

Pinnacle Property Inspections, Inc.

Home Inspection Report



2913 Norwick Street, Deltona, FL 32738
Inspection prepared for:
Real Estate Agent: - - -

Date of Inspection: 11/3/2017

Inspector: Steve Sciullo
License #HI4257 - Certified Master Inspector
PO Box 291591, Port Orange, FL 32129
Phone: 407-733-0272
Email: stevesciullo@yahoo.com
www.inspectedbypinnacle.com



Dear Client,

Thank you for choosing Pinnacle Property Inspections, Inc. to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Any concerns that may arise during or after the conclusion of the inspection should be evaluated further by a qualified professional if the client wishes to do so. The inspector may or may not state that further evaluation is needed or required in the inspection report. Obtaining further evaluation by another party is the responsibility of the client.

Pinnacle endeavors to perform all inspections in compliance with the Standards of Practice set forth by the International Association of Certified Home Inspectors (InterNachi). As such, we inspect readily accessible, visually observable installed systems and components of a home as designated in the Internachi Standards, except as may be noted in the Limitations & Exclusions sections within this report. This property inspection report contains observations of those systems and components that, in the professional judgement of the inspector are not functioning properly, significantly deficient, unsafe or are near the end of their projected service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near the end of its projected service life is reported and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNachi Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well. A copy of the InterNachi Standards of Practice is available at: www.nachi.org/sop.htm These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the InterNachi Standards of Practice so that you clearly understand what items/systems are included in the home inspection and report.

The report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future conditions and as such, we cannot be responsible for things that occur after the inspection. If conditions change we are available to revisit the property and update our report.

The report has been prepared for your exclusive use as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report other than the party named herein. The report itself is copyrighted and may not be used in whole or in part without Pinnacle's written permission.

Again, thank you very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us.

Sincerely,

Steve Sciuillo

Certified Master Inspector

State Licensed HI4257

Pinnacle Property Inspections, Inc.

407-733-0272

stevesciullo@yahoo.com

www.inspectedbypinnacle.com

We appreciate the opportunity to conduct this inspection for you!

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

Properties being inspected do not "Pass" or "Fail."

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

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any concerns and/or defects reported.

Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walkthrough inspection immediately before closing to check the condition of the property, using this report as a guide.

Definition of Report Rating Boxes & Definitions:

GOOD - The item, system or component appears serviceable and was performing its intended function at time of inspection.

FAIR (Marginal - Maintenance) - The item, system or component was marginally performing its intended function at time of inspection and/or needs general maintenance (deferred maintenance). Future repair, replacement or improvement due to poor installation, age, wear, manufacturer type will be needed. The item, system or component is at or beyond its projected service life but is still functional.

DEF (Defective) - The item, system or component did not perform its intended function or was inoperative at time of inspection. Repair or replacement will be required.

SH (Safety Hazard) - The item, system or component poses a potential safety hazard due to installation practices, age, wear or manufacturer type. Repair or replacement is recommended for safety.

NINP (Not Inspected-Not Present) - The item, system or component was not inspected or not present at time of inspection.

Green colored text indicates a general comment, recommendation or observation.

Blue colored text denotes a brief comment of significant deficient conditions which need relatively quick repair and/or replacement.

Blue colored text denotes Marginal or Deferred Maintenance items that may need future repair/replacement, routine maintenance, minor repair, safety concerns or to bring proper attention to the item or system. Blue text comments are used for items marked as:

DEF - Defective

FAIR - Marginal / Maintenance Recommended

SH - Safety Hazard

Please carefully read the report key check boxes to determine the severity of the comment describing the item, issue or concern. Blue comments are also duplicated in the Report Summary.

Report Summary

Roof

Page 12 Item: 2	Roof Conditions	<ul style="list-style-type: none"> The overall condition of the roofing shingles is good and in serviceable condition but some storm related damages were observed. Shingle loss has occurred on the ridge vent and four shingle tabs are missing. Shingle lift was also noted in various areas. Repairs and maintenance is needed.
Page 14 Item: 3	Flashing	<ul style="list-style-type: none"> Minor drip edge flashing leaks were observed at the drip edge/soffits in three locations at the front of the house. This has started to stain and rot the roof decking over time. General sealant repair of the flashings is needed to prevent further leakage and damage. The leakage is not affecting the interior areas of the house. Flashing leakage has occurred at both sides of the gable above the garage and at the gable at the rear left side. The leakage has caused damage in the roof decking. Repair has been performed but leakage could still occur. Additional repair may be needed.
Page 17 Item: 5	Vent Caps/Sewer Boots	<ul style="list-style-type: none"> Two sewer vent boot flashings have not been properly installed. The lead boot should be folded inside the pvc sewer vent pipe. Minor repair needed.

Exterior Areas

Page 18 Item: 1	Exterior Doors	<ul style="list-style-type: none"> The front entry door is weathered. Stain or paint to preserve the wood. The garage service door has been replaced but poorly installed. Additional repair is needed.
Page 19 Item: 3	Soffit Trim Condition	<ul style="list-style-type: none"> Openings are present in the soffits where they connect to the roof at the front of the house. General improvements are needed to seal these areas to prevent squirrel/rodent entry into the attic space. Repair or seal the holes in the soffits to prevent rodent entry into the attic space.
Page 20 Item: 6	Window(s) Condition	<ul style="list-style-type: none"> damaged and missing window screens observed

Attic

Page 23 Item: 2	A/C Duct Work	<ul style="list-style-type: none"> The overall condition of the air duct work is good but several minor cold air leaks were detected at the duct plenum distribution box connections. Sealant repairs are recommended to prevent air loss.
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Page 23 Item: 3	Electrical	<ul style="list-style-type: none"> • The attic light receptacle (above garage) needs repair for safety. Exposed wiring should be connected to a light fixture and securely attach it to the junction box.
Page 24 Item: 6	Attic Insulation Condition	<ul style="list-style-type: none"> • The overall condition of the attic installed insulation is acceptable although insulation is missing above the kitchen & dining areas. Install insulation in these areas as needed.

Electrical

Page 30 Item: 7	Smoke Detectors Condition	<ul style="list-style-type: none"> • Safety Recommendation: Replacement of the existing smoke detectors is recommended.
Page 30 Item: 8	Exterior Electrical Observations	<ul style="list-style-type: none"> • The exterior electrical outlet located at the front entry foyer is not properly secured to the wall. Repair is needed.

Heat/AC

Page 34 Item: 1	Thermostats	<ul style="list-style-type: none"> • The wall thermostat is old and damaged but still functional. Future upgrade is recommended.
Page 35 Item: 2	A/C Filters	<ul style="list-style-type: none"> • The air filter return cover needs repair.
Page 36 Item: 7	A/C Condenser	<ul style="list-style-type: none"> • Aging Equipment: The condenser unit performed its intended function and was fully operational at time of inspection. The unit is marked as FAIR due to its age (17 years old). Mechanical failure is not predictable although more likely for a unit at this age range. 12 to 15 years is a typical industry standard for a condenser units service life although these units can last much longer. Verification of internal components that may have been replaced is not verified.
Page 37 Item: 9	Air Handler-Furnace Condition	<ul style="list-style-type: none"> • General cleaning of the interior areas of the air handler, evaporator coils and return plenum is recommended. Debris and build up appears to be clogging the evaporator cooling coils. Debris build up on coils can reduce efficiency and air quality. • Aging Equipment: The air handler-furnace performed its intended function and produced an acceptable temperature differential (split) during testing (16 degrees). The unit is marked as FAIR due to age (29 years). Mechanical failure more likely due to age.

Water Supplies & Drains

Page 39 Item: 1	Main Supply Conditions	<ul style="list-style-type: none"> • General Observation: The interior water supply lines are gray Polybutylene (PB) pipe with crimped fittings. No indications or signs of active leaks were detected at time of inspection at the visible piping connections. Some pipe repairs have been performed in the attic. Although no indications or signs of defects were detected, PB piping has been known to leak or rupture without warning especially at the fittings. Millions of homes have been piped with PB piping. Concerns have been raised over its reliability and most homeowners insurance companies require replacement of the product or charge a higher deductible. Many homeowners choose to replace PB piping as a precaution and/or due to insurance requirements. More information can be found on the internet regarding this material. Contact a licensed plumber for further evaluation and/or for replacement estimates.
Page 40 Item: 4	Water Shut Off Valve & Pressure Regulator	<ul style="list-style-type: none"> • A minor leak is present at the main water shut off connection at the right exterior wall. Replacement of the shut off valve assembly is needed.

