

12/04/2015

RE: REPORT

Dear ...:

At your request, a visual inspection of the above referenced property was conducted on 12/03/2014. This inspection reflects the visual conditions of the property at the time of inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. If protection against future functional issues is desired, the purchase of a warrantee through an independent warrantee company is advised.

An earnest effort was made on your behalf to discover all visible defects however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take the time to review the limitations contained in the inspection agreement and inspection report.

### REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has had typical maintenance over the years. The following items should be addressed in accordance with the prevailing local Real Estate purchase agreements:

#### GROUND

##### SITE GRADING AND DRAINAGE:

##### SITE DRAINAGE:

1. Site drainage appears adequate. Grade at foundation appears in good condition however, evidence of poor drainage is noted at left, rear corner of building. **Correction is needed to restore adequate drainage. Pitch grade away from building foundation..**

#### EXTERIOR & FOUNDATION

##### WALLS:

##### TYPE & CONDITION:

2. Stucco siding. Generally appears in good condition, Siding generally appears in good condition however, typical minor settlement/ expansion cracks are noted at the left side of house. These types of cracks will allow water to penetrate into wall. **Properly seal all exterior cracks to prevent water penetration, paint to match.**

3. Small opening(s) noted at wall penetration where outlet is present at left side of house. This type of opening will allow water and insects to enter the home. **Properly seal any / all openings at wall penetrations.**

4. Stucco wall at rear of house at second story has expansion cracks. These types of cracks will allow water to penetrate into wall. **Properly seal all exterior cracks to prevent water penetration, paint to match.**

##### TRIM:

##### TYPE & CONDITION:

5. Stone trim. Generally, trim appears in good condition however, minor cracking noted at front of house. **Properly repair / seal any cracks at trim components.**

#### ROOFING SYSTEM(S)

##### MAIN ROOF:

##### ROOF COVERING STATUS #2:

6. Minor roof leak noted at left side of house over dining room area. Evidence of past repair is noted at same location. **Have a licensed and insured roofing contractor provide further evaluation, repair estimates and repairs as needed.**

**GUTTER CONDITION:**

7. Downspout extension pipes are missing at right side of house causing soil washout near building foundation. **Properly install any missing downspout extension pipes and route extension pipes away from the building foundation.**

**GUTTER CONDITION 2:**

8. Missing gutter end cap(s) noted at left and right side of rear gutter. **Properly install gutter end cap to restore appropriate operation of gutter.**

**ATTIC**

**ATTIC INSULATION:**

**INSULATION CONDITION #1:**

9. Insulation appears in good condition, Insulation appears in good condition however, a small section of the insulation covering knee wall(s) in garage attic has fallen away from wall. This condition is considered a hole in the insulative envelope of the attic space. Infrared thermal imaging indicates missing / fallen insulation ant knee wall at kitchen area. **Properly secure all loose / fallen insulation at knee walls in attic to provide a complete insulative envelope in attic space.**

**PLUMBING SYSTEM**

**WELL PUMP & EQUIPMENT:**

**PUMP TYPE:**

10. An improper junction box with exposed wires is noted at the top of the well casing. **Have a qualified and insured well contractor provide further evaluation and repairs.**

11. The sub panel is damaged and is missing the cover plate. A safety hazard is present. **Have a licensed and insured electrical contractor properly repair or replace the sub panel and install the missing cover plate.**

**AIR-CONDITIONING & HEATING**

**AIR-CONDITIONING UNIT #2:**

**MECHANICAL CLOSET:**

12. Drywall ceiling is open to the attic space allowing moist, un-conditioned air into the closet. **Properly repair the ceiling at the mechanical closet to prevent unconditioned air from entering.**

**DUCT CONDITION:**

13. Ductwork appears in good condition however, air leaks are noted at main supply duct connection to the air handler. **Properly seal and, or tape or repair all leaking at main supply duct at air handler to prevent further leaking.**

**AIR-CONDITIONING UNIT #3:**

**MECHANICAL CLOSET:**

14. Drywall ceiling is open to the attic space allowing moist, un-conditioned air into the closet. **Properly repair the ceiling at the mechanical closet to prevent unconditioned air from entering.**

**ELECTRICAL SYSTEM**

**GROUNDING SYSTEM:**

**SERVICE:**

15. Ground wire for grounding system is not connected to the water system at the right side of the house. **Properly connect the ground wire to the hose bib at the left side of house to restore adequate ground of the electrical system.**

**INTERIOR:**

**DOORS:**

**MAIN ENTRY DOOR:**

16. Appears in good condition, Doorbell does not function properly. **Properly repair or replace door bell.**

**EXTERIOR DOORS:**

17. French doors, Appear in good condition. Weather-stripping at door has damage / deterioration noted. **Properly replace weather stripping to restore weather tightness at door.**

18. French doors, Appear in good condition. Weather-stripping at door has damage / deterioration noted. **Properly replace weather stripping to restore weather tightness at door.**

**INTERIOR DOORS:**

19. Appear in good condition however, missing door knob and hardware is noted at french doors to Office / Den. **Properly install the missing hardware to restore operating conditions to door.**

**CEILINGS:**

**TYPE & CONDITION:**

20. Drywall, Generally conditions appear good however, infrared thermal imaging identified moisture at ceiling of dining room caused by minor roof leak. **After the source of moisture has been adequately addressed then seal, prime and paint the ceiling to match existing.**

**KITCHEN**

**OTHER BUILT-INS:**

**WATER DISPENSER:**

21. Unit is not operational at refrigerator door. **Have a qualified and insured service technician make further evaluation and repairs or replacements as needed to restore normal operation.**

**BATHROOMS**

**HALL BATHROOM:**

**CONDITION OF TOILET:**

22. The water supply shut-off valve has leaking / damage noted. **Properly repair or replace the water supply shut-off valve to prevent further leaking.**

**POOL/HOT TUB & EQUIPMENT**

**POOL SURFACE:**

**CONDITION:**

23. Staining and discoloration is noted throughout the pool surface. **Have a licensed and insured pool contractor provide further evaluation and repairs as needed.**

**POOL LIGHT:**

24. Pool light did not respond to light switch. **Properly replace the low voltage light bulb and re-test operation of pool light.** Light niche is loose in place, with re-attachment needed. **A licensed and insured pool contractor should be called to provide further evaluation and repairs as needed.**

**HEATERS:**

**TYPE AND CONDITION:**

25. Natural gas. Heating system failed to respond at the time of inspection. It appears no fuel is present. Pilot would not ignite. **Have fuel service checked. Install fuel as needed and re-test operation of gas pool heater.**

**POOL ENCLOSURE:**

**TYPE & CONDITION:**

26. Screen door at left side has an automatic door closer assembly which is damaged / missing and does not operate properly. **Properly replace the damaged / missing automatic screen door closer to restore normal operation to the screen door.**

**SPA/HOT TUB:**

27. Spa consists of concrete shell and quartz surface and appears in good condition. Pump and motor operate properly and hydrojet action is good at all jets. Air blower is operational, All controls operate properly. The drain cap is damaged. Pieces of the drain cap are located in the leaf trap at the pump filter. **Properly replace the drain cap and remove the broken pieces from the leaf trap near pump.**

