



C & H FULL HOME INSPECTION REPORT

1234 Main St.
Ormond Beach Fl 32174

Buyer Name

08/07/2018 9:00AM



Inspector
Tracy Hester

Tracy Hester

Certified Professional Inspector #H Certified Professional Inspector #H

386-566-7708

tracy@candhinspections.com



Inspector
Pasquale Calandro

Pasquale Calandro

Certified Professional Inspector #H

386-283-7156

pj@candhinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspector's opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Maintenance Items = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Observations= The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

Safety & Immediate Attention = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the construction of the structure, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified licensed contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition without repair.

SUMMARY

- ⊖ 2.3.1 Roof - Gutters/drains: Gutter drains on roof
- ⊖ 3.1.1 Exterior - Driveway & Walkway: Pavers-Uneven
- ⊖ 3.2.1 Exterior - Ceilings: Minor ceiling crack
- ⊖ 3.3.1 Exterior - Electrical: Waterproof cover damaged
- ⊖ 3.8.1 Exterior - Wall Structure & Coverings: Stucco-Corner Rust
- ⊖ 3.8.2 Exterior - Wall Structure & Coverings: Cracking-Minor
- ⊖ 3.8.3 Exterior - Wall Structure & Coverings: Siding/Trim Issues
- ⊖ 3.9.1 Exterior - Vegetation and Grading: Vegetation
- 🔧 3.12.1 Exterior - Screen Enclosure: Screen Enclosure Screen Torn/patched
- ⊖ 3.12.2 Exterior - Screen Enclosure: Screen door closure
- ⊖ 4.1.1 Garage - Floors, walls, Ceiling: Ceiling/wall damage
- ⊖ 4.2.1 Garage - Doors/Windows: Exterior Door Difficult
- ⊖ 5.2.1 HVAC - Condensing Unit: Line Insulation
- ⊖ 8.3.1 Electric Service - Branch Circuit: Receptacle Damage
- ⊖ 10.2.1 Bedroom 1 - Floors, Walls, Ceilings: Ceiling-Dry Stains
- 🔧 12.3.1 Bedroom 3 - Windows and Door: Closet Doors
- ⊖ 15.8.1 Bathroom 1 - Bathub: Mixing Valve
- ⊖ 16.2.1 Bathroom 2 - Floors, Walls, Ceilings: Walls-Cracks
- ⊖ 17.8.1 Bathroom 3 - Bathub: Faucet leaks on
- ⊖ 17.8.2 Bathroom 3 - Bathub: Jetted tub Inoperable
- ⊖ 17.8.3 Bathroom 3 - Bathub: Stopper issue
- ⊖ 17.9.1 Bathroom 3 - Shower: Shower door
- ⊖ 21.1.1 Pool - Pool Equipment: Bonding
- ⊖ 21.1.2 Pool - Pool Equipment: Equipment Evaluation
- ⊖ 21.1.3 Pool - Pool Equipment: Inoperatable Equipment
- ⊖ 21.4.1 Pool - Pool and decking: Deck cracking minor

1: INSPECTION DETAILS

Information

Start Time

9am

Ground Condition

Dry

Present at time of the inspection

Clients Agent, Owner, Sellers Agent, Termite Inspector, Roof contractor

Property Occupancy

Yes

Rain in the last few days

No

Temperature

88 Fahrenheit

Weather Condition

Clear

End Time

11am

Structure Details: Foundation Type

Slab

Structure Details: Structures Inspected

House, Attached Garage, Pool

Structure Details: Type of Structure

Single Family

Structure Details: Foundation Material

Concrete

Structure Details: Utilities

All Utilities on

The following items have been excluded from the inspection.

Security system

Inspector Notes: Notes from Inspector

Roofers on site fixing a minor issue

Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Exterior Photos



Inspector Notes: Permit research how

Counties Website, City Website

Physical request are answered at the permitting departments leissue. We make all attempts to secure this information in a timely manner, but can not guaranty they will reply before publishing of this report.

Inspector Notes: Permits

Permits Attached

We request and search for permits to help determine the age of systems, help deturnine under what building code were improvements made and other useful information. We do not look for code compliance nor verify if work was permitted or not, as that is outside the scope of our inspection.