Laundry

Page 44 Item: 2	Clothes Dryer Connections	<ul style="list-style-type: none"> • The dryer lint vent pipe is not properly vented out of the attic space. The vent pipe may also be partially clogged. Maintenance and minor repair needed.
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Interior Areas

Page 45 Item: 5	Doors	<ul style="list-style-type: none"> • The hallway closet door needs adjustment and/or new track rollers.
Page 45 Item: 6	Electrical	<ul style="list-style-type: none"> • Loose electrical outlets and missing covers observed in the family room and bedrooms.

Family/Living/Dining/Additional Rooms

Page 46 Item: 7	Window Condition	<ul style="list-style-type: none"> • One window in the front family room does not lock.
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Kitchen

Page 47 Item: 7	Garbage Disposal	<ul style="list-style-type: none"> • The disposal is operational but is noisy during operation. Debris in the unit needs to be cleaned out. • Unsafe wiring connection noted at disposal unit. Securely attach the wiring conduit to the base of the disposal unit with a stress clamp.
Page 49 Item: 13	Plumbing	<ul style="list-style-type: none"> • The water pressure is low at the sink faucet. The shut off valves and/or sink faucet appear to need to be replaced. • A leak is present at the drain collar connection to the sink. Repair is needed.

Bedrooms

Page 50 Item: 6	Electrical	<ul style="list-style-type: none"> • One electrical outlet in the front guest bedroom does not have power. A wall switch does not appear to control the outlet. Further evaluation and/or repair is needed. • The light fixture has been removed in the master bedroom closet.
Page 50 Item: 7	Window Condition	<ul style="list-style-type: none"> • Two bedroom windows dont lock securely.

Bathrooms

Page 52 Item: 11	Enclosure Frame	<ul style="list-style-type: none"> • The enclosure door and framing does not have a proper seal at the bottom frame. Caulking improvements are needed.
Page 52 Item: 13	Toilets	<ul style="list-style-type: none"> • Master bath: The toilet is not properly secured to the floor. No visible leaks detected. Properly secure by tightening hardware and/or caulking around base. The installation of a new wax ring is also recommended.
Page 52 Item: 14	Window Condition	<ul style="list-style-type: none"> • Guest bath: One window needs general repair to the balancer/springs. The window will not stay open on its own.

Garage

Page 54 Item: 3	Electrical Condition	<ul style="list-style-type: none"> • The GFCI master outlet would not "trip" at time of inspection when tested with an outside source (tester) or the built in test button. This outlet provides GFCI protection and power to all the outlets on the branch circuitry. Replacement of the outlet appears to be needed to ensure proper GFCI safety protection to all outlets located on the circuit. • outlet covers are missing
Page 55 Item: 5	Ceilings/Walls Condition	<ul style="list-style-type: none"> • cosmetic damage noted in the ceiling

Pool

Page 58 Item: 2	Surface Condition	<ul style="list-style-type: none"> • Multiple coping tiles are cracked, damaged or missing.
Page 58 Item: 3	Decking Condition	<ul style="list-style-type: none"> • The channel drains in the pool decking have been painted over in multiple sections and are filled with dirt. General maintenance is needed to ensure proper drainage.
Page 59 Item: 4	Electrical Condition	<ul style="list-style-type: none"> • The pool light switch is missing a cover. Install a new cover for safety and weatherproofing. • The pool pump timer is missing the plastic wire terminal cover.

Page 59 Item: 5	GFCI Condition	<ul style="list-style-type: none">• The GFCI outlet mounted on the wall at the pool equipment has power but does not trip when tested with a tester device. This outlet provides ground fault protection for the pool light. Replacement of the outlet is most likely needed due to a faulty internal mechanism.
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INTERNACHI Standards of Practice for performing a Home Inspection

1. Definitions and Scope

1.1. A **general home inspection** is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
2. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A **material defect** is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect.**1.3.** A **general home inspection report** shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

- 2.1. Limitations:**
 1. An inspection is not technically exhaustive.
 2. An inspection will not identify concealed or latent defects.
 3. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
 4. An inspection will not determine the suitability of the property for any use.
 5. An inspection does not determine the market value of the property or its marketability.
 6. An inspection does not determine the insurability of the property.
 7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
 8. An inspection does not determine the life expectancy of the property or any components or systems therein.
 9. An inspection does not include items not permanently installed.
 10. These Standards of Practice apply only to properties with four or fewer residential units.

2.2. Exclusions:

- I. The inspector is not required to determine:**
 1. property boundary lines or encroachments.
 2. the condition of any component or system that is not readily accessible.
 3. the service life expectancy of any component or system.
 4. the size, capacity, BTU, performance or efficiency of any component or system.
 5. the cause or reason of any condition.
 6. the cause for the need of correction, repair or replacement of any system or component.
 7. future conditions.
 8. compliance with codes or regulations.
 9. the presence of evidence of rodents, birds, animals, insects, or other pests.
 10. the presence of mold, mildew or fungus.
 11. the presence of airborne hazards, including radon.
 12. the air quality.
 13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
 14. the existence of electromagnetic fields.
 15. any hazardous waste conditions.
 16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
 17. acoustical properties.
 18. correction, replacement or repair cost estimates.
 19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. any system that is shut down.
2. any system that does not function properly.
3. or evaluate low-voltage electrical systems such as, but not limited to:

1. phone lines;
 2. cable lines;
 3. satellite dishes;
 4. antennae;
 5. lights; or
 6. remote controls.
4. any system that does not turn on with the use of normal operating controls.
 5. any shut-off valves or manual stop valves.
 6. any electrical disconnect or over-current protection devices.
 7. any alarm systems.
 8. moisture meters, gas detectors or similar equipment

III. The inspector is not required to:

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
2. dismantle, open or uncover any system or component.
3. enter or access any area that may, in the opinion of the inspector, be unsafe.
4. enter crawlspaces or other areas that may be unsafe or not readily accessible.
5. inspect underground items, such as, but not limited to: lawn-irrigation systems, underground storage tanks or other indications of their presence, whether abandoned or actively used.
6. do anything which may, in the inspector's opinion, be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
7. inspect decorative items.
8. inspect common elements or areas in multi-unit housing.
9. inspect intercoms, speaker systems or security systems.
10. offer guarantees or warranties.
11. offer or perform any engineering services.
12. offer or perform any trade or professional service other than general home inspection.
13. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
14. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
15. determine the insurability of a property.
16. perform or offer Phase 1 or environmental audits.
17. inspect any system or component that is not included in these Standards.

Inspection & Site Details

1. Inspection Type

- General Home Inspection
- Four Point Certification
- Wind Mitigation Inspection

2. Occupancy Status

vacant

3. Property Type

- single family residential

4. Property Age

built in 1988 - 29 years old

5. Construction Type

- Primary Construction: block construction
- concrete slab foundation

6. Property Size

Approx. 1700 heated sq.ft.

7. Exposure Direction

Property faces North West

8. Bedrooms & Baths

- Bedrooms - 3
- Bathrooms - 2

9. Weather Conditions

partly cloudy • upper 80's • soil conditions: dry - no recent measurable rains

INTERNACHI Standards of Practice

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction

1. observed indications of active roof leaks.

IV. The inspector is not required to:

1. walk on any roof surface.
2. predict the service life expectancy.
3. inspect underground downspout diverter drainage pipes.
4. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
5. move insulation.
6. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
7. walk on any roof areas that appear, in the opinion of the inspector, to be unsafe.
8. walk on any roof areas if it might, in the opinion of the inspector, cause damage.
9. perform a water test.
10. warrant or certify the roof.
11. confirm proper fastening or installation of any roof-covering material.

Roof

Maintenance

All roofs should be inspected and maintained. The type of maintenance and frequency varies. The life of a roof can be significantly prolonged if maintenance is accomplished.

