



# **Colliers Property Inspections** **Property Inspection Report**

Inspector: Justin Collier

IOS. 3227-RES

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5401 Test Drive Ave, Las Vegas, NV 89130  
Inspection prepared for: Justin Collier  
Date of Inspection: 2/19/2023 Time: 10:00 AM  
Age of Home: 22 Years Size: 2275  
Weather: Sunny and Clear



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# INSPECTION and SITE DETAILS

## 1. Type of Dwelling

### Observations:

- The property inspected was a single family dwelling.

## 2. Inspection Time

### Observations:

- The Inspection started at 10AM
- The inspection ended at 1PM

## 3. Present at the Inspection

### Observations:

- The buyer did not attend the inspection.
- The buyer's agent did not attend the inspection.
- The home occupant was not present during the inspection.
- The seller did not attend the inspection.
- A dog was present at the property during the inspection, but was not a hinderance to the inspection.

## 4. Occupancy

### Observations:

- The home was occupied by the sellers, who were absent from the home during the inspection.

## 5. Weather Conditions

### Observations:

- During the inspection the weather was sunny, clear.
- The temperature at the inspection was approximately 55F degrees.

## 6. Year of Original Construction

### Observations:

- The home was originally constructed in approximately 2001

## 7. Square Footage

### Observations:

- The size of the home was listed as approximately 2300 square feet.

## 8. Utilities

### Observations:

- All utilities were on at the time of the inspection.

## 9. Ground/Surface soil Condition

### Observations:

- The ground was dry at the time of the inspection

## 10. Homesite Elevation

### Observations:

- The homesite was located at an elevation of approximately 2000 feet/610 metres.

## 11. Standards of Practice

### Observations:

- The General Home Inspection is based on the Standards of Practice (SOPs) followed by the Inspector. The SOPs are minimum guidelines that determine what an inspector must and need not inspect and report on. The Inspector is free to exceed these guidelines at his discretion, however, comments on systems, components, or conditions that exceed the scope of the General Home Inspection are not meant to imply that the scope of the inspection is expanded to include all systems, components, or conditions, the inspection of which lies beyond the scope of the General Home Inspection. Additional defects that lie beyond the scope of the General Home Inspection may exist in the home and may not be identified by the Inspector.

## NATURAL HAZARDS

### 1. Earthquake

#### Observations:

- The home was located within an area designated by the Federal Emergency Management Agency (FEMA) as zone D0, D1, or D2. Homes in these zones could experience very strong shaking with the possibility of the following types of damage: slight damage to specially designed structures, considerable damage to ordinary substantial buildings with partial collapse, and great damage to poorly built structures. You should ask about any problems concerning the ability of the home to qualify for a mortgage, building permit, or insurance. You can learn how to protect your family with the FEMA publication on emergency preparations, available free online at: [http://www.fema.gov/media-library-data/20130726-1549-20490-2111/basic\\_preparedness.pdf](http://www.fema.gov/media-library-data/20130726-1549-20490-2111/basic_preparedness.pdf)

## EXTERIOR VIEWS

### 1. Front Entry

#### Observations:

- The photo shows the front entry.



*EXTERIOR VIEWS Front Entry*

## 2. Front and Right

**Observations:** The photo shows the Front and right sides of the home.

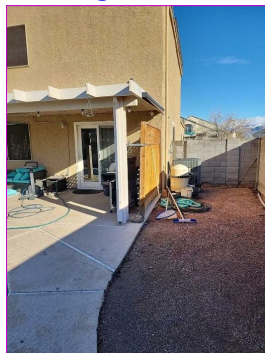


*EXTERIOR VIEWS Front and Right*

## 3. Rear and Right

**Observations:**

- The photo shows the rear and right sides of the home.



*EXTERIOR VIEWS Rear and Right*

## 4. Front

**Observations:**

- The photo show the front of the home.



*EXTERIOR VIEWS Front*

## 5. Rear

**Observations:**

- The photo shows the rear of the home.



EXTERIOR VIEWS Rear

# GROUNDS

## 1. Building Lot Description

**Observations:**

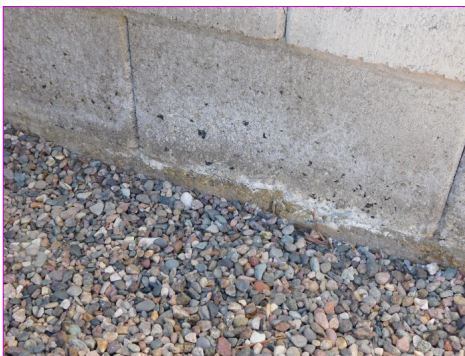
- The building site was relatively level and flat.

## 2. Boundary Walls



**Observations:**

- Boundary walls were made of concrete masonry units (CMU) commonly called concrete block.
- Boundary walls exhibited moderate damage or deterioration. The inspector recommends repair by a qualified contractor.



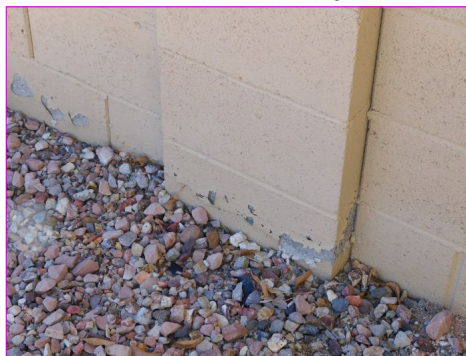
GROUNDS Boundary Walls



GROUNDS Boundary Walls



GROUNDS Boundary Walls



GROUNDS Boundary Walls

### 3. Driveway Material

**Observations:**

- The home had a concrete driveway.

### 4. Driveway Condition

**Observations:**

- The Inspector observed no deficiencies the driveway condition.

### 5. Fence Material

**Observations:**

- Fences were made of concrete masonry units (CMU).

### 6. Gates



**Observations:**

- The gates were made of metal.
- The hinges are slightly loose on both the top and bottom where bolted to the concrete masonry unit wall. Recommend these be repaired by a licensed contractor.



*GROUND'S Gates*

### 7. Landscape Irrigation



**Observations:**

- Several zone valves appeared to be leaking. The Inspector recommends repair by a qualified contractor.



*GROUND'S Landscape Irrigation*

## 8. Vegetation Observations



### Observations:

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

## 9. Walkways



### Observations:

- Home walkways were constructed of poured concrete.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home walkways at the time of the inspection.
- Common cracks (1/4 inch or less) were visible in the sidewalk at the time of the inspection. Cracks exceeding 1/4 inch should be patched with an appropriate sealant to avoid continued damage to the walkway surface from freezing moisture.
- Walkway channel drain is damaged. I recommend repair or replacement by a licensed contractor.



*GROUNDS Walkways*

# EXTERIOR PLUMBING

## 1. Exterior Faucets



### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets.
- It is recommended to install an anti-siphon valve or device on the exterior hose bibs. This is especially important since this hose bib will likely be used to fill the pool. If a siphon event happens it could siphon pool water back up into the homes water system potentially contaminating drinking water.



*EXTERIOR PLUMBING Exterior Faucets*

## 2. Water Pressure

### Observations:

- Water pressure measured 40 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

# EXTERIOR ELECTRICAL

## 1. Exterior Electrical Receptacles



### Observations:

- Most exterior electrical receptacles were Ground Fault Circuit Interrupter (**GFCI**)-protected and enclosed in weather-resistant covers. Exceptions will be listed in this report.
- The weatherproof cover for the front entry GFCI receptacle does not close completely. I recommend this be evaluated by a licensed electrician and repaired as needed.



*EXTERIOR ELECTRICAL Exterior Electrical Receptacles*

## 2. Exterior Lighting



### Observations:

- There isn't a recommended height for ceiling fans in the National Electrical Code or International Residential Code, however most manufacturers recommend a height of no less than 7 feet from the ground. This fan is 81 inches from the ground and is 3 inches below most manufacturer recommendations. Recommend raising the fan if possible. However, a ceiling fan needs a minimum of 8 inches of clearance from the ceiling to produce it's full rated volume of air.
- Cover missing on light fixture. Recommend repair.





EXTERIOR ELECTRICAL Exterior Lighting



EXTERIOR ELECTRICAL Exterior Lighting

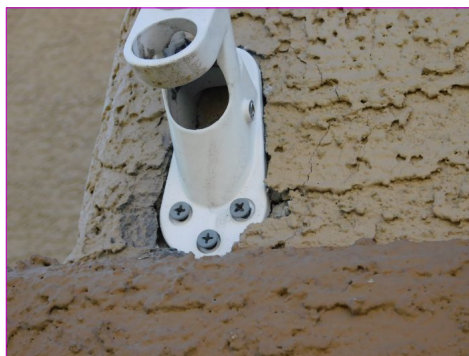
## EXTERIOR WALLS

### 1. Stucco Condition



#### Observations:

- The Inspector observed few deficiencies in the condition of stucco covering exterior walls of the home. Notable exceptions will be listed in this report.
- Stucco covering exterior walls of the home had minor damage visible at the time of the inspection.
- Stucco covering exterior walls of the home had moderate visible damage that should be repaired to prevent possible moisture intrusion or additional damage from exposure to freezing moisture.



