Inspection Report

Patrick Goins

Property Address:
3520 Newport Bay Dr
Alpharetta Ga 30005

Inspector: Brandon Williams

Residential Inspector of America
3276 Buford Drive, Ste. 104-306
Buford, GA 30519
770.476.4963

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Date: 2/17/2020	**Time:**	**Report ID:** 79871
Property: 3520 Newport Bay Dr Alpharetta Ga 30005	**Customer:** Patrick Goins	**Real Estate Professional:** Kristy Hillburn Coldwell Banker

All complete RIA home inspections come with these FREE services for home buyers:

5 Year Platinum Roof Leak Warranty ***90 Day Structural/Mechanical Warranty***

90 Day Mold Warranty ***90 Day Main Sewer/Water Line Warranty***

Concierge Service for Utility Set up ***120 Day Radon Warranty (with test)***

And FREE *RecallChek* on appliances for life! Click HERE to find out more.

IMPORTANT INFORMATION ABOUT THIS INSPECTION

RIA's home inspections are completed in accordance with the American Society of Home Inspectors Standards of Practice (ASHI), your RIA Inspection Agreement, and other RIA Terms & Conditions that are viewable by clicking HERE or by requesting an emailed copy. Please be sure that you fully read and understand these items. If an item is not listed in this report as "Inspected", then it is not part of this inspection and you should have the item further evaluated prior to your closing.

INSPECTED: **The condition of the item at the time of inspection was evaluated and any necessary comments will be made in this report.**

NOT INSPECTED: **The item was not inspected for reasons noted in this report. If concerns exist regarding "Not Inspected" items, further evaluation is recommended.**

REPAIR/REPLACE: The item is in need of repairs, replacement, further evaluation by a specialist, or is of concern to the inspector.

NOT PRESENT: **The item is not present in this home.**

In Attendance:	**Approximate age of building:**	**Temperature:**
Customer	Over 25 Years	Below 60
Weather:	**Inspector:**	
Overcast, Foggy	Brandon Williams	

Summary

Customer
Patrick Goins

Address
3520 Newport Bay Dr
Alpharetta Ga 30005

All complete RIA home inspections come with these FREE services to protect your investment: *5 Year Platinum Roof Leak Warranty, 90 Day Structural and Mechanical Warranty, 90 Day Mold Warranty, 90 Day Main Sewer and Water Line Warranty, 120 Radon Warranty (with test), Concierge Service,* and *RecallChek* on appliances for life. Click HERE to find out more. Applies to home buyers only.

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This report may contain videos which can be seen by clicking the link on Page 3.

The items listed below are in need of repair, replacement, further evaluation, or are safety issues. All concerns related to items in this summary or throughout this report should be resolved prior to closing. If applicable, RIA can complete a re-inspection of completed repairs, moisture testing on stucco, mold testing, and radon gas testing. Please call our office or click HERE for more information. If LEFT and RIGHT directions are given in this summary, it is determined by facing the front of the home from the exterior.

1. Exterior

1.3 WINDOWS

Inspected, Repair or Replace

(1) Water damaged wood found on many windows, sills and trim. Have contractor evaluate all windows and have all damaged wood replaced. Extent of damage behind siding, if any, is not visible and is not known. See photos for examples.

(2) The glazing between glass panes are failing at some windows due to age. This is common on single pane windows and the glazing compound is ready to be replaced to prevent windows from leaking and becoming drafty

1.4 DECKS, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS

Inspected, Repair or Replace

(5) Deck floor boards are worn and rotted out in several areas. Have deck contractor evaluate and replace all damaged deck boards

1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Inspected, Repair or Replace

(1) The garden area formed by the walls of the house and the side walk/driveway may prohibit quick drainage of run off water. These garden areas often are slow to drain and can cause water entry in the basement.

(2) Negative slope towards the foundation in the front right and rear right corners of the home. These areas do not appear to drain water away from the home and needs to be re-sloped or drained in some way to prevent surface and sub surface water from flowing to the foundation. It is possible that exterior water runoff may enter the foundation area during conditions not present during the inspection. Poorly graded soil can lead to water intrusion into the foundation areas. See photo(s). Buyer should resolve all concerns prior to closing.

1.6 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace

- Water and rodent chewing damage found on soffit and fascia trim in several areas. See photos for examples. Have contractor evaluate all soffit/fascia and have all damaged wood replaced.

1.7 EXTERIOR TRIM

Inspected, Repair or Replace

- Replace damaged trim at bottom of rear pergola posts seen in photo

2. Garage

2.3 VEHICLE DOOR(s)

Inspected, Repair or Replace

- The center garage door operates but its movements are jerk and the safety wire is hanging loose. Have a garage door contractor evaluate and make all repairs as needed

4. Roofing

4.1 FLASHINGS

Inspected, Repair or Replace

- (1) Metal roof to brick junctions sealant needs to be refreshed to prevent leaks into the wall cavity. Metal roofs tend to pull away from the brick and water can leak into gaps. See photo for location.

4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

- (1) Both brick chimneys are leaning and some cracks are seen approximately where the roof line intersects with the chimney. The chimney has a lean in towards the roof due to the weight of the brick siding on the chimney resting on the roof framing. The framing under the brick has sagged, due to weight of brick and allowed the crack to occur. Structural engineer will need to evaluate and recommend a solution to repair, which should include strengthening roof framing to support the brick. See photos.
- (2) Boot flashing around plumbing vents on the roof are ok now, but these last about 5-7 years before needing replacement. They crack and split and allow rain water to leak into attic.

  Seal all exposed nail heads with tar or other type of sealant on the roof vents and exposed nail heads on the boot flashing. This will help prevent leaks.

- (3) Water stains noted on the chimney chase, originating from the chimney cap. It is believe that the chimney caps are bowl shaped and beginning to rust, but due to height I was not able to confirm. Have a roofer evaluate and replace chimney caps as needed

4.3 GUTTERS & DOWNSPOUTS

Inspected, Repair or Replace

- (1) Install all missing downspout extensions at the ends of the downspouts. All roof water should drain at least 5 feet away from the home.
- (2) Re-attach loose down spout extension to down spout at rear wall of garage to ensure that roof run off flows away from house.
- (3) Have owner point out location of the outlets of the buried down spout extensions and yard drains. They should come to daylight and the ends were not found.
- (4) Gutters are rusting in areas and will need to be replaced in the near future. Gutters usually last about as long as a roof if they are kept clean.
- (5) Several leaks found in gutters at the seams. Seams need to be sealed to prevent further leaks. See photos for examples.
- (6) The gutters and roof valleys are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

Better gutter guards are recommended over the gutters to prevent leaves from clogging gutters. Over flowing gutters often cause water damage on siding and trim, and cause water entry into walls and basements.

4.4 WATER ENTRY IN ROOF

Inspected, Repair or Replace

(1) Active roof leaks found in the right side bonus room crawl in attic, area was reading elevated levels of moisture (more than normal). Roofer will need to repair as soon as possible. Roofer should (and likely will) evaluate the rest of the roof because it is not uncommon that other leaks are present that were not revealed during the conditions present during this inspection. It has to be assumed that the roof will likely leak again as it continues to age

(2) Water stains and possible slight damage noted in the roof decking in the right side crawl in bonus room attic, the rear part of the upper attic, and front gable area in the upper attic. Roofer will need to evaluate roof and ensure that it is water tight. Even though these areas were not wet during the inspection, it is possible that outdoor and weather conditions could cause leaks to become active again. See photo(s) for examples of location(s).

6. Heating / Central Air Conditioning

6.0 HEATING EQUIPMENT

Inspected, Repair or Replace

(1) Have an hvac tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the heat exchangers are not cracked and the equipment is safe to operate and functioning properly. Much of internal parts of the hvac system is concealed from view, and our inspection is visual and is intended to check the function of the systems. The inspection does not make any assessment of the internal parts of the duct system, since it is not visible. Therefore, an hvac tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.

(2) The typical life expectancy of heating equipment is 15-20 years. Units that are in this stage of their life may require repairs and/or replacement in the near future. Have an HVAC contractor examine. Basement Rheem unit is a 2002 model.

It is recommended to install a wet switch sensor or drain pan with float switch under the basement level furnace unit to act as an emergency shut off incase of leaks in the system

6.7 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

(1) Along with servicing the heating unit(s), hvac tech should check refrigerant levels in the a/c system to ensure that the systems are working at peak efficiency. This inspection is visual and checks the operation of the system(s). Unit was not disassembled.

(2) The a/c compressor(s) have a typical life expectancy of 8-15 years. Unit(s) that are within this age range may require repairs or replacement in the near future. Have an HVAC contractor examine. Rheem unit is a 2002 model

Rheem a/c unit uses the older R-22 type of refrigerant gas (freon) that is being phased out of production and will likely be expensive and difficult to find in the near future. The newer type of freon does not mix with the older type.

(3) Have the condensate drain lines for the a/c units extended out and away from the home.

(4) Seal the holes in the evaporator coils where the A/C lines enter the unit in the basement

7. Electrical System

7.2 PANEL BOX & SUB-PANEL

Inspected, Repair or Replace

(2) Larger basement sub-panel:

Wrong type of screws are used to attach panel cover to box. They should be blunt tipped screws.

There are multiple wires per hole in the terminal bars. It is recommended that the wires be spread out so that one wire is utilized per hole. Have electrician evaluate and correct as needed.

7.3 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

Inspected, Repair or Replace

One of the circuit breakers in the smaller sub panel is of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.

7.4 OUTLETS & LIGHT FIXTURES

Inspected, Repair or Replace

Have a proper floor outlet and cover installed in the basement living room floor.

8. Plumbing System

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

Slow drain in shared bath tub, have checked for clogs

8.2 TUBS,SINKS, TOILETS & SHOWER STALLS

Inspected, Repair or Replace

(1) Secure the loose toilet to the floor in the master and bedroom bath(s). Loose toilets can lead to broken wax seals between toilet and drain pipe that can leak on the floor. Have plumber repair.

(2) Touch up grouting needed between tiles in master bath tub and shower stall. Water can enter into the tile and get into wall. Condition of framing behind tiles in baths is unknown.

8.3 WATER HEATER

Inspected, Repair or Replace

(1) Water heaters generally last about 10-12 years before needing replacement. Current water heater works and makes hot water but will likely need replacement in the near future due to its age. Both units are 2008 models

(2) Disconnected TPR drain line on the left side water heater. Have reconnected

(3) Better support needed for expansion tank. A strap attached to framing is typically adequate. This will relieve any stress on the supply pipe joints. See photo.

9. Interiors

9.8 PESTS

Inspected, Repair or Replace

There is evidence of rodent activity in the attic as noted by tunnels/trails in attic insulation, rub/grease marks on attic wiring and plumbing, and rodent droppings. See photos for examples. A wildlife company should be consulted to determine if the activity is past or present and to repair all possible entry points to the attic and the entire home

14. Swimming Pools, Equipment and Safety

14.2 COPING

Inspected, Repair or Replace

- Recommend to seal the gap(s) between the tiles and the underside of the coping. This will help prevent sub-surface erosion. Leaving the joint open allows water to get under the deck and create cracks. See photo(s).