Estimated Age

Estimating the age of a roof can sometimes be difficult. On newer homes, the age of the roof is normally the age of the house. Check for multiple layers, which is a good clue. If the roof has: (a) several different materials; (b) the same material on different exposures; or (c) materials of different ages, each one of the differences should be evaluated separately.

Life Expectancy (Design Life)

The life expectancies of various roofs vary significantly. The exposure of a roof to weather (i.e., sunlight) will significantly decrease its life expectancy. A south or west-facing roof very often is in a poorer condition than the north or east-facing surfaces on the same structure. Other major factors in the life expectancy of the roof are slope, shade, color, etc. A well-shaded, low-sloped wood roof on the north side of a property will very often gather moss, mildew, etc. and deteriorate more rapidly than one that is not.

Remaining Life

The remaining life of the roof is not necessarily determined by subtracting estimated age from life expectancy. It is possible to have a two-year-old roof with a life expectancy of 20 years and have zero life remaining due to a product defect. Many factors can affect this. They include the manufacture, installation, wear, maintenance, etc. The actual condition of the roof determines remaining life.

Roofs and Home Inspection

Roof leaks are not always visible. All efforts are made during the inspection process to determine if active leaks are present. Variables and condition's such as dry weather conditions, limited visibility in the attic, hard to reach areas in the attic due to design, attic insulation, hidden defects in the roofing materials and hidden flashing deficiencies may limit visibility.

1. Roof Material Age

Roof Coverings Age:

- 12 years old

Projected Service Life:

- 3 to 5 additional years are possible based on the current condition with repairs and maintenance performed.

2. Roof Conditions

GOOD	FAIR	DEF	SH	NINP
		X		

Roof Style & Shingle Type:

- single layer of shingles installed
- Roof Shape: Dutch Hip & Gable combination
- Roof Coverings Type: Asphalt/Fiberglass Composition Shingle Tabs

Observations:

- shingle wear is normal for age
- The overall condition of the roofing shingles is good and in serviceable condition but some storm related damages were observed. Shingle loss has occurred on the ridge vent and four shingle tabs are missing. Shingle lift was also noted in various areas. Repairs and maintenance is needed.



shingle wear is normal for age





The overall condition of the roofing shingles is good and in serviceable condition but some storm related damages were observed. Shingle loss has occurred on the ridge vent and four shingle tabs are missing. Shingle lift was also noted in various areas. Repairs and maintenance is needed.



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3. Flashing

GOOD	FAIR	DEF	SH	NINP
		X		

Observations:

- Minor drip edge flashing leaks were observed at the drip edge/soffits in three locations at the front of the house. This has started to stain and rot the roof decking over time. General sealant repair of the flashings is needed to prevent further leakage and damage. The leakage is not affecting the interior areas of the house.
- Flashing leakage has occurred at both sides of the gable above the garage and at the gable at the rear left side. The leakage has caused damage in the roof decking. Repair has been performed but leakage could still occur. Additional repair may be needed.



Flashing leakage has occurred at both sides of the gable above the garage and at the gable at the rear left side. The leakage has caused damage in the roof decking. Repair has been performed but leakage could still occur. Additional repair may be needed.



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Flashing leakage has occurred at both sides of the gable above the garage and at the gable at the rear left side. The leakage has caused damage in the roof decking. Repair has been performed but leakage could still occur. Additional repair may be needed.

4. Gutter

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- installed gutter system is functional
- The gutters may leak at the jointed connections.

5. Vent Caps/Sewer Boots

GOOD	FAIR	DEF	SH	NINP
	X			

Observations:

- Two sewer vent boot flashings have not been properly installed. The lead boot should be folded inside the pvc sewer vent pipe. Minor repair needed.



Two sewer vent boot flashings have not been properly installed. The lead boot should be folded inside the pvc sewer vent pipe. Minor repair needed.

6. Roof Structure & Framing

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- engineered truss framing installed
- No indications of significant damage or inferior installation observed at time of inspection. The roof framing appears to be structurally sound.



No indications of significant damage or inferior installation observed at time of inspection. The roof framing appears to be structurally sound.

7. Roof Decking Condition

GOOD	FAIR	DEF	SH	NINP
X				

Roof Decking Type:

- Oriented Strand Board (OSB)

Observations:

- see roof flashing section of report
- The overall condition of the roof decking is good except in noted area(s).

Exterior Areas

Exterior Areas & Features

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise.

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

The presence of step cracks and minor vertical cracks in stucco siding finishes is common and normal in most cases for a property of any age. The presence of minor cracks is typically associated with general settlement, shrinkage and application techniques. A poor paint coating may also contribute to the visibility of these types of cracks. They should, however, be addressed and repaired by caulking and repainting to ensure a weather tight seal of the exterior walls and foundations and to limit the possibility of water seepage during periods of heavy wind driven rains and water ponding.

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

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

1. Exterior Doors

GOOD	FAIR	DEF	SH	NINP
	X			

Door Type:

- metal door w/ wood frame/trim
- wood door
- metal framed - single pane sliding glass

Observations:

- doors are functional
- The front entry door is weathered. Stain or paint to preserve the wood.
- The garage service door has been replaced but poorly installed. Additional repair is needed.



The front entry door is weathered. Stain or paint to preserve the wood.



The garage service door has been replaced but poorly installed. Additional repair is needed.

2. Eaves, Trim & Fascia Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- aluminum over wood fascia and trim installed

3. Soffit Trim Condition

GOOD	FAIR	DEF	SH	NINP
		X		

Observations:

- aluminum soffit venting installed
- Openings are present in the soffits where they connect to the roof at the front of the house. General improvements are needed to seal these areas to prevent squirrel/rodent entry into the attic space.
- Repair or seal the holes in the soffits to prevent rodent entry into the attic space.



Openings are present in the soffits where they connect to the roof at the front of the house. General improvements are needed to seal these areas to prevent squirrel/rodent entry into the attic space.

Repair or seal the holes in the soffits to prevent rodent entry into the attic space.

4. Exterior Paint

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- The paint coatings on the exterior walls appear to be functional in providing a proper weather tight seal.

5. Exterior Walls & Framing Condition

GOOD	FAIR	DEF	SH	NINP
X				

Wall Siding & Framing Type:

- exterior wall coverings: stucco hardcoat
- exterior wall siding: aluminum siding
- exterior wall siding: brick

Observations:

- The overall condition of the exterior wall coverings is good. No measurable damage or deterioration observed.

6. Window(s) Condition

GOOD	FAIR	DEF	SH	NINP
	X			

Window Type:

- metal framed - single pane

Observations:

- No indications or signs of active leakage issues detected at windows due to inferior window caulking or installation.
- normal wear & tear for age
- damaged and missing window screens observed

7. Exterior Vent Terminations

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- functional

8. Exterior Views

GOOD	FAIR	DEF	SH	NINP



Exterior Features & Grounds

1. Driveway and Walkway Condition

GOOD	FAIR	DEF	SH	NINP
X				

Surface Type:
• concrete

2. Patio Enclosure

GOOD	FAIR	DEF	SH	NINP
X				

Observations:
• Ceiling fans are functional
• The metal patio framing is secure and the self closing door is functional.

3. Patio Slab Condition

GOOD	FAIR	DEF	SH	NINP
X				

4. Fence Condition

GOOD	FAIR	DEF	SH	NINP
X				

Fence Type: wood
Observations:
• functional
• normal wear & tear

5. Grading

GOOD	FAIR	DEF	SH	NINP
X				

Observations:
• No indications of grading related drainage issues observed at time of inspection.

Foundation

INTERNACHI Standards of Practice 3.3. Basement, Foundation, Crawlspace & Structure I. The inspector shall inspect:

1. the foundation;
2. the basement;
3. the crawlspace; and
4. structural components.

II. The inspector shall describe:

1. the type of foundation; and
2. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

1. observed indications of wood in contact with or near soil;
2. observed indications of active water penetration;
3. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
4. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

1. enter any crawlspace that is not readily accessible or where entry could cause damage or pose a hazard to the inspector.
2. move stored items or debris.
3. operate sump pumps with inaccessible floats.
4. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
5. provide any engineering or architectural service.
6. report on the adequacy of any structural system or component.

