



DAVE GROOTERS

123 Sample Street
DEMO CITY, ST 12345

4/02/2026 10:33AM

Introduction

Thank you for trusting **Skyline Home Inspections** with the inspection of your new home. I understand that purchasing a home is a major undertaking and can be stressful. I strive to make this process as comfortable and informative as possible. Please feel free to contact me if you have any questions regarding this report or the home inspected.

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This report is prepared exclusively for the client named herein and the specific property inspected. It is intended for the client's use only. Distribution to, or reliance by, others is not intended or permitted without the inspector's written consent. Likewise, the inspector will not distribute this report without the client's written authorization.

Unauthorized recipients are not permitted to use or rely upon this report or any of its contents. If the client does not proceed with the purchase of the property, this report may not be used by the seller for future marketing, disclosure, or sale purposes.

Scope of Inspection:

The primary purpose of this inspection is to identify material defects and safety concerns that may affect the home and its occupants. This is not a pass/fail inspection, but rather an evaluation of the home's condition at the time of inspection to help inform your purchasing decision.

Today's inspection is a non-invasive, visual inspection of the readily accessible areas of the home, performed in accordance with the Standards of Practice (SOP) of the International Association of Certified Home Inspectors (InterNACHI). Systems and components are operated using normal user controls and typical methods. The goal is to accurately reflect the condition of the home at the time of inspection. In some instances, observations may exceed the minimum requirements of the SOP. Any such information is provided for informational and advisory purposes only and does not certify that a system or component is free from defects. There is no expectation that the SOP will be exceeded in any area of the inspection.

How to Read This Report:

This report is available in an online format that may provide enhanced photo viewing and additional details, as well as a printable PDF version. Directional references are described using compass directions (north, south, etc.) or left/right as if standing in front of the home facing it.

Defect Categories: This report identifies three general categories:

- **Safety / Major Defects:** Conditions considered material defects that may have a significant adverse impact on the property or pose an unreasonable risk to occupants.
- **Recommendations / Deficiencies:** Conditions that are less severe but may require future attention or evaluation. This may include systems or components that were acceptable at the time of installation but do not meet current standards.
- **Maintenance Items / Information:** Items that are not defective but may require routine maintenance or are noted for informational purposes, such as service locations.

What This Report Is Not:

This inspection is not a code compliance evaluation. Building codes change over time, and it is not practical to evaluate a home based on codes in effect at the time of construction. Cosmetic items, surface damage, and personal design preferences are not included. As a visual, non-destructive inspection, areas that are concealed or inaccessible—such as behind walls, under concrete, or in restricted attic or crawl space areas—cannot be inspected. Areas obscured by personal belongings, debris, or vegetation may also limit observations. The report reflects observed conditions at the time of inspection.

When defects are noted, evaluation or repair by a qualified contractor or licensed professional is typically considered. Significant concerns must be addressed **prior to final commitment**. A final walk-through before closing is recommended to verify the condition of the property.

1.0 INSPECTION DETAILS

1.1 General Information

Information

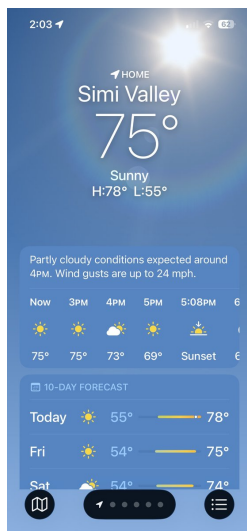
1.1.1 Type of Inspection: General and Pool

1.1.2 In Attendance: Inspector Only

1.1.3 Occupancy: Occupied

1.1.4 Type of Building: Single-Family

1.1.5 Weather Conditions: Clear



1.1.6 Precipitation in Last 48 Hours?: Yes

1.1.7 Photos of Deficiencies

Defects or deficiencies in this report are usually but not always accompanied by photos.

Inspector does not photograph every instance of a defect, the photos are to help illustrate what the described defect is.

For example, the inspector may write "missing shingles observed on roof" and include only one photo of a missing shingle on the roof.

In this example, there may be dozens of shingles with a same or similar defect.

1.1.8 Fireplaces, Stoves and Other Fuel Burning Heating Systems

Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the type and condition of any flues/flue vents/chimney pipes, and whether any wood stoves or fireplaces are adequate and safe to use. I recommend cleaning and a level two inspection of any and all flues and fireplaces. Clean chimneys reduce the potential for fire. More information can be found at <http://www.CSIA.com> (<http://www.csia.com/>)

Inspections do not include ensuring that stoves, fireplaces, vents, chimneys, chimney pipes or flues are specific types or for any code compliance, nor are chimney pipes or flues evaluated for the type or class. While fireplaces, wood stoves, and any fuel-burning heating systems are visually inspected for overall condition or visual material defects, many important aspects are not visible and it is always recommended that these systems be fully evaluated by a fireplace or heating system contractor or specialist prior to any use to be certified as safe to operate.

1.2 Limitations

Limitations

1.2.1 Personal Belongings Present

There were personal belongings present in the home at the time of inspection.

These personal belongings were not moved or altered.

These belongings blocked accessibility throughout the home, including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, under sink plumbing, etc.

Home inspections are non-invasive, non-destructive, visual inspections of readily accessible areas of the home. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility.

It is recommended that you evaluate these areas for defects during your final walk through or at some point after personal belongings have been removed, as reportable conditions could be present at these areas.

If any concerns are noticed during your final walk through, feel free to contact me.

2.0 GROUNDS

2.1 Grounds General Information

Information

2.1.1 Method of Inspection

The grounds and their components were visually inspected to evaluate their condition and functionality. This inspection included:

- Driveways and walkways, for cracks, uneven surfaces, and general wear
- Plumbing, including exterior faucets and visible piping
- Fences, for wear, stability, and alignment
- Gates, for operation and visible damage
- Grading, to assess water drainage patterns around the structure
- Planters, for potential impact on grading or structural components
- Yard sprinklers, if paid for, to check functionality and condition

The inspection was limited to accessible and visible areas. Obstructions such as vegetation, personal property, or landscaping elements were noted where they restricted access to specific components. All findings are documented below. Routine maintenance of the grounds is recommended to ensure continued safety, functionality, and overall aesthetic appeal.

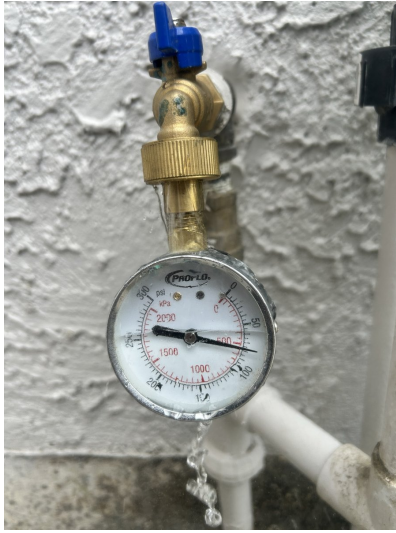
These were Excluded, If Present:

- Sheds
- Detached patios
- BBQs
- Fire pits
- Exterior Fireplaces
- Ponds
- Fountains
- Play Equipment
- Guesthouses (unless it was paid for)
- Converted garages
- Barns
- Horse Stalls
- Pool Houses
- Saunas
- Shop Buildings
- Animal Watering Devices
- Sewage Ejectors
- Seawalls, Breakwalls or Docks
- Underground Utilities
- Wells or Springs

These items are outside the scope of this inspection and were not assessed. For concerns or further evaluation of these items, I recommend consulting a qualified professional.

2.1.2 Main Water Pressure

75 PSI



2.1.3 Pressure Regulator Present: Yes

2.1.4 Pressure Relief Valve Present: No

2.1.5 Whole House Filter: No

If a whole house water filter is present, it is not included in this inspection.

2.1.6 Plumbing Service Pipe Material: PVC

2.1.7 Cleanout(s) Present: Yes

2.1.8 Cleanout Location: Back, Front

2.2 Utility Shutoff Location

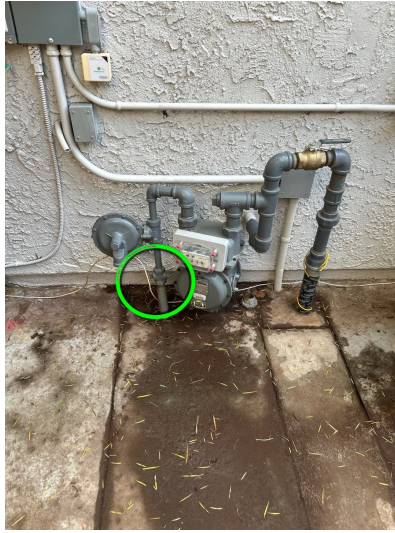
Information

2.2.1 Water Service Shutoff

Location: Front



2.2.2 Main Gas Service Shutoff



2.2.3 Main Electrical Service Shutoff



2.3 Gates

Defects/ Deficiencies

2.3.1 Not Latching

Category: Recommendations

Service: Fence Contractor

The gate did not latch properly at the time of the inspection – this condition may reduce security and functionality – I recommend further evaluation and any necessary corrective action by a qualified fencing contractor as desired





2.4 Balconies

Defects/ Deficiencies

2.4.1 Climbable

Category: Recommendations

Service: Qualified Professional

Horizontal balcony guardrail components made the guardrail assembly climbable – this condition may pose a safety hazard to small children – I recommend correction by a qualified carpenter or general contractor to modify the guardrail and improve safety



2.5 Driveway

Defects/ Deficiencies

2.5.1 Irregular Minor Cracks

Category: Recommendations

Service: Driveway Contractor

An irregular crack was present in the driveway slab – this condition did not appear to affect the integrity of the driveway at the time of inspection but may allow water intrusion and contribute to trip hazards or further cracking over time.