14.3 POOL BODY (SHELL)/LINER CONDITION

Inspected, Repair or Replace

- (2) Signs of calcium build-up & efflorescence noted on the tile wall under/around the waterfall feature and around the perimeter of the pool. This typically indicates water seepage and moisture in the wall. Have pool contractor evaluate and make all repairs as needed.

  These areas can typically be removed with muriatic acid. Recommend to refer to pool service company for proper removal. See photos for examples.

- (3) Replace all cracked tiles found around the perimeter of the pool. See photo(s) for examples.
- (4) Touch up grouting and sealant needed at the pool tiles in areas to prevent water entry behind the tiles and pool wall. See photos for examples

14.5 POOL DECK AND DRAINAGE

Inspected, Repair or Replace

- Cracks are visible in the pool deck and coping. These cracks are typically the result of water entering below the slab from gaps in the coping and/or wear. Exposed cracks will allow water to enter below, create sub surface erosion and further deterioration. Have these cracks properly sealed to prevent further damage.

14.6 SKIMMERS AND DRAINS

Inspected, Repair or Replace

- (1) Larger cracks found in the skimmers. See photos for examples. Have pool contractor evaluate and repair/ replace as needed
- (2) The inner liner for the skimmer is not sealed to the walls. Seal the gaps between the liner and the wall. This will help prevent water from entering below the deck surface

14.7 POOL FILTER

Inspected, Repair or Replace

- (1) The PSI gauge on the filter did not function at time of inspection. The pressure gauge is an integral part of the pool equipment. Have this device replaced.

  The filter was also seen to have a slow leak at the PSI gauge when water was run through the system. See photo. Have pool contractor repair

- (2) Normal, periodic rinsing or backwashing will remove most of the dirt from a basically clean filter. However, over a period of time, grease, oils and scale can attack and build up on the elements. When this occurs, you will see build up on the removable elements, short filter runs, reduced circulation and water that does not want to clear up. It is recommended that the filter be professionally cleaned at least once a year. The pressure gauge is an integral part in informing you when it is time to clean the filter. If the gauge reads more than MAX PSI (varies for each filter) then the filter should be at least rinsed/backwashed.

14.12 BLOWER FOR SPA

Inspected, Repair or Replace

- (2) Replace cracked piping connection below the blower, seen in photo

14.15 SUB-PANEL BOX FOR POOL

Inspected, Repair or Replace

- (2) Double wired breaker found in the pool panel. See photo for location. Usual wiring method is to have one wire for one breaker. Have electrician correct.
- (3) Old rusty panel and fuse present next to the main pool panel. Have electrician evaluate and update as needed

14.21 HEATER

Inspected, Repair or Replace

(1) Since pool heaters require frequent maintenance and are prone to failure, it is recommended that a pool service company service and clean the pool heater to remove all rust from burner area, check for any internal leaks, inside the cabinet, clean and repair any loose or corroded electrical connections and/or switches and ensure that the exterior control surfaces are operating as intended. Pool heaters have a life span of under 10 years and require annual maintenance to ensure that they remain in working condition.

(2) Pool heater was turned on briefly but began to smoke due to all of the wet debris build up on top of and around the unit. Have pool contractor clean and service prior to use

14.22 OPERATIONAL CONDITION OF THE POOL

Inspected, Repair or Replace

Older Jandy Valve, seen in photo, leaks when operated. Have repaired/replaced as needed

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1. Exterior

Styles & Materials

Siding Material:

Brick veneer

Hardboard Lap

Items

1.0 EXTERIOR ELEVATION PHOTOS

Comments: Inspected

These are photos of the home taken from different angles and are not intended to show any defects.

1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.1 EXTERIOR SIDING

Comments: Inspected

The following items are considered to be part of general maintenance around the home and should be performed every few years as needed:

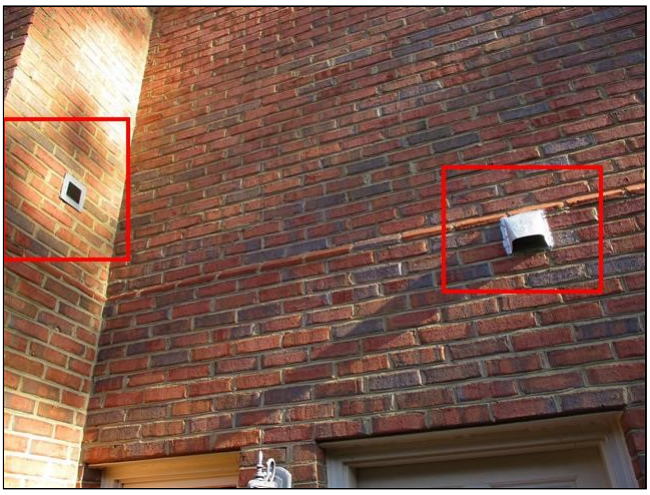
Seal all vent caps to exterior siding to prevent leaks into wall cavities. See photo (s).

Seal around all plumbing entries into siding to prevent water entry into wall cavities.

Seal vertical gaps between brick veneer and lap siding. See photos for examples. This will help prevent any possible water leaks into the wall cavity behind siding.

Seal the light fixtures to the brick veneer and lap siding around the house to prevent water entry into the wall cavity and fixture box.

1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.1 Item 3(Picture)

1.1 Item 4(Picture)

1.1 Item 5(Picture)

1.1 Item 6(Picture)

1.1 Item 7(Picture)

1.2 DOORS

Comments: Inspected

(1) Seal the gaps between the metal threshold, lower parts of side jams, and the lap siding at the bottom of the exterior doors. This is part of general maintenance and should be performed every few years as needed.

1.2 Item 1(Picture)

1.2 Item 2(Picture)

(2) Dead bolt locks on several of the exterior doors are the type that uses a key from the interior. These have not been allowed since the mid 1990's because of fire escape reasons. This type of lock can prohibit quick emergency exit from the house.

1.3 WINDOWS

Comments: Inspected, Repair or Replace

(1) Water damaged wood found on many windows, sills and trim. Have contractor evaluate all windows and have all damaged wood replaced. Extent of damage behind siding, if any, is not visible and is not known. See photos for examples.

1.3 Item 1(Picture)

1.3 Item 2(Picture)

1.3 Item 3(Picture)

1.3 Item 4(Picture)

1.3 Item 5(Picture)

1.3 Item 6(Picture)

1.3 Item 7(Picture)

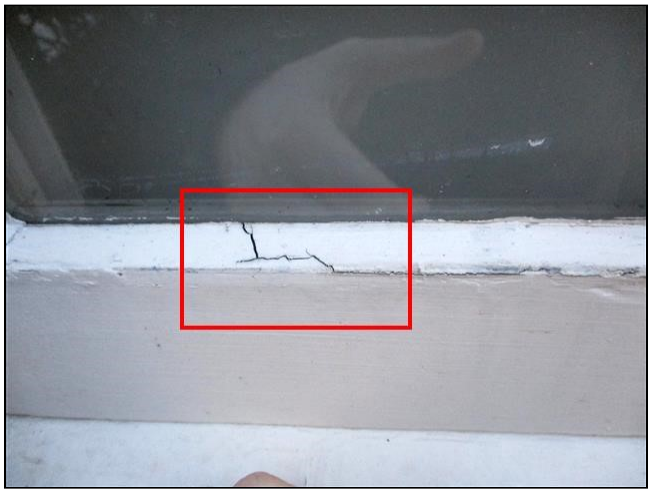
1.3 Item 8(Picture)

1.3 Item 9(Picture)

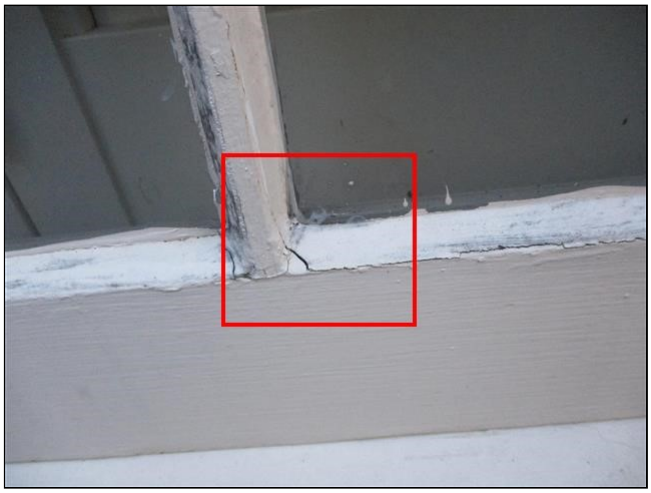
1.3 Item 10(Picture)

1.3 Item 11(Picture)

(2) The glazing between glass panes are failing at some windows due to age. This is common on single pane windows and the glazing compound is ready to be replaced to prevent windows from leaking and becoming drafty



1.3 Item 12(Picture)



1.3 Item 13(Picture)

1.3 Item 14(Picture)

(3) As part of general maintenance it is recommended to seal the exterior trim around windows to the brick veneer to prevent any possible water or air leaks.

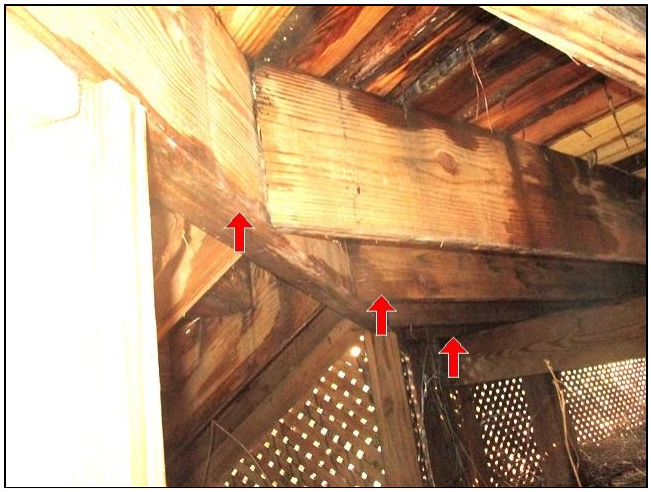
1.3 Item 15(Picture)

1.4 DECKS, STOOPS, STEPS, PORCHES, PATIO/ COVER AND RAILINGS

Comments: Inspected, Repair or Replace

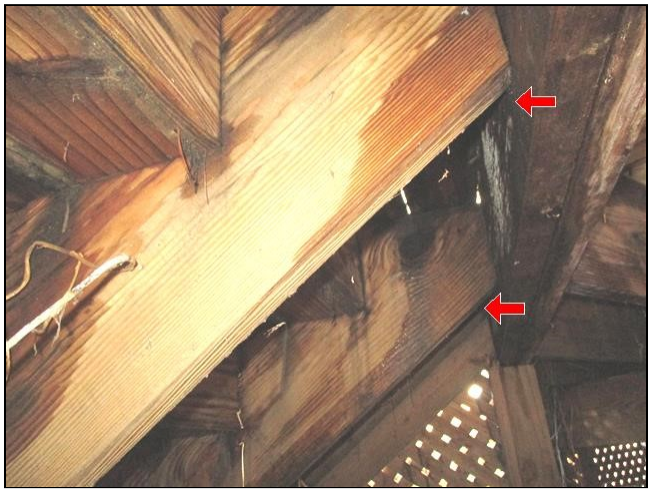
(1) No metal flashing could be seen between the rear deck and the rear wall. This was not often enforced or required in older homes, but flashing makes a better seal between the deck and house. Condition of framing between deck and house is not known.

