

Red Rock Home Inspections

Property Inspection Report



1234 Fake St. , Bonsall, Ca 92003
Inspection prepared for: Report Sample
Date of Inspection: 10/12/2013 Time: 2:00pm
Age of Home: 15 Size: 2200
Weather: Overcast/hot

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

How to read this report:

Items in red: Serious safety concern, significant repairs or items leading to substantial safety concerns or repairs.

Items in blue: Areas of deferred maintenance. If left unattended, these items have the potential to grow into more of a concern and should be addressed as soon as possible.

Please contact our office with any questions regarding this report.

Interior Areas		
Page 6 Item: 10	Fireplace	• SAFETY - A large crack was observed in the firebox for the dining room fireplace. Recommend further evaluation and repair by qualified contractor prior to use.
Bedrooms		
Page 7 Item: 6	Fireplace	• A crack was observed in the back wall of the firebox in the fireplace located in the master bedroom. It appears previous attempts to repair have been made. Recommend further evaluation and repair by qualified contractor prior to use.
Bathroom		
Page 9 Item: 8	Exhaust Fan	• The bath fan in the south bathroom did not operate when tested.
Kitchen		
Page 12 Item: 3	Dishwasher	• SAFETY- Dishwasher draining through air gap and leaking under sink near electrical outlet. Possibly due to drain plug not knocked out on disposal. Recommend repairs by qualified individual.
Heat/AC		
Page 15 Item: 2	Heater Base	• PREVENTATIVE MAINTENANCE Recommend installing secondary catch pan under furnace to prevent potential damage to ceiling from condensate related to the evaporator coil for the a/c.
Garage		
Page 18 Item: 3	Electrical	• Missing cover plate observed, suggest installing for safety.
Page 18 Item: 5	Exterior Door	• Minor damaged observed at base of exterior garage door jamb. Recommend repairing and painting to prevent further deterioration.
Page 19 Item: 6	Fire Door	• The automatic closure device does not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door.
Roof		
Page 22 Item: 1	Roof Condition	• A small number of tiles were observed broken during inspection. Recommend licensed roofing contractor replace affected tiles as needed.
Attic		

Page 23 Item: 2	Structure	<ul style="list-style-type: none">• Evidence of possible wood destroying organisms observed in the attic. Recommend further evaluation by a licensed pest control company.• SAFETY - The fire separation in the attic between the garage and the house has been compromised due to pipe and wiring penetrations. Recommend sealing void around pipes and wire with a rated fire proof material.
Page 24 Item: 6	Electrical	<ul style="list-style-type: none">• I observed a power strip with a flood light in the garage attic. Recommend removing and installing a permanent switched light fixture if lighting is desired in the garage attic space.
Exterior Areas		
Page 25 Item: 6	Stucco	<ul style="list-style-type: none">• The exterior stucco appears to have numerous small cracks on the surface. Recommend sealing and painting with approved material to prevent moisture intrusion into wall cavities.
Pool		
Page 31 Item: 11	Structure Condition	<ul style="list-style-type: none">• There did not appear to be an anti-vortex safety cover over the pool drain. This is a potential entrapment and safety concern. Recommend installation of safety cover as needed.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Attached • Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

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. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated normally when tested, at time of inspection.

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
 • The closet is in serviceable condition.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Hollow wood doors.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • The majority of grounded receptacles , were tested and found to be wired correctly.

6. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated when tested.

7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

8. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • ****Sliding Patio Doors****
 • The sliding patio door was functional during the inspection.

9. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Sliding door screen is functional.

10. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials: Dining room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- Damper was opened and closed several times.
- **SAFETY - A large crack was observed in the firebox for the dining room fireplace. Recommend further evaluation and repair by qualified contractor prior to use.**



11. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • South West#4 • North#2 • West#3

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Hollow wood doors.
- Sliding doors to backyard.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

6. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials: Bedroom

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- Damper was opened and closed several times.
- A crack was observed in the back wall of the firebox in the fireplace located in the master bedroom. It appears previous attempts to repair have been made. Recommend further evaluation and repair by qualified contractor prior to use.