28. Minor cracks are noted at tile surround. **Properly re-grout cracks at tile.**

Each of these items may likely require further evaluation and repair by licensed trades people. Obtain competitive estimates for these items. Other minor items may also be noted in the following report and should receive eventual attention, but none of the them affect the habitability of the house. The majority of the items listed below are the result of normal wear and tear:

**ROOFING SYSTEM(S)**

MAIN ROOF:

GUTTER CONDITION 3:

1. Debris noted in gutter is restricting drainage. **Properly remove all debris from gutter system to restore proper drainage.**

**INTERIOR:**

FLOORS:

TYPE & CONDITION:

2. Carpet, Wood, and Tile. Flooring appears in good condition however, visible stains are noted at the master bedroom. **Properly repair or replace the damaged areas of flooring as needed.**

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:

3. Fireplace located in living room, is a prefabricated metal unit. An insert is installed. Damper is operational. Spark arrestor appears in good condition. Fireplace is in need of cleaning. Recommend cleaning fireplace before use.

**KITCHEN**

VENTILATION:

TYPE AND CONDITION:

4. Exhaust is vented externally. Fan/Hood operational, Range hood light is not operational. Possible bad bulb? **Properly replace hood light bulb and test operation.**

**BATHROOMS**

SHARED BATHROOM:

SHOWER AND WALLS:

5. Shower areas appear to be in good condition. Open grout lines are noted at the shower walls allowing water to penetrate behind walls. Depending on length of exposure to water, non-visible damage to walls and tile may have occurred. **Properly re-grout and/or caulk immediately to prevent further water intrusion.**

Items listed below were not inspected at the time of inspection:

**PLUMBING SYSTEM**

WELL PUMP & EQUIPMENT:

PUMP TYPE:

1. Submersible with water treatment system present. The water treatment system is not within the scope of a general home inspection. It is highly recommended to have the water treatment system evaluated by a qualified and insured water treatment company.

SEPTIC SYSTEM:

GENERAL NOTES:

2. The septic system is not within the scope of the general home inspection. It is highly recommended to have septic systems evaluated for condition and performance as septic system components are costly to replace.

**INTERIOR:**

GENERAL NOTES:

NOTES:

3. The interior components were not fully inspected due to stored items / furnishings which restrict viewing of the interior and its components.

INTERIOR WALLS:

ACCESSIBILITY & VISIBILITY:

4. Areas of the wall and wall components are not fully visible due to furnishings and or stored items. As such, wall components which are not visible nor accessible are not inspected and not within the scope of this inspection report.

FLOORS:

ACCESSIBILITY & VISIBILITY:

5. Areas of the floor and flooring components are not fully visible due to furnishings and or stored items. As such, floor components which are not visible, nor accessible are not inspected and not within the scope of this inspection report.

**KITCHEN**

OTHER BUILT-INS:

ICE MAKER:

6. The ice maker was not on at time of inspection. As a result it was not possible to fully test Ice maker. It is recommended the ice maker be operational for at least 24 hours prior to testing operation. Properly test ice maker prior to closing.

**BATHROOMS**

MASTER BATHROOM:

VANITY CABINET & COUNTER TOPS:

7. Counter top(s) appear in good condition. Vanity cabinets appear in good condition however, are not fully visible due to stored items in cabinet area. Vanity cabinet(s) were not fully inspected.

**GARAGE - CARPORT**

GENERAL NOTES:

NOTES:

8. The garage was not fully inspected due to stored items which restrict viewing of the garage and its components.

Thank you for selecting our firm to conduct your pre-purchase home inspection. If you have any questions regarding the Inspection Report or the home, please feel free to contact me.

Sincerely,  
Professional Building Inspectors



Anthony Gimenez  
State of Florida Licensed Home Inspector \*HI1456  
State of Florida Licensed Mold Assessor \*MRSA2128

enclosure



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# Inspection Report

Report #:

Prepared for:



**Prepared by: Inspectors Inc.  
2805 61st Street  
Sarasota, Florida 34243  
941-761-8503 Fax: 941-776-8632**

<p><b>This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.</b></p>
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## INSPECTION CONDITIONS

### EXTERIOR VIEWS OF BUILDING:



### CLIMATIC CONDITIONS:

WEATHER: Clear.  
SOIL CONDITIONS: Wet.  
APPROXIMATE OUTSIDE TEMPERATURE: Approximated exterior temperature is, 72 degrees.

### BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: South.  
ESTIMATED AGE OF BUILDING: Building was built in 1999.  
BUILDING TYPE: Single family.  
STORIES: 2  
SPACE BELOW FINISHED FLOOR: None. Concrete slab on grade.

### UTILITY SERVICES:

WATER SOURCE: Private.  
SEWAGE DISPOSAL: Private septic system.  
UTILITIES STATUS: All utilities on. An underground fuel tank is noted at left side of property however, no fuel is present.





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**OTHER INFORMATION:**

HOUSE OCCUPIED? Yes.  
CLIENT PRESENT: Yes, Client is present for a portion of the inspection only.  
PEOPLE PRESENT: Listing agent, Selling agent, and Purchaser.

**PAYMENT & SERVICES:**

SERVICES PROVIDED: General Home Inspection, Pool Inspection, and Wind mitigation inspection.  
TOTAL FEE: \$711.48.  
PAID BY: Credit Card.

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the current, existing condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the habitability of the building. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every possible sub standard issue or functional defect was discovered. No disassembly of equipment, destructive testing or opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems, components and conditions which are not within the scope of the building inspection include, but are not limited to: building moisture survey, structural components, formaldehyde, lead paint, asbestos, mold, toxic or flammable materials Defective ("Chinese") drywall, and other environmental hazards; pest infestation, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are not visible, shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or **building code conformity**. Any general comments about these systems and conditions are informational only and do not represent an inspection.

**The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations.** The report is not intended to be a warranty or guarantee of the present or future of fungal issues. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed are general information based on information and the inspectors' actual experience. **It is not possible to visibly inspect every component of the home as the general home inspection is a limited time and limited scope inspection. If protection against unidentified present or future functional issues is desired, the purchase of a warrantee through an independent warrantee company is advised.**

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

**GROUND**

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

**DRIVEWAY:**

TYPE & CONDITION: Driveway consists of concrete and generally appears in good condition.

**PARKING:**

TYPE & CONDITION: Parking area(s) consists of concrete and generally appears in good condition.

**SIDEWALKS:**

TYPE: Concrete.

CONDITION: Sidewalks generally appear in good condition.

**LANDSCAPING:**

CONDITION: Generally appears maintained.

**SITE GRADING AND DRAINAGE:**

SITE: Generally flat site with gentle slope to, rear of property.

SITE DRAINAGE: Site drainage appears adequate. Grade at foundation appears in good condition however, evidence of poor drainage is noted at left, rear corner of building. **Correction is needed to restore adequate drainage. Pitch grade away from building foundation..**



## EXTERIOR & FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

**MAIN ENTRY FEATURE:**

TYPE & CONDITION: Open porch. Appears in good condition.