Done 11:59 AM Screen Shot 2018-06-28 at 8:31:31 AM

Status Detail	
Permit ID:	15-11740
Application Date:	04/29/15
Application #:	15-11740
Valuation:	\$3,000
Tenant Name:	
Tenant Unit Number:	
Zoning Description:	PLANNED UNIT DEVELOPMENT
Address:	804 SAGAL CREEK BLVD
Owner:	GUZMAN, ALBERT S
Application Type:	MECHANICAL (RESIDENTIAL)
Square Footage:	00000000
Application Status:	CLOSED
General Contractor:	TOM'S TROPIC AIR INC

Done 11:13 AM Screen Shot 2018-06-28 at 8:30:57 AM

Status Detail	
Permit ID:	16-5127
Application Date:	11/20/16
Application #:	16-5127
Valuation:	\$18,454
Tenant Name:	
Tenant Unit Number:	
Zoning Description:	PLANNED UNIT DEVELOPMENT
Address:	804 SAGAL CREEK BLVD
Owner:	GUZMAN, ALBERT S
Application Type:	ROOF (RESIDENTIAL)
Square Footage:	00000700
Application Status:	CLOSED
General Contractor:	J A EDWARDS OF AMERICA INC

2: ROOF

Information

Overall Roof Structure: Roof Type

Hipped

Overall Roof Structure: Roof covering

Asphalt/Fiberglass Shingles

Overall Roof Structure: Roof Drainage

Gutter system

Overall Roof Structure: Estimated roof age (yrs)

2

Shingles: Type

Architectural

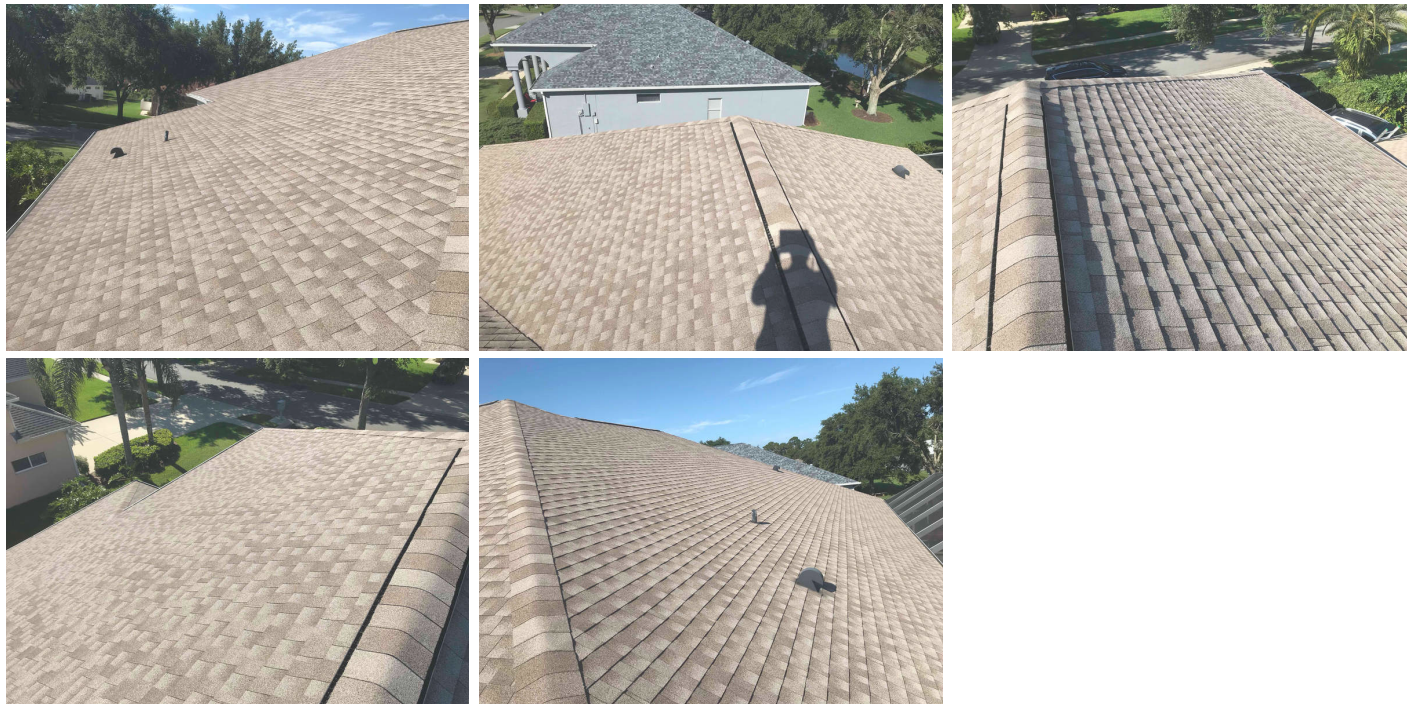
Overall Roof Structure: Roof Inspection method