(2) Hanger brackets needed on the ends of the deck joist noted in the photos. Hanger brackets make a stronger connection and are required for better support.



1.4 Item 1(Picture)

(3) Better support (hanger brackets or ledger strip) needed under top of rear deck stringers where they connect to the deck rim joist. See photo. This will help ensure a stronger connection.



1.4 Item 2(Picture)

(4) Pier blocks are considered temporary supports. The posts should be in concrete footings below grade.

1.4 Item 3(Picture)

(5) Deck floor boards are worn and rotted out in several areas. Have deck contractor evaluate and replace all damaged deck boards

1.4 Item 4(Picture)

1.4 Item 5(Picture)

1.4 Item 6(Picture)

1.4 Item 7(Picture)

1.4 Item 8(Picture)

(6) Inspection underneath of the rear deck was very limited due to low clearance and heavy vine growth. Not all of the deck components were visible or accessible for inspection

1.4 Item 9(Picture)

1.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Comments: Inspected, Repair or Replace

(1) The garden area formed by the walls of the house and the side walk/driveway may prohibit quick drainage of run off water. These garden areas often are slow to drain and can cause water entry in the basement.

1.5 Item 1(Picture)

1.5 Item 2(Picture)

(2) Negative slope towards the foundation in the front right and rear right corners of the home. These areas do not appear to drain water away from the home and needs to be re-sloped or drained in some way to prevent surface and sub surface water from flowing to the foundation. It is possible that exterior water runoff may enter the foundation area during conditions not present during the inspection. Poorly graded soil can lead to water intrusion into the foundation areas. See photo(s). Buyer should resolve all concerns prior to closing.

1.5 Item 3(Picture)

1.5 Item 4(Picture)

(3) Trim vegetation away from house siding. It is best to have a clear path around the house.

The tree limbs that are in contact with roof or hanging near roof should be trimmed.

1.5 Item 5(Picture)

1.5 Item 6(Picture)

1.5 Item 7(Picture)

1.5 Item 8(Picture)

(4) Settlement of fill dirt under driveway has created some minor trip hazards in the concrete. See photo for example. Replace as needed

1.5 Item 9(Picture)

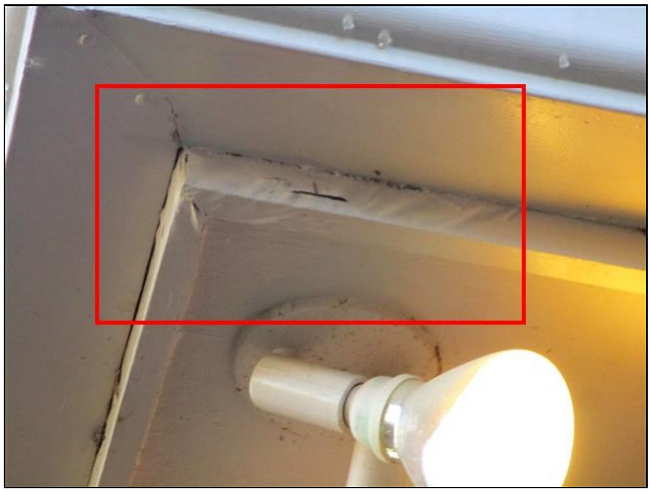
1.5 Item 10(Picture)

1.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected, Repair or Replace

Water and rodent chewing damage found on soffit and fascia trim in several areas. See photos for examples. Have contractor evaluate all soffit/fascia and have all damaged wood replaced.

1.6 Item 1(Picture)



1.6 Item 2(Picture)

1.6 Item 3(Picture) rodent chewing damage

1.6 Item 4(Picture)

1.6 Item 5(Picture)

1.6 Item 6(Picture)

1.6 Item 7(Picture)

1.7 EXTERIOR TRIM

Comments: Inspected, Repair or Replace

Replace damaged trim at bottom of rear pergola posts seen in photo

1.7 Item 1(Picture)

1.7 Item 2(Picture)

1.8 EXTERIOR FLASHINGS for DOORS, WINDOWS, DECK

Comments: Inspected

2. Garage

Items

2.0 GARAGE CEILINGS

Comments: Inspected

2.1 GARAGE WALLS

Comments: Inspected

The garage inspection was limited due to cabinetry across back wall preventing visibility

2.1 Item 1(Picture)

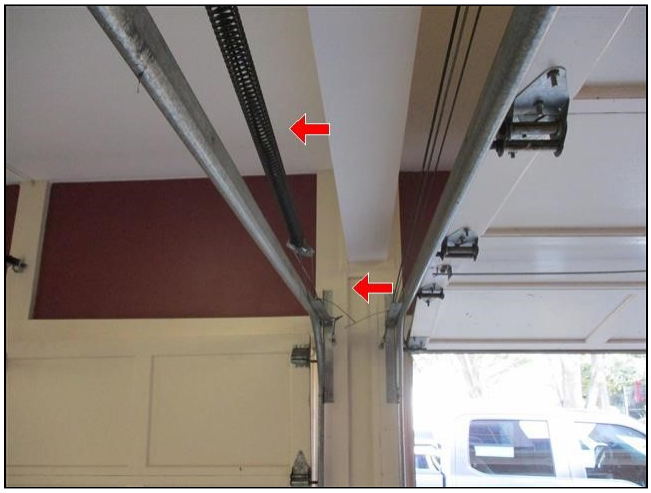
2.2 GARAGE FLOOR

Comments: Inspected

2.3 VEHICLE DOOR(s)

Comments: Inspected, Repair or Replace

The center garage door operates but its movements are jerk and the safety wire is hanging loose. Have a garage door contractor evaluate and make all repairs as needed



2.3 Item 1(Picture)

2.4 VEHICLE DOOR OPENER (s)

Comments: Inspected

2.5 OCCUPIANT DOOR FROM THE INSIDE OF THE HOME TO THE GARAGE

Comments: Inspected

3. Structural Components

Styles & Materials

Foundation:	Roof Structure:	Method Used to Observe Attic:
Basement	2 X 6 Rafters	Walked Inaccessible

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

3.1 WALLS (Structural)

Comments: Inspected

(1) Hairline cracks and joints in the rear left unfinished basement foundation wall have leaked in the past but no current water entry was noted. It is possible that they may leak again during rainy or wet weather/soil conditions. It is recommended to patch these cracks, but it is best to divert all exterior drainage away from the foundation wall so that it does not enter they basement. See photo. Monitor for future water entry

3.1 Item 1(Picture)

(2) The small, hairline cracks in the foundation walls are not a structural concern, patch as needed to prevent any possible future leak.

3.3 FLOORS (Structural)

Comments: Inspected

Cracks in concrete basement floor are not wide enough to be a structural concern and are likely due to settlement. See photos. Have patched as needed.

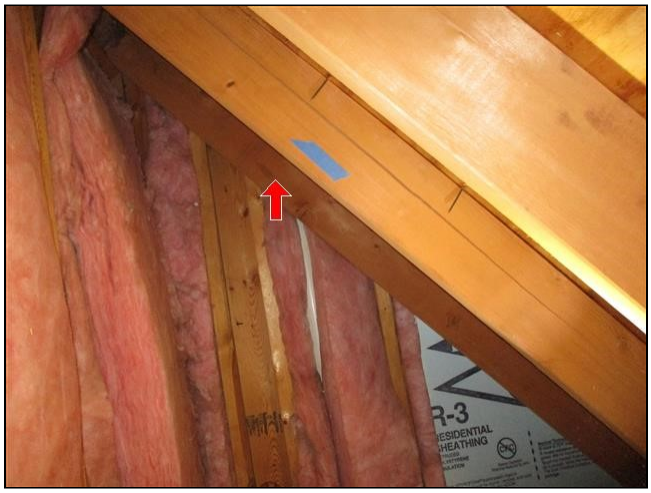
3.4 CEILINGS (structural)

Comments: Inspected

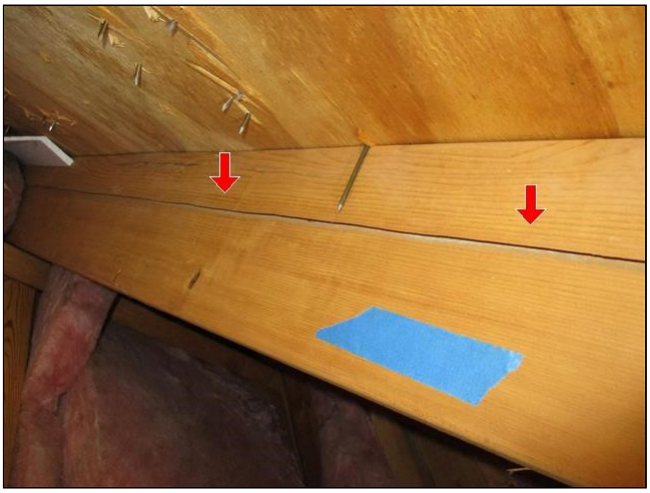
3.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

(1) In the right side crawl in bonus room attic there is a split rafter, marked with blue tape. No sagging or deflection was noted in the roof above, but it is strongly recommended to have this rafter sistered/scabbed. This will help the rafter maintain structural integrity and prevent future future sagging or issues.



3.5 Item 1(Picture)



3.5 Item 2(Picture)

(2) The left side of the upper attic was not accessible due to low clearance and ductwork preventing access. This area of the attic and components inside of it were not inspected.

3.5 Item 3(Picture)

4. Roofing

Styles & Materials

Roof Covering:
4 tab architectural fiberglass shingles

Viewed Roof Covering From:
Ground
Ladder
Limited view due to height of building

Items

4.0 ROOF COVERINGS

Comments: Inspected

Shingles on the roof are the 4 tab architectural type with a life expectancy of about 20-25 years (depending on conditions) and the shingles are showing signs of normal age and wear. Some shingles have lost granules and some shingle mats are getting brittle.