**WALLS:**

TYPE & CONDITION: Stucco siding. Generally appears in good condition, Siding generally appears in good condition however, typical minor settlement/ expansion cracks are noted at the left side of house. These types of cracks will allow water to penetrate into wall. **Properly seal all exterior cracks to prevent water penetration, paint to match.**



Small opening(s) noted at wall penetration where outlet is present at left side of house. This type of opening will allow water and insects to enter the home. **Properly seal any / all openings at wall penetrations.**



Stucco wall at rear of house at second story has expansion cracks. These types of cracks will allow water to penetrate into wall. **Properly seal all exterior cracks to prevent water penetration, paint to match.**



**TRIM:**

TYPE & CONDITION:

Stone trim. Trim appears in good condition.

Stone trim. Generally, trim appears in good condition however, minor cracking noted at front of house. **Properly repair / seal any cracks at trim components.**

**COLUMNS/POSTS:**

TYPE & CONDITION:

Stucco columns. Appear in good condition.

**PORCHES:**

TYPE:

Concrete deck with screen enclosure.

LOCATION & CONDITION:

Porch at rear of house, Appears in good condition.

DOORS / CONDITION:

Screen door appears in good operational condition.

**SLAB ON GRADE:**

CONDITION:

Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.

## ROOFING SYSTEM(S)

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The condition of non-visible or concealed roofing components can not be ascertained within the scope of this inspection. Code compliance issues are not within the scope of this general home inspection. **It is not possible to visibly inspect every component of the roofing system as the general home inspection is a limited time and limited scope inspection. If protection against unidentified present or future functional issues is desired, the purchase of a warrantee through an independent warrantee company is advised.**

The inspector cannot and does not offer an opinion or warranty as to whether the roof may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Any opinion given regarding the estimated remaining service life of the roof covering is provided as a general guide only, not to be construed as any warrantee or guarantee. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### MAIN ROOF:

STYLE:	Gable roof with hips.
TYPE:	Dimensional, asphalt compositional shingles.
ROOF ACCESS:	Viewed from roof edge on ladder.
ESTIMATED AGE:	Estimated age of roofing system is approximately 15 years.
ESTIMATED USEFUL LIFE:	The estimated remaining useful life of roof covering is three to five years.



ROOF COVERING STATUS:	Generally the roof covering appears in fair condition.
ROOF COVERING STATUS #2:	Minor roof leak noted at left side of house over dining room area. Evidence of past repair is noted at same location. <b>Have a licensed and insured roofing contractor provide further evaluation, repair estimates and repairs as needed.</b>





**ROOF VENTS:**

Ventilation is provided by soffit and roof vents which generally appear in good condition.

**PLUMBING VENTS:**

Metal flashings. Visible flashings appear in good condition.

**EXPOSED FLASHINGS:**

Metal flashings. Visible flashings appear in good condition.

**CHIMNEY TYPE:**

Wood frame with stucco over.

**CHIMNEY CONDITION:**

Chimney generally appears in good condition.

**CHIMNEY CAP CONDITION:**

Chimney cap consists of prefab metal vent, and appears in good condition.

**SOFFIT TYPE:**

Metal soffit with vents.

**SOFFIT CONDITION:**

Overall, soffit(s) appear to be in good condition.

**FASCIA TYPE:**

Metal fascia.

**FASCIA CONDITION:**

Overall, fascia appears to be in good condition.

**GUTTER CONDITION:**

Downspout extension pipes are missing at right side of house causing soil washout near building foundation. **Properly install any missing downspout extension pipes and route extension pipes away from the building foundation.**



**GUTTER CONDITION 2:**

Missing gutter end cap(s) noted at left and right side of rear gutter. **Properly install gutter end cap to restore appropriate operation of gutter.**



### GUTTER CONDITION 3:

Debris noted in gutter is restricting drainage.  
Properly remove all debris from gutter system to  
restore proper drainage.



## ATTIC

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

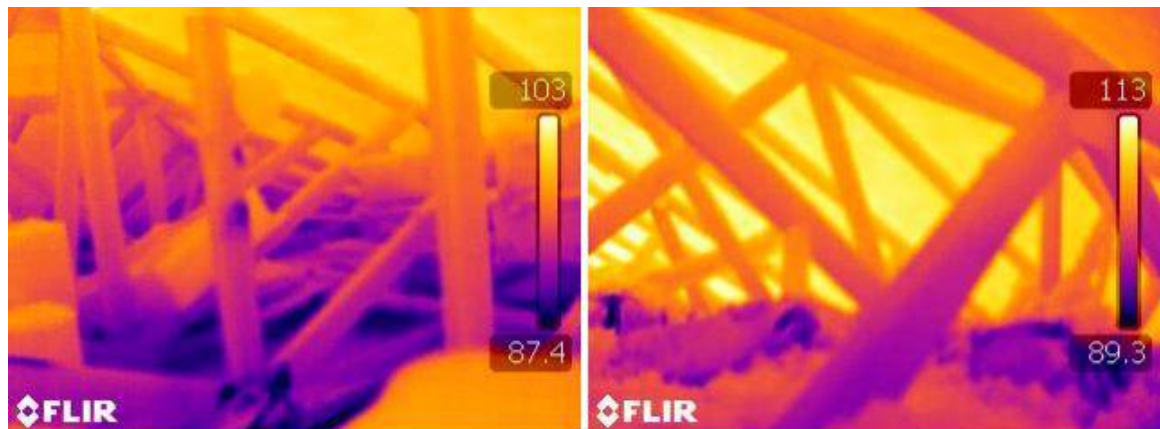
### ATTIC CONDITIONS:

ATTIC-ACCESSIBILITY & TYPE: Attic was accessed through ceiling located at, garage and bedroom closet.



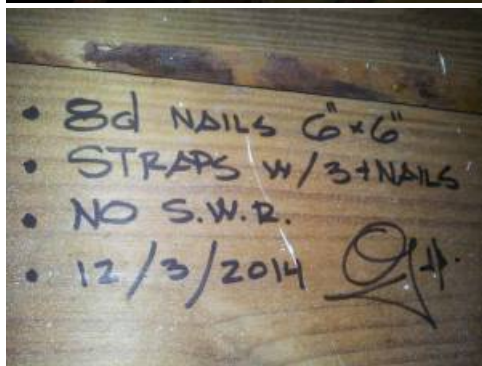
### ATTIC CONDITIONS:

Generally, the visible areas of the attic appear in good condition.



ATTIC / ROOF STRUCTURE #1: Attic structure generally appears in good condition, Roof decking is attached with 2 1/2" nails spaced 6" inches in the field and 6" inches on the edges. The roof structure is secured with hurricane straps.