I recommend evaluation and any necessary corrective action be performed by a qualified concrete contractor





2.6 Walkways

Defects/ Deficiencies

2.6.1 Spalling and Efflorescence

Category: Recommendations

Service: Concrete Contractor

Concrete spalling and efflorescence was present in areas of the flatwork – this condition is typically caused by moisture migrating through the material and depositing salts on the surface – while often cosmetic, it may indicate elevated moisture levels – I recommend monitoring and addressing any contributing moisture sources as needed



2.7 Excluded Items

Information

2.7.1 Shed Present

The shed(s) are excluded from this inspection

3.0 ROOF

3.1 Roof General Information

Information

3.1.1 Method of Inspection

The roof and its components were visually inspected to evaluate their condition, functionality, and visible features. This inspection included

- Roof Condition: Evaluated for visible wear, damage, or signs of deterioration
- Flashing: Inspected for proper sealing and signs of leaks or damage
- Venting: Observed roof vents for condition, alignment, and proper installation
- Gutters: Checked for proper installation, functionality, and visible debris or damage
- Skylights: Inspected for visible damage, leaks, or improper sealing
- Solar Tubes: Evaluated for condition, alignment, and visible issues
- Ductwork: Observed any visible rooftop ductwork for condition and sealing
- Attached Patios and Porches: Inspected for secure attachment and condition of coverings

The roof inspection was non-invasive and limited to visible and accessible areas. Components were evaluated from the ground, accessible vantage points, or through tools like binoculars and drones when accessibility or safety concerns restricted direct access. Roof coverings, underlayment, and concealed flashing were not inspected, as they lie beyond the scope of this evaluation. Weather conditions, roof height, or steep slopes may further limit this inspection.

It is important to note that roof leaks can develop over time due to changing conditions, wear, or severe weather, even if no issues were apparent during this inspection. Addressing visible damage and maintaining components such as gutters, downspouts, and flashing can help mitigate future issues.

Maintenance Tip: Routine roof maintenance is essential to maximize the lifespan of roofing materials. This includes keeping gutters clear of debris, ensuring proper drainage, and addressing visible issues promptly.

All findings are documented below. For repairs or further evaluation of specific components, I recommend consulting a qualified roofing contractor or specialist as needed.

3.1.2 Drone

The roof was evaluated using a drone due to accessibility or other limitations – while this method allows for a general visual assessment, it does not replace a physical walk and may limit the ability to detect certain defects or evaluate conditions such as soft spots or flashing integrity – I disclaim the identification of any conditions that require tactile assessment and recommend consulting a qualified roofing contractor if a more detailed evaluation is desired

The inspector is a FAA licensed drone operator and all drone operations are conducted within part 107 of the Code of Federal Regulations.

3.1.3 Roof Type/Style: Gable



3.1.4 Roof Material: Concrete Tile

3.1.5 Method of Inspection: Drone

3.1.6 Roof Updated: Yes

Limitations

3.1.7 Roof Leaks

Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, this Home Inspection Report does not include confirmation of proper installation.

Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist.

Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents.

The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage.

3.2 Flashing

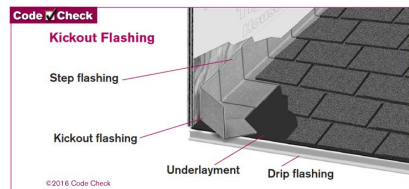
Defects/ Deficiencies

3.2.1 No Kickout Flashing

Category: Recommendations

Service: Roofing Professional

There was no kickout flashing installed where walls extended past roof edges – this condition may allow moisture intrusion, potentially leading to water damage – I recommend consulting a qualified roofing contractor to discuss options and costs for kickout flashing installation



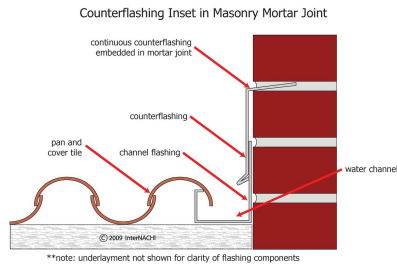
3.2.2 Missing Counterflashing

Category: Safety/Major Defects

Service: Roofing Professional

Flashing at the roof structure was not protected by counterflashing or properly installed under the siding – this condition may allow moisture intrusion behind the flashing, potentially causing damage to materials or the roof structure – I recommend installing counterflashing or properly securing it behind the siding by a qualified roofing contractor

Location: South



3.3 Gutters

Defects/ Deficiencies

3.3.1 Partial Gutters Only

Category: Recommendations

Service: Gutter Contractor

Only portions of the roof were equipped with gutters and downspouts – a full gutter system helps direct rainwater away from the home, reducing the risk of water damage to the foundation, exterior walls, and landscaping – inadequate drainage can also lead to moisture intrusion, erosion, or pooling near the structure – while this is not a defect, I recommend consulting a qualified contractor to evaluate and install a complete gutter system to better protect the home and its occupants

Location: South North



4.0 EXTERIOR

4.1 Exterior General Information

Information

4.1.1 Method of Inspection

The exterior of the home and its components were visually inspected to assess their condition and functionality. This inspection included, if applicable:

- Address, for visibility and proper display
- Doors, including exterior entry and access doors
- Windows, for visible defects, wear, and operation
- Doorbells, for functionality
- Stucco, including visible cracks, chips, or wear
- Siding, for damage, wear, or potential moisture intrusion points
- Eaves and Fascia, for visible damage or wear
- Wood Trim, for gaps, cracks, or deterioration
- Weep Screeds, for proper clearance and functionality
- Paint, for condition and coverage
- Screen Doors, for operation and visible wear
- Closets, for structural integrity and condition
- Corbels, for visible damage or deterioration
- Soffits, for condition and proper ventilation

The inspection was limited to accessible and visible areas. Obstructions such as vegetation, personal items, or other barriers were noted where they limited access to specific components. All findings are documented below. Routine maintenance of the exterior is recommended to ensure continued protection, functionality, and aesthetic appeal of the property.

4.1.2 Wall Cladding Material: Stucco

4.2 Doors

Defects/ Deficiencies

4.2.1 Missing Weatherstripping

Category: Recommendations

Service: Handyman

One or more exterior doors were missing weatherstripping – this condition may allow air drafts, moisture intrusion, or pest entry – I recommend having a qualified door contractor evaluate and install weatherstripping as needed for improved sealing and efficiency



4.2.2 Deteriorated Wood

Category: Recommendations

Service: Handyman

The wood on the exterior door was deteriorated at the time of inspection – this condition may affect the door’s structural integrity, appearance, and weatherproofing – I recommend having a qualified door contractor evaluate the damage and perform any necessary repairs or replacement

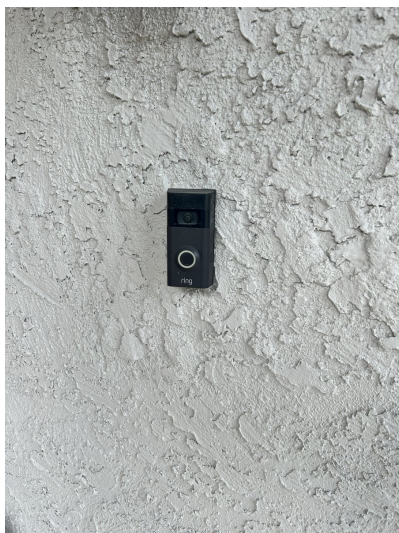


4.3 Doorbells

Information

4.3.1 Smart Doorbell

A smart doorbell was present at this property but was not tested for operation, as these devices are often removed by the seller – I recommend consulting the homeowner to confirm if the smart doorbell will remain with the property, and if so, verifying its proper operation