EXTERIOR WALLS Stucco Condition

### 2. Stucco Type

#### Observations:

- Exterior walls of the home were covered with hardcoat stucco.

### 3. Stucco Cracking

#### Observations:

- The stucco covering exterior walls showed widespread minor cracking. This type of cracking, called "thermal cracking", is a reaction to internal stresses created by stucco expansion and contraction caused by temperature changes. It is common as stucco ages and is a cosmetic concern, not a structural problem. This type of cracking can be expected to continue slowly over time.

# PATIO

## 1. Patio Materials

### Observations:

- This patio was constructed of poured concrete.

## 2. Patio Condition



### Observations:

- Cool Deck material around the swimming pool is starting to chip away in spots. This is technically a cosmetic issue, but it is recommended to address this issue and have it repaired by a licensed contractor to avoid further deterioration.



*PATIO Patio Condition*



*PATIO Patio Condition*

## 3. Patio Slab Condition



### Observations:

- The patio surface had moderate cracking visible at the time of the inspection. Cracks wider than 1/4-inch should be filled with an appropriate material to help prevent continued deterioration. All work should be performed by a qualified contractor.



*PATIO Patio Slab Condition*

## 4. Patio Cover

### Observations:

- The patio was covered with a shed roof.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the patio cover.

# GARAGE

## 1. Garage Description

**Observations:** Garage Inspection was limited because of occupant belongs and or Vehicles.  
The home had a two-car attached garage.

## 2. Garage General Condition



**Observations:**

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the garage. Notable exceptions will be listed in this report.
- Low voltage wiring splices together noted in garage. These wires appear to be for a security camera system. The security camera system is out of scope for this inspection, however these splices wire are being noted for your information.



GARAGE Garage General Condition

## 3. Garage Floor

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

Inspection of garage was limited due to occupant belongs and vehicles parked in the garage.

## 4. Fire Separation



**Observations:**

- The ceiling separating the garage from the home living space did not meet firewall safety requirements.

The Inspector recommends correction by a qualified contractor.



GARAGE Fire Separation



GARAGE Fire Separation



GARAGE Fire Separation

## 5. Garage Walls

### Observations:

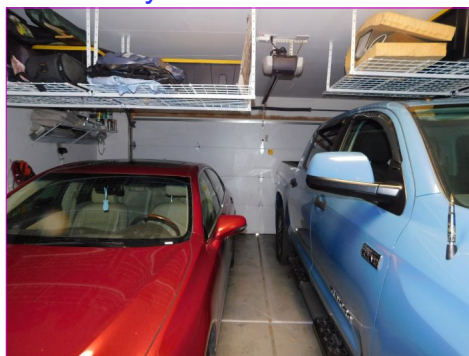
- At the time of the inspection, the Inspector observed few deficiencies in the condition of The garage walls. Notable exceptions will be listed in this report.

## 6. Garage Ceiling



### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.
- Overhead storage racks attached to the garage ceiling. I recommend these be reviewed and determine if they were installed to manufacturer recommendations.



*GARAGE Garage Ceiling*

## 7. Framing General Condition

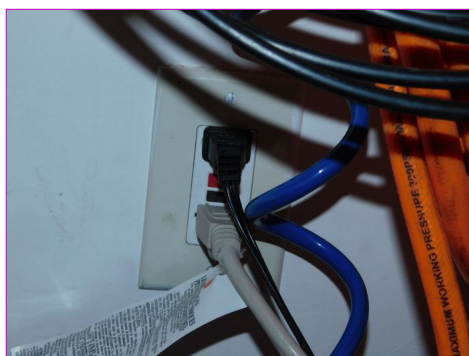
### Observations:

- No access hatch was provided through which to view garage roof framing. The roof framing was not inspected and the Inspector disclaims any responsibility for confirming its condition. The Inspector recommends having the attic area inspected by a qualified inspector after access has been provided, to help ensure that safe conditions exist.

## 8. Garage Electrical Defects



- Observations:** The GFCI could not be tested because of occupants belongings plugged into the receptacle. The freezer was plugged into the GFCI receptacle and because of this I made the decision not to test this receptacle in case it would not reset.



*GARAGE Garage Electrical Defects*

# OVERHEAD GARAGE DOOR

## 1. General Condition

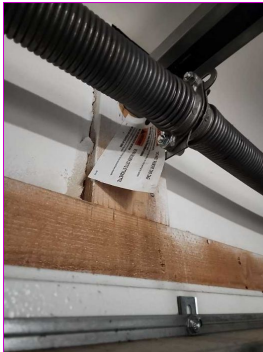
**Observations:**

- The Inspector observed few deficiencies in the condition of the overhead vehicle doors. Notable exceptions will be listed in this report.



OVERHEAD GARAGE DOOR General Condition

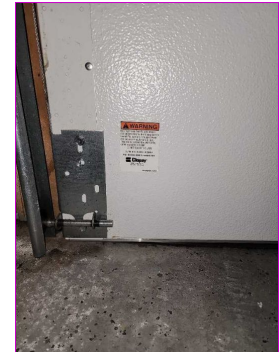
## 2. Labels



OVERHEAD GARAGE DOOR Labels



OVERHEAD GARAGE DOOR Labels



OVERHEAD GARAGE DOOR Labels

## 3. Door Panels



**Observations:**

- The garage door sweep was damaged or missing. The sweep is the rubber gasket installed on the bottom of the door that seals the garage against air movement and pest entry.



OVERHEAD GARAGE DOOR Door Panels

## 4. Door Springs



*OVERHEAD GARAGE DOOR Door Springs*

## 5. Door Tracks

### Observations:

- The overhead garage door tracks appeared to be correctly installed and stable at the time of the inspection.

## 6. Automatic Opener

### Observations:

- One overhead garage door was equipped with an automatic door opener.
- The automatic garage door opener responded to the controls at the time of the inspection.



*OVERHEAD GARAGE DOOR Automatic Opener*

## 7. Automatic Reverse

### Observations:

- Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.
- Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.
- The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.
- The pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door complies with the manufacturer's specifications you should have the it inspected by a qualified contractor or technician.

## 8. Automatic Opener Switch



### Observations:

- The garage door push-button switch was lower than the recommended 5-foot minimum height above the standing surface. This condition is potentially dangerous to children. The Inspector recommends that the switch be raised for safety reasons. All work should be performed by a qualified contractor.



*OVERHEAD GARAGE DOOR Automatic Opener Switch*

## 9. Manual Disconnect

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.



OVERHEAD GARAGE DOOR Manual Disconnect

## ROOF STRUCTURE EXTERIOR

### 1. Method of Inspection

**Observations:**

- The roof was inspected remotely using a drone with camera attached.

### 2. Configuration

**Observations:**

- The home has a combination of gable and hip roofs.

### 3. Slope

**Observations:**

- The roof pitch (slope) was approximately 6&12.

### 4. Exterior Appearance

**Observations:**

- The inspector observed no deficiencies in the condition of the roof structure exterior.

### 5. Sheathing

**Observations:**

- The roof was sheathed with engineered wood panels called oriented strand board (OSB) approximately 15/32-inch thick.



ROOF STRUCTURE EXTERIOR Sheathing



## 6. Underlayment



### Observations:

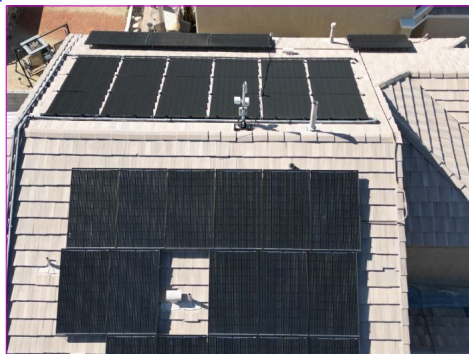
- The underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or proper installation.

# CONCRETE TILE ROOFS

## 1. Tile Description

### Observations:

- The roof was covered with concrete tiles.
- The roof was covered with flat concrete tiles that interlocked with tiles in the same course and overlapped tiles in the course below.



CONCRETE TILE ROOFS Tile Description

## 2. Substrate

### Observations:

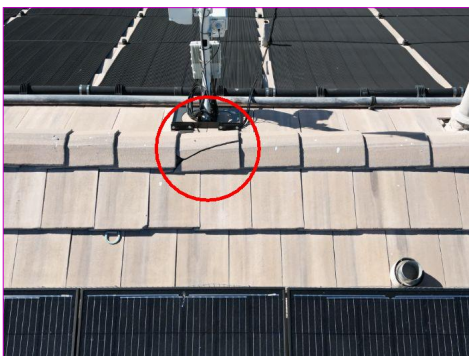
- The concrete roof tile rested on wood battens fastened to solid roof sheathing and spaced to match the tile headlap.