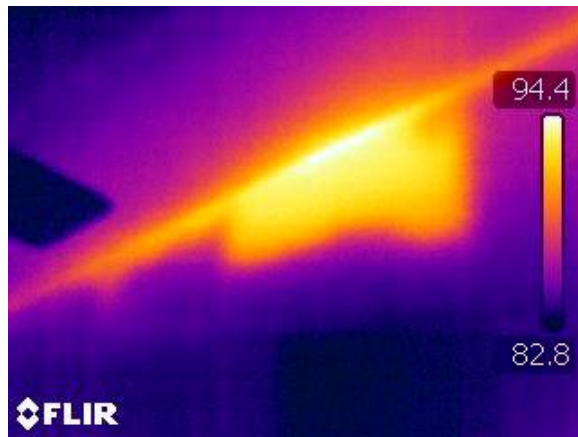
**ATTIC INSULATION:**

INSULATION TYPE:

Fiberglass batt insulation. and Blown in fiberglass insulation.

#### INSULATION CONDITION #1:

Insulation appears in good condition, Insulation appears in good condition however, a small section of the insulation covering knee wall(s) in garage attic has fallen away from wall. This condition is considered a hole in the insulative envelope of the attic space. Infrared thermal imaging indicates missing / fallen insulation ant knee wall at kitchen area. **Properly secure all loose / fallen insulation at knee walls in attic to provide a complete insulative envelope in attic space.**



#### DEPTH AND R-FACTOR:

Insulation appears to be between 9-11 inches in depth, providing a resistance value of approximately R-30.

#### ATTIC VENTILATION:

##### TYPE & CONDITION:

Ventilation provided appears adequate.

## PLUMBING SYSTEM

This inspection report is not intended to address the operational condition of plumbing system. The condition of non-visible or concealed plumbing components can not be ascertained with in the scope of this inspection. Code compliance issues are not within the scope of this general home inspection. **It is not possible to visibly inspected every component of the plumbing system as the general home inspection is a limited time and limited scope inspection. If protection against unidentified present or future functional issues is desired, the purchase of a warrantee through an independent warrantee company is advised.** Plumbing components that break during normal operational testing are deemed defective prior to the testing.

#### WATER SOURCE:

Well.

**MAIN SHUT OFF:**

Located at left side of house, appears in good condition.



**WELL PUMP & EQUIPMENT:**

**PUMP TYPE:**

Submersible with water treatment system present. The water treatment system is not within the scope of a general home inspection. It is highly recommended to have the water treatment system evaluated by a qualified and insured water treatment company.



An improper junction box with exposed wires is noted at the top of the well casing. **Have a qualified and insured well contractor provide further evaluation and repairs.**



The sub panel is damaged and is missing the cover plate. A safety hazard is present. **Have a licensed and insured electrical contractor properly repair or replace the sub panel and install the missing cover plate.**



**PUMP/MOTOR CONDITION:** Appears in good operational condition. Well produced approximately 17 gallons per minute with a head pressure of 35psi and a static pressure of 60psi.

**MAIN LINE:**

**MATERIAL:** Copper.  
**CONDITION:** Appears operational. Water pressure appears adequate.

**SUPPLY LINES:**

**MATERIAL:** Copper.  
**CONDITION:** Appears in good condition.

**WASTE LINES:**

**MATERIAL:** Metal and plastic.  
**CONDITION:** Appears in good condition, Plumbing vents appear in good condition.

**HOSE FAUCETS:**

**OPERATION:** Sample operated, appeared in good condition.

**WATER HEATER:**

**LOCATION:** Located in garage.  
**TYPE:** Electric.  
**ESTIMATED AGE:** Estimated age from manufacture date is approximately 15 years.



**SIZE:** 80 gallon tank.



**CONDITION:**

Appears in good condition, Pressure relief valve noted, not tested.



**SEPTIC SYSTEM:**

**GENERAL NOTES:**

The septic system is not within the scope of the general home inspection. It is highly recommended to have septic systems evaluated for condition and performance as septic system components are costly to replace.



## AIR-CONDITIONING & HEATING

The condition of non-visible or concealed HVAC components can not be ascertained within the scope of this inspection. Code compliance issues are not within the scope of this general home inspection. **It is not possible to visibly inspect every component of the HVAC system as the general home inspection is a limited time and limited scope inspection. If protection against unidentified present or future functional issues is desired, the purchase of a warrantee through an independent warrantee company is advised.**

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant

systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

**AIR-CONDITIONING UNIT #1:**

SYSTEM TYPE:  
COMPRESSOR AGE:

Central split system with compressor located at left side of house and air handler located at garage..  
Estimated age from manufacturers data plate is approximately less than one year as the unit was installed this year.



COMPRESSOR-POWER SOURCE:  
COMPRESSOR-CONDITION:

220 Volt, Electrical disconnect present.  
Visibly appears in good condition.



REFRIGERANT LINES-INSULATION:  
MECHANICAL CLOSET:  
AIR HANDLER-AGE:

Insulation wrap at suction lines appear in good condition.  
Mechanical closet appears in good condition.  
Estimated age from manufacturers data plate is approximately less than one year as the unit was installed this year.



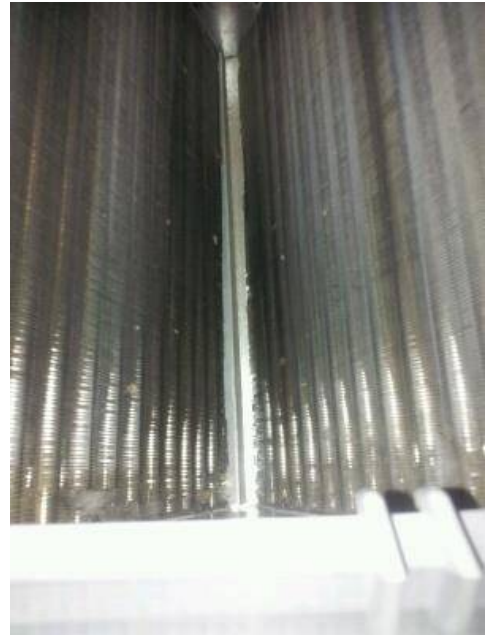
AIR HANDLER-POWER SOURCE:  
FILTER(S):

220 Volt, Electrical disconnect present, at electrical panel.  
Filter(s) noted appear clean and appropriately sized.



**EVAPORATOR COILS:**

The aluminum fins on the upwind side of the evaporator coils inside air handler appear clean and in good condition.



**CONDENSATE DRAIN LINE:**

Condensate line is installed and visible sections of the drain line appear in good condition. Non-visible sections of the condensate drain line were not inspected.

**DRAIN PAN:**

No condensate drain pane is presently installed.

**AIR HANDLER-HOUSING:**

Air handler housing generally appears in good condition.



**SYSTEM CONTROLS:**

Appear operational.

**RETURN AIR TEMPERATURE:**

Approximately 76 degrees.

**SUPPLY AIR TEMPERATURE:**

Approximately 64 degrees.

**AIR TEMPERATURE DROP:**

Approximately 12 degrees.

**SYSTEM CONDITION:**

System appears in operational condition and is currently producing an adequate temperature drop .

**DUCTWORK TYPE:**

Ducts are located in attic and consist of fiberglass duct board and insulated flexible tubing.