4.0 Item 1(Picture)

4.0 Item 2(Picture)

4.0 Item 3(Picture)

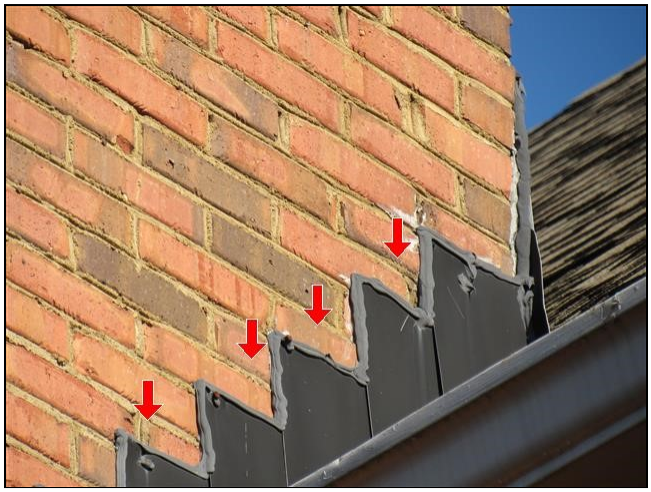
4.1 FLASHINGS

Comments: Inspected, Repair or Replace

(1) Metal roof to brick junctions sealant needs to be refreshed to prevent leaks into the wall cavity. Metal roofs tend to pull away from the brick and water can leak into gaps. See photo for location.

4.1 Item 1(Picture)

(2) Metal flashing to brick wall seal needs to be maintained to prevent leaks into the wall cavity. Metal flashing tend to pull away from the brick and water can leak into gaps. See photo for example



4.1 Item 2(Picture)

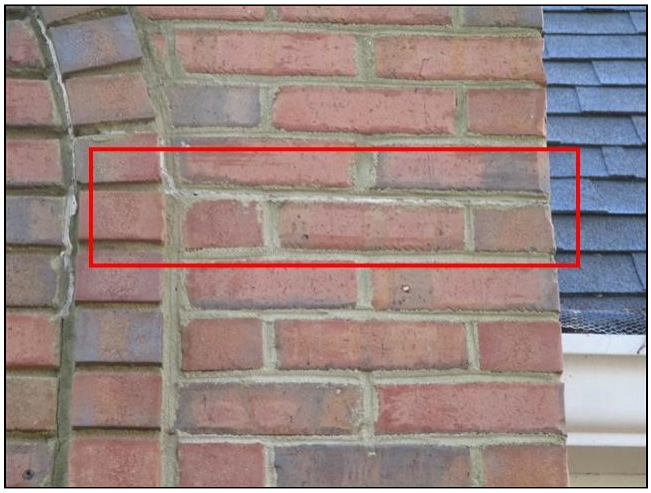
4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Repair or Replace

(1) Both brick chimneys are leaning and some cracks are seen approximately where the roof line intersects with the chimney. The chimney has a lean in towards the roof due to the weight of the brick siding on the chimney resting on the roof framing. The framing under the brick has sagged, due to weight of brick and allowed the crack to occur. Structural engineer will need to evaluate and recommend a solution to repair, which should include strengthening roof framing to support the brick. See photos.

4.2 Item 1(Picture) left side chimney chase

4.2 Item 2(Picture) horizontal cracking



4.2 Item 3(Picture) patched horizontal crack

4.2 Item 4(Picture) patched horizontal crack

4.2 Item 5(Picture) right side chimney chase

(2) Boot flashing around plumbing vents on the roof are ok now, but these last about 5-7 years before needing replacement. They crack and split and allow rain water to leak into attic.

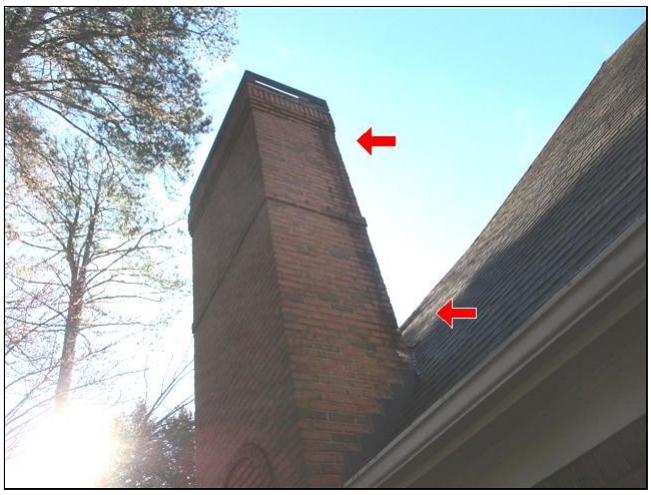
Seal all exposed nail heads with tar or other type of sealant on the roof vents and exposed nail heads on the boot flashing. This will help prevent leaks.

4.2 Item 6(Picture)

4.2 Item 7(Picture)

(3) Water stains noted on the chimney chase, originating from the chimney cap. It is believe that the chimney caps are bowl shaped and beginning to rust, but due to height I was not able to confirm. Have a roofer evaluate and replace chimney caps as needed

4.2 Item 8(Picture)



4.2 Item 9(Picture)

4.3 GUTTERS & DOWNSPOUTS

Comments: Inspected, Repair or Replace

(1) Install all missing downspout extensions at the ends of the downspouts. All roof water should drain at least 5 feet away from the home.

4.3 Item 1(Picture)

(2) Re-attach loose down spout extension to down spout at rear wall of garage to ensure that roof run off flows away from house.

4.3 Item 2(Picture)

(3) Have owner point out location of the outlets of the buried down spout extensions and yard drains. They should come to daylight and the ends were not found.

4.3 Item 3(Picture)

4.3 Item 4(Picture)

(4) Gutters are rusting in areas and will need to be replaced in the near future. Gutters usually last about as long as a roof if they are kept clean.

4.3 Item 5(Picture)

4.3 Item 6(Picture)

(5) Several leaks found in gutters at the seams. Seams need to be sealed to prevent further leaks. See photos for examples.

4.3 Item 7(Picture)

4.3 Item 8(Picture)

4.3 Item 9(Picture)

4.3 Item 10(Picture)

(6) The gutters and roof valleys are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

Better gutter guards are recommended over the gutters to prevent leaves from clogging gutters. Over flowing gutters often cause water damage on siding and trim, and cause water entry into walls and basements.

4.3 Item 11(Picture)

4.3 Item 12(Picture)

4.4 WATER ENTRY IN ROOF

Comments: Inspected, Repair or Replace

(1) Active roof leaks found in the right side bonus room crawl in attic, area was reading elevated levels of moisture (more than normal). Roofer will need to repair as soon as possible. Roofer should (and likely will) evaluate the rest of the roof because it is not uncommon that other leaks are present that were not revealed during the conditions present during this inspection. It has to be assumed that the roof will likely leak again as it continues to age

4.4 Item 1(Picture)

4.4 Item 2(Picture)

(2) Water stains and possible slight damage noted in the roof decking in the right side crawl in bonus room attic, the rear part of the upper attic, and front gable area in the upper attic. Roofer will need to evaluate roof and ensure that it is water tight. Even though these areas were not wet during the inspection, it is possible that

outdoor and weather conditions could cause leaks to become active again. See photo(s) for examples of location(s).

4.4 Item 3(Picture) bonus room attic

4.4 Item 4(Picture) bonus room attic

4.4 Item 5(Picture) rear part of upper attic

4.4 Item 6(Picture) front gable area

5. Insulation and Ventilation

Styles & Materials

Attic Insulation:
Additional insulation is needed in areas
Blown
Fiberglass

Roof Ventilation:
Soffit Vents
Power vents

Dryer Vent:
Not Visible

Items

5.0 INSULATION IN ATTIC

Comments: Inspected

Insulation in the attic is missing or is less than normal in several areas. See photo. Have more added to bring levels equal to R-30 IECC

Weather strip and insulation of some type (recommend foam board insulation) needed over the attic pull down steps.

Insulation and weather strip needed on walk-in attic door. Lots of heat is entering into the living space through this door.

5.0 Item 1(Picture)

5.0 Item 2(Picture)

5.0 Item 3(Picture)

5.0 Item 4(Picture)

5.0 Item 5(Picture)

5.0 Item 6(Picture)

5.1 INSULATION BETWEEN FLOOR JOISTS IN BASEMENT OR CRAWL SPACE

Comments: Inspected

5.3 VENTILATION OF ROOF

Comments: Inspected

5.4 KITCHEN, BATHROOM AND LAUNDRY ROOM VENTS

Comments: Inspected

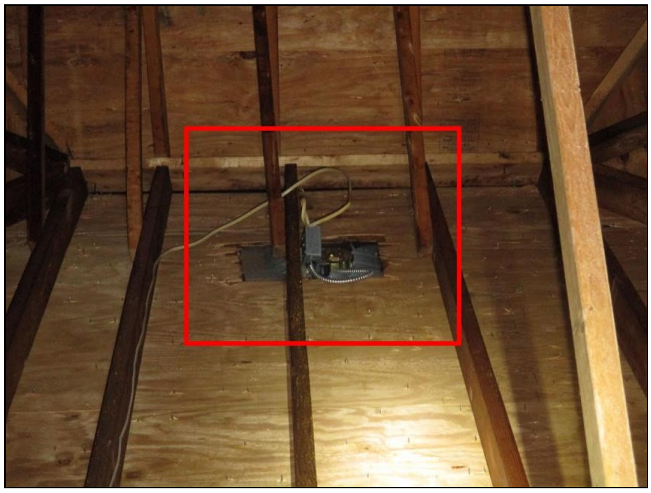
Bath exhausts are venting into the attic. This was accepted and common at the time the house was built, but it is strongly recommended that flex duct be attached and run to the exterior of the home

5.4 Item 1(Picture)

5.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

Too cool in attic for power vents to run. Units controlled by a thermostat switch which is too high to reach. Have any concerns about operational resolved prior to closing



5.5 Item 1(Picture)

5.5 Item 2(Picture)

6. Heating / Central Air Conditioning

Styles & Materials

Heating Equipment Type:
Forced Air

Heating Equipment Age:
2002
2007
2015

Number of Heat Systems (excluding wood):
Three

Heat Temp:
The basement level heat read 109 degrees
The main level heat read 127 degrees
The upper level heat read 122 degrees.

Operable Fireplaces:
Three

Cooling Equipment Type:
Central forced Air A/C

Number of AC Only Units:
Three

Cooling Equipment Age:
2002
2015
Unknown, sticker faded

A/C Temp:
The basement A/C read 54 degrees.
The main level a/c read 54 degrees
The upper level A/C read 54 degrees.