## 3. Tile Roof Condition



### Observations:

- TAt the time of the inspection, the Inspector observed few deficiencies in the condition of concrete tile roof-covering material. Notable exceptions will be listed in this report.
- The roof had cracked and/or broken concrete roof tiles that should be replaced to help prevent damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repairs.
- Roof tiles that had been inadequately fastened have been displaced by wind. The tiles should be replaced by a qualified roofing contractor in a manner that will hold them securely in place.
- Concrete tiles in some portions of the roof were slipping downhill. These tiles had been cut to length, and fastener holes were discarded with tile waste. The Inspector recommends that any such tiles be replaced by a qualified roofing contractor using an appropriate adhesive.



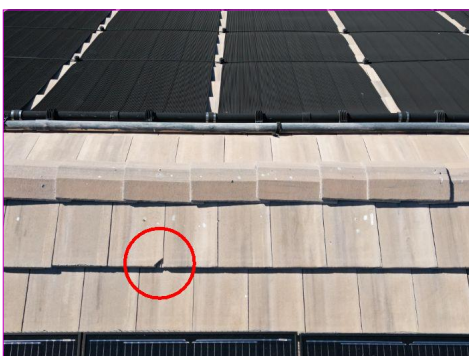
CONCRETE TILE ROOFS Tile  
Roof Condition



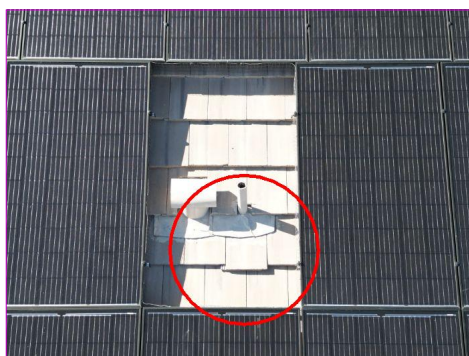
CONCRETE TILE ROOFS Tile  
Roof Condition



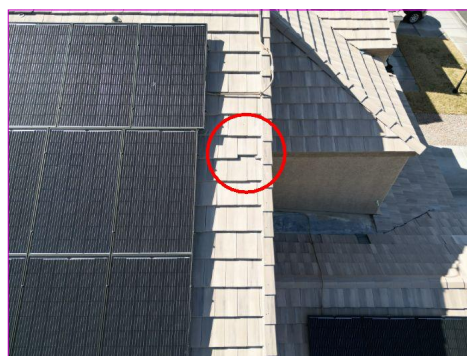
CONCRETE TILE ROOFS Tile  
Roof Condition



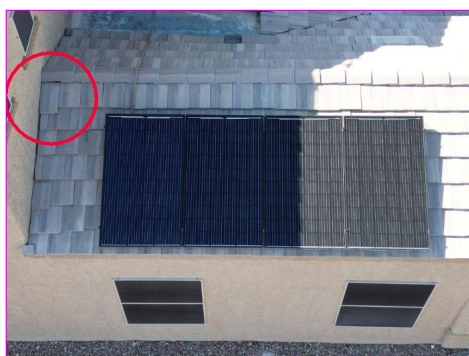
CONCRETE TILE ROOFS Tile  
Roof Condition



CONCRETE TILE ROOFS Tile  
Roof Condition



CONCRETE TILE ROOFS Tile  
Roof Condition



## FLASHING: STEEP-SLOPE

### 1. General Condition

#### Observations:

- Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:
  - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights;
  - junctions at which roofs meet walls;
  - roof edges;
  - areas at which roofs change slope;
  - areas at which roof-covering materials change; and
  - areas at which different roof planes meet (such as **valleys**).
- The inspector observed no deficiencies in the condition of roof flashing.

## 2. Sidewall flashing

### Observations:

- The Inspector observed no deficiencies in the condition of sidewall flashing.

## 3. Headwall flashing

### Observations:

- The Inspector observed no deficiencies in the condition of headwall flashing.

## 4. Valley Flashing

### Observations:

- The inspector observed no deficiencies when inspecting **valley flashing**.

## 5. Kickout Flashing

### Observations:

- The inspector observed no deficiencies when inspecting kick-out flashing.

## 6. Roof-edge Flashing

### Observations:

- The inspector observed no deficiencies when inspecting roof edge flashing.

# DRAINAGE SYSTEM

## 1. Drainage System Description

### Observations:

- No gutters or downspouts present for roof drainage system.

# ATTIC

## 1. Attic Access

### Observations:

- The Inspector evaluated the attic from inside the attic space.
- The attic was accessed through a hatch in the hallway ceiling.



*ATTIC Attic Access*

## 2. Roof Structure

### Observations:

- The inspector observed no deficiencies during inspection of the roof structure.

## 3. Conventional Roof Framing

### Observations:

- The roof was framed using a combination of engineered (manufactured) roof trusses and conventional framing methods.
- Rafters were supported by purlins. Purlins are a system of bracing designed to provide added support to rafters to prevent sagging. They consist of horizontal strongbacks fastened to the underside of rafters and supported by braces that bear on the tops of walls.

## 4. Framing General Condition



*ATTIC Framing General Condition*

## 5. Truss Roof Structure

### Observations:

- The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.
- The inspector observed no deficiencies in the condition of the visible portions of the roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.

## 6. Roof Sheathing Material

### Observations:

- The roof appeared to be sheathed with 7/16-inch oriented strand board (OSB).

## 7. Roof Sheathing Condition

### Observations:

- The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection.

## 8. Thermal Insulation Type

### Observations:

- The attic floor was insulated with blown-in fiberglass.



*ATTIC Thermal Insulation Type*

## 9. Thermal Insulation Depth

### Observations:

- Attic floor insulation depth averages 12 to 14 inches. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes.



*ATTIC Thermal Insulation Depth*

## 10. Thermal Insulation Condition

### Observations:

- The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.



*ATTIC Thermal Insulation Condition*

## 11. Attic Ventilation

### Observations:

- Gable vents were installed to ventilate the attic space.

## 12. Ventilation General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

## 13. Attic Electrical



### Observations:

- The Inspector observed few deficiencies in the condition of the electrical components in the attic at the time of the inspection. Notable exceptions will be listed in this report.
- The attic space light was not working. Upon further investigation it is noted that the bulb was broken out of the socket. I recommend this be repaired by a licensed electrician.



*ATTIC Attic Electrical*

# ELECTRICAL SYSTEM

## 1. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the electrical system.

# GENERAL INTERIOR

## 1. General Condition

### Observations:

- A bench has been built and installed in the corner of the downstairs family/living room. It is recommended this bench be evaluated by a licensed contractor to ensure it is safe.
- Inspection of the interior typically includes examination of the following components...

### ROOMS

- Wall, floor and ceiling surfaces
- Doors, interior, exterior and sliding glass including hardware (condition and proper operation)
- Windows (type, condition and proper operation)
- Ceiling fans (condition and proper operation)

### ELECTRICAL

- Switches and outlets (condition and proper operation)
- Lighting fixtures (condition and proper operation)

### INTERIOR TRIM

- Door casing
- Window casing, sashes and sills (condition and proper operation)
- Baseboard
- Molding (crown, wainscot, chair rail, etc.)
- The Inspector observed no deficiencies in the condition of the home interior.
- The home interior showed moderate general wear and deterioration commensurate with its age.
- The doorbell responded to the switch.
- A bench has been built and installed in the corner of the downstairs family/living room. It is recommended this bench be evaluated by a licensed contractor to ensure it is safe.



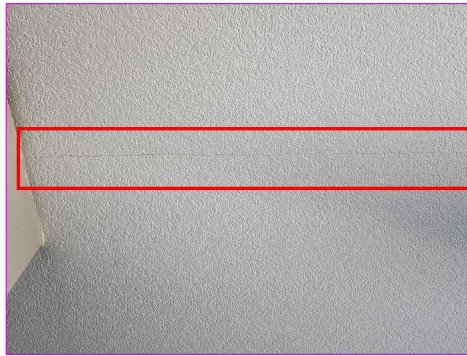
*GENERAL INTERIOR General Condition*

## 2. Ceiling



### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of ceilings in the home. Notable exceptions will be listed in the appropriate place in this report.
- **Settlement Crack in ceiling. This is a common settlement crack, but I recommend monitoring this crack and if becomes wider or moves in another direction then a licensed contractor should be contacted for evaluation.**



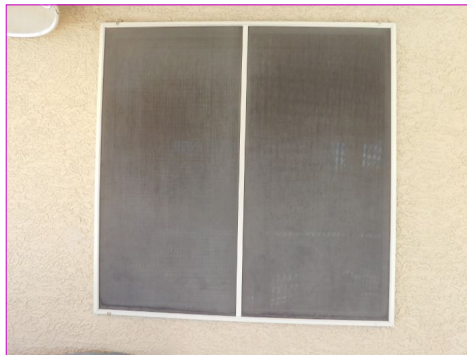
GENERAL INTERIOR Ceiling

# WINDOWS

## 1. Window Type

**Observations:**

- The outdoor inspection on the windows was limited due to the solar sun screens on the windows.



WINDOWS Window Type

## 2. Window Sill/Jamb Condition



**Observations:**

- A window sill in the downstairs family room exhibited minor damage that appeared to be from moisture intrusion. Sealant around the window exterior should be maintained to avoid continuing damage.