**DUCT CONDITION:**

Visible sections of ductwork appear in good condition.

**REGISTERS:**

Supply and return registers appear in operational condition.

**HEATING SYSTEM UNIT #1:**

**SYSTEM TYPE:**

Forced air electric resistant heat strips.

**FUEL TYPE AND NOTES:**

Electric.

**NORMAL CONTROLS:**

Appear in good operational condition.

**PRIMARY SYSTEM CONDITION:** This unit appears good operational condition and produced adequate heat.

## AIR-CONDITIONING UNIT #2:

### SYSTEM TYPE:

Central split system with compressor located at right side of house and air handler located at interior closet at master bathroom.

### COMPRESSOR AGE:

Estimated age from manufacturers data plate is approximately 1 year,



### COMPRESSOR-POWER SOURCE:

220 Volt, Electrical disconnect present.

### COMPRESSOR-CONDITION:

Visibly appears in good condition.



### REFRIGERANT LINES-INSULATION:

Insulation wrap at suction lines appear in good condition.

### MECHANICAL CLOSET:

Drywall ceiling is open to the attic space allowing moist, un-conditioned air into the closet. **Properly repair the ceiling at the mechanical closet to prevent unconditioned air from entering.**



**AIR HANDLER-AGE:**

Estimated age from manufacturers data plate is approximately less than one year as the unit was installed this year.

1144C		SERIAL NO. 1404082972			
INTERNAL STATIC PRESSURE (INCHES) 0.5					
FURNACE OUTLET TEMPERATURE 200 F					
CLEARANCE FROM CABINET, PLENUM AND DUCT, FOR INSTALLATION.					
LABEL PART NO. SR1436076					
60 HERTZ			1 PHASE		
IF ACCESSORY HEAT KITS, PERMANENTLY IDENTIFY THE MODEL ON THIS PLATE.					
CIRCUIT 1		CIRCUIT 2		SINGLE POINT KIT	
H.A.	H.C.A.	H.A.	H.C.A.	H.A.	H.C.A.
15/25	15/25	15/25	15/25		
25/30	25/30	25/30	25/30		
35/36	35/36	35/36	35/36		
45/45	45/45	45/45	45/45		
55/60	55/60	55/60	55/60		
65/75	65/75	65/75	65/75		
75/80	75/80	75/80	75/80		

**AIR HANDLER-POWER SOURCE:**

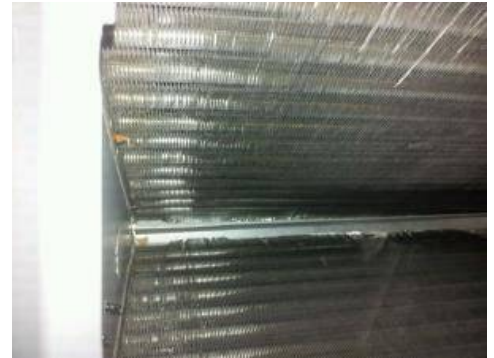
220 Volt, Electrical disconnect present.

**FILTER(S):**

Filter(s) noted appear clean and appropriately sized.

**EVAPORATOR COILS:**

The aluminum fins on the upwind side of the evaporator coils inside air handler appear clean and in good condition.



**CONDENSATE DRAIN LINE:**

Condensate line is installed and visible sections of the drain line appear in good condition. Non-visible sections of the condensate drain line were not inspected.

**DRAIN PAN:**

No condensate drain pane is presently installed.

**AIR HANDLER-HOUSING:**

Air handler housing generally appears in good condition.

**SYSTEM CONTROLS:**

Appear operational.



**RETURN AIR TEMPERATURE:**

Approximately 74 degrees.

**SUPPLY AIR TEMPERATURE:**

Approximately 60 degrees.

**AIR TEMPERATURE DROP:**

Approximately 14 degrees.

**SYSTEM CONDITION:**

System appears in operational condition and is currently producing an adequate temperature drop .

**DUCTWORK TYPE:**

Ducts are located in ceiling and appear to consist of, fiberglass duct board and insulated flexible tubing.

**DUCT CONDITION:**

Ductwork appears in good condition however, air leaks are noted at main supply duct connection to the air handler. **Properly seal and, or tape or repair all leaking at main supply duct at air handler to prevent further leaking.**



**REGISTERS:**

Supply and return registers appear in operational condition.

**HEATING SYSTEM UNIT #2:**

**SYSTEM TYPE:**

Forced air electric resistant heat strips.

**FUEL TYPE AND NOTES:**

Electric.

**NORMAL CONTROLS:**

Appear in good operational condition.

**PRIMARY SYSTEM CONDITION:**

This unit appears good operational condition and produced adequate heat.

**AIR-CONDITIONING UNIT #3:**

**SYSTEM TYPE:**

Central split system with compressor located at left side of house and air handler located at interior closet at second floor.

**COMPRESSOR AGE:**

Estimated age from manufacturers data plate is approximately 1 year,



**COMPRESSOR-POWER SOURCE:**

220 Volt, Electrical disconnect present.

**COMPRESSOR-CONDITION:**

Visibly appears in good condition.



**REFRIGERANT LINES-INSULATION:**

Insulation wrap at suction lines appear in good condition.

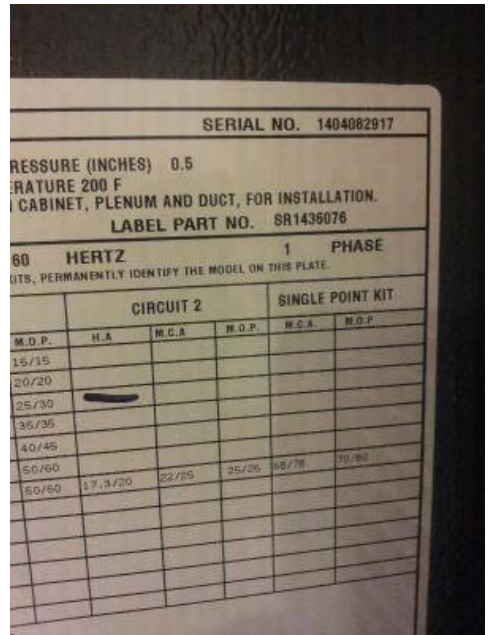
**MECHANICAL CLOSET:**

Drywall ceiling is open to the attic space allowing moist, un-conditioned air into the closet. Properly repair the ceiling at the mechanical closet to prevent unconditioned air from entering.



**AIR HANDLER-AGE:**

Estimated age from manufacturers data plate is approximately less than one year as the unit was installed this year.



**AIR HANDLER-POWER SOURCE:**

220 Volt, Electrical disconnect present.

**FILTER(S):**

Filter(s) noted appear clean and appropriately sized.

**EVAPORATOR COILS:**

The aluminum fins on the upwind side of the evaporator coils inside air handler appear clean and in good condition.



**CONDENSATE DRAIN LINE:**

Condensate line is installed and visible sections of the drain line appear in good condition. Non-visible sections of the condensate drain line were not inspected.

**DRAIN PAN:**

No condensate drain pane is presently installed.



