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## CAL-SPEC RESIDENTIAL

1234 Main St.  
Rancho Mirage CA 92270

Buyer Name  
03/10/2019 9:00AM



Inspector  
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# SUMMARY

107

ITEMS INSPECTED

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# 1: INSPECTION DETAILS

## Information

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### In Attendance

Client, Client's Agent

### Introduction and Beyond The Scope

#### INTRODUCTION

We have inspected the structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair.

The following report is an overview of the conditions.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date and time of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

All recommendations in this report should be addressed PRIOR TO THE END OF THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the inspection agreement provided by the inspector who prepared this report.

#### BEYOND THE SCOPE

\*CONCEALED AREAS If areas of the home are inaccessible or concealed from the inspectors view, then an inspection of that area did not take place. Request that any information about any hidden problems be revealed to you about these inaccessible or hidden areas from the seller prior to the close of escrow. Return to the property prior to the close of escrow and perform a walk-through inspection of your own after the owner's belongings have been removed. If your inspection or information reveals hidden damage or concerns contact a qualified specialist or your inspector for a return visit.

\* PERMITS/BUILDING CODE VIOLATIONS If you are concerned about building permit information you should, request copies from seller/owner or local municipality.

\* GEOLOGICAL STABILITY Soil condition or stability is not determined during this home inspection. Should you decide to obtain a geological report of the site conditions you might contact a geological inspection firm through your real estate agent or a non-profit association of geo- technical engineers for referral.

\* STRUCTURAL STABILITY OR ENGINEERING ANALYSIS Engineering analysis of a buildings structure is performed only by a licensed structural engineer with the use of measurements, calculations, or other scientific evaluation. Engineering is beyond the scope of a typical home inspection. To receive an inspection and report on the structure by an engineer, ask your real estate agent or a nonprofit association of structural engineers for referral.

\* SEWER BLOCKAGE Check with the seller for information about the history of the sewer or private septic waste disposal system. Having a drain service company video review and service the main drain line to be sure it is open and flowing before the close of escrow is recommended on all homes.

\*ENVIROMENTAL CONCERNS Environmental issues include but are not limited to mold, radon, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground

water contamination and soil contamination. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised

\* AIR DUCT/REGISTER TESTING All accessible duct registers were tested using a thermal infrared camera. This test only tells us if cool air is coming out from the registers, but not the actual CFM's of air flow or static pressure. Testing ducts for airflow, leaks or Cubic feet measurements (CFM's) of air flow is beyond the scope of the home inspection and requires specialize equipment. If you are concerned about this it is recommended that you hire a company to test the ducts for air leaks, airflow and proper static pressure.

We wish you the very best with your new acquisition!

Jerry P Campbell

Certified Master Inspector/ Licensed General Contractor



Expanding Capabilities  
to Help You Live  
A Healthier Life



## 2: EXTERIOR

		S	N	R	NI
2.1	Foundation	X			
2.2	Siding, Flashing & Trim	X			
2.3	Exterior Doors	X			
2.4	Walkways, Patios & Driveways	X			
2.5	Eaves, Soffits & Fascia	X			
2.6	Vegetation, Grading, Drainage & Retaining Walls	X			
2.7	Time Clocks	X			
2.8	Block Walls	X			
2.9	Screens	X			

S = Servicable/Satisfactory    N = Notation    R = Repairs Recommended    NI = Not Inspected

### Information

**Inspection Method**

Visual

**Foundation: Material**

Slab on Grade

**Siding, Flashing & Trim: Siding Material**

Stucco

**Exterior Doors: Exterior Entry Door**

Fiberglass

**Walkways, Patios & Driveways: Driveway Material**

Concrete

**Time Clocks: Information**

Timing devices are beyond the scope of this inspection. We advise that you obtain verification of this system's performance.

### Recommended repairs

2.2.1 Siding, Flashing & Trim

**CRACKING - MINOR**

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Contact a stucco repair contractor



### 3: GARAGE

		S	N	R	NI
3.1	Access Door			X	
3.2	Ceiling	X			
3.3	Electrical	X			
3.4	Fire Rated Door	X			
3.5	Fire Wall	X			
3.6	Floor	X			
3.7	Garage Door Hardware	X			
3.8	Garage Door Opener			X	
3.9	Garage Door (Sectional)	X			
3.10	Walls	X			

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#### Recommended repairs

##### 3.1.1 Access Door

#### ACCESS DOOR

The access door to the garage is equipped with a swimming pool alarm.