Walked

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

Overall Roof Structure: Roof Pictures



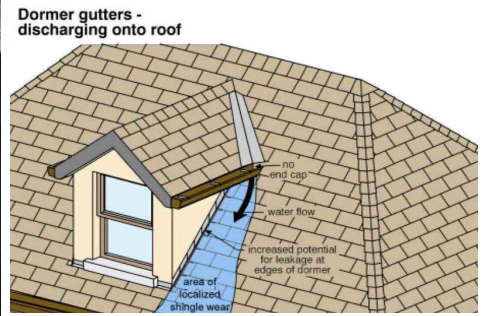
Recommendations

2.3.1 Gutters/drains

GUTTER DRAINS ON ROOF

Observations/Monitor

One or more downspouts terminated above a roof surface, and rainwater from the downspouts washes over the roof surface below. This is a common configuration, but in some cases large quantities of rainwater can damage shingles by removing granules and reduce the life of the roof surface. Consider installing extensions to route the rainwater directly to the closest gutter below to prevent such damage.



3: EXTERIOR

Information

Driveway & Walkway: Driveway Material
Concrete

Driveway & Walkway: Sidewalk/Patio Material
Concrete, Brick Pavers

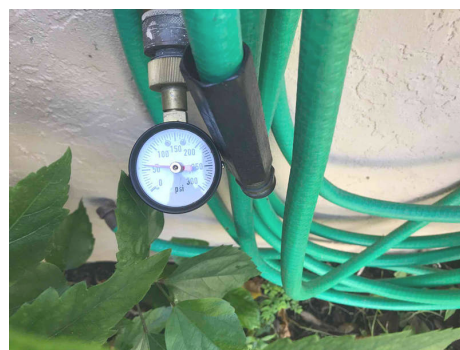
Plumbing: Location of Meter
Front Right Yard



Plumbing: Location of Main Shut Off
At Meter Box

Plumbing: Service Pipe to house
Copper

Plumbing: Water Pressure
60 PSI



Plumbing: Water Source
Public Water

Wall Structure & Coverings: Wall Structure Material
Concrete Block(CBS)

Wall Structure & Coverings: Wall Covering Material
Stucco

Irrigation/Sprinkler: General Photos



Irrigation/Sprinkler: Sprinkler system

The sprinkler system was cycled through several zones. The sprinkler system was functioning as expected. It is recommended to have a certified irrigation company fully evaluated the system.

Screen Enclosure: Screen Encloser Photos



Recommendations

3.1.1 Driveway & Walkway

PAVERS-UNEVEN

The pavers in the driveway and rear patio are uneven in several locations. This can cause premature settlement in several areas leaving lips where the pavers meet. The pavers should be evaluated and reset as necessary.

Observations/Monitor

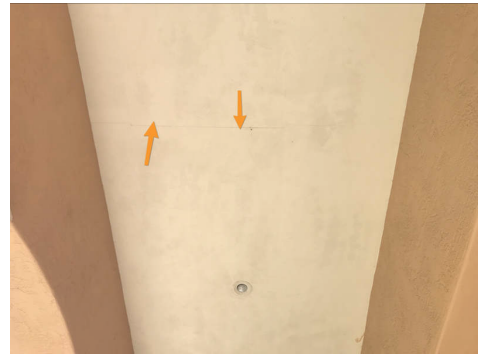


3.2.1 Ceilings

MINOR CEILING CRACK

Minor cracks were found in ceilings in one or more areas. They do not appear to be a structural concern, but the client(s) may wish to repair these for aesthetic reasons.

Observations/Monitor



3.3.1 Electrical

WATERPROOF COVER DAMAGED

Waterproof cover(s) over one or more electric receptacles are damaged or broken. This is a safety hazard due to the risk of shock and fire. Damaged covers should be replaced where necessary.

Observations/Monitor



3.8.1 Wall Structure & Coverings

STUCCO-CORNER RUST

Metal corner bead used for stucco was corroded at one or more locations.