**AIR HANDLER-HOUSING:**

Air handler housing generally appears in good condition.



**SYSTEM CONTROLS:**

Appear operational.



**RETURN AIR TEMPERATURE:**

Approximately 76 degrees.

**SUPPLY AIR TEMPERATURE:**

Approximately 64 degrees.

**AIR TEMPERATURE DROP:**

Approximately 12 degrees.

**SYSTEM CONDITION:**

System appears in operational condition and is currently producing an adequate temperature drop .

**DUCTWORK TYPE:**

Ducts are located in attic and consist of, fiberglass duct board and insulated flexible tubing.

**DUCT CONDITION:**

Ductwork appears in good condition.

**REGISTERS:**

Supply and return registers appear in operational condition.

**HEATING SYSTEM UNIT #3:**

**SYSTEM TYPE:**

Forced air electric resistant heat strips.

**FUEL TYPE AND NOTES:**

Electric.

**NORMAL CONTROLS:**

Appear in good operational condition.

**PRIMARY SYSTEM CONDITION:**

This unit appears good operational condition and produced adequate heat.

## ELECTRICAL SYSTEM

This inspection report is not intended to address the operational condition of electrical system. The condition of non-visible or concealed electrical components can not be ascertained with in the scope of this inspection. Code compliance issues are not within the scope of this general home inspection. **It is not possible to visibly inspected every component of the electrical system as the general home inspection is a limited time and limited scope inspection. If protection against unidentified present or future functional issues is desired, the purchase of a warrantee through an independent warrantee company is advised.**

**SERVICE:**



**TYPE AND CONDITION:**

Service is underground, 110/220 Volt, In conduit,  
Appears in good condition.



**MAIN DISCONNECT:**

**LOCATION:**

Located inside Main Electrical Panel.

**ENTRANCE CABLES:**

Main feed wires are Copper.

**AMPERAGE RATING:**

150 Amps.



**CONDITION:**

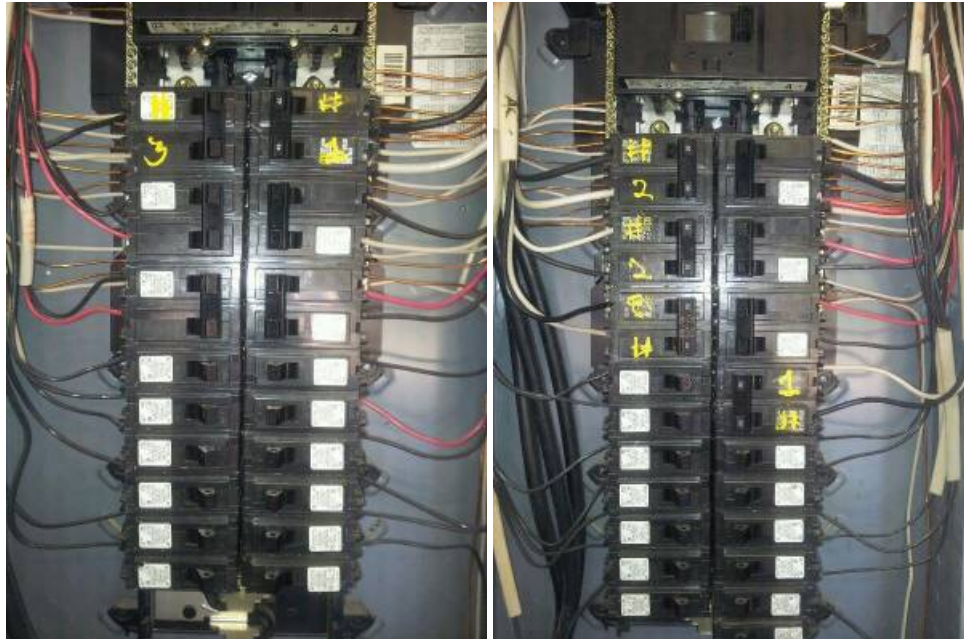
Appears operational and in good condition.

**MAIN ELECTRICAL PANEL:**

LOCATION: Located in Garage.



CONDITION: Circuit and wire sizing correct so far as visible, Grounding system is present.



**CONDUCTORS:**

BRANCH WIRING:

Copper. Appears in good condition.

**INTERIOR SWITCHES & OUTLETS:**

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in operational condition.

**INTERIOR LIGHT FIXTURES:**

CONDITION:

Generally, the interior light fixtures appear in operational condition.

**CEILING FANS:**

CONDITION:

Ceiling fans generally appear in operational condition.

### EXTERIOR SWITCHES & OUTLETS:

#### CONDITION:

A representative sampling of exterior switches and outlets was tested. As a whole, outlets and switches throughout the exterior of the house are in operational condition.

### EXTERIOR LIGHT FIXTURES:

#### CONDITION:

Generally, the exterior light fixtures appear in operational condition.

### GROUNDING SYSTEM:

#### SERVICE:

Grounding system consists of ground rod, clamp and ground wire and appears in good condition.



Ground wire for grounding system is not connected to the water system at the right side of the house.

Properly connect the ground wire to the hose bib at the left side of house to restore adequate ground of the electrical system.



## **INTERIOR:**

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of drywall is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Determining drywall types, composition and identifying manufactures of drywall or wall components is not within the scope of this inspection.

### GENERAL NOTES:

#### NOTES:

The interior components were not fully inspected due to stored items / furnishings which restrict viewing of the interior and its components.

### DOORS:

#### MAIN ENTRY DOOR:

Appears in good condition, Doorbell does not function properly. Properly repair or replace door bell.



**EXTERIOR DOORS:**

French doors, Appear in good condition. Weather-stripping at door has damage / deterioration noted. **Properly replace weather stripping to restore weather tightness at door.**



French doors, Appear in good condition. Weather-stripping at door has damage / deterioration noted. **Properly replace weather stripping to restore weather tightness at door.**



**INTERIOR DOORS:**

Appear in good condition however, missing door knob and hardware is noted at french doors to Office / Den. **Properly install the missing hardware to restore operating conditions to door.**



**CLOSET DOORS:**

Appear in good condition.

**WINDOWS:**

**TYPE & CONDITION:**

Windows are vinyl clad, single hung windows, and consisting of typical single pane glass. A representative sampling was taken. Windows as a grouping are generally operational and appear in good condition.

**INTERIOR WALLS:**

**ACCESSIBILITY & VISIBILITY:**

Areas of the wall and wall components are not fully visible due to furnishings and or stored items. As such, wall components which are not visible nor accessible are not inspected and not within the scope of this inspection report.



**MATERIAL & CONDITION:**

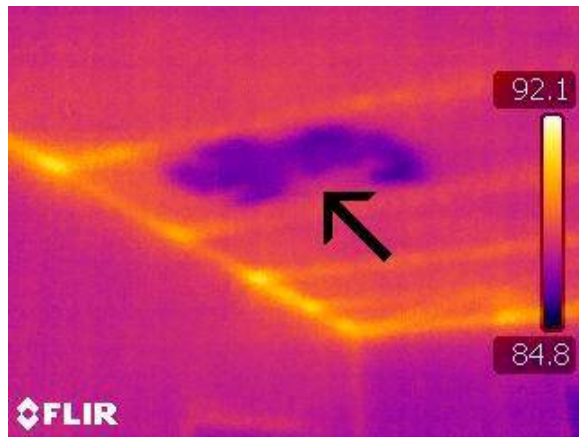
Drywall, Generally, conditions appear good.