4.4 Stucco

Defects/ Deficiencies

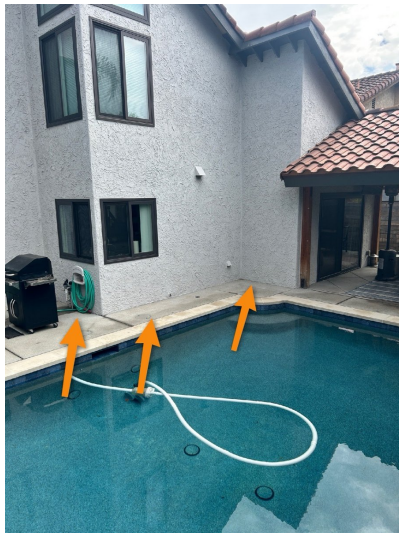
4.4.1 Clearance From Hard Surface

Category: Recommendations

Service: Stucco Contractor

Stucco covering the exterior walls had inadequate clearance from grade – this condition may allow moisture to wick into the stucco, potentially resulting in staining, delamination, or deterioration of the lower wall areas. Stucco should have 2 inches of clearance to a hard surface. – I recommend having a qualified stucco contractor evaluate and adjust the clearance if feasible to help reduce the risk of moisture-related damage





4.4.2 Coaxial Cable J-Box Missing Cover

Category: Recommendations

Service: Handyman

A coaxial cable junction box was missing its cover – this condition may allow moisture intrusion, which can lead to material deterioration or structural damage – I recommend correction by a qualified contractor



4.5 Eaves, Soffits, & Fascia

Defects/ Deficiencies

4.5.1 Exposed Wood

Category: Recommendations

Service: Painting Contractor

Exposed wood surfaces were observed in one or more areas – this condition may lead to wood decay and deterioration if not properly sealed or painted – I recommend further evaluation and any necessary corrective action be performed by a qualified painting contractor





4.5.2 Blistered Paint

Category: Recommendations

Service: Painting Contractor

Blistered paint was present at the eaves and fascia – this condition may expose the underlying wood to moisture and lead to premature deterioration – I recommend scraping, priming, and repainting by a qualified painting contractor



4.6 Foundation

Information

4.6.1 Inspection Method

The foundation was visually inspected to evaluate its condition, accessibility, and functionality. This inspection included:

- Foundation Type: Observed and identified the visible construction method and materials
- Visible Slab Surface: Checked for cracks, spalling, or signs of settlement
- Perimeter Areas: Inspected the visible sections of the slab between grade and the bottom of the exterior wall covering
- Moisture Intrusion: Assessed for any visible signs of moisture or staining that could indicate leaks
- Inspection Limitations: Noted obstructions such as floor coverings, landscaping, or wall materials that restricted visibility

The inspection was non-invasive and limited to accessible and visible portions of the foundation. Most of the slab is concealed beneath flooring, walls, or ground material, which restricts a complete evaluation. Identifying concealed cracks, moisture issues, or structural problems would require invasive methods beyond the scope of this inspection.

Common concerns with slab-on-grade foundations include shrinkage cracks due to curing or soil movement. While such cracks are typically not structural concerns, moisture may intrude through these openings by capillary action, potentially causing hidden damage. Proper site drainage and sealing can help mitigate this risk.

Maintenance Tip: Monitoring for new or worsening cracks and ensuring proper drainage around the foundation are essential to maintain its integrity.

All findings are documented below. For further evaluation of foundation concerns or confirmation of post-tension construction, I recommend consulting a qualified foundation contractor or structural engineer as needed.

4.6.2 Foundation Type: Slab on Grade

5.0 ELECTRIC

5.1 Electric General Information

Information

5.1.1 Method of Inspection

The electrical system and its components were visually inspected to evaluate their condition and functionality. This inspection included:

- Main Panel, for overall condition, proper labeling, and secure installation
- Subpanels, where present, for accessibility, visible wiring, and condition
- Branch Wiring, including visible branch circuits and connections, for signs of damage or improper installation
- Circuit Breakers, to check for proper labeling, secure placement, and visible signs of wear or damage
- Amperage Capacity, to assess the main panel's rated capacity for adequacy relative to the property's needs
- Service Drop, including the overhead or underground connection to the property, for visible damage or clearance issues
- Fuses, if present, to check condition and proper use in older systems

5.1.2 Service Rating Amperage: 200 AMP

5.1.3 Panel Manufacturer: Square D

5.1.4 Panel Type: Meter Panel

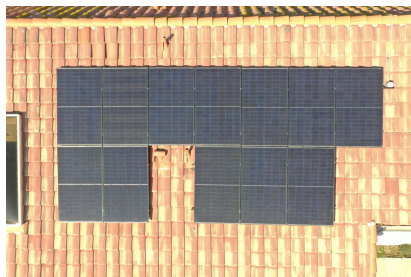
5.1.5 Branch Wire Type: Copper

5.1.6 Solar System Present

Solar Panels Not Inspected

If a solar panel system is present, it was not inspected. I recommend asking the owner whether the system is owned or leased. If it is leased, determine who is responsible for the cost of system removal if the roof requires repair or replacement. I also recommend having the system's maintenance and operation reviewed by a qualified contractor.

The inspection was non-invasive and limited to accessible and visible areas. Obstructions, such as panels secured with screws or covers requiring tools for removal, were noted where they restricted access. All findings are documented below. I recommend regular maintenance of the electrical system and consultation with a qualified electrical contractor to address specific concerns or upgrade options.



5.1.7 Backup Battery Present

A backup battery is outside of the scope of this inspection and usually installed congruently with the solar system.



5.1.8 Load Center Inspection

The electrical panel "dead front" was removed and the panel, switches and wiring was inspected for condition and defects. Inspector looks for defects such as but not limited to:

Main service amperage was inspected to ensure it is within acceptable rating for the panel, proper wire gauge and breaker switch rating, double tapped lugs and breakers, open knockouts, scorched wiring, the presence of solid strand aluminum wiring, white wires used for electrical current (hot) that are not re-identified, rust in the panel, breaker switches match the panel/type, panel brands and types that are deemed to be safety hazards such as Federal Pacific Stab-Lok, and other electrical defects your inspector is trained to identify.

5.2 Main Electrical Panel

Information

5.2.1 Main Electrical Panel

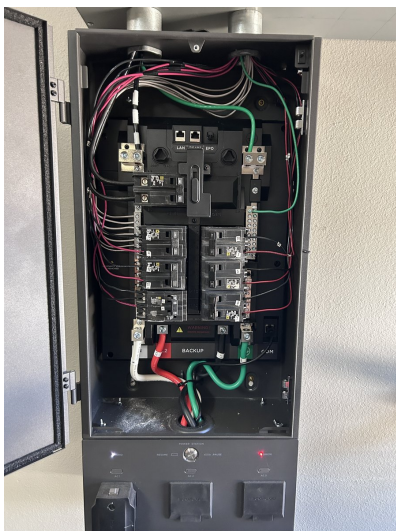
Location: North



5.3 Electrical Subpanels

Information

5.3.1 Location: Garage



5.3.2 Amp Service Rating: 80 AMP

5.3.3 Panel Manufacturer: ECOFLOW

6.0 PLUMBING

6.1 Plumbing General Information

Information

6.1.1 Method of Inspection

The plumbing system and its components were visually inspected to evaluate their condition and functionality. This inspection included:

- Main Water Supply Shutoff Valve, for location and accessibility
- Main Fuel Supply Shutoff Valve, for location and accessibility
- Plumbing, including visible water supply and connections
- Water Heater Location, for accessibility and energy source
- Type and Capacity, to assess the unit's suitability for the property
- Condition, for visible signs of wear, corrosion, or leaks
- Water Heater Exhaust Vent, to check for secure connections and proper ventilation of combustion gases
- Temperature and Pressure Relief (TPR) Valve, for presence and visible condition
- Water Heater Temperature, where observable, to evaluate if it falls within recommended ranges
- Seismic Strapping, to confirm the water heater is secured in accordance with local safety requirements
- Gas Pipes and Valves, for visible leaks or improper connections
- Water Heater Base, for structural integrity and proper elevation where required
- Appliance Enclosures, to assess for adequate ventilation and accessibility
- Toilets, for proper operation and flushing
- Sinks, Tubs, and Showers, for functional drainage
- Drain Waste and Vent System where visible, for proper installation

The inspection was non-invasive and limited to accessible and visible areas. Obstructions such as storage or construction elements may have restricted access to specific components, and hidden defects cannot be ruled out. Routine maintenance and periodic evaluation by a qualified plumbing contractor are recommended to ensure the continued safe and efficient operation of the water heater.