This alarm has been disconnected and must be operational for safety protocols.

Recommendation

Contact a qualified professional.



##### 3.8.1 Garage Door Opener

#### GARAGE DOR OPERATOR

The operator is under strain and starts ver rough upon opening. Please see video and contact professional for further evaluation.

Recommendation

Contact a qualified garage door contractor.





# 4: ROOF

		S	N	R	NI
4.1	Coverings			X	
4.2	Roof Drainage Systems	X			
4.3	Flashings	X			
4.4	Skylights, Chimneys & Other Roof Penetrations	X			

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## Information

### Inspection Method

Roof

### Roof Type/Style

Elastomeric Foam System

### Coverings: Material

Composition, Flat roof with composition material showing normal wear for age., Elastomeric Foam System

### Roof Drainage Systems: Gutter

#### Material

ABS

## Recommended repairs

### 4.1.1 Coverings

#### MODERATE DETERIORATION

We observed several areas of moderate deterioration and blisters/cracks.

Water intrusion noted.

#### Recommendation

Contact a qualified roofing professional.





## 5: ELECTRICAL

		S	N	R	NI
5.1	Service Entrance Conductors	X			
5.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device			X	
5.3	Branch Wiring Circuits, Breakers & Fuses	X			
5.4	GFCI/AFCI	X			
5.5	Smoke Detectors	X			
5.6	Carbon Monoxide Alarms	X			
5.7	Door Bell/ Chime	X			
5.8	Exterior Lighting	X			
5.9	Landscape Lighting	X			
5.10	Exterior Recptacles	X			
5.11	Photovoltaic Systems		X		

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### Information

**Service Entrance Conductors:  
Electrical Service Conductors**

Below Ground, Copper

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**

Right Side Exterior

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity**

200 AMP

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer**

Bryant, Eaton

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**

Circuit Breaker

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**

Garage

**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP**

Copper

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**

Romex

### Limitations

Photovoltaic Systems

**SOLAR SYSTEMS**

Cal-Spec Inc. does not inspect Photovoltaic systems as to the intricate electrical componants.

If this system is of concern to you, we recommend that you contact a specialist for further evaluation.



## Recommended repairs

5.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



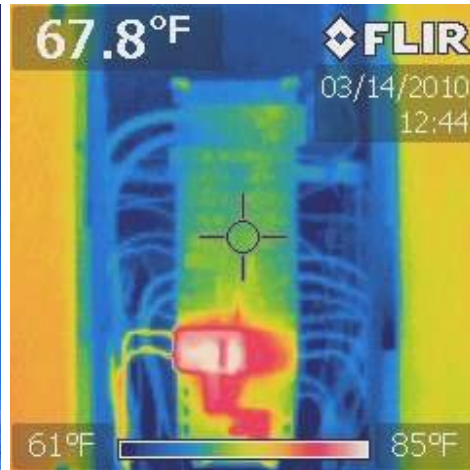
### **BREAKER INCORRECTLY WIRED**

Circuit breaker was incorrectly wired / installed. This indicates that work was probably not performed by a licensed electrician and poses a safety hazard. Recommend that a licensed electrician check the entire panel and repair and replace as need.

Please noted the over headed circuits in the infrared photos.

Recommendation

Contact a qualified electrical contractor.



# 6: ATTIC

		S	N	R	NI
6.1	Attic Insulation			X	
6.2	Ventilation	X			

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## Information

### Attic Insulation: Insulation Type

Fiberglass

## Recommended repairs

### 6.1.1 Attic Insulation

#### IMPROPER INSTALLATION

Attic insulation was improperly installed. Bedroom area is void of insulation as shown in the cold area. Recommend a qualified insulation contractor evaluate and correct.

#### Recommendation

Contact a qualified insulation contractor.



No visible evidence of defects

Infrared camera reveals active roof leak

### 6.1.2 Attic Insulation

#### INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

#### Recommendation

Contact a qualified insulation contractor.

