIER: GATE LATCH BELOW 54 INCHES**

The latch for the gate providing access to the pool area was located less than 54 inches (1372 mm) above the walking surface. This condition is a potential danger to children and should be corrected by a qualified contractor.

## Recommendation

Contact a qualified professional.

## 17.2.2 Barrier System

 Moderate Concern**POOL BARRIER: GATE TOO LOW (48" MINIMUM)**

The top of the gate providing access to the pool was too low. The top of the gate should be at least 48 inches (1219 mm) above grade measured on the side of the barrier away from the pool. This condition is a potential danger to children and should be corrected by a qualified contractor.

## Recommendation

Contact a qualified professional.

## 17.2.3 Barrier System

 Major Concern**POOL BARRIER: 2 OF 7 FAILURE**

Fewer than two qualifying "2 of 7" pool/spa safety features were observed at the time of inspection. This is a significant drowning-prevention safety concern. Recommend prompt upgrades by a qualified pool safety/barrier contractor and consultation with the local Authority Having Jurisdiction regarding applicable requirements. Visual inspection only; permit history and legal compliance not determined.

## Recommendation

Contact a qualified swimming pool contractor

## 17.4.1 Coping

 Moderate Concern**COPING: MISSING**

The pool was designed without coping, and the deck edge meets the tile pool wall. The union of the deck and pool wall requires ply-able sealant to prevent water egress behind the pool tiles/wall and underneath the deck. Recommend a qualified pool contractor inspect and repair missing sealant.

## Recommendation

Contact a qualified swimming pool contractor

## 17.5.1 Misc. Pool Components

 Moderate Concern**DRAIN: POOL & SAFETY ACT COMPLIANT, REQUEST DOCUMENTATION**

Pool drains can develop enough suction to hold an adult underwater. You should ask to see documentation that the pool drains are compliant with the Pool & Safety Act.

## Recommendation

Contact a qualified professional.

## 17.5.2 Misc. Pool Components

 Moderate Concern**SKIMMER: LID/TOP, BROKEN OR MISSING**

BOTH SKIMMERS.

Both pool skimmer at this location did not seat well due to excessive vegetative growth around the skimmer. Recommend trimming back vegetation. Excessive degradation on the surface of the deep end skimmer was observed. Recommend assessment by a qualified pool contractor.

Recommendation

Contact a qualified swimming pool contractor



## 17.7.1 Vessel

 Moderate Concern**TILE: MISSING TILES**

Tiles along the water line were missing. Recommend evaluation and repair by a qualified pool contractor.

Recommendation

Contact a qualified professional.

## 17.7.2 Vessel

 Moderate Concern**TILE: LOOSE**

Several tiles along the water line were loose. Recommend evaluation and repair by a qualified pool contractor.

Recommendation

Contact a qualified professional.



Loose tile

17.7.3 Vessel

**TILE: STAINING**

Moderate Concern

Staining and mineral deposits were observed along the water line. Recommend evaluation and repair by a qualified pool contractor.

Recommendation

Contact a qualified professional.



Excessive staining a deposits observed around the perimeter of the pool at the water line



Excessive staining a deposits observed around the perimeter of the pool at the water line

17.7.4 Vessel

**TILE: DAMAGE**

Moderate Concern

Damaged tiles were observed along the weir edge (infinity horizon). Recommend evaluation and repair by a qualified pool contractor.

Recommendation

Contact a qualified professional.



Damaged tiles at the weir edge.

17.7.5 Vessel

Moderate Concern

**INADEQUATE WATER SEALING BETWEEN THE POOL WALL AND THE COPING/DECK**

The interface between the pool wall and the cantilevered deck requires sealing with a suitable, waterproof, pool sealant. Grout had been installed and may need to be removed before the appropriate sealant can be installed. This union between the pool wall and deck/coping should be flexible and waterproof. Recommend evaluation and repair by a qualified pool contractor.

Recommendation

Contact a qualified professional.



Exposed gap between deck and pool wall, allowing water penetration.