WINDOWS Window Sill/Jamb Condition



WINDOWS Window Sill/Jamb Condition



# KITCHEN

## 1. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen.



*KITCHEN General Condition*



*KITCHEN General Condition*

## 2. Range

### Observations:

- The Inspector observed no deficiencies in the condition or operation of the gas range. The self-cleaning feature was not tested. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.



*KITCHEN Range*

## 3. Range Condition

### Observations:

- The Inspector observed no deficiencies during inspection of the range.
- The range was equipped with an anti-tip device designed to prevent overturning.
- The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

## 4. Range Hood

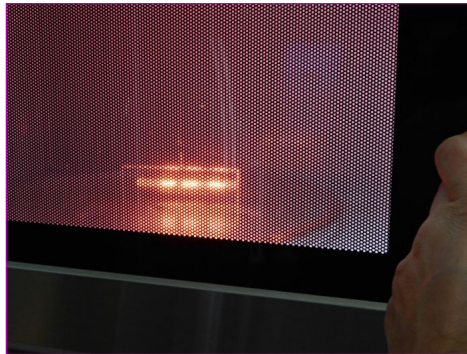
### Observations:

- The range hood did not exhaust to the outside but re-circulated air through cleanable filters.

## 5. Microwave

### Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. 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, you should seek further evaluation by qualified technician prior to closing.



*KITCHEN Microwave*

## 6. Kitchen Lighting

### Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen lights.

## 7. Receptacles

### Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the kitchen.

## 8. GFCI Receptacles

### Observations:

• Electrical receptacles in the kitchen had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

## 9. Sink

### Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the kitchen sink.

• The kitchen sink had functional flow and functional drainage at the time of the inspection.

• The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.

## 10. Undersink Conditions

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.
- The floor of the kitchen sink cabinet exhibited damage from past moisture intrusion. The moisture meter showed no elevated levels of moisture present in the floor at the time of the inspection indicating that the source of the leak has been repaired.

## 11. Garbage Disposal

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal.



*KITCHEN Garbage Disposal*

## 12. Dishwasher

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a cycle.



*KITCHEN Dishwasher*

## 13. Cabinets

### Observations:

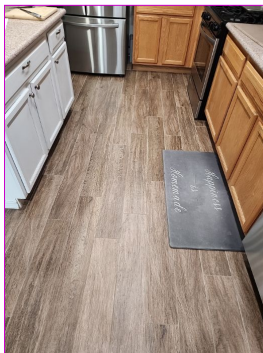
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

## 14. Countertops

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen countertops.

## 15. Floors



*KITCHEN Floors*

## 16. Walls

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of kitchen walls.

## 17. Ceilings

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen ceiling.

# LAUNDRY ROOM

## 1. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room.



*LAUNDRY ROOM General Condition*

## 2. Dryer Venting

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer exhaust duct.
  - A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard.
- The Inspector recommends that you have the dryer duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed exhaust duct. All work should be performed by a qualified contractor.



*LAUNDRY ROOM Dryer Venting*

## 3. Gas Shut-off

### Observations:

- The gas shut-off for the dryer could not be seen without moving dryer and or washer away from the wall. Visual inspection of a gas shut off is being disclaimed due to occupants belongings.

## 4. 120-volt Receptacles

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in the laundry room but they had no ground fault circuit interrupter (GFCI) protection.
- For safety reasons, consider having GFCI protection installed for receptacles within 6 feet of a plumbing fixture.
- This can be achieved by:
1. Replacing the current standard receptacle with GFCI outlets
  2. Replacing the receptacle nearest the overcurrent protection device (breaker or fuse) with a GFCI receptacle.
  3. Replacing the breakers currently protecting the laundry room electrical circuits with GFCI breakers.

## 5. GFCI Receptacles

### Observations:

- Electrical receptacles in the laundry room had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

## 6. Cabinets

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the laundry room cabinets.

## 7. Room Ventilation

### Observations:

- The laundry room had an operable source of ventilation at the time of the inspection.

## 8. Exterior Door Condition



### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the door to the exterior in the laundry room. Notable exceptions will be listed in this report.
- A door to the exterior in the laundry room exhibited light damage or deterioration at the time of the inspection.



*LAUNDRY ROOM Exterior Door Condition*

## 9. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in the laundry room.

## 10. Floors

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.

## 11. Walls

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of walls in the laundry room.

## 12. Ceiling

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the laundry room.

# STAIRWAY to 2nd FLOOR

## 1. General Stairway Condition

### Observations:

• Inspection of staircases typically includes visual examination of the following:

- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings

• At the time of the inspection, the Inspector observed no deficiencies in the condition of this staircase.

Inspection of staircases typically includes visual examination of the following:

- Treads and risers
- Landings
- Angle of stairway
- Handrails
- Guardrails
- Lighting
- Headroom
- Windows
- Walls and ceilings

## 2. Handrail Assembly



### Observations:

• The handrail at this staircase did not appear to have attachment hardware that adequately secured the handrail to the wall. Inspector recommends that attachment hardware be installed to make the handrail attachment to the wall secure. Physical testing for compliance with any building standards or building codes lies beyond the scope of the General Home Inspection. The Inspector recommends correction by a qualified contractor.



STAIRWAY to 2nd FLOOR Handrail Assembly



STAIRWAY to 2nd FLOOR Handrail Assembly

## 3. Stairway Illumination

### Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of illumination for this staircase.

# MASTER BATHROOM

## 1. Bathroom Configuration

### Observations:

- This bathroom contained two sinks in a cabinet, a toilet, a tub and a shower.

## 2. General Condition

### Observations:

- At the time of the inspection, this bathroom exhibited general minor wear and deterioration commensurate with the age of the home.

## 3. Double Sink



### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of both bathroom sinks.
- One sink in this bathroom had an inoperable stopper.



MASTER BATHROOM Double Sink

## 4. Sink Faucets

### Observations:

- The bathroom sink faucets appeared to be in serviceable condition at the time of the inspection.
- The bathroom sink faucet had an aerator installed to help conserve water.

## 5. Cabinet Exterior

### Observations:

- Although the cabinets in this bathroom were older, the Inspector observed few deficiencies in their condition .

## 6. Undersink Plumbing

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

## 7. Counters

### Observations:

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.



## 8. Toilet Type/Operation



### Observations:

- This bathroom did not have a low-flow toilet installed. New construction is limited to toilets which use a maximum of 1.6 gallons (6 liters) per flush in order to help conserve water. Consider adding a displacement bag to the water tank to help conserve water. A displacement bag is a plastic bag filled with water. A sandwich bag will work.
- The toilet in this bathroom was slow to flush. The toilet did not flush fully with one press of the handle. It only performed a half flush and I had to hold the handle down to get a full flush. The Inspector recommends repair by a qualified plumbing contractor.



MASTER BATHROOM Toilet Type/Operation

## 9. Bath Tubs

### Observations:

- The Inspector observed no deficiencies in the condition of bathtub components. Tub inspection includes testing for:
  - Functional flow;
  - Functional drainage; and
  - Operational shut-off valves, faucet, and diverter valve.
- The tub had functional flow and functional drainage.

## 10. Shower

### Observations:

- Most shower components in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
  - Functional flow;
  - Functional drainage
  - Proper operation of shut-off and diverter valves, and faucet; and
  - Moisture intrusion of walls and pan.
- Any notable exceptions will be listed in this report.
- The shower had functional flow and functional drainage at the time of the inspection.

## 11. Shower Enclosure



### Observations:

- Small hole in the corner of the shower base that could allow moisture intrusion. Recommend repair by a licensed contractor.



MASTER BATHROOM Shower Enclosure

## 12. Electrical Receptacles

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

## 13. GFCI Receptacles

### Observations:

- Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

## 14. Light Fixtures

### Observations:

- Master bath vanity missing light bulb.



MASTER BATHROOM Light Fixtures

## 15. Bathroom Ventilation

### Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.

## 16. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

## 17. Vinyl Floors

### Observations:

- This bathroom had moderate vinyl floor damage. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.

## 18. Wall Condition

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the bathroom walls. Any exceptions will be listed in this report.
- Interior walls in this bathroom exhibited general minor damage or deterioration.

## 19. Ceiling

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

# BEDROOMS

## 1. General Condition

### Observations:

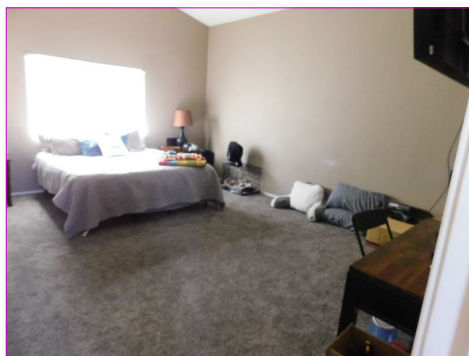
- At the time of the inspection, the Inspector observed few deficiencies in the condition of the bedrooms. Notable exceptions will be listed in this report. °

# MASTER BEDROOM

## 1. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.



*MASTER BEDROOM General Condition*

## 2. Walls



### Observations:

- The walls in this bedroom exhibited moderate damage. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair.