# 7: MAJOR SYSTEMS

		S	N	R	NI
7.1	Central Air Conditioning System(s)		X		
7.2	Forced Air Heating Equipment		X		
7.3	Distribution System	X			
7.4	Hot Water Heater(S)	X			

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## Information

### Evaluation

Our evaluation of the major systems is both visual and functional, assuming both power and fuel are supplied to the components. Identifying and testing for asbestos or other potentially hazardous materials is beyond the scope of this inspection. The sufficiency of the water or gas flow in plumbing, or the cooling efficiency of the air conditioning system is a subjective evaluation. Therefore, we will only note a poor condition if - in the inspector's opinion - the adequacy seems to be less than normal. We recommend that you evaluate these systems prior to closing. The heating systems were examined and operated at the controls and appear in serviceable condition at this time (10 to 20 minute limited testing). The owner should be consulted regarding the operating characteristics, maintenance and repair history of the systems. NOTE: The dismantling and/or extensive inspection of the internal components of any appliance, including heaters and heat exchangers, is beyond the scope of this report. The local Utility Company will conduct such an inspection for you upon request.

#### Central Air Conditioning

##### System(s): Brand

Carrier

#### Central Air Conditioning

##### System(s): Energy Source/Type

Central Air Conditioner

#### Forced Air Heating Equipment:

##### Brand

Carrier

#### Forced Air Heating Equipment:

##### Energy Source

Natural Gas

#### Forced Air Heating Equipment:

##### Heat Type

Forced Air

#### Distribution System: Ductwork

Insulated

#### Distribution System:

##### Configuration

Central

**Hot Water Heater(S): Servicable**

Tankless unit is functional at the time of inspection.

**Recommended repairs**

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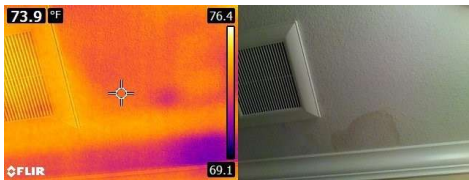
7.1.1 Central Air Conditioning System(s)

**SERVICE NEEDED**

\*HVAC units are operational at time of inspection. However, due to age, variable conditions & use of these units, we recommend service and verification by an HVAC specialist

Recommendation

Contact a qualified HVAC professional.



7.2.1 Forced Air Heating Equipment  
**NEEDS SERVICING/CLEANING**

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.





# 8: KITCHEN

		S	N	R	NI
8.1	Flooring	X			
8.2	Ceiling	X			
8.3	Walls	X			
8.4	Doors	X			
8.5	Cabinets			X	
8.6	Electrical	X			
8.7	Sinks	X			
8.8	Faucets	X			
8.9	Drains/Traps	X			
8.10	Garbage Disposal	X			
8.11	Dishwasher	X			
8.12	Range/Oven/Cooktop	X			
8.13	Refrigerator		X		
8.14	Oven	X			

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## Information

**Dishwasher: Brand**  
Bosch

**Range/Oven/Cooktop:**  
**Range/Oven Energy Source**  
Gas

**Range/Oven/Cooktop:**  
**Range/Oven Brand**  
Bosch

**Range/Oven/Cooktop: Exhaust Hood Type**  
Vented

## Recommended repairs

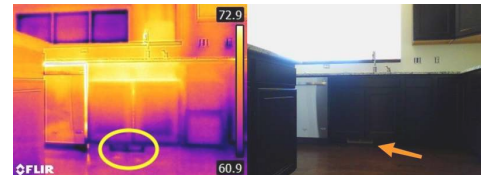
8.5.1 Cabinets

### EVIDENCE OF PRIOR LEAKING.

Cabinet under sink shows stains and prior or present leaking.

Recommendation

Contact a qualified professional.



8.13.1 Refrigerator

### ICE MAKER

Ice Maker had not been used for a long period and the ice was frozen so much that the unit was under strain.

Because of the length of time it would take to make ice, we recommend verification before closing.

Recommendation

Contact a qualified appliance repair professional.



# 9: LAUNDRY ROOM

		S	N	R	NI
9.1	Main Water Shut-off Device	X			
9.2	Drain, Waste, & Vent Systems	X			
9.3	Exhaust Systems	X			
9.4	Fuel Storage & Distribution Systems	X			

S = Servicable/Satisfactory    N = Notation    R = Repairs Recommended    NI = Not Inspected

## Information

**Main Water Shut-off Device:**  
**Location**

East

**Drain, Waste, & Vent Systems:**  
**Drain Size**

2"

**Drain, Waste, & Vent Systems:**  
**Material**

ABS

**Exhaust Systems: Exhaust Fans**  
Fan with Light

**Fuel Storage & Distribution Systems: Main Gas Shut-off**  
**Location**

Gas Meter

# 10: LIVING ROOM

		S	N	R	NI
10.1	Doors	X			
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls			X	
10.5	Ceilings	X			
10.6	Thermostat Controls	X			
10.7	Lighting Fixtures, Switches & Receptacles	X			
10.8	GFCI & AFCI	X			

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## Information

### Walls: Wall Material

Drywall

## Recommended repairs

10.4.1 Walls

### WATER DAMAGE

We observed water damage to the center posterior wall.