Exposed gap between deck and pool wall, allowing water penetration. Controls at spa



Exposed gap between deck and pool wall, allowing water penetration.

## 17.9.1 Electrical System

 Major Concern**LIGHTS: UNDERWATER LUMINAIRE, DAMAGED**

A luminaire (underwater light) in the pool appeared to be damaged. At the time of the inspection water was observed in the luminaire, which is a defect and a safety concern. Recommend repairs with a qualified pool contractor.

## Recommendation

Contact a qualified professional.



Water observed inside the underwater luminaire, deep end of the pool

## 17.9.2 Electrical System

 Major Concern**PUMP: GFCI PROTECTION, NONE**

The pool pump had no ground fault circuit interrupter (GFCI) protection installed. GFCI protection is relatively inexpensive to install and is an important safety feature in helping to prevent electrical shock/electrocution. GFCI protection should be installed by a qualified swimming pool or electrical contractor.

## Recommendation

Contact a qualified professional.

## 17.9.3 Electrical System

 Moderate Concern**PUMP: GROUNDING CONDUCTOR NOT INSULATED**

The pool pump was installed in an area considered to be a corrosive environment, but the pump grounding conductor was not an insulated type. This condition could result in corrosive failure of the grounding conductor leaving the pump without sufficient grounding protection. This condition should be corrected by a qualified swimming pool or electrical contractor.

## Recommendation

Contact a qualified professional.

## 17.9.4 Electrical System

 Major Concern**PUMP AND EQUIPMENT: DETACHED OR MISSING GROUND BONDING**

Two of the five pool pumps were not connected to a bonding system. The ground bond system was present, but the connection came loose. Several other pieces of electrical equipment did not have a bonding connection (salt cell control panels). The ground bonding system is an important safety feature in avoiding the potential for electrical shock/electrocution. A ground bonding connection should be made by a qualified swimming pool or electrical contractor.

## Recommendation

Contact a qualified professional.



Salt cell controllers not bonded.



Salt cell controllers not bonded.

## 17.10.1 Pump

**STRAINER POT: DIRTY**

Minor Concern

The pool system strainer pot was dirty. It should be serviced by a qualified pool contractor.

## Recommendation

Contact a qualified swimming pool contractor

## 17.12.1 Automatic Sanitation

**SALT CELL CALCIUM BUILD UP**

Moderate Concern

Maintaining your pool's salt cell is vital for efficient chlorine production and extending the unit's lifespan, which typically ranges from 3 to 7 years. Clean the cell every 3–6 months, or whenever scale buildup is visible. This can be done by a handy homeowner. If not familiar with this maintenance, then consult with a qualified pool contractor.

## Recommendation

Contact a qualified professional.

## 17.13.1 Heating System

**HEATING SYSTEM INOPERABLE / INTERMITTENT**

Moderate Concern

The pool heating system operated intermittently. An evaluation and work as necessary should be performed by a qualified pool contractor.

## Recommendation

Contact a qualified swimming pool contractor

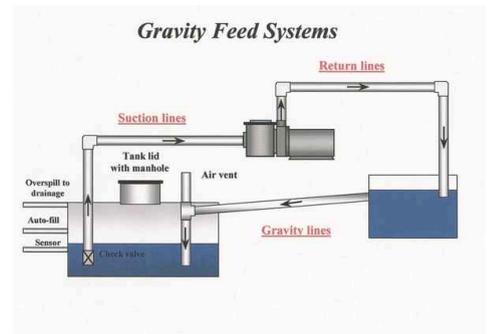


#### 17.14.1 Plumbing System

### **BALANCE/SURGE TANK: ACCESS COVERS MISSING OR DEFECTIVE**

 Major Concern

The balance tank, located below ground, is lacking an adequate cover to manhole to the service access. This cover prevents a person or animals from falling into the opening. There are two on this balance tank. This is a safety hazard. Recommend evaluation and repair by a qualified pool contractor.



Manhole cover is missing or defective.