Observations/Monitor

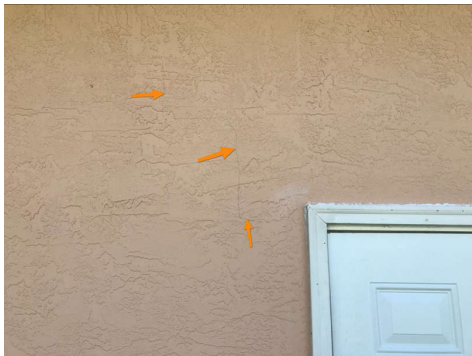


3.8.2 Wall Structure & Coverings

CRACKING-MINOR

One or more minor cracks were found in the wall areas. It is unknown the age of these cracks. At the time of inspection nothing out of the ordinary of normalized cracking was noticed. Recommend caulking and painting these areas, along with monitoring for future movement/widening. Cracks over framing can allow moisture penetration behind wall areas and can potentially damage sheathing/framing. Note that areas concealed behind walls are not able to be evaluated without invasive testing and cannot be evaluated.

Observations/Monitor



3.8.3 Wall Structure & Coverings

SIDING/TRIM ISSUES

Sections of siding and/or trim were *deteriorated / loose / split / warped / missing / damaged / substandard / rotten*. Recommend that a qualified person repair, replace or install siding or trim as necessary.

Observations/Monitor



3.9.1 Vegetation and Grading

VEGETATION

Observations/Monitor

Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



3.12.1 Screen Enclosure

SCREEN ENCLOSURE SCREEN TORN/PATCHED



3.12.2 Screen Enclosure

SCREEN DOOR CLOSURE



4: GARAGE

Information

Vehicle door: Vehicle Entry Door

Automatic

VEHICLE DOOR: safety tips:

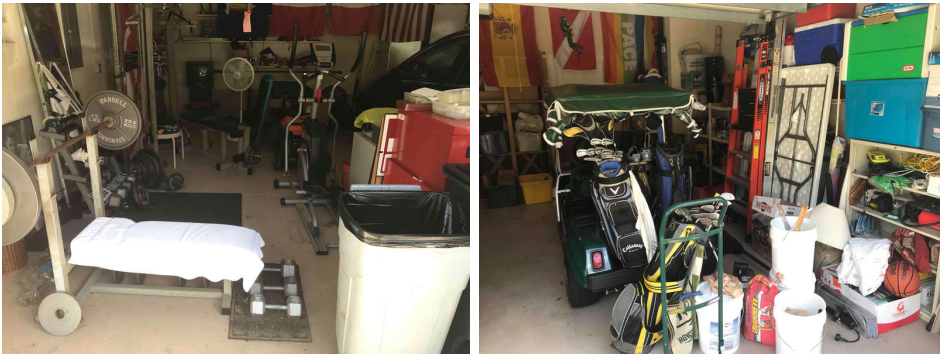
1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.
2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.
3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. (consult the owners manual or contact the door/opener manufacture. www.overheaddoor.com/Pages/safety-information.aspx

Limitations

Floors, walls, Ceiling

ITEMS PERIMETER

There were items around the perimeter walls of the garage. Because of this areas of the walls(especially the base) can not be evaluated. The garage walls should be checked on the walk through or upon taking ownership.



Recommendations

4.1.1 Floors, walls, Ceiling

CEILING/WALL DAMAGE

There is damage to the ceiling/wall. This can allow gases and fumes to enter the homes living spaces. These areas should be properly finished.

Observations/Monitor



4.2.1 Doors/Windows

 Observations/Monitor

EXTERIOR DOOR DIFFICULT

One or more exterior doors were difficult or sticking. Recommend that a qualified person repair as necessary.