Basement HVAC:
Seperate system

Items

6.0 HEATING EQUIPMENT

Comments: Inspected, Repair or Replace

(1) Have an hvac tech service the heating and cooling equipment to clean the blower motor, the evaporator coils, the condensing coils, the electrical contacts, check refrigerant levels, check size of units compared to size of home and ascertain that the heat exchangers are not cracked and the equipment is safe to operate and functioning properly. Much of internal parts of the hvac system is concealed from view, and our inspection is visual and is intended to check the function of the systems. The inspection does not make any assessment of the internal parts of the duct system, since it is not visible. Therefore, an hvac tech should evaluate for any concealed defects or hazards in the system. Furthermore, manufacturers recommend annual maintenance and servicing to keep the system working at peak efficiency.

6.0 Item 1(Picture)

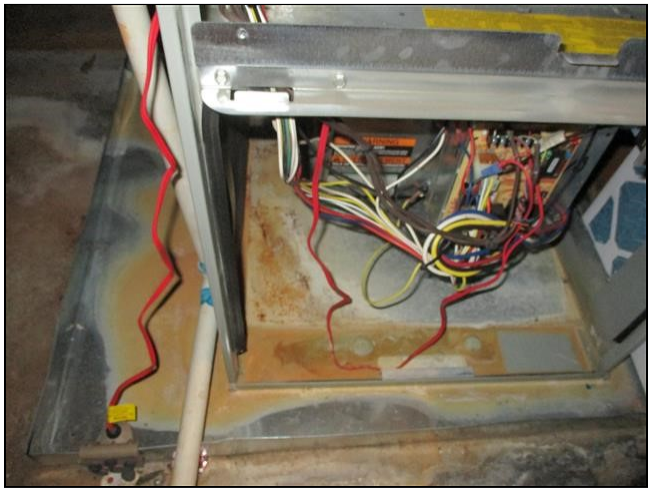
6.0 Item 2(Picture)

(2) The typical life expectancy of heating equipment is 15-20 years. Units that are in this stage of their life may require repairs and/or replacement in the near future. Have an HVAC contractor examine. Basement Rheem unit is a 2002 model.

It is recommended to install a wet switch sensor or drain pan with float switch under the basement level furnace unit to act as an emergency shut off incase of leaks in the system

6.0 Item 3(Picture)

(3) Water stains found in the drain pan for the main level furnace unit from past leaks in the system. No active leaks found in the system at the time of the inspection. Have any concerns resolved prior to closing



6.0 Item 4(Picture)

6.1 NORMAL OPERATING CONTROLS/ THEROMSTAT

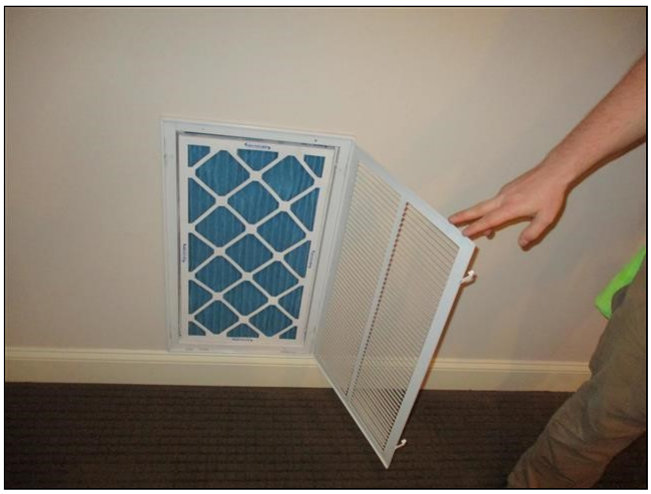
Comments: Inspected

6.2 DISTRIBUTION SYSTEMS

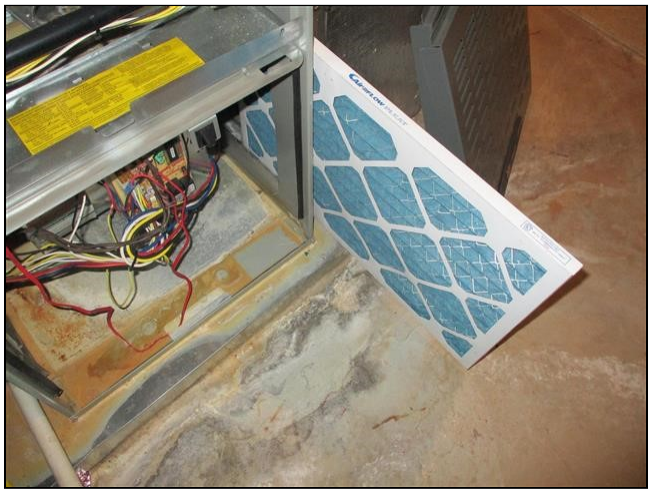
Comments: Inspected

See photos for filter locations

6.2 Item 1(Picture) attic



6.2 Item 2(Picture) basement



6.2 Item 3(Picture)

6.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

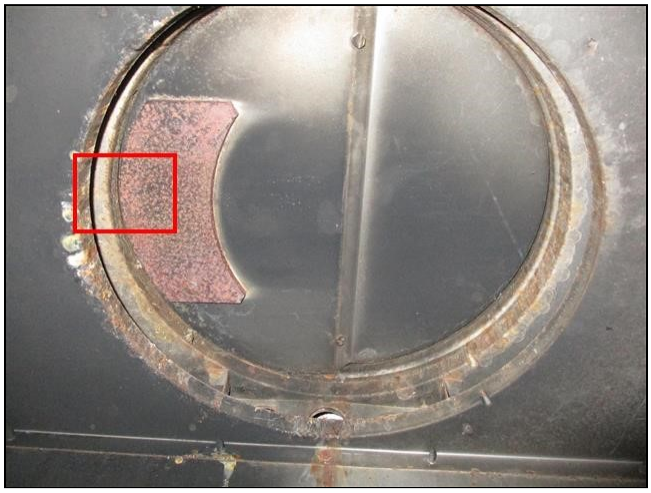
6.4 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

6.6 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

(1) C-clamp needed on the damper to prevent it from being closed, since fireplace is using gas logs. This will help prevent carbon monoxide build up in living space.



6.6 Item 1(Picture)

(2) Have heat resistant caulk applied around the gas pipe where it enters the fire box in the fireplace. This is needed to prevent any hot embers from entering framing behind fireplace.

6.6 Item 2(Picture)

6.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected, Repair or Replace

(1) Along with servicing the heating unit(s), hvac tech should check refrigerant levels in the a/c system to ensure that the systems are working at peak efficiency. This inspection is visual and checks the operation of the system(s). Unit was not disassembled.

6.7 Item 1(Picture)

(2) The a/c compressor(s) have a typical life expectancy of 8-15 years. Unit(s) that are within this age range may require repairs or replacement in the near future. Have an HVAC contractor examine. Rheem unit is a 2002 model

Rheem a/c unit uses the older R-22 type of refrigerant gas (freon) that is being phased out of production and will likely be expensive and difficult to find in the near future. The newer type of freon does not mix with the older type.

(3) Have the condensate drain lines for the a/c units extended out and away from the home.

6.7 Item 2(Picture)

(4) Seal the holes in the evaporator coils where the A/C lines enter the unit in the basement

6.7 Item 3(Picture)

6.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

6.9 NORMAL OPERATING CONTROLS/ THERMOSTAT

Comments: Inspected

7. Electrical System

Styles & Materials

Panel Type:
Circuit breakers

Panel capacity:
200 AMP

Wiring Methods:
Romex

Main Disconnect Location:
Meter

Items

7.0 SERVICE ENTRANCE CONDUCTORS & MAIN DISCONNECT BREAKER

Comments: Inspected

Main electrical disconnect location.

7.0 Item 1(Picture)

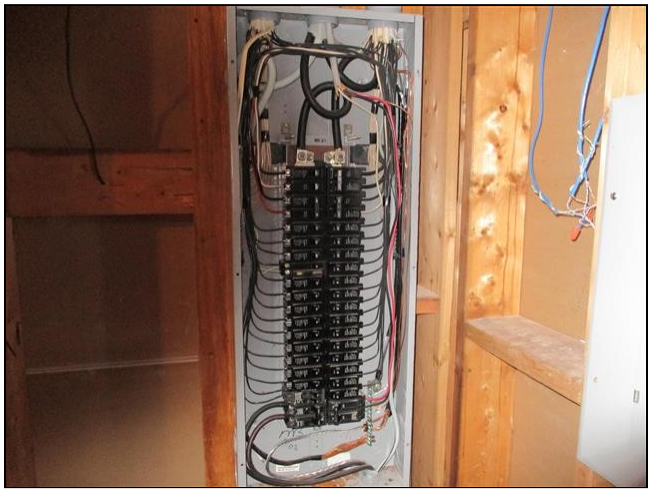
7.1 SERVICE GROUNDING

Comments: Inspected

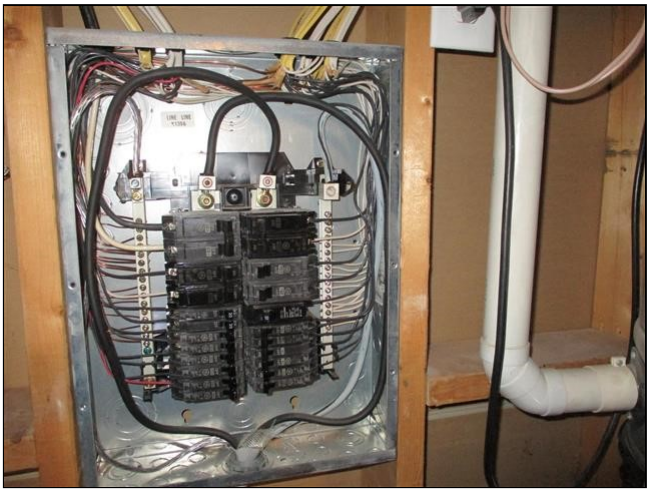
7.2 PANEL BOX & SUB-PANEL

Comments: Inspected, Repair or Replace

(1) View of panels. Panel was inspected for function (not code compliance) and building codes and standards have changed over the years.



7.2 Item 1(Picture)



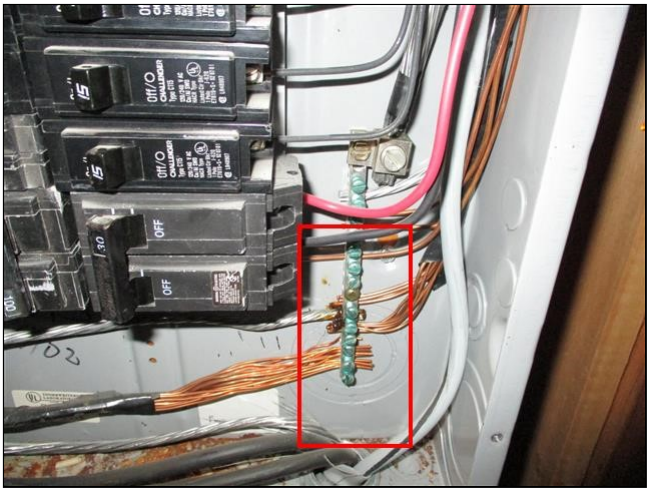
7.2 Item 2(Picture)

(2) Larger basement sub-panel:

Wrong type of screws are used to attach panel cover to box. They should be blunt tipped screws.