1. Slab Foundation

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- monolithic concrete slab foundation
- Limited visibility and inspection due to floor coverings. No indications or signs of abnormal settlement or damage observed at time of inspection. Cracks are common and to be expected in concrete slab floors.

2. Foundation Perimeter

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- No indications or signs of abnormal or excessive settlement observed at time of inspection.

3. Framing Condition

GOOD	FAIR	DEF	SH	NINP
X				

Type:

- primary: block construction

Observations:

- The concrete block wall framing appears to be structurally sound. No indications of abnormal or excessive settlement observed at time of inspection.

Attic

1. General Conditions

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- attic ladder installed
- overall attic conditions are good

2. A/C Duct Work

GOOD	FAIR	DEF	SH	NINP
	X			

Observations:

- The overall condition of the air duct work is good but several minor cold air leaks were detected at the duct plenum distribution box connections. Sealant repairs are recommended to prevent air loss.



The overall condition of the air duct work is good but several minor cold air leaks were detected at the duct plenum distribution box connections. Sealant repairs are recommended to prevent air loss.

3. Electrical

GOOD	FAIR	DEF	SH	NINP
			X	

Observations:

- The attic light receptacle (above garage) needs repair for safety. Exposed wiring should be connected to a light fixture and securely attach it to the junction box.



The attic light receptacle (above garage) needs repair for safety. Exposed wiring should be connected to a light fixture and securely attach it to the junction box.

4. Exhaust Venting

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- functional - bathroom vents are properly terminated to the exterior

5. Attic Plumbing

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- no visible leaking observed - attic installed supply piping
- sewer vents present in attic space - properly installed and vented to exterior

6. Attic Insulation Condition

GOOD	FAIR	DEF	SH	NINP
		X		

Insulation Type/Depth/Rating:

- Type: fiberglass batts
- Type: loose fill fiberglass
- Depth: 8 inch average
- Rating: Approximately R-25

Observations:

- The overall condition of the attic installed insulation is acceptable although insulation is missing above the kitchen & dining areas. Install insulation in these areas as needed.



The overall condition of the attic installed insulation is acceptable although insulation is missing above the kitchen & dining areas. Install insulation in these areas as needed.



The overall condition of the attic installed insulation is acceptable although insulation is missing above the kitchen & dining areas. Install insulation in these areas as needed.

7. Attic Ventilation

GOOD	FAIR	DEF	SH	NINP
X				

Type:

- soffit venting
- passive hot air venting

Observations:

- attic ventilation is functional

INTERNACHI Standards of Practice 3.7. Electric**I. The inspector should inspect:**

- A. The service drop/lateral.
- B. The meter socket enclosures.
- C. The service entrance conductors and report on any noted conductor insulation or cable sheath deterioration.
- D. The means for disconnecting the service main.
- E. The service entrance equipment and report on any noted physical damage, overheating, or corrosion.
- F. And determine the rating of the service amperage.
- G. Panelboards and overcurrent devices and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, 78 inches high in front of panel) that would hamper safe operation, maintenance or inspection.
- H. And report on any unused circuit breaker panel openings that are not filled.
- I. And report on absent or poor labeling.
- J. The service grounding and bonding.
- K. A representative number of switches, receptacles, lighting fixtures and AFCI protected receptacles. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted.
- L. And report on any noted missing or damaged faceplates or box covers.
- M. And report on any noted open junction boxes or open wiring splices.
- N. And report on any noted switches and receptacles that are painted.
- O. And test a representative sample of Ground Fault Circuit Interrupter (GFCI) devices and GFCI circuit breakers observed and deemed to be GFCI's during the inspection using a GFCI tester.
- P. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
- Q. And report on any tested GFCI receptacles in which power was not present, polarity is incorrect, the cover is not in place, the ground fault circuit interrupter devices are not installed properly or do not operate properly, any evidence of arcing or excessive heat, or where the receptacle is not grounded or is not secured to the wall.
- R. And report the absence of smoke detectors.
- S. And report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets

III. The inspector shall report as in need of correction:

- 1. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
- 2. any unused circuit-breaker panel opening that was not filled;
- 3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
- 4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
- 5. the absence of smoke detectors.

IV. The inspector is not required to:

- 1. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
- 2. operate electrical systems that are shut down.
- 3. remove panelboard cabinet covers or dead fronts.
- 4. operate or re-set over-current protection devices or overload devices.
- 5. operate smoke or carbon-monoxide detectors.
- 6. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- 7. inspect the fire and alarm system or components.
- 8. inspect the ancillary wiring or remote-control devices.
- 9. activate any electrical systems or branch circuits that are not energized.
- 10. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
- 11. verify the service ground.
- 12. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- 13. inspect spark or lightning arrestors.
- 14. inspect or test de-icing equipment.
- 15. conduct voltage-drop calculations.

16. determine the accuracy of labeling.
17. inspect exterior lighting.

Electrical

1. Main Panel Condition

GOOD	FAIR	DEF	SH	NINP
X				

Main Electric Panel Location:

- location: right exterior wall

Observations:

- The condition and function of the main electrical breaker panel is good. No safety hazards observed.
- Crouse Hinds brand main breaker panel installed



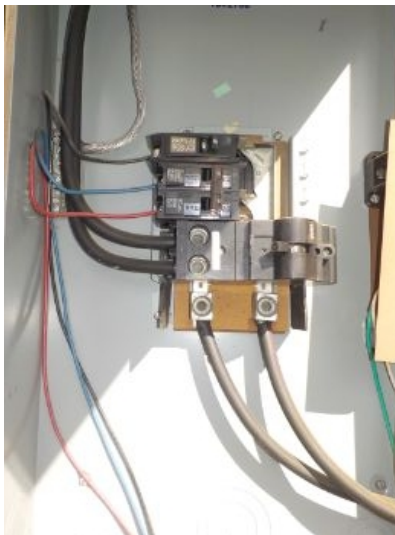
The condition and function of the main electrical breaker panel is good. No safety hazards observed.

2. Amperage of Service Breaker

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- 150 amp service
- 110/220 volts
- service amp size is sufficient for dwelling



150 amp service

3. Sub Panel Condition

GOOD	FAIR	DEF	SH	NINP
X				

Location:

- breaker panel location: garage

Observations:

- The overall condition and function of the electrical sub breaker panel is good. No safety hazards observed.
- Crouse Hinds brand sub panel installed



The overall condition and function of the electrical sub breaker panel is good. No safety hazards observed.

4. Breaker Condition

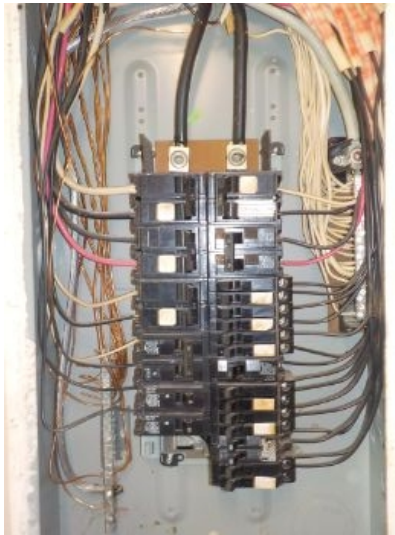
GOOD	FAIR	DEF	SH	NINP
X				

Breaker Type:

- circuit breakers

Observations:

- Circuit breakers appear to be properly sized, secured and show no visible signs of defects or damage. Branch circuit wiring is properly sized to match the individual circuit breakers and no indications of overheating breakers was detected.



Circuit breakers appear to be properly sized, secured and show no visible signs of defects or damage. Branch circuit wiring is properly sized to match the individual circuit breakers and no indications of overheating breakers was detected.

5. Branch Wiring Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- copper branch wiring installed

6. Service Wire & Grounding Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- overhead service wire drop
- aluminum stranded service wires
- copper panel ground properly secured to grounding rod

7. Smoke Detectors Condition

GOOD	FAIR	DEF	SH	NINP
			X	

Observations:

- **Safety Recommendation:** Replacement of the existing smoke detectors is recommended.

8. Exterior Electrical Observations

GOOD	FAIR	DEF	SH	NINP
			X	

Electrical Observations:

- electrical outlets and light fixtures are functional
- The exterior electrical outlet located at the front entry foyer is not properly secured to the wall. Repair is needed.