Since there is no plumbing in this wall, more than likely the source was from the exterior i.e broken sprinkler head.

This water intrusion was also very close to a floor receptacle, and we recommend verification that no corrosion has affected this circuit.

Recommendation

Contact a qualified professional.



# 11: DINNING ROOM

		S	N	R	NI
11.1	Flooring	X			
11.2	Ceiling	X			
11.3	Walls	X			
11.4	Doors	X			
11.5	Windows	X			
11.6	Electrical	X			
11.7	Ceiling Fan	X			

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# 12: MASTER BEDROOM

		S	N	R	NI
12.1	General	X			
12.2	Doors	X			
12.3	Windows	X			
12.4	Floors	X			
12.5	Walls	X			
12.6	Ceilings	X			
12.7	Lighting Fixtures, Switches & Receptacles	X			
12.8	Ceiling Fan	X			
12.9	Closet/ Wardrobe	X			
12.10	Smoke Detectors	X			

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## Information

### Floors: Floor Coverings

Carpet

# 13: MASTER BATHROOM

		S	N	R	NI
13.1	Flooring	X			
13.2	Ceiling	X			
13.3	Walls	X			
13.4	Doors	X			
13.5	Electrical	X			
13.6	Exhaust Fan	X			
13.7	Toilet			X	
13.8	Shower and Surroundings	X			
13.9	Tub and Surroundings	X			
13.10	GFCI & AFCI	X			
13.11	Water Supply, Distribution Systems & Fixtures	X			
13.12	Lighting Fixtures, Switches & Receptacles	X			
13.13	Counter/Cabinets			X	
13.14	Drains/Traps	X			
13.15	Plumbing	X			
13.16	Sink Faucets	X			
13.17	Sinks	X			

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## Recommended repairs

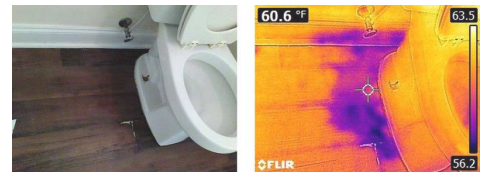
13.7.1 Toilet

### TOILET LEAKING

Toilet is loose and/or leaking at the base. Recommend a qualified plumber evaluate and repair to prevent further water damage.

Recommendation

Contact a qualified plumbing contractor.



13.7.2 Toilet

### LOOSE AT BASE

This toilet was loose at the base and could potentially leak at anytime.

Recommendation

Contact a qualified plumbing contractor.



13.13.1 Counter/Cabinets

### LEAK UNDER MAIN VANITY

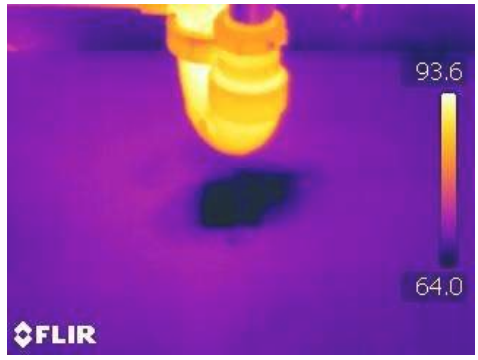
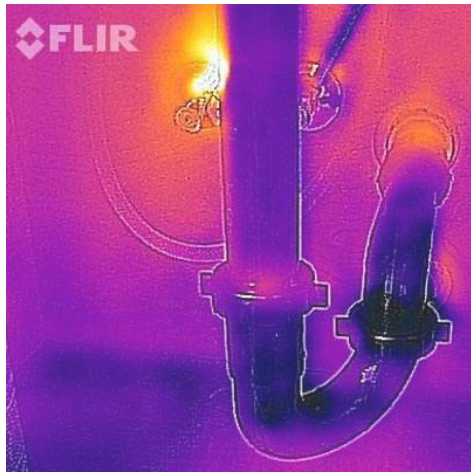
Moisture present under main vanity sink. Please note infrared photos.