MASTER BEDROOM Walls



MASTER BEDROOM Walls

## 3. Ceiling

### Observations:

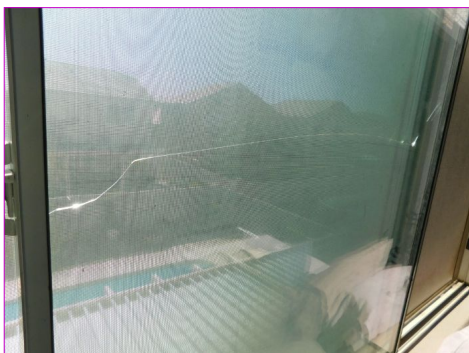
- The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

## 4. Window Condition



### Observations:

- A window sill in this bedroom had suffered moderate moisture damage. The window exterior should be sealed with an appropriate sealant that should be maintained on a regular basis. The Inspector recommends service by a qualified contractor.
- Window pane cracked. Recommend repair or replacement by a licensed contractor.



MASTER BEDROOM Window Condition



MASTER BEDROOM Window Condition

## 5. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

## 6. AFCI Receptacles

### Observations:

- Electrical outlets in this bedroom had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Bedrooms in new homes are required to have AFCI-protected outlets.

Consider having AFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.

This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

## 7. Ceiling Fan

### Observations:

- All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

# GAS SYSTEM

## 1. Type of Gas

### Observations:

- The home was fueled by natural gas supplied by a public utility.

## 2. Main Gas Shut-off

### Observations:

- The main gas shut-off was located at the gas meter located at the right side of the home.



*GAS SYSTEM Main Gas Shut-off*

## 3. Gas Distribution Pipes

### Observations:

- The home gas distribution pipes were black steel.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply pipes. Most pipes were not visible due to interior wall coverings.

## 4. Gas Pipe Bonding

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of gas pipe bonding.

# WATER HEATER

## 1. INSPECTOR REFERENCE



### Observations:

- Water heater is set at 135

It is recommended to set the water temperature at 120 degrees or less to avoid scalding. Children and the elderly more susceptible to scalding themselves when using the hot water.



WATER HEATER INSPECTOR REFERENCE

## 2. Water Heater Type

### Observations:

- Hot water for the home was supplied by a gas-fired tankless water heater installed inside the home. Tankless water heaters do not store water in a tank like conventional water heaters. When a hot water fixture is opened in the home, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture.

Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters which must constantly maintain water in a tank at a minimum temperature.

Due to calcium build-up on components, tankless water heaters may require service annually. Failure to service the water heater in a timely manner typically results in a reduced hot water flow rate. The Inspector recommends inspection by a qualified contractor.



WATER HEATER Water Heater Type

### 3. Water Heater Location

#### Observations:

- This water heater was located in the garage.

### 4. Water Heater Data Plate Information

#### Observations:

- The photo shows the data plate of the water heater.



WATER HEATER Water Heater Data Plate Information

### 5. General Condition

#### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.

### 6. Fuel Supply

#### Observations:

- This gas-fired water heater was equipped to burn natural gas.
- The photo shows the location of the shut-off valve for gas at the water heater.



WATER HEATER Fuel Supply

### 7. Combustion Air Supply

**Observations:**

- **Combustion air** supplying this water heater appeared to be sufficient at the time of the inspection.

### 8. Water Pipe Connections

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.

### 9. Pressure Relief Valve

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested).

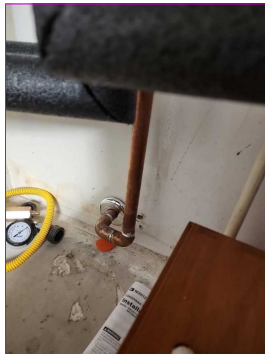


WATER HEATER Pressure Relief Valve

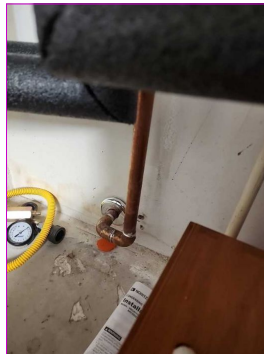
### 10. TPR Discharge Pipe

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the TPR discharge pipe.



WATER HEATER TPR Discharge Pipe



WATER HEATER TPR Discharge Pipe



WATER HEATER TPR Discharge Pipe

### 11. Drip Pan

**Observations:**

- Although this water heater was installed in a location in which leakage of the tank or plumbing connections would cause damage, no drip pan was installed. A proper drip pan should be installed by a qualified plumbing contractor to prevent possible water damage.



## 12. Hot Water Recirculation System

### Observations:

- The home had a hot water re-circulation system installed. This system includes a second hot water supply pipe in which hot water circulates through the home. When a hot water valve is opened, hot water supplied by this re-circulation pipe is available almost instantly. This is especially convenient for plumbing fixtures located far from the water heater and at which water normally takes a long time to get hot. The recirculation pump was connected to a timer that shuts off the pump at night when hot water is seldom needed. The system responded to the demand for hot water.

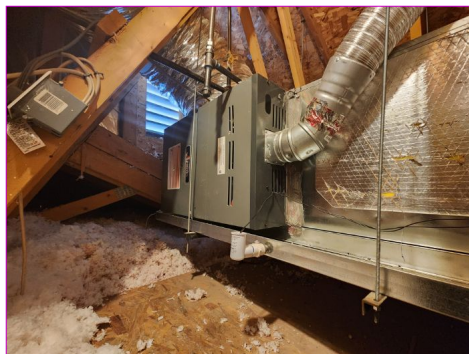
# FURNACE

## 1. Furnace Location

### Observations:

- The furnace was located in the attic.

## 2. Attic Furnace



*FURNACE Attic Furnace*

## 3. Furnace Type

### Observations:

- The furnace was gas-fired, mid-efficiency, forced-air.

## 4. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace.

Inspection of the furnace typically includes examination/operation of the following:

- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components



*FURNACE General Condition*

## 5. Furnace Manufacturer

### Observations:

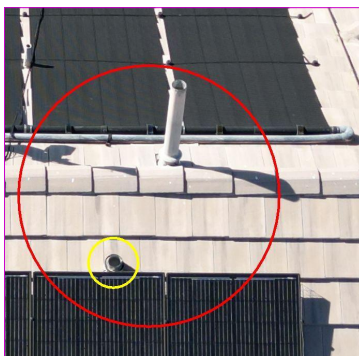
- The photo shows the information marked on the furnace label or data plate.

## 6. Combustion Exhaust Venting

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust vent of the furnace.

- Rain cap missing from furnace exhaust vent. Cap appears to be sitting on the roof lying above the solar panel array. Recommend having a licensed HVAC tech install a new rain cap to keep water from enter the furnace.



*FURNACE Combustion Exhaust Venting*

## 7. Furnace Air Filter

### Observations:

- The air filters were located behind ceiling-mounted return air registers in the home interior.
- The air filter for this furnace appeared to be in serviceable condition at the time of the inspection. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.

Failure to change the filter when needed may result in the following problems:

- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.

## 8. Combustion Air

### Observations:

- Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

## 9. Combustion Chamber

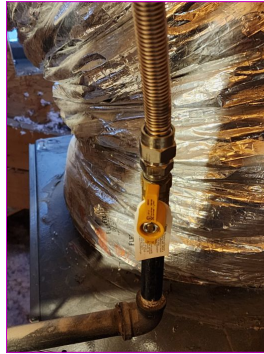
### Observations:

- Conditions in the furnace combustion chamber appeared to be acceptable at the time of the inspection. Some of the combustion chamber was not visible. A full evaluation of the combustion chamber would require the services of a qualified heating, ventilation and air-conditioning (HVAC) contractor.

## 10. Furnace Shut-offs

### Observations:

- The furnace gas shut-off is shown in the photo.



*FURNACE Furnace Shut-offs*

## 11. Fuel Pipe Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas supply at this furnace.

## 12. Blower

### Observations:

- The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.

## 13. Furnace Operation

### Observations:

- This furnace responded adequately to the call for heat.

## 14. Thermostat

### Observations:

- The thermostat for this furnace was located in the upstairs hallway.



*FURNACE Thermostat*

# CENTRAL AIR CONDITIONER

## 1. Cooling System Description

### Observations:

- The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.

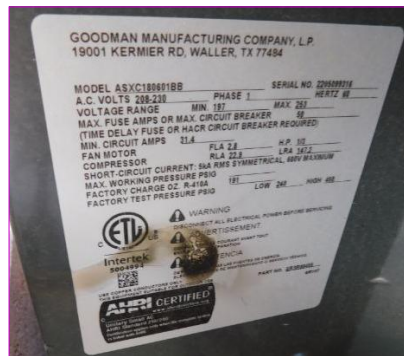
As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.

Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

## 2. Cooling System Data Plate

### Observations:

- Information from the air-conditioner label/data plate is shown in the photo.
- The air-conditioner date of manufacture appeared to be 2022.