The exterior electrical outlet located at the front entry foyer is not properly secured to the wall. Repair is needed.

9. Exterior GFCI

GOOD	FAIR	DEF	SH	NINP
				X

GFCI Observations:

- see garage GFCI section of report

6.5.5 Heating and ventilation

I. The inspector should inspect:

- A. Multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied.
 - B. The heating systems using normal operating controls and describe the energy source and heating method.
 - C. And report as in need of repair heating systems which do not operate.
 - D. And report if the heating systems are deemed inaccessible.
 - E. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
 - F. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
 - G. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
 - H. And verify that the system piping appears to be sloped to permit the system to be drained.
 - I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
 - J. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
 - K. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
 - L. Exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less.
 - M. And determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities.
 - N. And verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms.
 - O. For the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke.
 - P. And verify that outdoor air intake openings are located at least 10 feet from any hazardous or noxious contaminant sources such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks.
 - Q. Outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors.
 - R. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
 - S. Condensate drains
-

6.5.6 Cooling

I. The inspector should inspect:

- A. Multiple air conditioning compressor installations, such as a building with multiple tenant spaces, and verify that each compressor is clearly and permanently identified with the respective space supplied.
- B. The central cooling equipment using normal operating controls.
- C. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
- D. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
- E. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
- F. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
- G. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
- H. Piping support.
- I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
- J. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
- K. Condensate drains.

InterNachi Standards of Practice Heating & Cooling 3.4.

- I. The inspector shall inspect:
 - 1. the heating system, using normal operating controls.
- II. The inspector shall describe:
 - 1. the location of the thermostat for the heating system;
 - 2. the energy source; and
 - 3. the heating method.
- III. The inspector shall report as in need of correction:
 - 1. any heating system that did not operate; and
 - 2. if the heating system was deemed inaccessible.
- IV. The inspector is not required to:
 - 1. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
 - 2. inspect fuel tanks or underground or concealed fuel supply systems.
 - 3. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
 - 4. light or ignite pilot flames.
 - 5. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
 - 6. override electronic thermostats.
 - 7. evaluate fuel quality.
 - 8. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

3.5. Cooling

- I. The inspector shall inspect:
 - 1. the cooling system, using normal operating controls.
- II. The inspector shall describe:
 - 1. the location of the thermostat for the cooling system; and
 - 2. the cooling method.
- III. The inspector shall report as in need of correction:
 - 1. any cooling system that did not operate; and
 - 2. if the cooling system was deemed inaccessible.
- IV. The inspector is not required to:
 - 1. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
 - 2. inspect portable window units, through-wall units, or electronic air filters.
 - 3. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
 - 4. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
 - 5. examine electrical current, coolant fluids or gases, or coolant leakage.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

Air Conditioner Check Up 101

An air conditioner check up is an important part of making sure you get long lasting, and efficient performance from your air conditioner, as is knowing which services to insist on when your technician arrives. Here's a short checklist of common maintenance procedures your HVAC contractor should include with a routine maintenance call:

- Check for proper refrigerant levels.** Low levels indicate a leak that needs to be found and repaired immediately. Low refrigerant levels can burn out your compressor, resulting in the most costly repair when it comes to A/C, period.
- Check all electrical components and controls** to make sure they're working properly.
- Clean evaporator and condenser coils.** Dirty evaporators and coils reduce the energy efficiency and cooling ability of your unit.
- Oil motors** as needed.
- Calibrate thermostat** to make sure your A/C isn't working overtime.
- Check and clean the condensation drain line(s).**
- Check, clean, and/or replace filters.**
- An annual air conditioner check up is the easiest way to keep your air conditioner in top condition for years to come.
- Routine maintenance such as filter changes and drain maintenance should be performed by the homeowner on a quarterly basis.

1. Thermostats

GOOD	FAIR	DEF	SH	NINP
	X			

Observations:

- The wall thermostat is old and damaged but still functional. Future upgrade is recommended.



The wall thermostat is old and damaged but still functional. Future upgrade is recommended.

2. A/C Filters

GOOD	FAIR	DEF	SH	NINP
	X			

Location:

- below air handler in wall

Observations:

- washable style filter installed
- 20x20x1 air filter size
- The air filter return cover needs repair.

3. Air Supply

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- air flow is adequate at all air registers

4. Registers

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- functional

5. A/C Drain Condition

GOOD	FAIR	DEF	SH	NINP
X				

Drain Description:

- PVC

Observations:

- Condensation drain line appears to be functional and draining properly.
- Maintenance Recommendation: Routine maintenance cleaning of the condensation drain line(s) is recommended to ensure proper drainage, prevent overflows and service interruptions.

6. A/C Condenser Make/Model

Make/Model:

- Bryant-661CJ036-C

Size/Age:

- size: 3 ton-10 seer
- age: 17 years old

7. A/C Condenser

GOOD	FAIR	DEF	SH	NINP
	X			

Condensor Type & Location:

- type: electric forced air- heat pump
- 12 to 15 years is an average projected service life for A/C equipment
- location: right exterior wall

Observations:

- 12 to 15 years is an average projected service life - predicting the service life and/or mechanical failures for A/C equipment is not possible
- annual maintenance, service and cleaning is recommended
- Aging Equipment: The condenser unit performed its intended function and was fully operational at time of inspection. The unit is marked as FAIR due to its age (17 years old). Mechanical failure is not predictable although more likely for a unit at this age range. 12 to 15 years is a typical industry standard for a condenser units service life although these units can last much longer. Verification of internal components that may have been replaced is not verified.



Aging Equipment: The condenser unit performed its intended function and was fully operational at time of inspection. The unit is marked as FAIR due to its age (17 years old). Mechanical failure is not predictable although more likely for a unit at this age range. 12 to 15 years is a typical industry standard for a condenser units service life although these units can last much longer. Verification of internal components that may have been replaced is not verified.

8. Air Handler-Furnace Make/Model

Make/Model:

- Tempstar - BH3036SKA1

Size/Age:

- size: 3 ton-10 seer
- age: 29 years old

9. Air Handler-Furnace Condition

GOOD	FAIR	DEF	SH	NINP
	X			

Air handler Type & Location:

- type: electric forced air w/heat pump
- 12 to 15 years is an average projected service life for A/C equipment
- location: garage

Observations:

- 12 to 15 years is an average projected service life - predicting the service life and/or mechanical failures for A/C equipment is not possible
- General cleaning of the interior areas of the air handler, evaporator coils and return plenum is recommended. Debris and build up appears to be clogging the evaporator cooling coils. Debris build up on coils can reduce efficiency and air quality.
- Aging Equipment: The air handler-furnace performed its intended function and produced an acceptable temperature differential (split) during testing (16 degrees). The unit is marked as FAIR due to age (29 years). Mechanical failure more likely due to age.



Aging Equipment: The air handler-furnace performed its intended function and produced an acceptable temperature differential (split) during testing (16 degrees). The unit is marked as FAIR due to age (29 years). Mechanical failure more likely due to age.



General cleaning of the interior areas of the air handler, evaporator coils and return plenum is recommended. Debris and build up appears to be clogging the evaporator cooling coils. Debris build up on coils can reduce efficiency and air quality.

10. Heating System Conditions

GOOD	FAIR	DEF	SH	NINP
X				

Make & Type:

- Brand: ICP-Tempstar
- type: electric forced air / heat pump

Observations:

- The heating unit produced an acceptable temperature rise during testing utilizing the systems heat pump setting.

INTERNACHI Standards of Practice 3.6. Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

1. light or ignite pilot flames.
2. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
3. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
4. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
5. determine the water quality, potability or reliability of the water supply or source.
6. open sealed plumbing access panels.
7. inspect clothes washing machines or their connections.
8. operate any valve.
9. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
10. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
11. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
12. determine whether there are sufficient cleanouts for effective cleaning of drains.
13. evaluate fuel storage tanks or supply systems.
14. inspect wastewater treatment systems.
15. inspect water treatment systems or water filters.
16. inspect water storage tanks, pressure pumps, or bladder tanks.
17. evaluate wait-time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
18. evaluate or determine the adequacy of combustion air.
19. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
20. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
21. determine the existence or condition of polybutylene plumbing.