6.1.2 Water Source: Municipal

6.1.3 Plumbing Supply Material: Copper

6.1.4 Drain Waist and Vent Piping Type: ABS

6.2 Water Heater

Information

6.2.1 Location: Garage

6.2.2 Capacity: 50 Gallon

6.2.3 Type: Natural Gas Tank

Defects/ Deficiencies

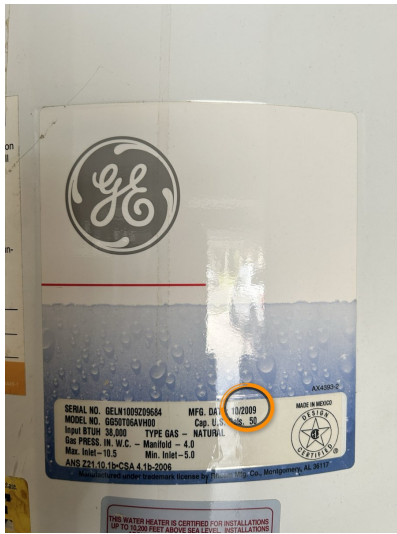
6.2.4 Past Design Life

Category: Recommendations

Service: Plumbing Contractor

This water heater appeared to be past its design life – this condition may lead to decreased efficiency or unexpected failure – I recommend further evaluation and replacement as needed by a qualified plumbing contractor





6.3 Water Heater Exhaust Vent

Defects/ Deficiencies

6.3.1 Missing Fire Stop / Heat Collar

Category: Recommendations

Service: Plumbing Contractor

The vent pipe for the water heater passed through the ceiling without a visible fire stop or heat collar – this condition may reduce fire resistance and compromise safe venting – I recommend having a qualified HVAC or plumbing contractor evaluate and install a proper fire stop or thimble as needed



6.4 TPR Discharge Pipe

Defects/ Deficiencies

6.4.1 Improperly Sloped

Category: Recommendations

Service: Plumbing Contractor

The discharge pipe had an improper slope – this condition may result in inadequate drainage, potential blockage, or damage to the pipe over time – I recommend correction by a qualified plumbing contractor



6.4.2 Reduced Pipe

Category: Safety/Major Defects

Service: Plumbing Contractor



The discharge pipe was reduced in diameter at one or more points – this condition may restrict proper flow and affect system performance – I recommend having a qualified plumbing contractor evaluate and correct the piping as needed to ensure proper discharge capacity



6.5 Base

Defects/ Deficiencies

6.5.1 Recommend Catch Pan

Category: Recommendations

Service: Plumbing Contractor



There was no catch pan installed beneath the water heater – although not always required at the time of installation, the absence of a catch pan may increase the risk of water damage to surrounding areas in the event of a leak or tank failure – I recommend installing a catch pan during the next water heater replacement to help protect the surrounding structure



7.0 GARAGE

7.1 Garage General Information

Information

7.1.1 Method of Inspection

The garage and its components were visually inspected to assess their condition and functionality. This inspection included, if applicable:

- Garage Doors, including their operation and hardware
- Garage Door Openers, focusing on their response and safety features
- Walls and Ceilings, for visible defects, damage, or penetrations
- Floors, including visible cracks, stains, or wear
- Electrical Systems, such as outlets, switches, and visible wiring
- Fire Separation, including the integrity of fire-rated assemblies between the garage and living spaces
- Ventilation, to ensure proper airflow and reduce the risk of moisture or fumes accumulating
- Other Visible Components, as applicable

The inspection was non-invasive and limited to readily accessible areas. Obstructions from personal property, storage, or construction elements were noted where they limited the ability to evaluate specific components. All findings are documented below. Routine maintenance of garage systems and components is recommended to ensure continued safety, functionality, and compliance with modern standards.

7.1.2 Type of Garage: Attached

7.1.3 Number of Spaces: Two Car

7.1.4 Vehicle Door Mode of Operation: Motorized

7.2 Electrical

Defects/ Deficiencies

7.2.1 J-Box Cover Missing

Category: Recommendations

Service: Electrical Contractor

A junction box in the garage was missing its cover – this condition may expose electrical connections, increasing the risk of accidental contact or damage – I recommend installing a cover on the junction box by a qualified electrical contractor

Location: Garage



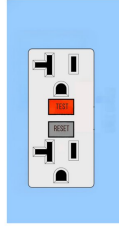
7.2.2 Not GFCI-Protected – Others Protected

Category: Recommendations

Service: Electrical Contractor

I observed that one or more outlets in the garage were not GFCI-protected, although other outlets were – this condition reduces electrical safety for the unprotected outlets – I recommend consulting a qualified electrical contractor to evaluate and consider upgrading this outlet with GFCI protection to enhance safety

Location: Garage North



7.3 Fire Separation Assembly

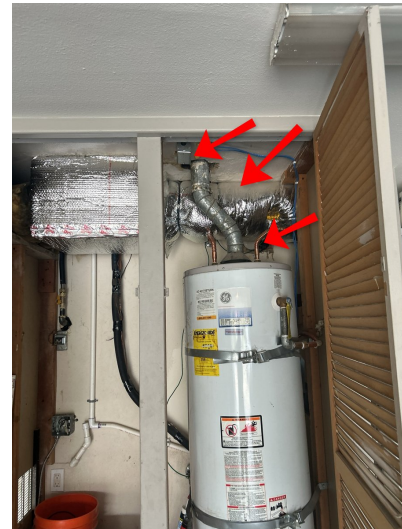
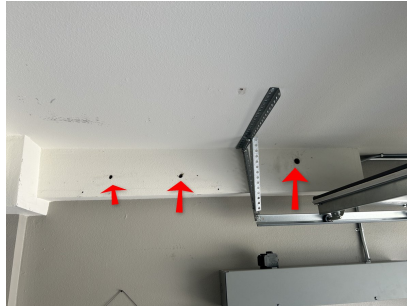
Defects/ Deficiencies

7.3.1 Damaged

Category: Safety/Major Defects

Service: Drywall Contractor

The fire separation system was damaged in one or more areas – this condition may compromise its effectiveness in limiting fire spread – I recommend correction by a qualified drywall contractor



7.4 Fire Doors

Defects/ Deficiencies

7.4.1 Label Painted Over / Not Present

Category: Recommendations

Service: Qualified Professional

The fire door rating label was either painted over or not visible – without a legible label, I was unable to verify the fire rating or confirm whether the door meets fire separation requirements – I disclaim determining if this is a properly rated fire door – I recommend consulting a qualified contractor or the manufacturer to evaluate and confirm the door's fire rating and compliance with applicable standards



7.4.2 Did not Self-Close and Latch

Category: Recommendations

Service: Qualified Professional

The fire door did not self-close and latch, which is an important safety feature to help contain fire and smoke in an emergency – this condition may reduce the door's effectiveness in providing a barrier during a fire event – I recommend further evaluation and any necessary corrective action be performed by a qualified door contractor



9.0 FIREPLACES AND CHIMNEYS

9.1 Fireplace and Chimney General Information

Information

9.1.1 Method of Inspection

The fireplace and its components were visually inspected to evaluate their condition, functionality, and safety. This inspection included:

- Firebox: Observed for visible cracks, gaps, or damage that could affect safety and performance
- Hearth: Evaluated for structural integrity, proper clearance, and visible damage
- Combustion Chamber: Checked for signs of soot buildup, cracking, or deterioration
- Damper: Inspected for operation, alignment, and visible wear
- Mantel and Surrounds: Assessed for condition, secure installation, and visible defects

The fireplace inspection was non-invasive and limited to accessible and visible areas. This included evaluating the physical components of the fireplace for signs of damage, improper installation, or other safety concerns. Stored items, soot, or creosote buildup may have restricted access to certain areas, and hidden defects or conditions cannot be ruled out.

Proper fireplace maintenance is essential for safety and functionality. Potential risks associated with poorly maintained fireplaces include fire hazards, improper venting of combustion gases, and inefficient operation. Routine inspections and cleaning by a certified chimney sweep or fireplace technician are recommended to maintain safe and optimal performance.

All findings are documented below. For further evaluation or repairs, I recommend consulting a qualified chimney sweep.

Critical Recommendation

Chimneys, fireplaces, and vents should be inspected annually to ensure they are structurally sound, free from deposits, and have proper clearances – this recommendation applies regardless of the type of system or frequency of use – regular inspections help prevent fire hazards, carbon monoxide risks, and structural issues caused by creosote buildup, blockages, or deterioration.

Level II Inspection Recommendation: Per the NFPA, I recommend having a certified chimney sweep inspect the chimney, fireplace, and vents prior to closing to verify their safety and functionality – this inspection should include the interior and exterior of the chimney, flue, and any connected ventilation systems to identify and address potential concerns.