There are multiple wires per hole in the terminal bars. It is recommended that the wires be spread out so that one wire is utilized per hole. Have electrician evaluate and correct as needed.

7.2 Item 3(Picture)

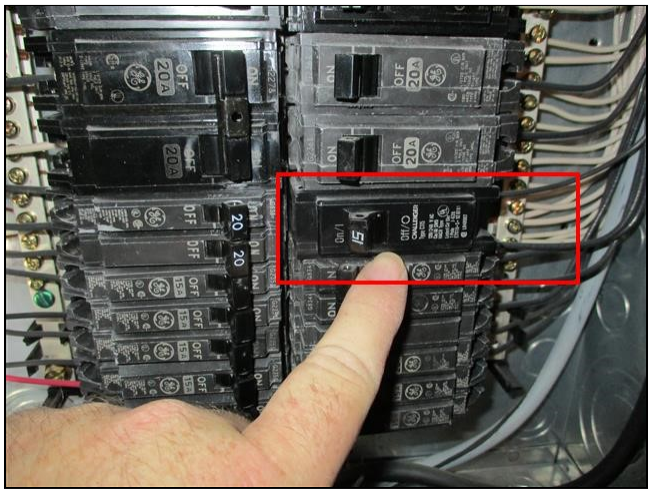


7.2 Item 4(Picture)

7.3 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

Comments: Inspected, Repair or Replace

One of the circuit breakers in the smaller sub panel is of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.


OFF
20A
ON
OFF
20A
OFF
20A
OFF
20A
OFF
20
OFF
20
ON
OFF
ON
OFF
ON
OFF

(1) All smoke detectors should be tested upon moving in to the home. Typically, there should be at least one smoke detector per level, one in each bedroom and one per hallway. There are different types of smoke detectors: Ionization and Photoelectric. Smoke detectors have an expiration date.

(2) Smoke detectors can last 10 years before needing replacement. Smoke detectors in this house work, but it is recommended that they be replaced.

7.8 CARBON MONOXIDE DETECTORS

Comments: Inspected

Carbon Monoxide detectors are always recommended to be installed in the home.

8. Plumbing System

Styles & Materials

Water Source:
Public

Plumbing Water Supply (into home):
Not visible

Plumbing Water Distribution (inside home):
Copper

Plumbing Drain Pipe:
PVC

Water Heater Capacity:
(2) 50 Gallon

Water Heater Age:
2008

Items

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected, Repair or Replace

Slow drain in shared bath tub, have checked for clogs

8.0 Item 1(Picture)

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION PIPING AND FIXTURES

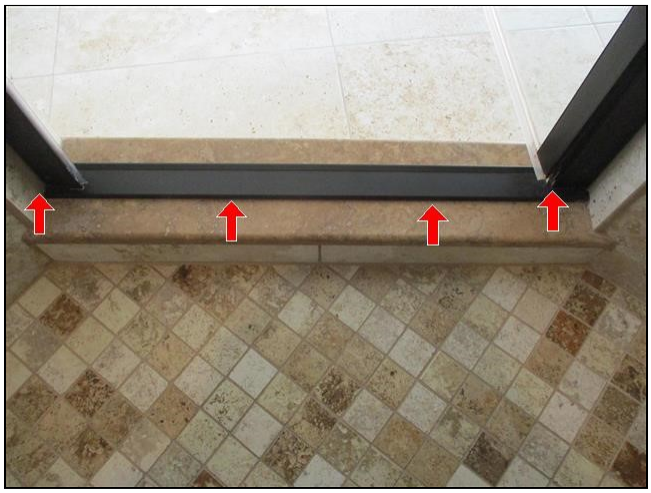
Comments: Inspected

8.2 TUBS,SINKS, TOILETS & SHOWER STALLS

Comments: Inspected, Repair or Replace

(1) Secure the loose toilet to the floor in the master and bedroom bath(s). Loose toilets can lead to broken wax seals between toilet and drain pipe that can leak on the floor. Have plumber repair.

(2) Touch up grouting needed between tiles in master bath tub and shower stall. Water can enter into the tile and get into wall. Condition of framing behind tiles in baths is unknown.



8.2 Item 1(Picture)

8.2 Item 2(Picture)

(3) Seal gaps around plumbing fixtures in shower stalls to help prevent water entry into the wall cavity behind.

8.2 Item 3(Picture)

8.2 Item 4(Picture)

(4) Jacuzzi tub was filled with water and run. No leaks or defects found with the tub or the motor at time of inspection

8.2 Item 5(Picture)

8.3 WATER HEATER

Comments: Inspected, Repair or Replace

(1) Water heaters generally last about 10-12 years before needing replacement. Current water heater works and makes hot water but will likely need replacement in the near future due to its age. Both units are 2008 models

8.3 Item 1(Picture)

(2) Disconnected TPR drain line on the left side water heater. Have reconnected

8.3 Item 2(Picture)

(3) Better support needed for expansion tank. A strap attached to framing is typically adequate. This will relieve any stress on the supply pipe joints. See photo.

8.3 Item 3(Picture)

(4) Evidence of a past leak and galvanic corrosion on the top of the right side tank where the hot water line enters the unit. No active leaks found at time of inspection. Have any concerns resolved prior to closing

8.3 Item 4(Picture)

(5) It is recommended to install a drain pan underneath the water heaters in the basement, as they are located in an area where any future leaks can cause damage to the finished areas nearby.

8.3 Item 5(Picture)

8.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut off is located in the basement above the kitchen cabinetry.

8.4 Item 1(Picture)

8.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

8.6 MAIN FUEL GAS SHUT OFF

Comments: Inspected

The main gas shut off is located at the meter.

8.6 Item 1(Picture)

9. Interiors

Items

9.0 CEILINGS

Comments: Inspected

Several small blemishes and cracks found in walls and ceilings due to normal settlement. None of the cracks, peeling tape of nail pops appear to indicate any type of major structural issue.

9.1 WALLS

Comments: Inspected

Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. Condition of all framing members not seen is not known.

9.2 FLOORS

Comments: Inspected

9.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

9.4 COUNTERS AND INSTALLED CABINETS (REPRESENTATIVE NUMBER)

Comments: Inspected

9.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

(1) The left side kitchen dining room window, seen in photo, has a broken sash track piece. This prevents the window from opening all the way up. Have window contractor evaluate and make all repairs as needed

9.5 Item 1(Picture)

9.5 Item 2(Picture)

(2) Replace damaged bonus room window lock seen in photo

9.5 Item 3(Picture)

9.5 Item 4(Picture)

(3) Water staining found on the interior window sill in the right side dining room. Believed to be due to water entry through failed window glazing in the past. All stains were dry at the time of the inspection when tested with a moisture meter. Have any concerns resolved prior to closing

9.5 Item 5(Picture)

9.6 BATHROOMS

Comments: Inspected

Sauna was tested for basic operation, and did heat up when tested.

9.7 INTERIOR DOORS

Comments: Inspected

9.8 PESTS

Comments: Inspected, Repair or Replace

There is evidence of rodent activity in the attic as noted by tunnels/trails in attic insulation, rub/grease marks on attic wiring and plumbing, and rodent droppings. See photos for examples. A wildlife company

should be consulted to determine if the activity is past or present and to repair all possible entry points to the attic and the entire home

9.8 Item 1(Picture)

9.8 Item 2(Picture)

9.8 Item 3(Picture)

10. Built-In Kitchen Appliances

Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 VENT HOOD/DOWN DRAFT

Comments: Inspected

10.3 GARBAGE DISPOSAL

Comments: Inspected

10.5 REFRIGERATOR

Comments: Inspected

14. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

Styles & Materials

Style:
In ground

Shape:
Oval

Wall Material:
Pebble tec

Filter:
Cartridge

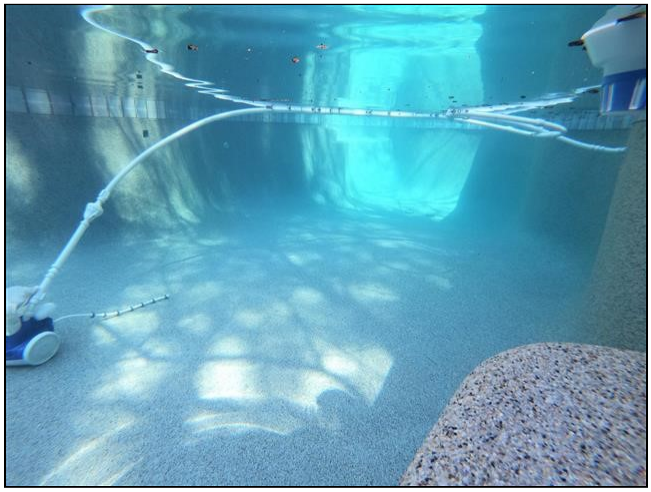
Method of Sanitizing Water:
Salt

Items

14.0 FULL VIEW OF POOL FROM HOME

Comments: Inspected

View of pool



14.0 Item 1(Picture)

14.0 Item 2(Picture)

14.0 Item 3(Picture)

14.1 FENCES & ENTRY GATES

Comments: Inspected, Repair or Replace

(1) The gate for the fence closes toward the pool. Current accepted standards suggest that the gate close away from the pool. This is a pool safety issue. Recommend to have this condition corrected.

(2) The existing gates do not self-close or self-latch. Recommend that the gates be modified so that they close and latch properly. This is a potential safety issue that should be corrected. See photo(s).

14.2 COPING

Comments: Inspected, Repair or Replace

Recommend to seal the gap(s) between the tiles and the underside of the coping. This will help prevent sub-surface erosion. Leaving the joint open allows water to get under the deck and create cracks. See photo(s).

14.2 Item 1(Picture)

14.2 Item 2(Picture)

14.3 POOL BODY (SHELL)/LINER CONDITION

Comments: Inspected, Repair or Replace

(1) View of liner

14.3 Item 1(Picture)

(2) Signs of calcium build-up & efflorescence noted on the tile wall under/around the waterfall feature and around the perimeter of the pool. This typically indicates water seepage and moisture in the wall. Have pool contractor evaluate and make all repairs as needed.