Water Supplies & Drains

1. Main Supply Conditions

GOOD	FAIR	DEF	SH	NINP
	X			

Plumbing Type:

- Polybutylene (PB) water supply piping
- public water supply

Observations:

• General Observation: The interior water supply lines are gray Polybutylene (PB) pipe with crimped fittings. No indications or signs of active leaks were detected at time of inspection at the visible piping connections. Some pipe repairs have been performed in the attic. Although no indications or signs of defects were detected, PB piping has been known to leak or rupture without warning especially at the fittings. Millions of homes have been piped with PB piping. Concerns have been raised over its reliability and most homeowners insurance companies require replacement of the product or charge a higher deductible. Many homeowners choose to replace PB piping as a precaution and/or due to insurance requirements. More information can be found on the internet regarding this material. Contact a licensed plumber for further evaluation and/or for replacement estimates.



General Observation: The interior water supply lines are gray Polybutylene (PB) pipe with crimped fittings. No indications or signs of active leaks were detected at time of inspection at the visible piping connections. Some pipe repairs have been performed in the attic. Although no indications or signs of defects were detected, PB piping has been known to leak or rupture without warning especially at the fittings. Millions of homes have been piped with PB piping. Concerns have been raised over its reliability and most homeowners insurance companies require replacement of the product or charge a higher deductible. Many homeowners choose to replace PB piping as a precaution and/or due to insurance requirements. More information can be found on the internet regarding this material. Contact a licensed plumber for further evaluation and/or for replacement estimates.

2. Main Drains Condition

GOOD	FAIR	DEF	SH	NINP
X				

Drain Piping Type:

- drain piping type: PVC
- Private septic system installed

Observations:

- Drain lines tested with an average size load of water utilizing multiple plumbing fixtures simultaneously. Average running water times for inspection purposes is 10 to 15 minutes.
- No indications or signs of drainage related issues observed at time of inspection.
- Septic system and drain field not inspected/tested. Comments regarding the drain system do not include this system or the underground drain piping. Contact a specialized professional for inspection and maintenance. Ask the seller if available for service records.

3. Sewer Venting Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- sewer venting system appears to be properly installed and functional

4. Water Shut Off Valve & Pressure Regulator

GOOD	FAIR	DEF	SH	NINP
		X		

Shut Off Valve Location:

- location: right exterior wall and street meter

Observations:

- A minor leak is present at the main water shut off connection at the right exterior wall. Replacement of the shut off valve assembly is needed.



A minor leak is present at the main water shut off connection at the right exterior wall. Replacement of the shut off valve assembly is needed.

5. Water Pressure

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- Water pressure is acceptable for normal function.
- Multiple supply fixtures were operated simultaneously to detect potential water pressure issues.

6. Exterior Plumbing Supplies

GOOD	FAIR	DEF	SH	NINP
X				

Observations:
• functional water flow observed

Water Heater

1. Service Type

Combustion:

- electric power source
- 12 to 15 years is an average projected service life

2. Make/Model

Make/Model:

- GE-GE50T06AAG

Location/Age:

- location: garage
- age: 11 years old

3. Number of Gallons

Capacity: 50 Gallons

4. Condition - Operation

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- Water heater unit operation and condition is acceptable and fully functional.



Water heater unit operation and condition is acceptable and fully functional.

5. Plumbing Conditions

GOOD	FAIR	DEF	SH	NINP
X				

Piping Connections:

- copper
- CPVC
- PEX

Observations:

- no leaks detected at plumbing connections
- The water shutoff valve for the water heater tank is functional.

6. Electrical Connections

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- no safety hazards observed

7. TPRV

GOOD	FAIR	DEF	SH	NINP
X				

Observations:
• tank pressure relief valve appears functional

Laundry

1. Locations

Location: location: garage

2. Clothes Dryer Connections

GOOD	FAIR	DEF	SH	NINP
			X	

Observations:

- electric dryer connection is functional
- The dryer lint vent pipe is not properly vented out of the attic space. The vent pipe may also be partially clogged. Maintenance and minor repair needed.



The dryer lint vent pipe is not properly vented out of the attic space. The vent pipe may also be partially clogged. Maintenance and minor repair needed.

3. Washer Drain

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- washer drain is functional - tested with hose connection

4. Plumbing Supply

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- Plumbing supplies are functional. No evidence or signs of leaking observed at time of inspection.

5. Electrical

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- functional for washer & dryer connections

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling/Wall Condition

GOOD	FAIR	DEF	SH	NINP
X				

Ceiling & Wall Materials:

- drywall
- wood trim-moldings

2. Floor Condition

GOOD	FAIR	DEF	SH	NINP
X				

Flooring Materials:

- tile flooring

3. Closets

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- functional

4. Door Bell

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- operated

5. Doors

GOOD	FAIR	DEF	SH	NINP
		X		

Observations:

- The hallway closet door needs adjustment and/or new track rollers.

6. Electrical

GOOD	FAIR	DEF	SH	NINP
			X	

Observations:

- Loose electrical outlets and missing covers observed in the family room and bedrooms.

7. Miscellaneous Features

GOOD	FAIR	DEF	SH	NINP
				X

Observations:

- security system not inspected

Family/Living/Dining/Addt'l Rooms

1. Ceiling Fans

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- operated

2. Ceiling/Wall Condition

GOOD	FAIR	DEF	SH	NINP
X				

Ceiling & Wall Materials:

- drywall
- wood trim-moldings

3. Closets

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- functional

4. Doors

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- functional

5. Electrical

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- tested outlets are functional

6. Floor Condition

GOOD	FAIR	DEF	SH	NINP
X				

Flooring Materials:

- carpet flooring

7. Window Condition

GOOD	FAIR	DEF	SH	NINP
		X		

Window Type:

- metal framed - single pane

Observations:

- One window in the front family room does not lock.

Kitchen

1. Cabinets & Counters

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- functional
- normal wear & tear

2. Ceiling/Wall Condition

GOOD	FAIR	DEF	SH	NINP
X				

Ceiling & Wall Materials:

- drywall
- wood trim-moldings

3. Dishwasher

GOOD	FAIR	DEF	SH	NINP
X				

4. Floor Condition

GOOD	FAIR	DEF	SH	NINP
X				

Flooring Materials:

- tile flooring

5. Electrical

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- Electrical outlets and light fixtures are functional.

6. GFCI Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

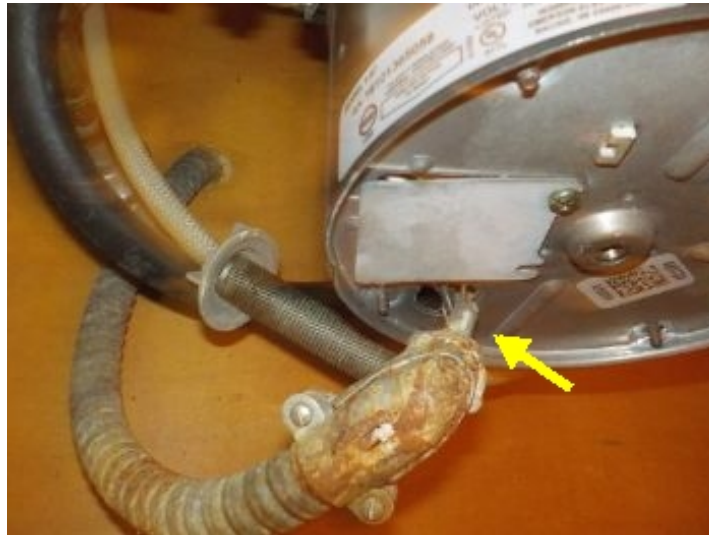
- GFCI outlets tested with outside source (tester) - GFCI protection is functional

7. Garbage Disposal

GOOD	FAIR	DEF	SH	NINP
	X		X	

Observations:

- The disposal is operational but is noisy during operation. Debris in the unit needs to be cleaned out.
- Unsafe wiring connection noted at disposal unit. Securely attach the wiring conduit to the base of the disposal unit with a stress clamp.



Unsafe wiring connection noted at disposal unit. Securely attach the wiring conduit to the base of the disposal unit with a stress clamp.

8. Microwave

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- microwave unit operated

9. Refrigerator

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- The refrigerator appears to be functional.