9.1.2 Fireplace Type: Gas Log



9.1.3 Fireplace Location(s): Living Room

Defects/ Deficiencies

9.1.4 Creosote Buildup

Category: Recommendations

Service: Chimney Sweep

There was creosote buildup in the fireplace – this condition may reduce draft efficiency and increase the heat within the fireplace to unsafe levels over time – I recommend consulting a qualified chimney sweep to clean the fireplace and chimney and evaluate for any additional concerns





9.2 Chimney Cap

Defects/ Deficiencies

9.2.1 Dented – Did Not Affect Performance

Category: Recommendations

Service: Qualified Professional

The chimney cap was dented but did not appear to affect performance – this condition was cosmetic and did not impact its ability to protect the flue from moisture and debris – I recommend monitoring for any future deterioration and replacing the cap if functional issues develop



10.0 INTERIOR

10.1 Interior General Information

Information

10.1.1 Method of Inspection

The interior of the structure and its components were visually inspected to assess their condition and functionality. This inspection included, where applicable:

- Walls and Ceilings, for visible defects such as cracks, stains, or damage
- Floors, for visible wear, damage, or unevenness
- Electrical Outlets and Switches, for functionality and visible condition (Low Voltage is excluded)
- Ceiling Fans, for operation and visible defects
- Windows and Doors, for proper operation, fit, and visible condition
- Smoke and Carbon Monoxide Detectors, for presence and condition where accessible
- Closets, Cabinets, Counters, and Wet Bars, for structural integrity, operation, and condition
- Stairs, Including Railings, Treads, and Risers, for safety, stability, and visible wear
- All Accessible Plumbing Fixtures, for visible leaks, operation, and condition
- All Accessible Gas- and Electric-Driven Appliances, for operation and visible condition

The interior inspection was non-invasive and limited to visible and accessible areas. Obstructions such as furniture, personal belongings, or stored items may have restricted access to certain components, and hidden defects cannot be ruled out.

Routine maintenance of interior elements, including walls, floors, fixtures, and appliances, is essential to ensure continued safety, functionality, and aesthetic appeal. Any deficiencies identified are documented below for your review.

10.1.2 Number of Bedrooms

4

10.1.3 What I Named The Bedrooms: Primary, Guest Bedroom, Den, Kids Room

10.1.4 Number of Bathrooms

2.5

10.1.5 What I Named the Bathrooms: Primary, Downstairs, Upstairs

10.1.6 Laundry: Garage

10.1.7 California Typical Cracks

Small cracks were observed – these are typical in California construction due to settling or minor seismic activity – I disclaim responsibility for determining whether cracks are structural unless explicitly noted in this report – for concerns about specific cracks, consult a qualified contractor.

10.2 Ceilings

Defects/ Deficiencies

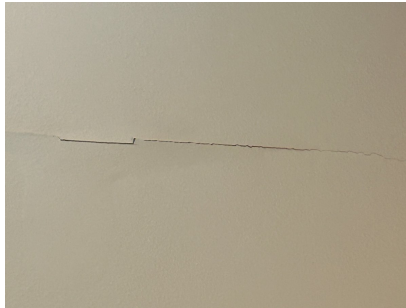
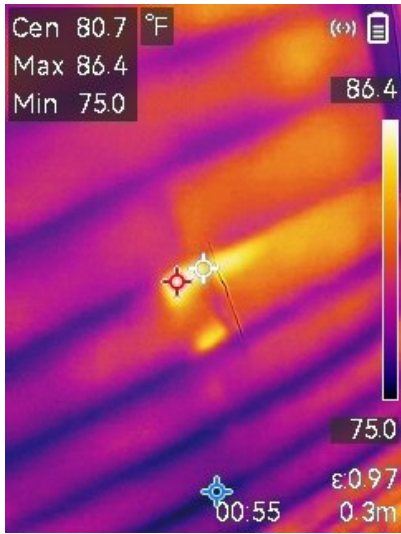
10.2.1 Evidence of Past/Previous Moisture Problems

Category: Safety/Major Defects

Service: General Contractor

There was evidence of past moisture problems, which may conceal hidden defects – I recommend consulting with the seller and reviewing disclosures for any past history of moisture issues – further evaluation and repair by a qualified general contractor are also recommended as needed

Location: 1st Floor Living Room Dining Room



10.3 Floors

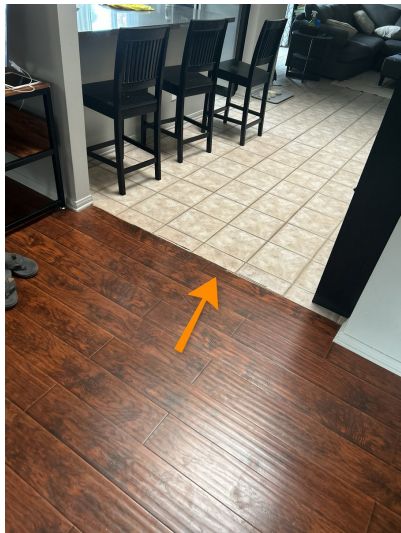
Defects/ Deficiencies

10.3.1 Missing Floor Transitions

Category: Recommendations

Service: Flooring Contractor

Floor transitions were missing at one or more locations as indicated – this condition may affect the appearance and usability of the flooring and could create uneven surfaces – I recommend installing appropriate transitions by a qualified flooring contractor



10.4 Closets

Defects/ Deficiencies

10.4.1 Missing Door Knob

Category: Recommendations



Service: Handyman/diy

The closet door was missing a door knob – this condition may impede ease of use and access to the closet – I recommend installing a door knob by a qualified door contractor

Location: 2nd Floor Hall



10.5 Stairs and Railing

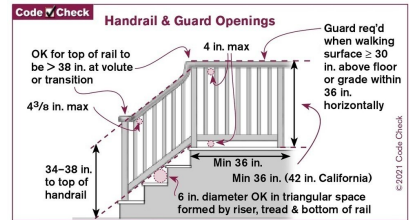
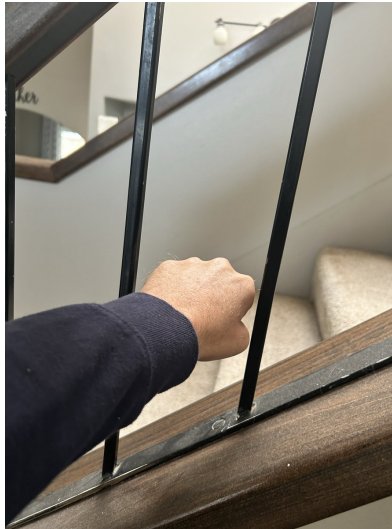
Defects/ Deficiencies

10.5.1 Wide Openings—Handrail

Category: Safety/Major Defects

Service: Qualified Professional

Openings between balusters, beneath, or at the sides of the handrails appeared wide enough that a small child's head may fit through – this condition may pose a safety concern – I recommend correction by a qualified carpenter or general contractor to improve safety

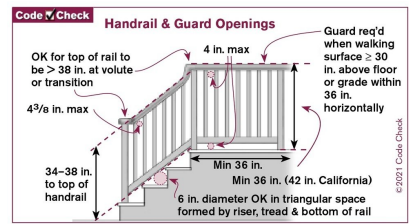


10.5.2 Wide Openings—Guardrail

Category: Recommendations

Service: Qualified Professional

Openings between balusters, beneath, or at the sides of the guardrails appeared wide enough that a small child's head may fit through – this condition may pose a safety concern – I recommend correction by a qualified carpenter or general contractor to improve safety



11.0 BEDROOMS

11.1 Doors

Defects/ Deficiencies

11.1.1 Moisture Damage

Category: Recommendations

Service: Qualified Professional

Moisture damage was apparent at the time of the inspection and/or there was evidence of past moisture intrusion, which may conceal defects – I recommend consulting with the seller and reviewing disclosures for any information on past moisture issues, and having a qualified contractor evaluate and repair as needed



11.2 Closets

Defects/ Deficiencies

11.2.1 Missing Closet Doors

Category: Recommendations

Service: Handyman

One or more closets were missing doors – this condition may reduce convenience or aesthetics – I recommend having a qualified door contractor install closet doors



Location: 2nd Floor Kids Room



11.3 Smoke Detectors

Defects/ Deficiencies

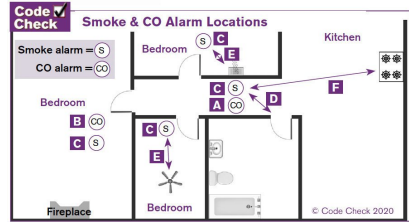
11.3.1 Missing Smoke Detectors

Category: Safety/Major Defects

Service: Electrical Contractor

The smoke detector was missing at the time of the inspection – missing smoke detectors significantly increase the risk of undetected fire and potential harm to occupants – I recommend installation of a smoke detector by a qualified technician to enhance safety

Location: 2nd Floor Den



- Smoke & CO Alarm Locations** **18 IRC**
- Req'd outside each separate sleeping area **A** _____ 315.3
 - Req'd in bedroom or attached bath w/ fuel-burning device **B** _____ 315.3
 - Alarms must comply w/ NFPA 72 & be listed to UL 217 _____ 314.1
 - Req'd in each sleeping room & outside in immediate vicinity **C** _____ 314.3
 - Min 3 ft. from door to bath w/ tub or shower if no conflict w/ above **D** _____ 314.3
 - Min 3 ft. from forced-air outlet or tip of ceiling paddle fan blade **E** _____ 314.1
 - Photoelectric min 6 ft. from permanently installed cooking appliance **F** 314.3.1
 - Ionization min 20 ft. from cooking, 10 ft. OK w/ hush button **F** _____ 314.3.1