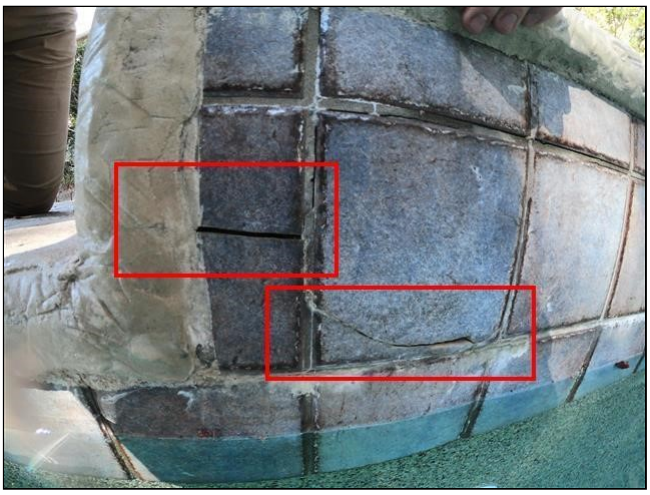
These areas can typically be removed with muriatic acid. Recommend to refer to pool service company for proper removal. See photos for examples.

14.3 Item 2(Picture)

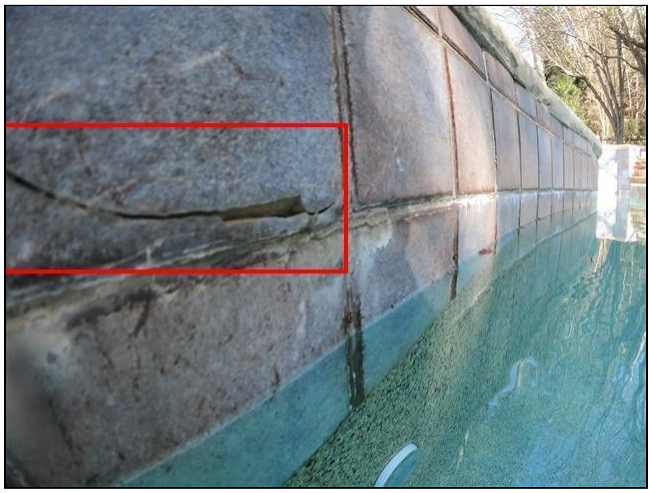
14.3 Item 3(Picture)

(3) Replace all cracked tiles found around the perimeter of the pool. See photo(s) for examples.

14.3 Item 4(Picture)

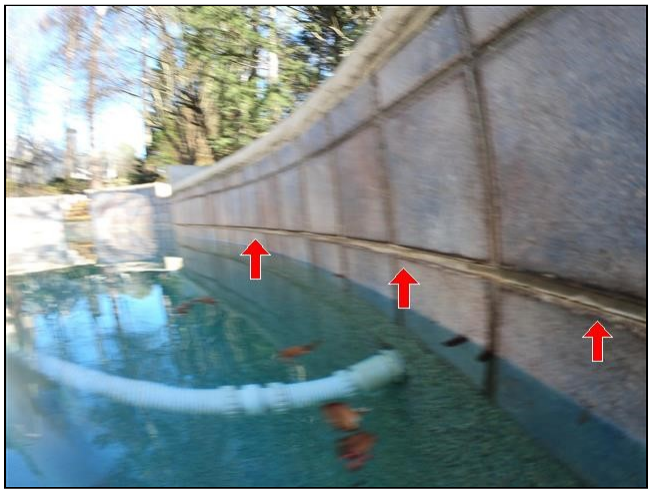


14.3 Item 5(Picture)

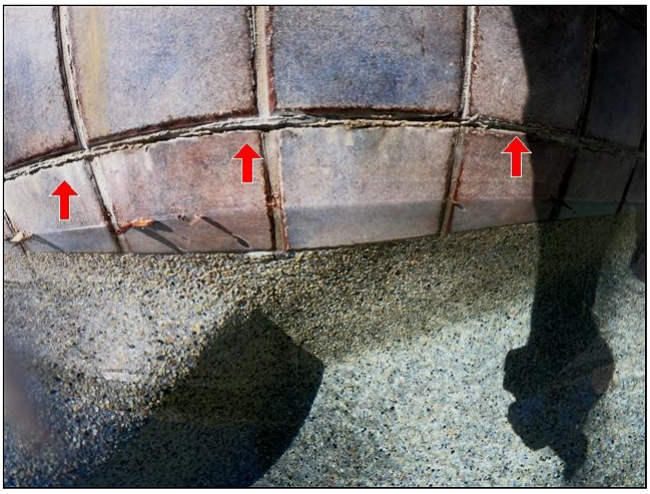


14.3 Item 6(Picture)

(4) Touch up grouting and sealant needed at the pool tiles in areas to prevent water entry behind the tiles and pool wall. See photos for examples



14.3 Item 7(Picture)



14.3 Item 8(Picture)

14.4 ENTRANCE STEPS/LADDERS

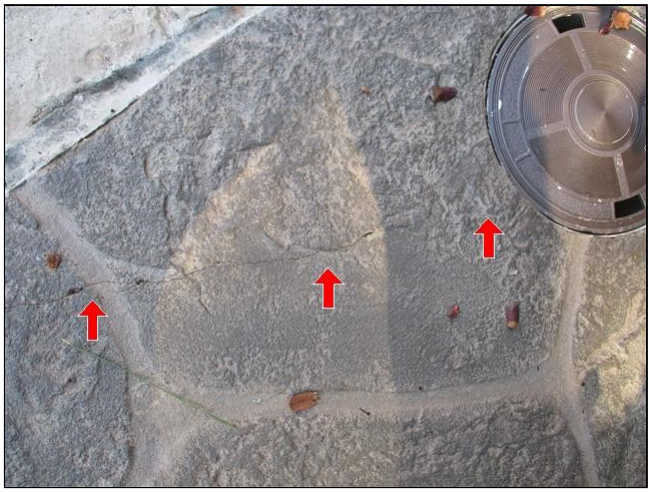
Comments: Inspected

14.5 POOL DECK AND DRAINAGE

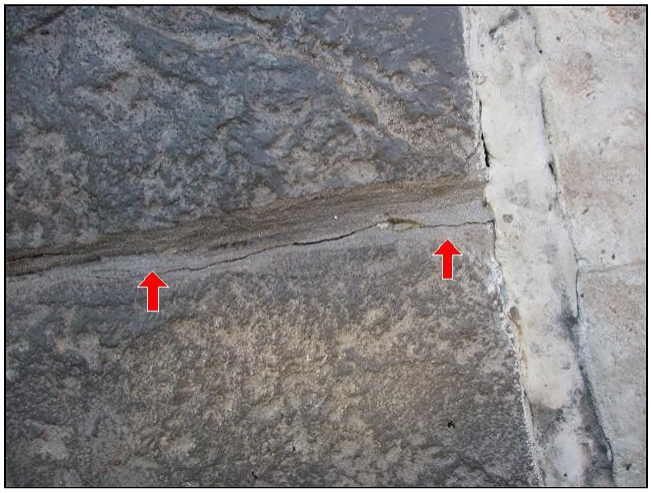
Comments: Inspected, Repair or Replace

Cracks are visible in the pool deck and coping. These cracks are typically the result of water entering below the slab from gaps in the coping and/or wear. Exposed cracks will allow water to enter below, create sub surface erosion and further deterioration. Have these cracks properly sealed to prevent further damage.

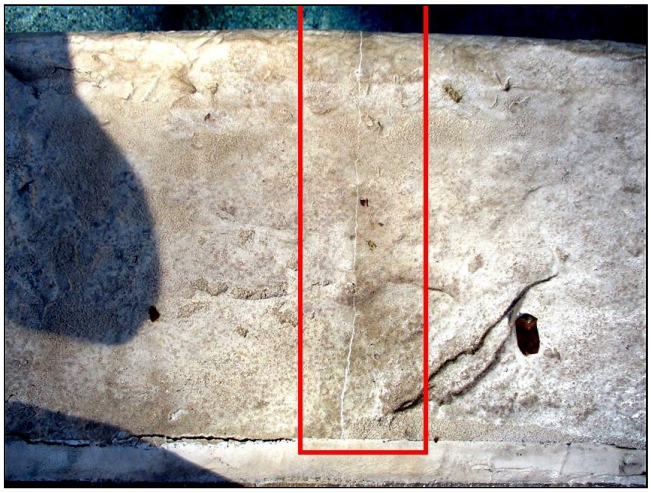
14.5 Item 1(Picture)



14.5 Item 2(Picture)



14.5 Item 3(Picture)



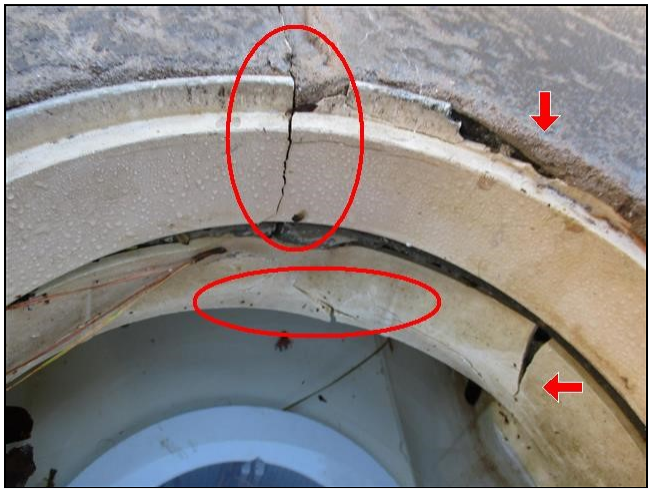
14.5 Item 4(Picture)

14.5 Item 5(Picture)

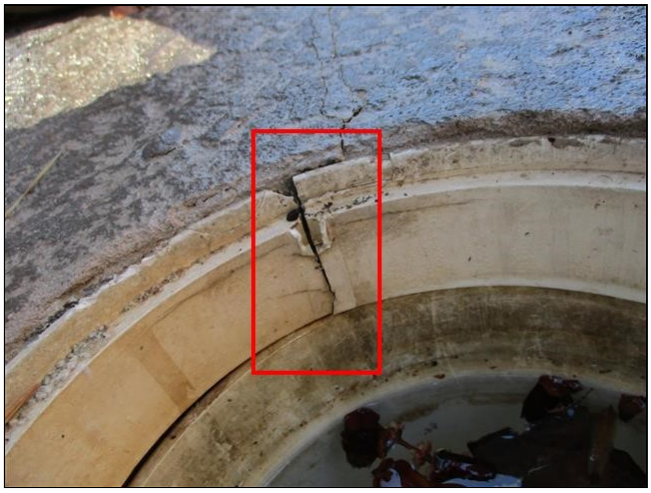
14.6 SKIMMERS AND DRAINS

Comments: Inspected, Repair or Replace

(1) Larger cracks found in the skimmers. See photos for examples. Have pool contractor evaluate and repair/replace as needed



14.6 Item 1(Picture)



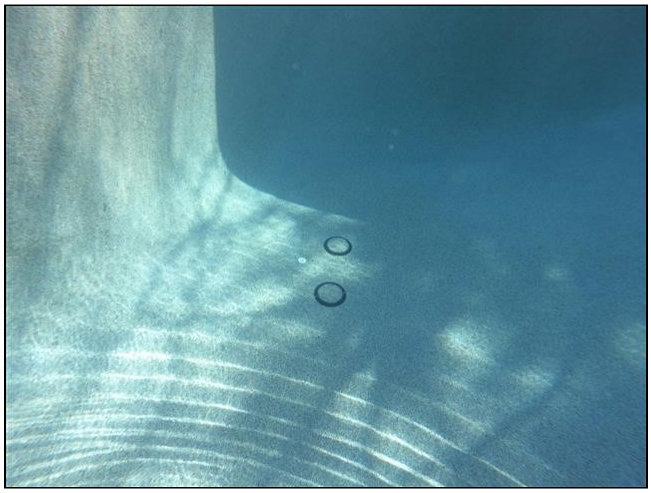
14.6 Item 2(Picture)

14.6 Item 3(Picture)

14.6 Item 4(Picture)

(2) The inner liner for the skimmer is not sealed to the walls. Seal the gaps between the liner and the wall. This will help prevent water from entering below the deck surface

(3) View of pool and spa drains



14.6 Item 5(Picture)

14.6 Item 6(Picture)

14.7 POOL FILTER

Comments: Inspected, Repair or Replace

(1) The PSI gauge on the filter did not function at time of inspection. The pressure gauge is an integral part of the pool equipment. Have this device replaced.