CENTRAL AIR CONDITIONER Cooling System Data Plate

## 3. Manufacturer

### Observations:

- The air-conditioner brand was Goodman.

## 4. Efficiency Rating

### Observations:

- The efficiency rating of the air-condition unit was 14 Seasonal Energy Efficiency Ratio (SEER). Modern recommendations are 13 SEER for new installations.

## 5. General Condition

### Observations:

• Inspection of the air-conditioning system typically includes visual examination of the following:

- compressor housing exterior and mounting condition;
- refrigerant line condition;
- proper disconnect (line of sight);
- proper operation (outside temperature permitting); and
- proper condensate discharge.

The system should be serviced at the beginning of every cooling season.

• The inspection was limited due to outdoor temperature. The air conditioning system was not operated because of the outdoor ambient temperature was below 60 degrees at the time of inspection.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning system.



*CENTRAL AIR CONDITIONER General Condition*

## 6. System Response

### Observations:

• The air-conditioning system was not tested because the outside temperature was below 67 degrees F. and to test it would risk damaging the coils. The Inspector recommends having the system inspected by an HVAC contractor before the expiration of your Inspection Objection Deadline.

## 7. Condensate Disposal

### Observations:

• Secondary condensate disposal is located above 3rd upstairs bedroom window. This condensate line is a back up line in case the primary condensate line become blocked or plugged up. If you see condensate discharging from this pipe it is recommended you call a licensed HVAC contractor to evaluate the problem.

• Primary condensate disposal is located on the right side of the home down low near the walkway.



CENTRAL AIR CONDITIONER Condensate Disposal



CENTRAL AIR CONDITIONER Condensate Disposal

## 8. Condenser Unit

### Observations:

- The air-conditioner compressor housing was located at the rear of the home.
- The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.
- The enclosure protecting the air-conditioner compressor housing appeared to be in satisfactory condition at the time of the inspection.

## 9. AC Electrical Disconnect

### Observations:

- Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

## 10. AC Refrigerant Lines

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

## 11. Evaporator Coils

### Observations:

- The air-conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

# GENERAL STRUCTURE

## 1. General Structure

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home structure. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

# FOUNDATION

## 1. Footings

### Observations:

- The footings were not visible.

## 2. Slab-on-grade

### Observations:

- The home foundation consisted of a concrete slab resting on the ground. Most of the slab was not visible due to interior floor coverings.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings.

# EXTERIOR WALLS

## 1. Exterior Wall Construction

### Observations:

- The inspector was unable to determine the exterior wall structure due to interior and exterior wall coverings.

# SLAB-ON-GRADE

## 1. Description

### Observations:

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

## 2. Slab Condition

### Observations:

- The visible portions of the concrete slab-on-grade foundation appeared to be in serviceable condition at the time of the inspection. Most of the slab was not visible due to floor coverings.



# FLOOR STRUCTURE

## 1. General Framing Condition

### Observations:

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible floor structure.

Inspection of the floor structure typically includes examination of the condition and proper installation of the following:

- Joist condition
- Joists supporting structures and members
- Connections and fasteners
- Floor sheathing

# PESTS

## 1. Birds



### Observations:

• Pigeon feces noted on the roof tiles. Pigeon feces is acidic and over time can damage your roof tiles. Pigeon feces is also a potential health concern. Breathing dust or water droplets containing contaminated bird droppings can lead to several diseases, including a flu-like illness called psittacosis. Salmonella - a bacterial infection that can cause diarrhea, may also be present in some bird droppings. If you are cleaning up or come into contact with droppings, you should take precautions. Wash your hands and clean any exposed skin before eating, drinking or putting your hands near your mouth. It is recommended you hire a licensed contractor to remove and clean the roof tiles as needed to remove the bird droppings.



PESTS Birds



PESTS Birds

# ELECTRICAL SERVICE

## 1. Service Lateral

### Observations:

• Conductors supplying electricity to the home were buried underground.

## 2. Electric Meter Location

### Observations:

- The electric meter was located at the right side of the home.



*ELECTRICAL SERVICE Electric Meter Location*

## 3. Electric Meter Condition

### Observations:

- The Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

# BRANCH WIRING

## 1. Branch Wiring Description

### Observations:

- Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of visible branch wiring.

## 2. Electrical Receptacles

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

## 3. Receptacle Deficiencies

### Observations:

- Electrical receptacles in the home had been painted, making insertion of a plug difficult. Some receptacles will need to be replaced for this reason. All electrical work should be performed by a qualified electrical contractor.





*BRANCH WIRING Receptacle Deficiencies*

#### 4. GFCI/AFCI Receptacles

**Observations:**

- The home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.
- No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection.  
All work should be performed by a qualified contractor.

#### 5. Switches

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of switches throughout the home.

#### 6. Lighting

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior lighting.

#### 7. Hard-wired Smoke Detectors

**Observations:**

- The home had smoke detectors that were interconnected through the home branch wiring. This means that when one detector is activated, all will be activated, and none will ever need batteries. You should check the detector indicator lights occasionally to be sure that each detector has power.

# SERVICE PANEL

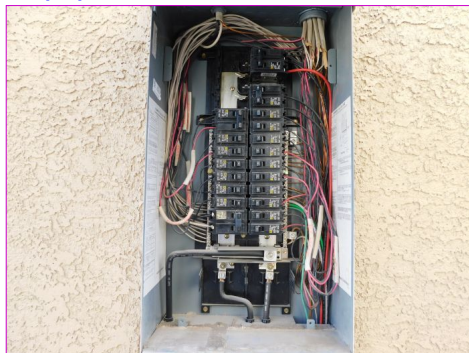
## 1. Service Panel General Condition

### Observations:

- The Inspector observed no deficiencies at the electrical service panel at the time of the inspection.

Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment



*SERVICE PANEL Service Panel General Condition*

## 2. Service Panel Description

### Observations:

- The electrical service entrance conductors fed a load center service panel containing a main disconnect and breakers that protected and controlled power to branch circuits.

## 3. Service Panel Location

### Observations:

- The electrical service panel was located at the right side of the home exterior.

## 4. Labels



SERVICE PANEL Labels

## 5. Service Panel Manufacturer

### Observations:

- The service panel brand was Square D.

## 6. Cabinet Exposure Type

### Observations:

- The service panel cabinet was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.

## 7. Cabinet Amperage Rating

### Observations:

- The label inside the cabinet listed the panel rating as 225 amps.

## 8. Cabinet Exterior Condition

### Observations:

- The Inspector observed no deficiencies in the condition of the electrical service panel.

Inspection of the main service panel typically includes examination of the following:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

## 9. Dead Front Cover Condition

### Observations:

- The dead front cover of the electrical service panel was missing screws. The Inspector recommends that appropriate screws be installed to securely attach the dead front cover.





*SERVICE PANEL Dead Front Cover Condition*

## 10. Main Disconnect

### Observations:

- The Inspector observed no deficiencies in the condition of the electrical service disconnect. It was inspected visually but was not operated.
- The electrical service disconnect was rated at 200 amps.

## 11. Overcurrent Protection- Breakers

### Observations:

- Overcurrent protection of branch circuits was located in the service panel.
- Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.

## 12. Service Entrance Cables

### Observations:

- The service entrance conductors were 2/0 copper rated at 200 amps.

## 13. Service Grounding

### Observations:

- The service was grounded to steel re-bar left protruding from the foundation for this purpose. This type of ground is called a "ufer" (YOO-fer) ground. This type of grounding electrode has length and continuity requirements which could not be confirmed at the time of the inspection due to the fact that the grounding electrode was encased in concrete. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.

## 14. Equipment Grounding

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the equipment grounding systems.

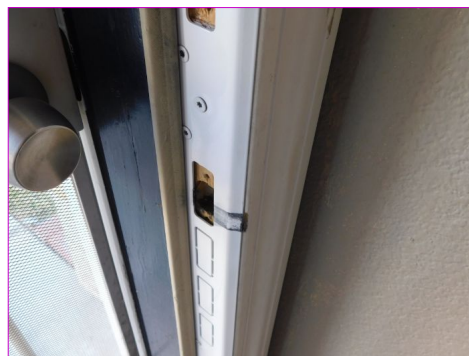
# DOORS

## 1. Exterior Door Condition



### Observations:

- The Inspector observed few deficiencies in the condition of exterior doors. Notable exceptions will be listed in this report.
- There is a small hole in the entry door from a previous door handle that was a different style. This hole has been filled with silicone. Monitor and repair/replace as needed.
- Weather-stripping at an exterior door in the downstairs family room was damaged or deteriorated. The Inspector recommends replacement/installation of effective weather-stripping components as necessary by a qualified contractor.



DOORS Exterior Door Condition DOORS Exterior Door Condition DOORS Exterior Door Condition

## 2. Exterior Door Operation

### Observations:

- The door to the exterior in the downstairs family room was binding on the jamb and was difficult to close. The Inspector recommends service by a licensed contractor.