12.0 BATHROOMS

12.1 Sinks

Defects/ Deficiencies

12.1.1 Slow Drain

Category: Recommendations

Service: Plumbing Contractor

The sink was slow to drain – this condition may indicate a partial blockage or buildup within the drain line – I recommend having the blockage located and cleared by a qualified plumbing contractor

Location: 2nd Floor Hall Primary



12.2 Bathtubs

Defects/ Deficiencies

12.2.1 Hot / Cold Reversed

Category: Recommendations

Service: Plumbing Contractor

Hot and cold water supply connections were reversed at this bathtub – this condition could lead to unintended scalding and inconvenience during use – I recommend having the connections corrected by a qualified plumbing contractor to improve safety and functionality



12.3 Shower Walls

Defects/ Deficiencies

12.3.1 Non-Porous Surface Microbial Growth

Category: Recommendations

Service: Handyman/diy

Surface microbial growth and/or irregular staining were observed on nonporous surfaces – this condition may indicate elevated moisture levels and could lead to material deterioration if left unaddressed – I recommend cleaning and sealing the materials regularly to maintain their condition

Location: 2nd Floor Hall Bathroom



12.4 Toilets

Defects/ Deficiencies

12.4.1 Loose At Floor

Category: Recommendations

Service: Plumbing Contractor

The toilet was loose at the floor – this condition may compromise the wax seal, potentially leading to leaks, water damage, or instability – I recommend re-attaching the toilet, with further evaluation and any necessary corrective action performed by a qualified plumbing contractor

Location: 1st Floor Half Bath





12.5 Plumbing

Defects/ Deficiencies

12.5.1 Corrosion-Supply

Category: Recommendations

Service: Plumbing Contractor

There were corroded faucet supply pipes and/or shutoffs beneath the sink – this condition increases the likelihood of leaks, which could damage the cabinet floor and potentially affect adjacent wall or floor structures if unaddressed – I recommend having a qualified plumbing contractor replace the affected components to prevent future issues

Location: 1st Floor Half Bath



12.5.2 Corroded-Drain

Category: Recommendations

Service: Plumbing Contractor

I observed corroded drain pipes beneath the sink – this condition increases the risk of leaks, which could damage the cabinet floor and potentially the adjacent wall or floor structures – I recommend replacement by a qualified plumbing contractor to mitigate these risks

Location: 1st Floor Half Bath



13.0 KITCHEN

13.1 Counters

Defects/ Deficiencies

13.1.1 Blistered

Category: Recommendations

Service: Countertop Contractor

The counter exhibited areas of blistering – this condition may detract from its appearance and compromise its long-term durability – I recommend further evaluation and repair by a qualified carpenter or countertop specialist to restore its functionality and aesthetics



13.2 Ventilation

Defects/ Deficiencies

13.2.1 Improper Tape

Category: Recommendations

Service: Handyman/diy

There was improper tape used at the kitchen exhaust vent duct connections – this condition may result in deteriorated seals over time, potentially compromising the vent's performance – I recommend replacing the tape with foil or heat-resistant tape by a qualified appliance technician

Location: Kitchen



13.3 Electrical

Defects/ Deficiencies

13.3.1 Defective Bulb

Category: Recommendations

Service: Handyman/diy

One or more light bulbs were not operational at the time of the inspection – I recommend replacing the bulbs to determine if the issue is related to the bulb itself – if the lights still do not operate, I recommend further evaluation and any necessary corrective action be performed by a qualified electrical contractor

Location: Kitchen



14.0 HEATING

14.1 Heating General Information

Information

14.1.1 Method of Inspection

The heating system and its components were visually inspected to evaluate their condition and functionality. This inspection included the following, if applicable:

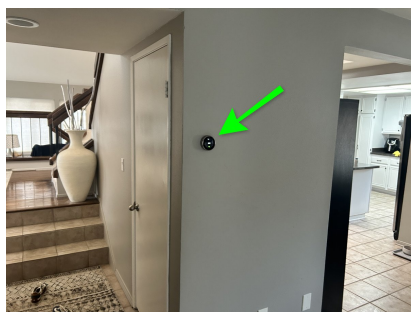
- Heaters, for visible condition, operation, and signs of wear or damage
- Exhaust Vent, to ensure secure connections, proper venting of combustion gases, and visible condition
- Evaporator, if accessible, to check for visible condition and functionality as part of the HVAC system
- Return Air, to assess the condition and unobstructed flow of air to the heating system
- Gas Pipes and Valves, for visible leaks, proper connections, and secure installation
- Electrical, including visible wiring and connections to the heating system, for secure installation and signs of wear
- Thermostat, to evaluate its functionality and responsiveness during operation
- Filters, for presence, condition, and cleanliness to ensure proper airflow
- Registers, to check for condition, airflow, and secure installation
- Combustion, for visible condition of the combustion chamber and signs of safe operation
- Enclosures, to ensure proper ventilation, accessibility, and visible condition
- Heater Base, for stability, secure placement, and visible condition

The inspection was non-invasive and limited to accessible and visible areas. Obstructions such as personal belongings or construction elements may have restricted access to specific components, and hidden defects cannot be ruled out. Routine maintenance and periodic evaluations by a qualified HVAC contractor are recommended to ensure the continued safe and efficient operation of the heating system.

The thermostat was returned to its original setting or turned off upon completion, depending on how it was upon arrival.

14.1.2 Number of Heating Systems: One

14.1.3 Thermostat Location: Family Room



14.1.4 Type: Gas-Fired Forced Air

14.2 Filters

Information

14.2.1 Filter Location: Attic

14.2.2 Filter Located In Attic

The HVAC filter is located in the attic. This condition requires the use of a ladder for replacement. The inconvenience of this location may lead to less frequent filter changes and potentially shorten the life of the HVAC system. I recommend consulting with an HVAC professional to relocate the filter to the return grill in an area more accessible.

15.0 AIR CONDITIONING

15.1 Air Conditioning General Information

Information

15.1.1 Method of Inspection

The air conditioning system and its components were visually inspected to evaluate their condition and functionality. This inspection included:

- Compressor Location, to assess accessibility and proper placement
- Air Conditioning Type, such as central, split, or packaged systems, to identify the system's design
- Compressor Condition, for visible signs of wear, damage, or improper operation
- Electrical, including visible wiring, disconnects, and connections to the system
- Refrigerant Lines, to check for proper insulation, visible damage, or wear
- Whole House Fans, if installed, to assess their operation and visible condition

Please note the following exclusions from this inspection:

- Window-mounted or wall-mounted air-conditioning units are not required to be inspected, tested, or documented per InterNACHI's Standards of Practice and were not evaluated as part of this inspection.
- Evaporative coolers (also known as swamp coolers) are not included in this inspection and were not evaluated.

The inspection was non-invasive and limited to accessible and visible areas. Obstructions such as vegetation, personal belongings, or construction elements may have restricted access to certain components, and hidden defects cannot be ruled out. Routine maintenance and periodic evaluations by a qualified HVAC contractor are recommended to ensure the continued safe and efficient operation of the air conditioning system. Any defects are noted below.

15.1.2 Type: Split System

15.1.3 Number of Compressors: One

15.1.4 Brand: Goodman

15.1.5 Location: Exterior North



15.1.6 AC Compressor Manufacturer Year

The industry average service design life of most forced air furnaces is 15-20 years, and the industry average service life for most air conditioning condensing units is 10-15 years. Routine upkeep/maintenance, regional weather/climate, and location/placement of the system will play a critical roles in the longevity of these systems

2021



15.2 Whole House Fan

Information

15.2.1 Whole House Fan Control

The Whole House fan controls are one the east side of the upstairs hallway

Location: 2nd Floor Hall



16.0 ATTIC, INSULATION & VENTILATION

16.1 Attic Insulation & Ventilation General Information

Information

16.1.1 Method of Inspection

The attic and its components were visually inspected to evaluate their condition and functionality. This inspection included:

- Access Panel: Evaluated for accessibility, condition, and proper sealing to prevent air or moisture intrusion
- Inspection Method: The attic inspection was conducted by entering the attic space where accessible and safe, or by viewing from the access point if obstructions or safety concerns were present
- Structure: Observed visible framing and supports for signs of damage, moisture intrusion, or deterioration
- Insulation: Assessed the presence, type, depth, and condition of insulation to determine energy efficiency and adequacy
- Ventilation: Checked for adequate airflow, including ridge vents, soffit vents, and other openings
- Vent Screens: Inspected for integrity to ensure protection against pests and debris
- Exhaust Vents: Observed for proper routing and termination to ensure safe venting of moisture and exhaust gases
- Ductwork: Checked visible ductwork for condition, insulation, and signs of air leakage
- Electrical: Inspected visible wiring for damage, improper installation, or exposed conductors
- Plumbing: Observed visible pipes for leaks, proper insulation, and secure connections
- Chimney: Assessed the visible portions of the chimney for signs of deterioration, moisture intrusion, or other defects

Two Types of Framing

This structure was equipped with one of the following framing types:

- Conventional Framing: Typically consists of rafters and ceiling joists, allowing for more open and customizable attic spaces. Conventional framing provides flexibility for storage and access but requires careful inspection for signs of sagging, improper load distribution, or moisture intrusion.
- Manufactured Trusses: Pre-engineered trusses are commonly used in modern construction for their efficiency and strength. While they maximize material usage and reduce construction time, trusses often limit attic storage and access due to their specific design and configuration.