The filter was also seen to have a slow leak at the PSI gauge when water was run through the system. See photo. Have pool contractor repair

14.7 Item 1(Picture)

14.7 Item 2(Picture)

(2) Normal, periodic rinsing or backwashing will remove most of the dirt from a basically clean filter. However, over a period of time, grease, oils and scale can attack and build up on the elements. When this occurs, you will see build up on the removable elements, short filter runs, reduced circulation and water that does not want to clear up. It is recommended that the filter be professionally cleaned at least once a year. The

pressure gauge is an integral part in informing you when it is time to clean the filter. If the gauge reads more than MAX PSI (varies for each filter) then the filter should be at least rinsed/backwashed.

14.7 Item 3(Picture)

14.7 Item 4(Picture)

14.8 VALVES AND WATER LINES

Comments: Inspected

Recommend to have the PVC plumbing lines painted to protect from UV damage

14.9 PUMPS FOR CIRCULATION OF WATER

Comments: Inspected

(1) View of pool pump

14.9 Item 1(Picture)

(2) Polaris cleaner was operational at time of inspection

14.9 Item 2(Picture)

14.12 BLOWER FOR SPA

Comments: Inspected, Repair or Replace

(1) The blower for the spa worked at time of inspection. This is for your information.

14.12 Item 1(Picture)

(2) Replace cracked piping connection below the blower, seen in photo

14.12 Item 2(Picture)

14.13 EXTERIOR OUTLETS AND POOL LIGHTS ON A (GFCI)

Comments: Inspected

Pool lights did function and were on GFCI protection at time of inspection. This is for your information.

14.13 Item 1(Picture)

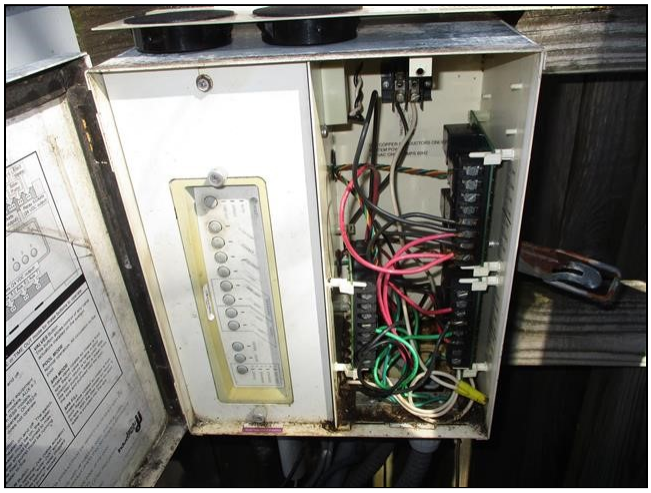
14.14 ELECTRICAL GROUNDING & BONDING

Comments: Inspected

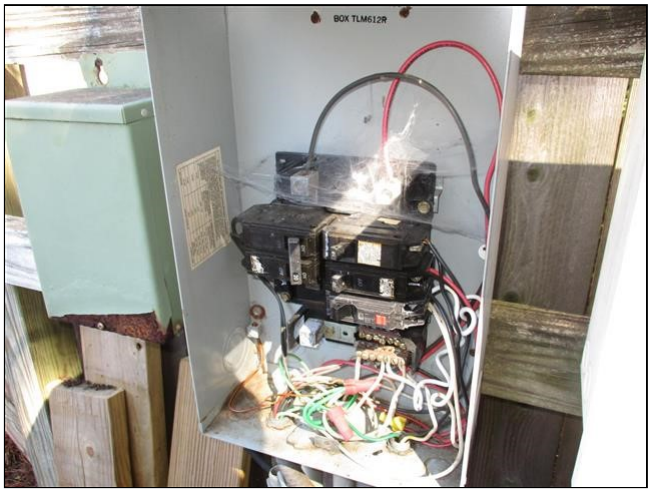
14.15 SUB-PANEL BOX FOR POOL

Comments: Inspected, Repair or Replace

(1) View of panels. Panels were inspected for function (not code compliance) and building codes and standards have changed over the years.

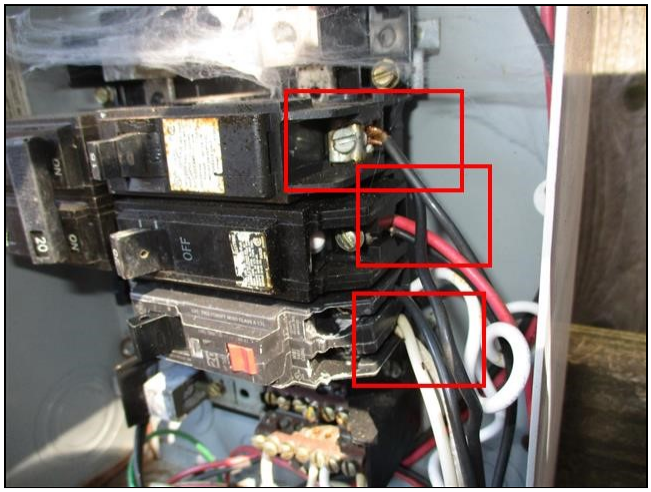


14.15 Item 1(Picture)



14.15 Item 2(Picture)

(2) Double wired breaker found in the pool panel. See photo for location. Usual wiring method is to have one wire for one breaker. Have electrician correct.

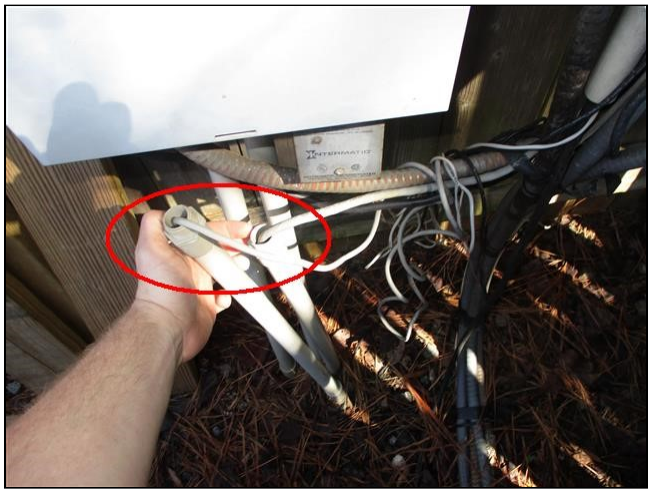


14.15 Item 3(Picture)

(3) Old rusty panel and fuse present next to the main pool panel. Have electrician evaluate and update as needed

14.15 Item 4(Picture)

(4) Open ends of electrical conduit are exposed under the pool electrical panel, have corrected



14.15 Item 5(Picture)

14.16 BRANCH CIRCUIT CONDUCTORS, CIRCUIT BREAKERS & WIRING

Comments: Inspected

14.17 TIMERS

Comments: Inspected

14.18 FREEZE PROTECTION

Comments: Inspected

It is not clear if a freeze protector is present, and due to outside temperature we would not be able to test it if one is present.

14.19 REMOTES (INTERIOR & OR EXTERIOR)

Comments: Inspected

Interior wall panel remote for pool would not operate in service mode, but only in AUTO mode

14.19 Item 1(Picture)

14.21 HEATER

Comments: Inspected, Repair or Replace

(1) Since pool heaters require frequent maintenance and are prone to failure, it is recommended that a pool service company service and clean the pool heater to remove all rust from burner area, check for any internal leaks, inside the cabinet, clean and repair any loose or corroded electrical connections and/or switches and ensure that the exterior control surfaces are operating as intended. Pool heaters have a life span of under 10 years and require annual maintenance to ensure that they remain in working condition.

14.21 Item 1(Picture)

14.21 Item 2(Picture)

14.21 Item 3(Picture)

14.21 Item 4(Picture)

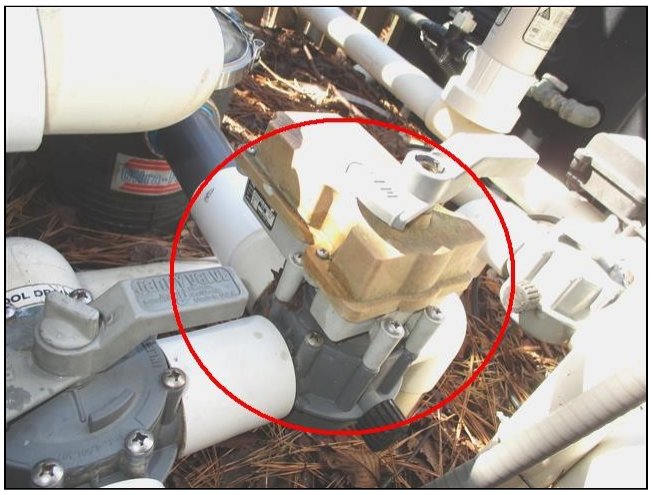
(2) Pool heater was turned on briefly but began to smoke due to all of the wet debris build up on top of and around the unit. Have pool contractor clean and service prior to use

14.21 Item 5(Picture)

14.22 OPERATIONAL CONDITION OF THE POOL

Comments: Inspected, Repair or Replace

Older Jandy Valve, seen in photo, leaks when operated. Have repaired/replaced as needed



14.22 Item 1(Picture)

14.23 WATER FEATURES/INFINITY WALLS

Comments: Inspected

14.24 VEGETATION, GRADING, DRAINAGE, RETAINING WALLS

Comments: Inspected

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.