Recommendation

Contact a qualified professional.



# 14: GUEST BEDROOM 2

		S	N	R	NI
14.1	General	X			
14.2	Doors	X			
14.3	Windows	X			
14.4	Floors	X			
14.5	Walls	X			
14.6	Ceilings	X			
14.7	Lighting Fixtures, Switches & Receptacles	X			
14.8	Ceiling Fan	X			
14.9	Closet/Wardrobe	X			

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## Information

**Walls: Wall Material**

Drywall

**Ceilings: Ceiling Material**

Drywall

# 15: GUEST BATHROOM 2

		S	N	R	NI
15.1	General	X			
15.2	Flooring	X			
15.3	Walls	X			
15.4	Ceiling	X			
15.5	Water Supply, Distribution Systems & Fixtures	X			
15.6	Lighting Fixtures, Switches & Receptacles	X			
15.7	GFCI & AFCI	X			
15.8	Drains/Traps	X			
15.9	Plumbing	X			
15.10	Sink Faucets	X			
15.11	Sinks	X			
15.12	Doors	X			
15.13	Shower	X			
15.14	Toilet	X			
15.15	Counter/Cabinets	X			

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# 16: GUEST BEDROOM 3

		S	N	R	NI
16.1	General	X			
16.2	Doors	X			
16.3	Windows	X			
16.4	Floors	X			
16.5	Walls	X			
16.6	Ceilings	X			
16.7	Lighting Fixtures, Switches & Receptacles	X			
16.8	Ceiling Fan	X			
16.9	Closet/ Wardrobe	X			

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# 18: INTERIOR AUXILIARY SYSTEMS

		S	N	R	NI
18.1	Distribution Systems	X			
18.2	Vents, Flues & Chimneys	X			
18.3	Steps, Stairways & Railings	X			
18.4	Countertops & Cabinets	X			

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## Information

**Countertops & Cabinets:**  
**Countertop Material**  
 Quartz

**Countertops & Cabinets:**  
**Cabinetry**  
 Laminate

## Recommended repairs

### 18.2.1 Vents, Flues & Chimneys

#### NO DAMPER STOP CLAMP

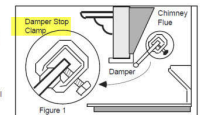
When is a damper clamp required? A damper clamp is required by code when artificial gas logs or a log lighter are present in an open fireplace. When gas logs are in use, the fuel (whether natural gas or propane) is going through the combustion process. Mar 22, 2015

Recommendation

Contact a qualified fireplace contractor.



- PREPARATION:**
1. This Gas Log set must be **INSTALLED IN A FULLY VENTED METAL OR MASONRY FIREPLACE WITH A WORKING FLUE THAT IS SAFE FOR BURNING A WOOD FIRE.** The Flue **MUST BE FREE OF ANY OBSTRUCTIONS.**
  2. Turn off gas supply to fireplace.
  3. Clean fireplace floor of any ashes.
  4. Attach damper clamp over edge of fireplace damper blade as shown at Figure 1. When installed properly, damper clamp prevents accidental full closure of damper.



# 19: SWIMMING POOL/ SPA, WATER FEATURES

		S	N	R	NI
19.1	Pumps & Motors	X			
19.2	Jet Pumps and Auxillary Pumps	X			
19.3	Valves	X			
19.4	Electrical	X			
19.5	Timer	X			
19.6	Lights	X			
19.7	Heater		X		
19.8	Filter	X			
19.9	Plumbing			X	
19.10	Valves	X			
19.11	Liner/ Plaster, Pebble Tec	X			
19.12	Deck, Coping, Tile	X			

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## Recommended repairs

### 19.7.1 Heater

#### SERVICE NEEDED & FURTHER EVALUATION

We could not activate the heater at the time of inspection.

However we detected dirt and debris on the burner trau assembly as well as the heat exchanger.

We recommend further evaluation by a licensed swimming contractor.

Recommendation

Contact a qualified Swimming Pool Contractor

### 19.9.1 Plumbing

#### PVC EFFULENT LINES



WE detected underground plumbing leaks that when the system is activated could flood the equipment area and cause electrical safety hazards.

We strongly recommend a licensed professional do these repairs!

Recommendation

Contact a qualified Swimming Pool Contractor



# STANDARDS OF PRACTICE

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## Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

## Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;



B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

### **Kitchen**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

### **Interior Auxiliary Systems**

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.