The attic inspection was non-invasive and limited to accessible and visible areas. Obstructions such as stored items, insulation, and structural elements may have restricted access to certain areas, and hidden defects cannot be ruled out. Inspection does not include invasive testing or evaluation of concealed systems or materials.

Proper attic maintenance is essential for preventing issues such as moisture damage, pest intrusion, and energy inefficiency. Potential implications of identified or latent issues in the attic include compromised structural integrity, reduced energy efficiency, and increased repair costs if left unaddressed. Routine maintenance, including clearing ventilation, maintaining insulation, and addressing visible issues, is recommended.

Additionally, I recommend referring to the termite report for information regarding wood components in the attic, as this inspection does not include identification of wood-destroying organisms or damage caused by them.

For further evaluation of specific components, such as structural framing, electrical, or ventilation systems, I recommend consulting the appropriate qualified contractors or specialists.

16.1.2 Access Location: Primary Bedroom Closet

16.1.3 Type of Insulation: Finished Fiberglass Batt

16.1.4 Approximate Depth of Insulation

6-8 inches

18.0 CONCLUSION

18.1 Key Findings and Next Steps

Information

18.1.1 Next Steps

Next Steps:

To address these concerns effectively:

1. Review the Full Report – Carefully examine the entire report to identify additional findings or concerns that may require attention.
2. Consult Specialists – Contact qualified contractors (e.g., electrical, roofing, general) to evaluate the issues listed above and provide estimates for corrective action.
3. Prioritize Repairs – Based on your specific needs and preferences, schedule repairs in alignment with the priority outlined here or as advised by contractors.
4. Coordinate With Your Agent – Discuss these findings with your agent to determine how to incorporate them into your negotiation or post-purchase planning.
5. Plan for Future Maintenance – Regular maintenance is key to preventing similar issues and ensuring the property's longevity. Establish a schedule for periodic inspections and upkeep.

18.1.2 Post-Inspection

Post-Inspection Procedure:

At the conclusion of the inspection, the following actions were taken to ensure the property was left in an appropriate condition:

- All appliances were turned off upon completion
- All windows were closed upon completion
- Lights were left as they were found (on or off)
- Doors and gates were left in their original positions (locked/unlocked)
- The thermostat was returned to its original setting
- Trash or debris resulting from the inspection was removed
- Home was secured to the best of my ability, including locking doors and gates (if applicable)
- Access panels or covers that were opened for the inspection were properly replaced (if applicable)

Conclusion

This inspection has been completed, and all findings are documented in this report – I recommend reviewing the findings carefully and consulting with qualified contractors for further evaluation or necessary repairs – this report is intended to assist in your understanding of the property and its condition but is not a substitute for regular maintenance or ongoing professional evaluations.

21.0 THERMAL IMAGING

21.1 Thermal Imaging

Information

21.1.1 Thermal Imaging General Information

Thermal Imaging

Thermal imaging was used during the inspection as a supplementary tool to detect potential moisture intrusion, insulation issues, and electrical anomalies in accessible areas – results were considered and evaluated based on professional judgment and experience.

Limitations of Thermal Imaging

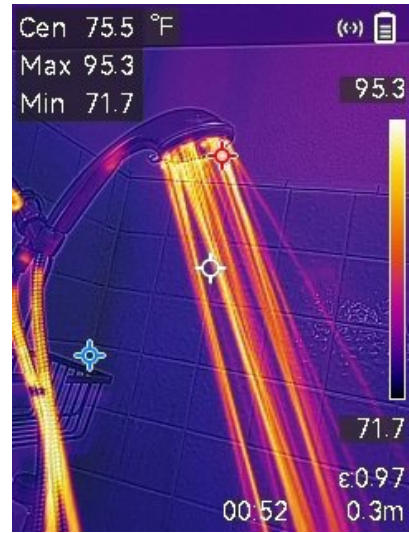
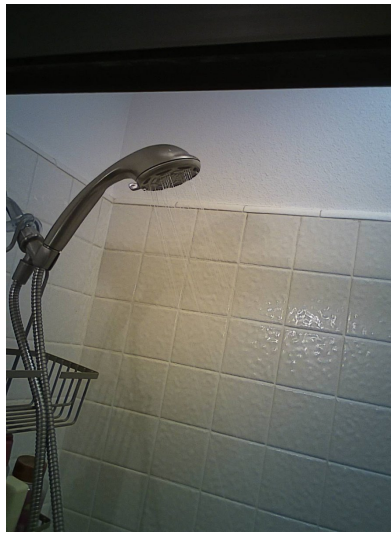
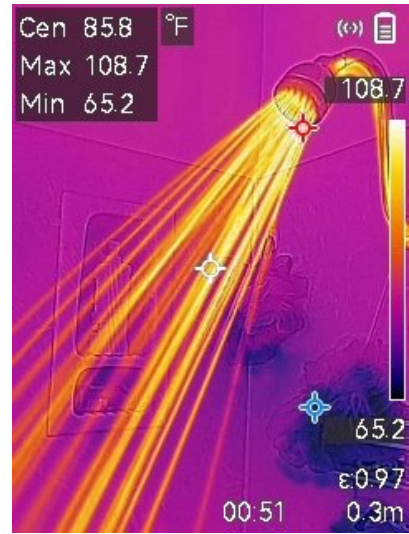
Thermal imaging does not confirm moisture or defects by itself – it requires additional tools like a moisture meter and further evaluation by qualified specialists – results can be influenced by external factors such as sunlight, weather, or HVAC operation.

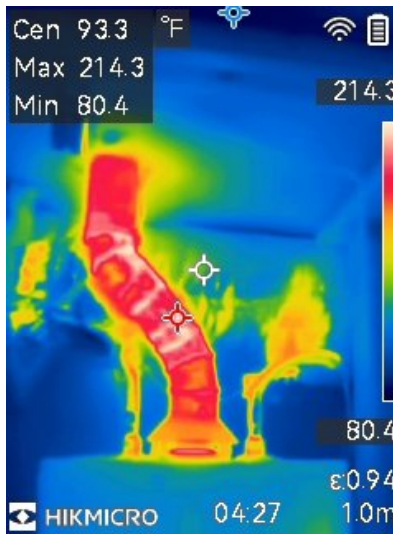
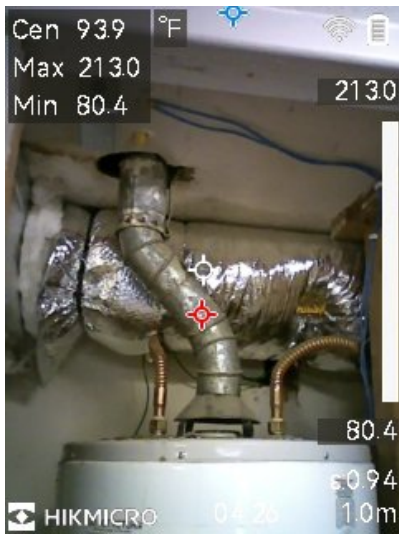
Disclaimer

Thermal imaging was used to assist in identifying potential concerns but does not guarantee the absence of issues – areas of concern should be further evaluated by qualified contractors or specialists as necessary.