### CEILINGS:

#### TYPE & CONDITION:

Drywall, Generally conditions appear good however, infrared thermal imaging identified moisture at ceiling of dining room caused by minor roof leak. **After the source of moisture has been adequately addressed then seal, prime and paint the ceiling to match existing.**



### FLOORS:

#### ACCESSIBILITY & VISIBILITY:

Areas of the floor and flooring components are not fully visible due to furnishings and or stored items. As such, floor components which are not visible, nor accessible are not inspected and not within the scope of this inspection report.

#### TYPE & CONDITION:

Carpet, Wood, and Tile. Flooring appears in good condition however, visible stains are noted at the master bedroom. **Properly repair or replace the damaged areas of flooring as needed.**



### STAIRS & HANDRAILS:

#### CONDITION:

Interior stairs appear in good condition. Stair handrail appears in good condition.

### FIREPLACE/WOOD BURNING DEVICES:

#### LOCATION - TYPE - CONDITION:

Fireplace located in living room, is a prefabricated metal unit. An insert is installed. Damper is operational. Spark arrestor appears in good condition. Fireplace is in need of cleaning. Recommend cleaning fireplace before use.



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**SMOKE / FIRE DETECTOR:**

CONDITION: Noted, but not tested.

**KITCHEN**

**PICTURE OF KITCHEN**



**KITCHEN SINK:**

TYPE AND CONDITION:

Sink is corian and appears in good condition at time of inspection. Faucet appears in good, operational condition at time of inspection. A hand sprayer is present and appears in good operational condition at time of inspection.. Drain appear in good condition at time of inspection.

CABINET & COUNTER TOPS:

Counter top(s) appear in good condition. Cabinets appear in good condition..

**DISHWASHER:**

CONDITION:

Appears operational, An appropriate air gap device or high-loop is present on drain line.

**GARBAGE DISPOSAL:**

CONDITION:

Appears operational, Wiring appears in good condition.

**RANGE/COOK TOP AND OVEN:**

TYPE/CONDITION:

Separate oven. Appears to be operating appropriately.

**VENTILATION:**

TYPE AND CONDITION:

Exhaust is vented externally. Fan/Hood operational, Range hood light is not operational. Possible bad bulb? **Properly replace hood light bulb and test operation.**



**REFRIGERATOR:**

TYPE AND CONDITION:

Electric, Appears to be operating within specifications.

**OTHER BUILT-INS:**

ICE MAKER:

The ice maker was not on at time of inspection. As a result it was not possible to fully test Ice maker. It is recommended the ice maker be operational for at least 24 hours prior to testing operation. Properly test ice maker prior to closing.





**WATER DISPENSER:**

Unit is not operational at refrigerator door. **Have a qualified and insured service technician make further evaluation and repairs or replacements as needed to restore normal operation.**



**INTERIOR COMPONENTS:**

**COUNTERS AND CABINETS:**

Countertops are Corian, and appear in good condition.

**WALLS/CEILINGS/FLOORS:**

Walls and ceilings overall, appear in good condition. Floor covering tile.

**SWITCHES/FIXTURES/OUTLETS:**

Accessible outlets and light fixtures tested are operational condition. Outlets within 6 feet of the sink are GFCI protected.

**LAUNDRY:**

**LOCATION:**

Located at utility room.

**CONDITION:**

Plumbing appears in good condition. Dryer venting is provided.

**FLOORING:**

Tile flooring appears in good condition.

**WASHER AND DRYER:**

**CLOTHES WASHER:**

Washing machine is operational and appears in good condition.

**CLOTHES DRYER:**

Electric. Dryer appears in operational condition. A dryer vent is provided.

## **BATHROOMS**

**MASTER BATHROOM:**

**PICTURE OF BATHROOM:**



**CONDITION OF SINK(S):**

Two sinks are present, Both sinks appear to be in good condition, Drain appears operational, Counters/cabinets appear in good condition.

**VANITY CABINET & COUNTER TOPS:**

Counter top(s) appear in good condition. Vanity cabinets appear in good condition however, are not fully visible due to stored items in cabinet area. Vanity cabinet(s) were not fully inspected.

**CONDITION OF TOILET:**

Appears operational.

**SHOWER PLUMBING FIXTURES:**

Appears in good condition. Shower head appears operational. Drain appears operational.

**SHOWER AND WALLS:**

Shower areas appear to be in good condition. Shower walls appear in good condition.

**TUB AND WALLS:**

Tub and shower areas appear to be in good condition. Shower walls appear in good condition.

**SPA TUB:**

Spa tub appears in good operational condition. GFCI(Ground Fault Circuit Interrupter) safety device is present and operational.



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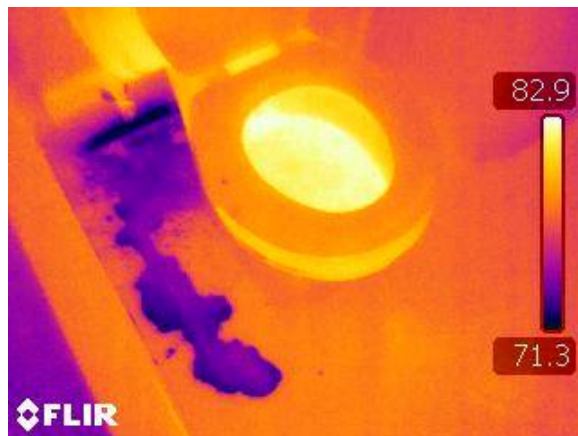
VENTILATION:	Ventilation is achieved through electric exhaust fan and operable window. Appears operational.
WINDOW:	Window appears in good operational condition.
OUTLETS & FIXTURES:	Light fixtures appear operational and in Good Condition. Electrical outlets are GFCI (Ground Fault Circuit Interrupt) protected.
WALLS & CEILING:	Drywall. Generally conditions appear good.
FLOORING:	Tile. Flooring appears in good condition.
DOORS:	Appear in good condition.

**HALL BATHROOM:**

PICTURE OF BATHROOM:



CONDITION OF SINK(S):	One sink present, Appears in good condition. Drain appears operational, Counters/cabinets appear in good condition.
VANITY CABINET & COUNTER TOPS:	Counter top(s) appear in good condition. Vanity cabinets appear in good condition..
CONDITION OF TOILET:	The water supply shut-off valve has leaking / damage noted. <b>Properly repair or replace the water supply shut-off valve to prevent further leaking.</b>



TUB/SHOWER PLUMBING FIXTURES:	Appears in good condition. Shower head appears operational. Drain appears operational.
TUB/SHOWER AND WALLS:	Tub and shower areas appear to be in good condition. Shower walls appear in good condition.
VENTILATION:	Ventilation is achieved through electric exhaust fan and operable window. Appears operational.
WINDOW:	Window appears in good operational condition.
OUTLETS & FIXTURES:	Light fixtures appear operational and in Good Condition. Electrical outlets are GFCI (Ground Fault Circuit Interrupt) protected.
WALLS & CEILING:	Drywall. Generally conditions appear good.
FLOORING:	Tile. Flooring appears in good condition.
DOORS:	Appear in good condition.