7. Floor Condition

Good	Fair	Poor	N/A	None
X				

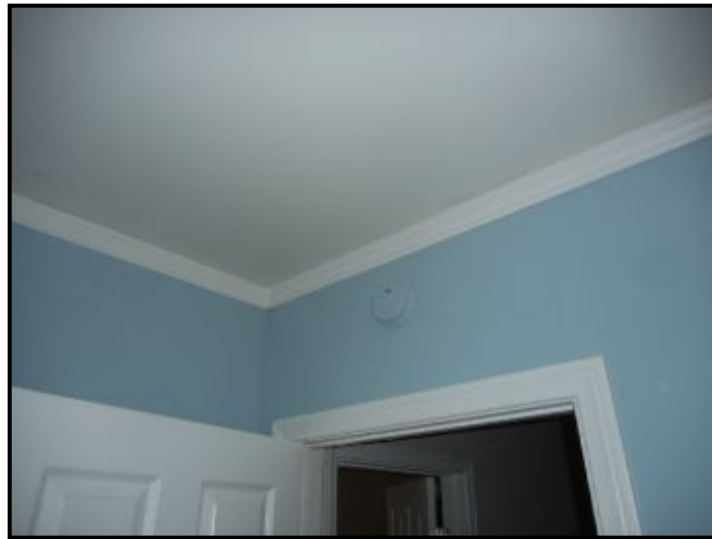
Flooring Types: Carpet is noted.

8. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****Smoke Detectors****
- The smoke detectors operated during the inspection.
- The smoke detector in the Northwest bedroom has been painted over. The alarm sounded when the test button was activated, however, smoke detectors should not be painted over. Smoke detectors are designed to change color to indicate when replacement is needed. Pain will prevent the occupant from determining when the detector is beyond it's useful life.



9. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

12. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- ****Sliding Patio Doors****
- The sliding patio door was functional during the inspection.

13. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Sliding door screen is functional.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • North bathroom • South bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional, at time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • No discrepancies noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
 • The bath fan in the south bathroom did not operate when tested.



9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.
 Observations:
 • Appeared functional at time of inspection.

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
 • Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:
 • The bathroom is missing the medicine cabinet.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional at time of inspection.

13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
 • functional

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Ceramic tile noted.
 • Recommend caulking as required.

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
 • Tub
 • Stopper is missing.

16. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The shower enclosure was functional at the time of the inspection.

17. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspeciton.
- Suggest caulking as necessary.

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

19. Window Condition

Good	Fair	Poor	N/A	None
X				

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • Granite tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated.
 • **SAFETY-** Dishwasher draining through air gap and leaking under sink near electrical outlet. Possibly due to drain plug not knocked out on disposal. Recommend repairs by qualified individual.



4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:
 • Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.
- All heating elements operated when tested.
- Oven(s) operated when tested.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: gas burners
- Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

11. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

12. Floor Condition

Good	Fair	Poor	N/A	None
X				

13. Plumbing

Good	Fair	Poor	N/A	None
X				

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

16. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational.

17. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dryer Vent

Good	Fair	Poor	N/A	None

Observations:
 • Inaccessible

4. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
 • The exhaust fan was operated and no issues were found.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

6. Plumbing

Good	Fair	Poor	N/A	None

Observations:
 • Some not accessible.

7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

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.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the hall closet • The furnace is located in the garage

Materials: Gas fired forced hot air.

Observations:

- Unable to inspect heat exchanger due to closed system.

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

• **PREVENTATIVE MAINTENANCE** Recommend installing secondary catch pan under furnace to prevent potential damage to ceiling from condensate related to the evaporator coil for the a/c.



3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Concealed due to high efficiency furnace design.
- Suggest having this unit professionally cleaned and tuned to ensure proper and safe operation.

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Metal double wall chimney vent pipe noted.
- The visible portions of the vent pipes appeared functional.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present. Valves are not testing during the course of the inspection due to the possibility of failure which can result in an immediate emergency. Further testing/evaluation may be obtained by a licensed contractor if desired.

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.
- We recommend sealing all holes and gaps for maximum effectiveness.

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

10. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Location: Hallway
- Digital - programmable type.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater enclosure is functional.

3. Combusion

Good	Fair	Poor	N/A	None
X				

Observations:
 • The combustion chamber appears to in functional condition.

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas
 Location: The heater is located in the garage.

6. TPRV

Good	Fair	Poor	N/A	None
X				

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 50 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appears functional.

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper

11. Strapping

Good	Fair	Poor	N/A	None
X				

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Appeared satisfactory, at time of inspection.

3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• **Missing cover plate observed, suggest installing for safety.**



4. GFCI

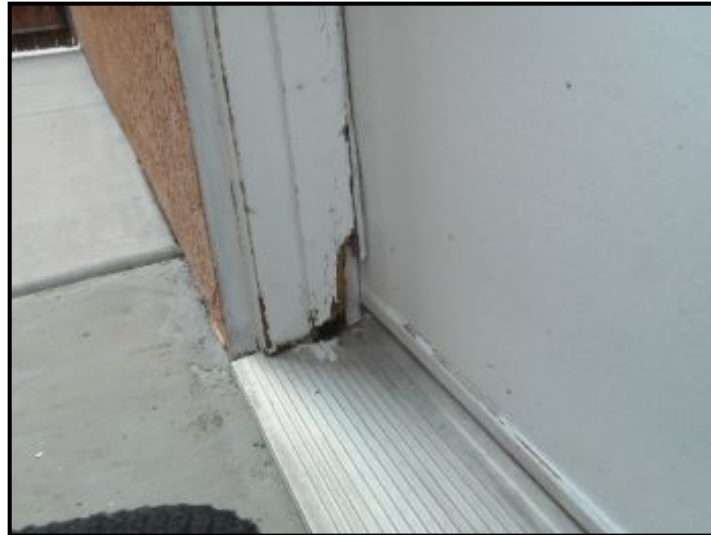
Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational

5. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:
• **Minor damaged observed at base of exterior garage door jamb. Recommend repairing and painting to prevent further deterioration.**



6. Fire Door

Good	Fair	Poor	N/A	None
	X			

Observations:

- The automatic closure device does not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door.



7. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roll-up door noted.

Observations:

- No deficiencies observed.

8. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

9. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.

10. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: South side of the house.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
• 200 amp

3. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
• There is an underground service lateral noted.

4. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Mounted roof for inspection.

Materials: Concrete tiles noted.

Observations:

- A small number of tiles were observed broken during inspection. Recommend licensed roofing contractor replace affected tiles as needed.



2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

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

4. Vent Caps

Good	Fair	Poor	N/A	None
X				

5. Gutter

Good	Fair	Poor	N/A	None
				X

Observations:

- No gutters or downspouts. Installation recommended, at least over entranceways and walks, to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- ****Location of access****
- Bedroom Closet.
- Garage ceiling.

2. Structure

Good	Fair	Poor	N/A	None

Observations:

- **Evidence of possible wood destroying organisms observed in the attic. Recommend further evaluation by a licensed pest control company.**
- **SAFETY - The fire separation in the attic between the garage and the house has been compromised due to pipe and wiring penetrations. Recommend sealing void around pipes and wire with a rated fire proof material.**



3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Most areas not accessible due to insulation.
- **I observed a power strip with a flood light in the garage attic. Recommend removing and installing a permanent switched light fixture if lighting is desired in the garage attic space.**



7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Unfinished fiberglass batts noted.
 Depth: Insulation averages about 8 inches in depth

9. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:
 • Double wall metal B-Vent pipe noted.

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:
 • Functional.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.

3. Siding Condition

Good	Fair	Poor	N/A	None

Materials: Stucco veneer noted.

Observations:

- Caulk and seal all gaps, cracks and openings.
- Maintenance Tip: Ensure that sprinklers do not spray house siding.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

- I observed what appears to be a bird nest made of mud under the west eaves of the house. This can retain moisture against the stucco and well as increase the moisture in eaves, potentially leading to rot and/or decay in the contacted members. Recommend removing nest.



5. Exterior Paint

Good	Fair	Poor	N/A	None

Observations:

- Suggest caulking around doors and windows as necessary.

6. Stucco

Good	Fair	Poor	N/A	None

Observations:

- The exterior stucco appears to have numerous small cracks on the surface. Recommend sealing and painting with approved material to prevent moisture intrusion into wall cavities.

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete slab not visible due to floor coverings.
- 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.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

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

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



4. Gate Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood • Wrought iron

5. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: South side.



Gas shutoff.

6. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

Observations:

- Main water shutoff on Southside of home.



Water shutoff.

7. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 70

8. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure regulator noted.

9. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- Appeared functional at time of inspection.

10. Sprinklers

Good	Fair	Poor	N/A	None
X				

Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None
X				

2. Deck Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

3. Gate & Fence Condition

Good	Fair	Poor	N/A	None
X				

4. Filter

Good	Fair	Poor	N/A	None
X				

Observations:
 • Diatom. earth filter noted.
 • Recommend pool service contractor perform routine maintenance prior to use.

5. Skimmer and Basket

Good	Fair	Poor	N/A	None
X				

Observations:
 • Functional.

6. Pool Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Solar
 Observations:
 • No leaks, appeared serviceable during inspection.

7. Lights

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated

8. Pressure Gauge

Good	Fair	Poor	N/A	None
X				

Observations:
 • Present on filter housing.

9. Pumps

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated

10. Jets

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated

11. Structure Condition

Good	Fair	Poor	N/A	None
X				

Type: below ground
 Materials: gunite
 Observations:

- There did not appear to be an anti-vortex safety cover over the pool drain. This is a potential entrapment and safety concern. Recommend installation of safety cover as needed.



12. Tile

Good	Fair	Poor	N/A	None
X				

13. Timer

Good	Fair	Poor	N/A	None
X				

Observations:
 • present

14. Water Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • clear

15. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

16. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:
 • GFCI in place and operational.