21.1.2 Thermal Images







Defects/ Deficiencies

21.1.3 Ceiling Voids

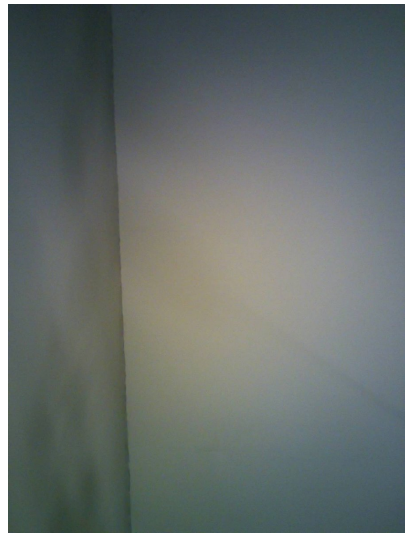
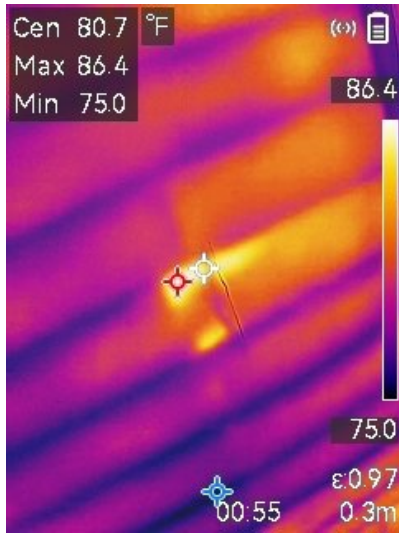
Category: Recommendations

Service: Qualified Professional

Thermal imaging indicated voids in the ceiling insulation – this condition may reduce energy efficiency and lead to uneven indoor temperatures – I recommend further evaluation and any necessary corrective action be performed by a qualified insulation contractor

Location: 1st Floor Dining Room Living Room





22.0 POOL AND SPA INSPECTION

22.1 General

Information

22.1.1 Pool and Spa Safety Information:

Pool and Spa Safety Information:

For up to date 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](#)

22.1.2 Type of Pool/Spa:: Inground Pool and Spa

22.1.3 Pool/Spa View



22.1.4 California Advisory

California Pool Safety Act (SB 442) Compliance Statement – Detailed

A swimming pool was observed at the property. California's Pool Safety Act (SB 442) requires newly constructed and remodeled residential pools to be equipped with at least two of the following seven approved safety features to reduce the risk of accidental drowning:

1. Enclosure/Fencing:

A minimum 60-inch-high fence or barrier that completely surrounds the pool and isolates it from the home and yard, with a self-closing, self-latching gate.

2. Removable Mesh Safety Fence

: A removable mesh fence that meets ASTM safety standards and includes a self-closing, self-latching gate.

3. Approved Safety Pool Cover

: A motorized or manual safety cover that meets ASTM performance standards and can support weight to prevent unintended entry.

4. Exit Alarms on Doors:

Alarms installed on doors providing direct access from the home to the pool area. Alarms must sound when the door is opened.

5. Self-Closing, Self-Latching Doors:

Doors leading directly to the pool area equipped with self-closing and self-latching hardware, with the release mechanism located at least 54 inches above the floor.

6. Pool Alarm

: An alarm that sounds when a person or object enters the water, meeting ASTM performance standards.

7. Other Approved Safety Devices

: Any additional protective measures that provide an equivalent or greater level of safety, as approved by the local building official.

Recommendation:

Have a qualified pool professional verify that at least two of the required safety features are installed and functioning properly. Any deficiencies should be corrected to meet current California Pool Safety Act requirements.

22.2 Safety Devices:

Defects/ Deficiencies

22.2.1 No Pool Fencing

Category: Safety/Major Defects

No separate pool area fencing was installed at this time. We recommend upgrading by installing pool fencing.



22.2.2 Door Alarms Not Installed.

Category: Safety/Major Defects

All doors that lead to the pool area should be protected with door alarms unless separate pool fencing is installed.



22.2.3 Perimeter gates do not comply with barrier requirement.

Category: Safety/Major Defects

Service: Qualified Professional

The perimeter gates that provide access to the pool/spa area should be self-closing and self-latching and open away from the pool area.



22.2.4 Safety Pool Cover Missing or Not installed

Category: Safety/Major Defects

Service: Swimming Pool Spa Contractor

An approved motorized or manual safety cover that meets ASTM performance standards and that can support the weight of a child to prevent unintended injury was not installed.



22.2.5 Water Entry Alarm Not Installed

Category: Safety/Major Defects

Service: Swimming Pool Spa Contractor

An Alarm that sounds when a person or object enters the water meeting ASTM performance standards was not installed



22.2.6 Other Approved Safety Devices Not Installed

Category: Safety/Major Defects

Service: Swimming Pool Spa Contractor

No additional approved protective safety measures were observed that provide an equivalent level of safety as required by California Pool Safety Act.



22.3 Pool Area Coping, Tile and Decking:

Information

22.3.1 Coping Type:: Concrete

22.3.2 Decking Type:: Concrete

Defects/ Deficiencies

22.3.3 Cracked Tile Noted

Category: Recommendations

The cracked tile(s) should be evaluated and repaired as needed by a qualified pool contractor.



22.3.4 Decking Settling

Category: Safety/Major Defects

Service: Swimming Pool Spa Contractor

The pool decking and steps were observed to be settling toward the fence. This condition may be due to the fact that the wooden fence was used to support the concrete steps and walkway. If no additional support is added, soil may erode and further settling may occur. I recommend evaluation by a qualified pool contractor.



22.4 Vessel Surface:

Information

22.4.1 Interior Finish Material:: Aggregate (Pebble)

22.5 Drains:

Information

22.5.1 Drain Type(s):: Multiple Drains, Anti-vortex Drain Covers

22.6 Control Valves:

Information

22.6.1 Valve Type(s):: Automatic Valves with Actuator, Standard Manual Valves



22.7 Filtering/Cleaning Type:

Information

22.7.1 Filtration Type:: Diatomaceous Earth



22.7.2 Filtering Components:: Skimmer, Pool Sweep

22.7.3 Water Treatment:: Standard Chlorine

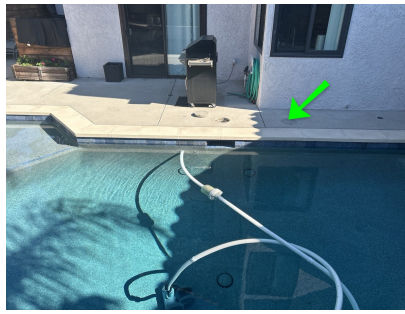
22.7.4 Skimmer Noted:

22.8 Pool Plumbing:

Information

22.8.1 Pipes:: PVC

22.8.2 Fill Valve Type:: Auto-fill valve with float



22.8.3 Automatic Fill

Due to water evaporation, pools require a means to remain "Topped off".

This pool is equipped with an an automatic fill valve and float.

A visual inspection only was performed of the fill valve and float.

This inspection could not determine whether the float system is set correctly or will keep the pool full at this time.

A full evaluation should be performed by a qualified pool contractor.

Defects/ Deficiencies

22.8.4 Pipe Leaking

Category: Recommendations

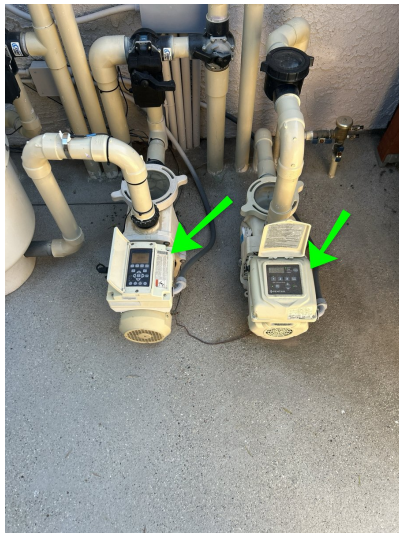
A leak was observed at the connector to the main filter pump. This condition could cause loss of water and deterioration of pool equipment. I recommend this leak be evaluated by a qualified pool contractor.



22.9 Pumps:

Information

22.9.1 Pump Types:: Variable Speed



22.10 Spa Controls:

Information

22.10.1 Spa Jets:: Jets were operational

22.10.2 Control(s):: Control Panel, Phone App

We recommend verifying equipment with seller.

22.10.3 Smartphone APP Control

The pool and spa have the capability to be controlled via a remote smartphone app. Consult with the seller for information on transfer of access to app controlled pool equipment.

22.11 Heating:

Information

22.11.1 Serviceable

The heater was operational at the time of our inspection unless otherwise noted.



22.11.2 Heating Type:: Natural Gas Heater

22.11.3 Brand: Pentair

22.11.4 Age of Heater (Approx):

Unknown

22.11.5 BTU Rating:

Unknown

22.12 Accessories

Information

22.12.1 No Wall Diving

The raised wall above the pool surface is not designed for diving as the pool depth may not be adequate. These areas should be monitored to prevent injury.



22.12.2 Water Features

22.13 Pool Electrical:

Information

22.13.1 Wiring Type:: Rigid Metal, Liquid Tight Conduit

22.13.2 Circuit Breaker Location(s):: Equipment Area



22.13.3 Electric Controls:: Local Subpanel, Phone App

22.13.4 Equipment Bonding:: Pump(s), Heater

22.13.5 GFCI Protection: At Subpanel

22.13.6 Pool Lights Operational

Pool lights were checked and found to be operational at the time of this inspection.