**SHARED BATHROOM:**

PICTURE OF BATHROOM:



CONDITION OF SINK(S):

Two sinks are present, Both sinks appear to be in good condition, Drain appears operational, Counters/cabinets appear in good condition.

VANITY CABINET & COUNTER TOPS:

Counter top(s) appear in good condition. Vanity cabinets appear in good condition..

CONDITION OF TOILET:

Appears operational.

SHOWER PLUMBING

Appears in good condition. Shower head appears operational. Drain appears operational.

FIXTURES:

SHOWER AND WALLS:

Shower areas appear to be in good condition. Open grout lines are noted at the shower walls allowing water to penetrate behind walls. Depending on length of exposure to water, non-visible damage to walls and tile may have occurred. **Properly re-grout and/or caulk immediately to prevent further water intrusion.**



VENTILATION:

Ventilation is achieved though the use of an electric exhaust fan. Appears operational.

OUTLETS & FIXTURES:

Light fixtures appear operational and in Good Condition. Electrical outlets are GFCI (Ground Fault Circuit Interrupt) protected.

WALLS & CEILING:

Drywall. Generally conditions appear good.

FLOORING:

Tile. Flooring appears in good condition.

DOORS:

Appear in good condition.

## GARAGE - CARPORT

A visual inspection is limited to what can be observed visually. FIRE RATED WALLS - Determining the heat resistance rating of fire walls is beyond the scope of this inspection.

GENERAL NOTES:

NOTES:

The garage was not fully inspected due to stored items which restrict viewing of the garage and its components.



**TYPE:**

LOCATION: Attached, Three car, Garage.

**ROOF:**

CONDITION: Same as house.

**FLOOR:**

TYPE: Concrete.

CONDITION: Appears in good condition, Typical cracks noted. No repairs are needed at this time.

**WALLS & CEILING:**

TYPE: Drywall and concrete block.

CONDITION: Walls and ceiling appear in good condition.

**WINDOW(S):**

TYPE & CONDITION: Aluminum, Single hung windows, A representative sampling was taken. Windows as a grouping are generally operational and appear in good condition.

**PASSAGE DOOR:**

TYPE & CONDITION: Wood door, appears in good condition.

**OVERHEAD GARAGE DOOR(S):**

NUMBER OF DOORS: Two.

TYPE: Metal, overhead panel door.

CONDITION: Appears in good condition. Automatic door opener(s)- operational, Automatic reverse feature is operational.

## **POOL/HOT TUB & EQUIPMENT**

The condition of non-visible or concealed pool / spa components can not be ascertained within the scope of this inspection. Code compliance issues are not within the scope of this general home inspection. **It is not possible to visibly inspect every component of the pool / spa system as the general home inspection is a limited time and limited scope inspection. If protection against unidentified present or future functional issues is desired, the purchase of a warrantee through an independent warrantee company is advised.** Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on gas pool heaters are not lit during the inspection.

**POOL SURFACE:**

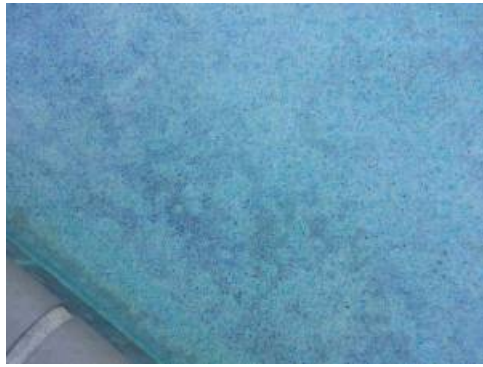
TYPE: Concrete in-ground pool with quartz surface.



CONDITION: Staining and discoloration is noted throughout the pool surface. **Have a licensed and insured pool contractor provide further evaluation and repairs as needed.**







**COPING TILES:**

Coping tiles generally appear in good condition.

**SKIMMER & BASKET:**

CONDITION:

Appears in good condition.

**RAILINGS AND ACCESSORIES:**

CONDITION:

Water features appear in operational condition.



**POOL LIGHT:**

Pool light did not respond to light switch. Properly replace the low voltage light bulb and re-test operation of pool light. Light niche is loose in place, with re-attachment needed. A licensed and insured pool contractor should be called to provide further evaluation and repairs as needed.



**PUMPING EQUIPMENT:**

PUMP/MOTOR CONDITION:

Appears operational and in good condition however ground wire is not connect at pump motor. Properly connect ground wire.



LEAKAGE?  
LEAF BASKET:  
PRIMARY FILTERING:

No visible leaking is noted.  
Appears in good condition.  
Cartridge, Appears in operational condition.



PRESSURE GAUGE:

Pressure gauge is operational.



CHLORINATOR:  
VISIBLE PLUMBING LINE:  
CONDITION:

None provided.

Appears in good condition.

HEATERS:  
TYPE AND CONDITION:

Natural gas. Heating system failed to respond at the time of inspection. It appears no fuel is present. Pilot would not ignite. **Have fuel service checked. Install fuel as needed and re-test operation of gas pool heater.**



BACK FLOW PREVENTION:

A back flow prevention valve is present and appears operational.



ELECTRIC CONTROLS:

A subpanel is provided- OK, Timer appears to be in operational condition.



**POOL DECKING:**

TYPE AND CONDITION:

Scored concrete/Keystone, Appears in good condition.

**POOL ENCLOSURE:**

TYPE & CONDITION:

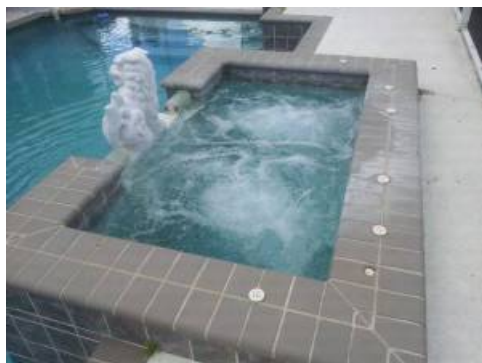
Screen cage present and appears in good condition.

Screen door at left side has an automatic door closer assembly which is damaged / missing and does not operate properly. **Properly replace the damaged / missing automatic screen door closer to restore normal operation to the screen door.**



**SPA/HOT TUB:**

Spa consists of concrete shell and quartz surface and appears in good condition. Pump and motor operate properly and hydrojet action is good at all jets. Air blower is operational, All controls operate properly. The drain cap is damaged. Pieces of the drain cap are located in the leaf trap at the pump filter. **Properly replace the drain cap and remove the broken pieces from the leaf trap near pump.**



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Minor cracks are noted at tile surround. Properly  
re-grout cracks at tile.