## 3. Interior Door Condition

### Observations:

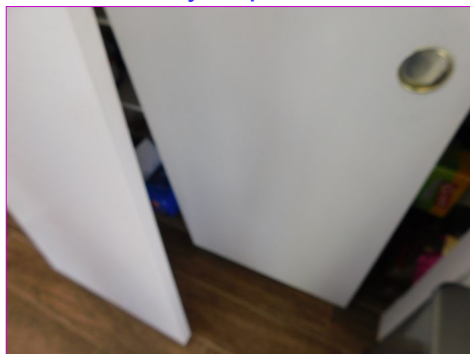
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the interior doors.

## 4. Closet Doors



### Observations:

- Closet doors in the kitchen pantry were poorly installed and did not operate well. The Inspector recommends service by a qualified contractor.



DOORS Closet Doors

## 5. Sliding Glass Doors

### Observations:

- The Inspector observed no deficiencies in the condition of the sliding glass doors.

# FLOORS

## 1. General Condition

### Observations:

- The Inspector observed no deficiencies in the condition of floors in the home.

# WATER SUPPLY SOURCE

## 1. Water Supply

### Observations:

- The home water was supplied from a public source.
- Water meter is located in the ground at the front public sidewalk.



WATER SUPPLY SOURCE Water Supply

## 2. Water Pressure

### Observations:

- Water pressure measured 50 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.

# WATER SUPPLY PIPES

## 1. Water Pressure

### Observations:

- Water pressure measured 50 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.



## 2. Main Water Pipe

### Observations:

- The main water supply pipe was 1-inch copper pipe.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply pipe.

## 3. Main Water Shut-off

### Observations:

- The main water supply shut-off was located .
- The main water supply shut-off valve was difficult to access because of occupant belongings piled up in front of the shut off valve.



WATER SUPPLY PIPES Main Water Shut-off

# SEWAGE SYSTEM

## 1. Sewage System Type

### Observations:

- The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

## 2. Sewage System Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the home sewage disposal system.

# DRAIN, WASTE, and VENT PIPES

## 1. DWV Material

### Observations:

- The visible drain, waste and vent (DWV) pipes were ABS plastic.

## 2. Functional Drainage

**Observations:**

- A tub in the main floor hall bathroom had poor drainage at the time of the inspection. The Inspector recommends that an evaluation and any necessary work be performed by a qualified plumbing contractor.

## 3. DWV Pipe Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.

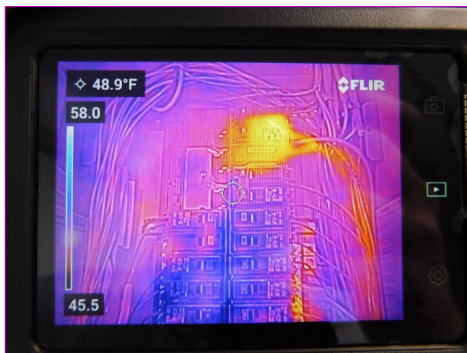
# THERMAL IMAGING

## 1. Electrical

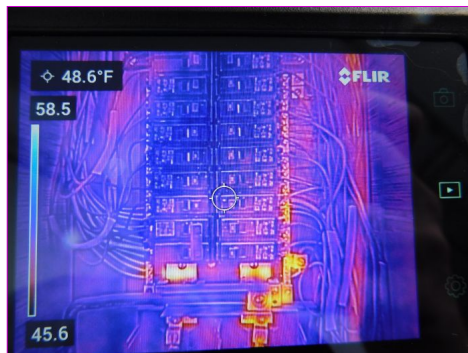


**Observations:**

- No out of range temperatures were found within the homes electrical system.



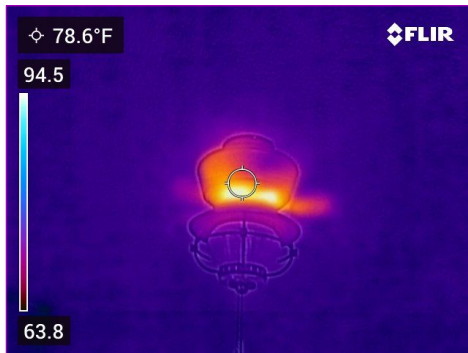
THERMAL IMAGING Electrical



THERMAL IMAGING Electrical



THERMAL IMAGING Electrical



THERMAL IMAGING Electrical



THERMAL IMAGING Electrical

# DOOR/WINDOW EXTERIORS

## 1. Door Exteriors

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of door exteriors. Notable exceptions will be listed in this report.

Inspection of door exteriors typically includes examination of the following:

- Door exterior surface condition
- Weather-stripping condition
- Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold).
- Jamb condition
- Threshold condition
- Moisture-intrusion integrity

## 2. Window Exterior Condition

### Observations:

- The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

# AIR DISTRIBUTION

## 1. Supply Air Ducts

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

## 2. Return Air Ducts

### Observations:

- The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

# UNDERLAYMENT

## 1. Underlayment Condition



### Observations:

- The underlayment was hidden beneath the roof-covering material. It was not inspected and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

# MAIN FLOOR HALL BATHROOM

## 1. Bathroom Configuration

### Observations:

- This bathroom contained a sink in a cabinet, a toilet, and a tub with a shower.

## 2. General Condition

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of this bathroom. Notable exceptions will be listed in this report.

## 3. Single Sink

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.
- The bathroom sink had functional drainage at the time of the inspection.
- This bathroom sink had functional flow at the time of the inspection.
- This bathroom sink had functional flow and functional drainage at the time of the inspection.
- The sink installed in this bathroom had no overflow safety feature installed.



*MAIN FLOOR HALL BATHROOM Single Sink*

## 4. Sink Faucet

### Observations:

- The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

## 5. Cabinet Exterior

### Observations:

- Although the cabinets in this bathroom were older, the Inspector observed few deficiencies in their condition .

## 6. Undersink Plumbing

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.

## 7. Counters

### Observations:

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

## 8. Toilet Type/Operation

### Observations:

- This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.

## 9. Bath Tubs



### Observations:

- The Inspector observed no deficiencies in the condition of bathtub components. Tub inspection includes testing for:
  - Functional flow;
  - Functional drainage; and
  - Operational shut-off valves, faucet, and diverter valve.
- The tub had functional flow.
- The tub was slow to drain. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. You may wish to have this condition investigated by a plumbing contractor.
- **No caulking noted around faucet handle. I recommend caulking be installed to prevent moisture intrusion into the wall.**



MAIN FLOOR HALL BATHROOM Bath Tubs



MAIN FLOOR HALL BATHROOM Bath Tubs

## 10. Shower

### Observations:

- The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
  - Functional flow;
  - Functional drainage
  - Proper operation of shut-off and diverter valves, and faucet; and
  - Moisture intrusion of walls and pan.

## 11. Electrical Receptacles

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

## 12. GFCI Receptacles

### Observations:

- Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

## 13. Bathroom Ventilation

### Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.

## 14. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.

## 15. Floor

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the floor in this bathroom.

## 16. Wall Condition

### Observations:

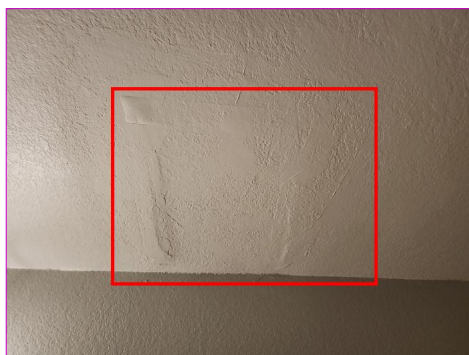
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom walls.

## 17. Ceiling



### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of this bathroom ceiling. Any exceptions will be listed in this report.
- Ceilings in this bathroom exhibited evidence of poor drywall installation.
- Patching of the ceiling in this bathroom was poorly executed.



MAIN FLOOR HALL BATHROOM Ceiling

# UPSTAIRS HALL BATHROOM

## 1. Bathroom Configuration

### Observations:

- This bathroom contained a sink in a cabinet, a toilet, and a tub with a shower.

## 2. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom.

## 3. Single Sink

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom sink.
- This bathroom sink had functional flow and functional drainage at the time of the inspection.

## 4. Sink Faucet

### Observations:

- The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

## 5. Cabinet Exterior

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom cabinets.

## 6. Cabinet Undersink

### Observations:

- In this bathroom, the undersink cabinet floor had minor damage which appeared to be the result of past leakage. The moisture meter showed no elevated levels of moisture present in the cabinet floor at the time of the inspection indicating that the source of leakage may have been corrected.

## 7. Undersink Plumbing



### Observations:

- Sink pop up drain leaking at drain pipe. Recommend a licensed plumber repair or replace to avoid further leaks.



UPSTAIRS HALL BATHROOM Undersink Plumbing

## 8. Counters

### Observations:

- The countertops in this bathroom appeared to be in serviceable condition at the time of the inspection.

## 9. Toilet Type/Operation

### Observations:

- This bathroom did not have a low-flow toilet installed. New construction is limited to toilets which use a maximum of 1.6 gallons (6 liters) per flush in order to help conserve water. Consider adding a displacement bag to the water tank to help conserve water. A displacement bag is a plastic bag filled with water. A sandwich bag will work.
- The toilet in this bathroom was flushed and operated in a satisfactory manner.