10. Cook top condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- electric power source
- operated

11. Oven & Range

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- electric power source
- operated

12. Vent Condition

GOOD	FAIR	DEF	SH	NINP
X				

Exhaust Type:

- microwave hood vent - recirculatory

Observations:

- operated

13. Plumbing

GOOD	FAIR	DEF	SH	NINP
		X		

Observations:

- The water pressure is low at the sink faucet. The shut off valves and/or sink faucet appear to need to be replaced.
- A leak is present at the drain collar connection to the sink. Repair is needed.



The water pressure is low at the sink faucet. The shut off valves and/or sink faucet appear to need to be replaced.



The water pressure is low at the sink faucet. The shut off valves and/or sink faucet appear to need to be replaced.



A leak is present at the drain collar connection to the sink. Repair is needed.

14. Window Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- functional

Bedrooms

1. Ceiling & Walls Condition

GOOD	FAIR	DEF	SH	NINP
X				

Materials:

- drywall
- wood trim-moldings

2. Ceiling Fans

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- installed ceiling fans are functional

3. A/C Distribution

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- air flow at ceiling registers is functional

4. Closets

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- functional

5. Doors

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- functional

6. Electrical

GOOD	FAIR	DEF	SH	NINP
		X		

Observations:

- One electrical outlet in the front guest bedroom does not have power. A wall switch does not appear to control the outlet. Further evaluation and/or repair is needed.
- The light fixture has been removed in the master bedroom closet.

7. Window Condition

GOOD	FAIR	DEF	SH	NINP
		X		

Observations:

- Two bedroom windows dont lock securely.

Bathrooms

1. Cabinets/Counters/Mirrors Condition

GOOD	FAIR	DEF	SH	NINP
X				

2. Ceiling/Walls/Floor Condition

GOOD	FAIR	DEF	SH	NINP
X				

Materials:

- drywall
- wood trim moldings
- tile flooring

3. Doors

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- functional

4. Electrical

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- electrical outlets and light fixtures are functional

5. GFCI Condition

GOOD	FAIR	DEF	SH	NINP
				X

Reset Location:

- GFCI reset located in garage

Observations:

- see garage GFCI section of report

6. Exhaust Fans

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- operated

7. A/C Distribution

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- air flow is functional at vents

8. Plumbing

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- No indications or signs of active plumbing supply leaks observed at visible fixture connections at time of inspection.

9. Faucets & Fixtures

GOOD	FAIR	DEF	SH	NINP
X				

10. Shower Walls & Floors

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- normal wear

11. Enclosure Frame

GOOD	FAIR	DEF	SH	NINP
	X			

Observations:

- The enclosure door and framing does not have a proper seal at the bottom frame. Caulking improvements are needed.



The enclosure door and framing does not have a proper seal at the bottom frame. Caulking improvements are needed.

12. Sinks

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- sinks are functional

13. Toilets

GOOD	FAIR	DEF	SH	NINP
	X			

Observations:

- toilets are functional
- Master bath: The toilet is not properly secured to the floor. No visible leaks detected. Properly secure by tightening hardware and/or caulking around base. The installation of a new wax ring is also recommended.

14. Window Condition

GOOD	FAIR	DEF	SH	NINP
		X		

Window Type:

- metal framed-single pane

Observations:

- Guest bath: One window needs general repair to the balancer/springs. The window will not stay open on its own.



Guest bath: One window needs general repair to the balancer/springs. The window will not stay open on its own.

Garage

1. Garage Door Condition

GOOD	FAIR	DEF	SH	NINP
X				

Door Type:

- door type: aluminum sectional door
- two car garage

Observations:

- the garage door is functional

2. Garage Door Opener Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- garage opener unit is functional
- automatic and manual reverse operation tested

3. Electrical Condition

GOOD	FAIR	DEF	SH	NINP
		X	X	

Observations: GFCI protection installed
Observations:

- The GFCI master outlet would not "trip" at time of inspection when tested with an outside source (tester) or the built in test button. This outlet provides GFCI protection and power to all the outlets on the branch circuitry. Replacement of the outlet appears to be needed to ensure proper GFCI safety protection to all outlets located on the circuit.
- outlet covers are missing



The GFCI master outlet would not "trip" at time of inspection when tested with an outside source (tester) or the built in test button. This outlet provides GFCI protection and power to all the outlets on the branch circuitry. Replacement of the outlet appears to be needed to ensure proper GFCI safety protection to all outlets located on the circuit.

4. Pedestrian Door Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- door is functional
- proper door seal observed
- solid core door installed

5. Ceilings/Walls Condition

GOOD	FAIR	DEF	SH	NINP
	X			

Observations:

- cosmetic damage noted in the ceiling

6. Floor Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- floor material: concrete slab
- normal wear & tear

Pool

The inspection performed is a limited visual operational inspection only. The inspection is not intended to comply to ANSI pool standards or code compliance. Filter and heating units are not dismantled during inspection. The pool inspection does not include leak detection in pool surfaces or underground plumbing. Always seek evaluation from a Licensed pool systems contractor for potential issues discovered during the inspection process or for an in depth inspection.

The pump is the heart of your pool's support system. It circulates water through the filter and heater and then returns it to the pool. When choosing a pump, important factors to consider are its pumping capacity relative to your pool size, the operating costs and maintenance steps. Many new energy saving models are on the market, and your pool professional will be glad to assist you in your product choice.

The filter's job is to keep your pool's water fresh and clean. There are three basic types of filters, all designed to remove oils, grease and dirt from pool water. The **high-rate sand filter** is the most popular type, partly because of its simplicity of operation and maintenance. Pool water is pumped through layers of sand inside a pressurized container. Dirt and grease particles are retained in the sand. The obvious time to clean the filter is when the water is no longer clear. However, don't wait until pool water loses clarity to check the filter. An increase in the pressure registered by a gauge on the filter tank or a reduction in water circulation are signs that the filter needs to be cleaned. The high-rate sand filter is cleaned by backwashing, which reverses the flow of water through the filter and pumps it out a waste line. Backwashing lifts the particles collected, raises the sand bed and cleans it. With proper backwashing and use of a filter cleaner, the sand can last indefinitely. The **D.E.** is another popular filter. It contains diatomaceous earth (hence the name D.E.), a white powder that filters out even very small particles. There are various methods of cleaning D.E. filters, including backwashing. In most cases, the used D.E. must be replaced whenever you clean the filter. In a **cartridge filter**, pool water circulates through cartridges of fibrous material. These cartridges can be removed, hosed down and soaked in a cleaning agent. Cartridge filters are relatively easy to clean and also have a low replacement cost. They should be replaced when they fail to maintain clear water in the pool or when they show signs of wearing. Dangerous pressures can build up inside a filter and before you attempt any maintenance operation, be sure to consult your pool professional. There are many different filter sizes, and your choice will depend largely on the size and usage of your particular pool. The more people that use the pool, the more water must be circulated. Your pool professional can give you advice on the right model and instructions on how long to run your filter.

The Heater

Most pool owners who have heaters agree that it is a vital factor in expanding their pool's use. Heaters can extend your swimming opportunities for more hours in the day and more months of the year, even year-round in some areas of the country. Look at a few facts first. Pool water of 78°F is what most people prefer for swimming. The sun alone can help water achieve that temperature, but unless you live in a very warm climate, your pool will never exceed the average air temperature. Therefore, the assistance of a heater might be needed to keep water constantly at 78°F in most climate zones. Your heating options are gas, oil, electricity or solar. Certain sources are more effective and less costly in certain areas of the country. Check with your pool professional for the most efficient energy source in your area. Size is another consideration. Don't select a smaller heater on the initial cost alone. A larger heater may actually be more economical because a smaller heater will have to work longer and harder to heat the same size pool.

The Surface Skimmer

One or more skimmers are included in properly designed pools. Skimmers draw in surface water accompanied by any floating dirt, leaves, oil or other debris while pool drains remove objects suspended in the main body of water or that fall to the bottom of the pool. Connected to the filtration system, skimmers help to keep the water's surface clean and minimize the amount of debris that gets into the main body of the pool water. Most skimmers are built right into the side of the pool, but portables are available. Portable skimmers hang on the edge of the pool and are used for above- or in-ground pools that were initially built without skimming systems. The skimmer is most effective if located on the down-wind side. The wind will help push in more water and it will also blow most leaves in that direction.