## 10. Bath Tubs

### Observations:

- The Inspector observed no deficiencies in the condition of bathtub components. Tub inspection includes testing for:
  - Functional flow;
  - Functional drainage; and
  - Operational shut-off valves, faucet, and diverter valve.
- The tub had functional flow and functional drainage.

## 11. Shower

### Observations:

- The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
  - Functional flow;
  - Functional drainage
  - Proper operation of shut-off and diverter valves, and faucet; and
  - Moisture intrusion of walls and pan.
- The shower had functional flow and functional drainage at the time of the inspection.

## 12. Electrical Receptacles

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles in this bathroom.

## 13. GFCI Receptacles

### Observations:

- Electrical receptacles in this bathroom had ground fault circuit interrupter (GFCI) protection that responded to testing in a satisfactory manner. The inspector tested a representative number of accessible receptacles only.

## 14. Bathroom Ventilation

### Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.

## 15. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bathroom.



## 16. Floor

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of the floors in this bathroom. Any exceptions will be listed in this report.

## 17. Vinyl Floors

### Observations:

- This bathroom had moderate vinyl floor damage. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair or replacement.

## 18. Wall Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathroom walls.

## 19. Ceiling

### Observations:

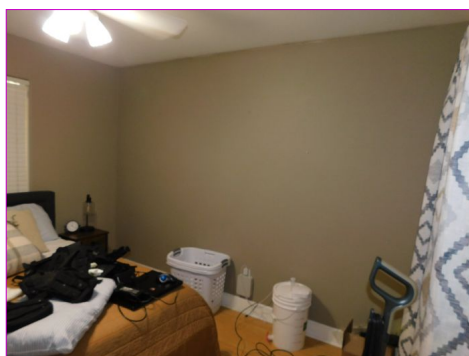
- At the time of the inspection, the Inspector observed no deficiencies in the condition of this bathroom ceiling.

# 1st MAIN FLOOR BEDROOM

## 1. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.



*1st MAIN FLOOR BEDROOM General Condition*

## 2. Walls

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of. Notable exceptions will be listed in this report.
- The walls in this bedroom exhibited minor damage.

### 3. Ceiling

**Observations:**

- The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

### 4. Interior Door Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

### 5. AFCI Receptacles

**Observations:**

- Electrical outlets in this bedroom had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Bedrooms in new homes are required to have AFCI-protected outlets.

Consider having AFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.

This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

### 6. Ceiling Fan

**Observations:**

- All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

## 1st UPSTAIRS BEDROOM

### 1. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed few deficiencies in the condition of floors in this bedroom. Notable exceptions will be listed in this report.



*1st UPSTAIRS BEDROOM General Condition*

## 2. Wood Floors



### Observations:

- Laminate wood flooring.
- Damaged section of the laminate flooring. Repair or replace as needed.



1st UPSTAIRS BEDROOM Wood Floors

## 3. Walls

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the walls in this bedroom.
- The walls in this bedroom exhibited moderate damage. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair.

## 4. Ceiling

### Observations:

- The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

## 5. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

## 6. AFCI Receptacles

### Observations:

- Electrical outlets in this bedroom had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Bedrooms in new homes are required to have AFCI-protected outlets.

Consider having AFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.

This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

## 7. Ceiling Fan

### Observations:

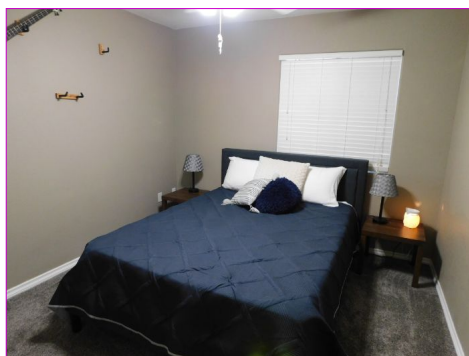
- All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

# 2nd UPSTAIRS BEDROOM

## 1. General Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.



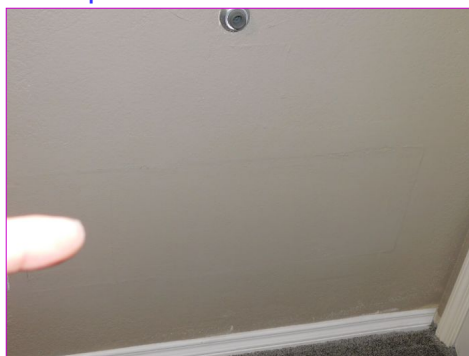
*2nd UPSTAIRS BEDROOM General Condition*

## 2. Walls



### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of. Notable exceptions will be listed in this report.
- Notable drywall patch/repair work done behind door. Poor quality repair work.



*2nd UPSTAIRS BEDROOM Walls*

## 3. Ceiling

### Observations:

- The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

#### 4. Interior Door Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

#### 5. Electrical Receptacles



**Observations:**

- Ethernet outlet wall plate does not fully cover box cutout.



*2nd UPSTAIRS BEDROOM Electrical Receptacles*

#### 6. AFCI Receptacles

**Observations:**

- Electrical outlets in this bedroom had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Bedrooms in new homes are required to have AFCI-protected outlets.

Consider having AFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.

This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

#### 7. Ceiling Fan

**Observations:**

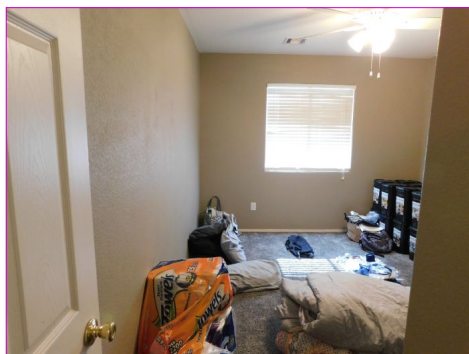
- All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

## 3rd UPSTAIRS BEDROOM

#### 1. General Condition

**Observations:**

- At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in this bedroom.



3rd UPSTAIRS BEDROOM General Condition

## 2. Walls

### Observations:

- At the time of the inspection, the Inspector observed few deficiencies in the condition of. Notable exceptions will be listed in this report.
- The walls in this bedroom exhibited minor damage.

## 3. Ceiling

### Observations:

- The bedroom ceiling appeared to be in serviceable condition at the time of the inspection.

## 4. Interior Door Condition

### Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of interior doors in this bedroom.

## 5. AFCI Receptacles

### Observations:

- Electrical outlets in this bedroom had no Arc Fault Circuit Interrupter (AFCI) protection. Arc fault protection is provided by a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Bedrooms in new homes are required to have AFCI-protected outlets.

Consider having AFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.

This can be achieved by replacing the circuit breaker currently protecting the bedroom outlets with a AFCI circuit breaker.

## 6. Ceiling Fan

### Observations:

- A ceiling fan in this bedroom was inoperable. The Inspector recommends an evaluation and any necessary work be performed by a qualified electrical contractor.





3rd UPSTAIRS BEDROOM Ceiling Fan

# SAFETY HAZARDS

## 1. Pool Barriers



### Observations:

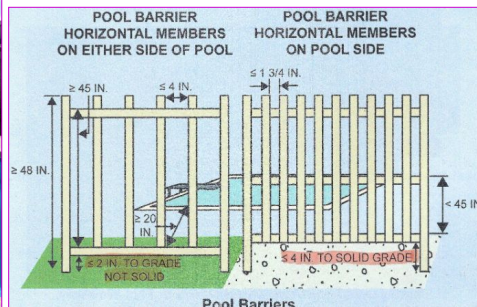
- Pool barriers are not present during the time of inspection. Pool barriers are recommended to prevent children from entering the swimming pool unsupervised. Unsupervised children getting access to the pool could lead to serious injury or drowning. It is recommended to have a licensed pool contractor evaluate pool barrier needs and install safety pool barriers accordingly.

House walls with openings that provide access to the pool or spa and are part of the pool or spa access barrier system should be equipped with some mechanism that either restricts unauthorized access to the pool or sounds an alarm if access is attempted. This includes openings such as the garage service door. A door should be self-closing and self-latching. The door lock should be at least 54 inches above the floor and the door swing into the house. Window latches should be at least 54 inches above the floor or the opening size be limited to 4 inches or less. An approved alarm may be substituted in place of the door and window requirements.

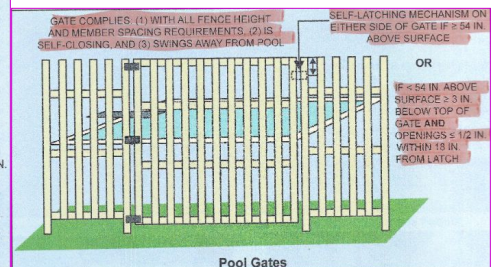
Openings such as pet doors should not provide access to the pool area. Children can crawl through these openings.



SAFETY HAZARDS Pool Barriers



SAFETY HAZARDS Pool Barriers



SAFETY HAZARDS Pool Barriers