By adding a sanitizer to your pool water, you can protect yourself against germs and algae that might form on the pool's surface or in the water and also keep it sparkling clean.

The Test Kit

You can do most of the necessary water maintenance on your own pool. Most pool stores stock easy-to-use test kits, and testing the water is the first step. Obtain a reliable test kit and carefully follow the directions which come with it. Some helpful hints include reaching far below the surface to get an accurate water sample and taking your sample at the same time of day, say early evening.

Balancing pH in Pool Water

Once you have tested your water, charts included in the testing kit will indicate your water's pH balance. The ideal pH level for pool water is between 7.4 and 7.8. Above 7.8, the water is more alkaline (base) and under certain conditions can form deposits in the piping and on pool surfaces. Below 7.4 pH, the pool water is more acidic: the lower on the scale, the greater the acidity. If the water is too acidic, it can damage the piping and pool surfaces under certain conditions. Maintaining your water slightly on the alkaline side (between 7.4 and 7.8) helps chemicals do a proper disinfecting job, keeps scale from forming on the pool and support equipment and retards any corrosion.

The Right Chemicals

The pH of your pool tells you which chemicals to add to maintain a 7.2 to 7.6 pH level. Soda ash or sodium carbonate and sodium bicarbonate are common chemicals used to raise pH. Muriatic acid or sodium bisulfate lower pool water pH and make it more acidic. Liquid, powder or tablet forms of the chemicals are most often used in residential pools. The common disinfectants used are chlorine compounds. For best results, have your pool professional help you with your decision.

Automatic controls added to your pool system can turn the support system on and off, backwash to clean the filter and maintain the sanitizer level. Devices on the market can measure increasing water pressure, a sign of a clogged or dirty filter, and activate valves to backwash the filtration system. There are automatic timers (24-hour time clocks) and dispensers to automatically feed chemicals into the water and automatic pool cleaners. There are also various types of pool cleaners: vacuum systems for the floor of the pool, units that clean the surface and cleaning systems that use underwater hoses to direct objects toward the main drain. Some units are removed for swimming while others can remain in the water at all times.

Saving Energy

Whether you heat your pool or not, a pool cover is one of the best investments you can make. Most solar pool covers are moderately priced and usually pay for themselves in one season. If handled properly, a good cover will last many years. Several types of pool covers are available. Covers are usually made of plastic or aluminum sheets. They can be compared on:

1. ability to transmit sunlight to a pool
2. ability to reduce heat loss
3. ease of handling
4. durability and length of warranty.

If you do heat your pool, a pool cover can help you realize energy savings of 50 to 70 percent or more, depending on the climate where you live and the time of year. Pool covers also aid in keeping leaves out and reducing pool water evaporation.

Timers for Heaters

Heaters work on a thermostat linked to the pool's water temperature. Heaters may be set on timers for ease of operation. However, the heater can overheat without water circulating through it, so whenever the heater is on, the pump must be running. A time clock with fireman control should be used if the heater is on a timer. This will allow the pump to run for a short time after the heater is turned off to cool down the system.

Solar Heating

Solar heating has the advantage of economy and provides virtually free heat once it is installed. However, solar pool heating does require a greater investment in both equipment and installation than gas, oil or electricity. The different kinds of active solar heating systems all involve piping the pool water through solar collectors. These collectors or solar panels may be piped under a deck area, mounted on a roof or placed outside where there is direct exposure to the sun. A pump cycles pool water through the solar collectors and back to the pool. The pump is controlled by a thermostat which activates the flow of water when the collectors are warm enough to raise the pool temperature. Check with your pool professional as to the actual benefits to be gained from solar heating in your particular region. Some state tax credits may also apply. In addition to these "active" solar systems, there are passive systems that aim to preserve as much heat as possible. They range from pool covers to dark-bottomed pools and landscaping that cuts down wind and heat loss.

1. General Conditions

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- Overall pool conditions were good at time of inspection. Ongoing maintenance, servicing and repairs should be expected. Inspection of pool systems is not a required system to inspect during a general home inspection and is provided as a courtesy by the inspector at no additional charge. Further evaluation by a specialized professional is always recommended for a more in depth evaluation.

2. Surface Condition

GOOD	FAIR	DEF	SH	NINP
		X		

Observations:

- Pool leaks not detectable and not inspected for, limited pool inspection cannot determine pool leakage except at visible plumbing lines.
- no visible defects observed - the pool surface appears to have been refinished in the recent past
- Multiple coping tiles are cracked, damaged or missing.



Multiple coping tiles are cracked, damaged or missing.



Multiple coping tiles are cracked, damaged or missing.

3. Decking Condition

GOOD	FAIR	DEF	SH	NINP
		X		

Observations:

- The channel drains in the pool decking have been painted over in multiple sections and are filled with dirt. General maintenance is needed to ensure proper drainage.



The channel drains in the pool decking have been painted over in multiple sections and are filled with dirt. General maintenance is needed to ensure proper drainage.

4. Electrical Condition

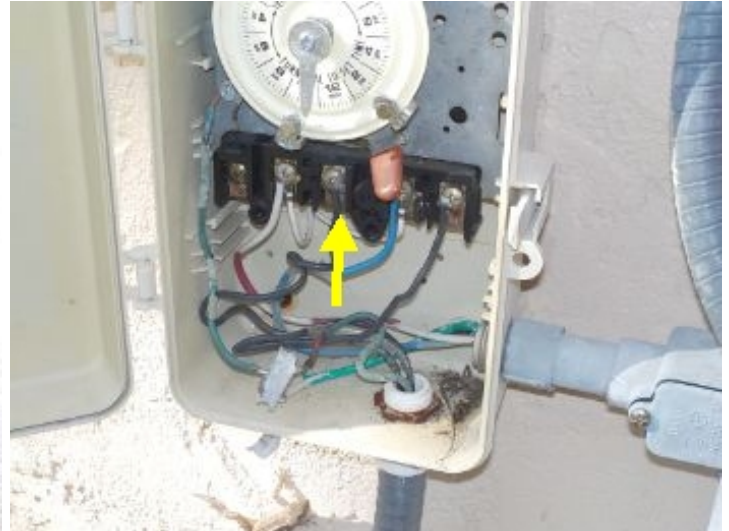
GOOD	FAIR	DEF	SH	NINP
			X	

Observations:

- The pool light switch is missing a cover. Install a new cover for safety and weatherproofing.
- The pool pump timer is missing the plastic wire terminal cover.



The pool light switch is missing a cover. Install a new cover for safety and weatherproofing.



The pool pump timer is missing the plastic wire terminal cover.

5. GFCI Condition

GOOD	FAIR	DEF	SH	NINP
		X	X	

Observations:

- The GFCI outlet mounted on the wall at the pool equipment has power but does not trip when tested with a tester device. This outlet provides ground fault protection for the pool light. Replacement of the outlet is most likely needed due to a faulty internal mechanism.



The GFCI outlet mounted on the wall at the pool equipment has power but does not trip when tested with a tester device. This outlet provides ground fault protection for the pool light. Replacement of the outlet is most likely needed due to a faulty internal mechanism.

6. Pool Heating

GOOD	FAIR	DEF	SH	NINP
				X

Observations:

- no heating unit installed

7. Filter Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- cartridge style filtration unit - appears to be fully functional and in overall good condition

8. Water Quality

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- Pool water conditions good at time of inspection. Ongoing routine maintenance will be required, contact a professional service if unfamiliar with operation and maintenance of pool equipment.

9. Pumps Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- pool pump is functional
- pump age & service life undetermined

10. Plumbing Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- functional - no visible pipe leaks detected at equipment
- Underground pipe leaks and leaks in the pool shell are not inspected for or detectable during the home inspection. A specialized leak test would be needed.
- Pool plumbing valves not labeled for identification.

11. Timer Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- timer unit is functional

12. Lighting Condition

GOOD	FAIR	DEF	SH	NINP
X				

Observations:

- pool light is functional

13. Safety Features

GOOD	FAIR	DEF	SH	NINP
				X

Observations:

- safety fencing not installed at time of inspection