5: HVAC

Information

General: A/C Type

Split System

General: Heat Type

Forced Air

General: Heat Source

Electric

Condensing Unit: Manufacturer

Bryant

Condensing Unit: Year Manufactured

03/01/2015

Condensor Electrical Disconnect : Pictures of panel



Condensor Electrical Disconnect : Protection

Disconnect

Air Handler: Manufacturer

Bryant

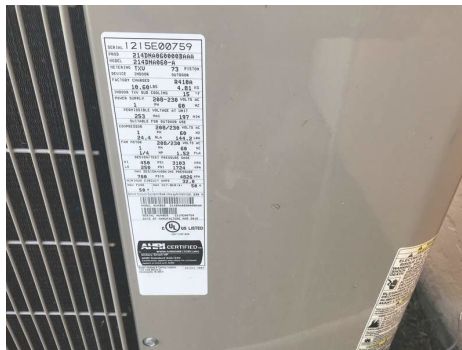
Air Handler: Year Manufactured

04/01/2015

Duct Work: Distribution

Flex Duct, Fiberglass Duct

Condensing Unit: Pictures of Unit



Air Handler: Pictures of unit



Recommendations

5.2.1 Condensing Unit

 Observations/Monitor**LINE INSULATION**

Insulation for the outside condensing unit's refrigerant lines is damaged, deteriorated and/or missing in one or more areas. This may result in reduced efficiency and increased energy costs. A qualified heating and cooling contractor should replace insulation as necessary.



6: WATER HEATER

Information

Water Heater: Manufacturer

A.O. Smith

Water Heater: Capacity

66

Water Heater: Energy Source

Electric

Water Heater: Location

Closet

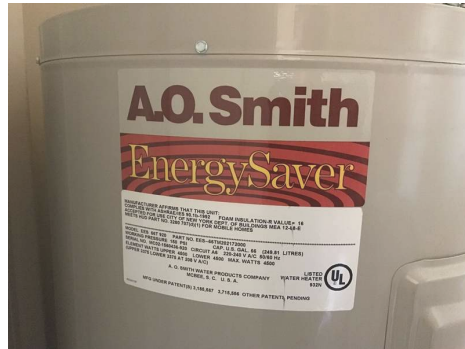
Water Heater: Type

Tank

Water Heater: Year Manufactured

06/01/2002

Water Heater: Pictures of Unit



7: WATER HEATER 2

Information

Water Heater: Manufacturer

A.O. Smith

Water Heater: Capacity

55

Water Heater: Energy Source

Electric

Water Heater: Location

Garage

Water Heater: Type

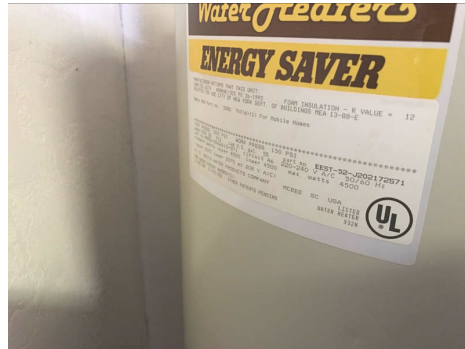
Tank

Water Heater: Year

Manufactured

06/01/2002

Water Heater: Pictures of Unit



8: ELECTRIC SERVICE

Information

Meter: Meter Location / W Photo

Exterior
Front, Left

Meter: Service Type

Underground

Meter: Service Voltage

120/240

Meter: System Grounding

Cold water Line, Grounding Rod

Main Electric Panel: Location of Main Panel

Garage

Main Electric Panel: Main Panel Manufacturer

Square D

Main Electric Panel: Main Panel Amperage

200

Main Electric Panel: Service Conductor

Multi-strain Aluminum

Main Electric Panel: Branch Wiring in Main Panel

Copper

Main Electric Panel: Location of Main Disconnect

Top of Panel

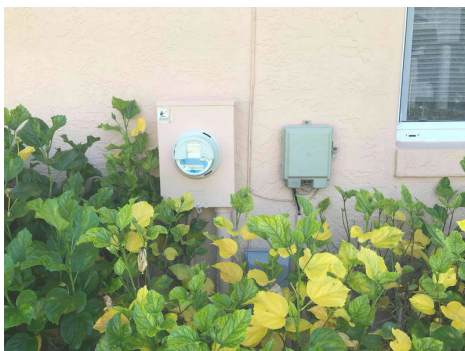
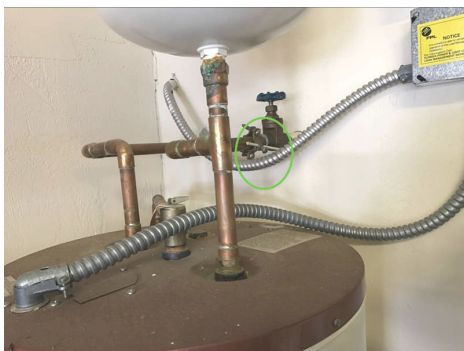
Main Electric Panel: Protection Breakers

Breakers

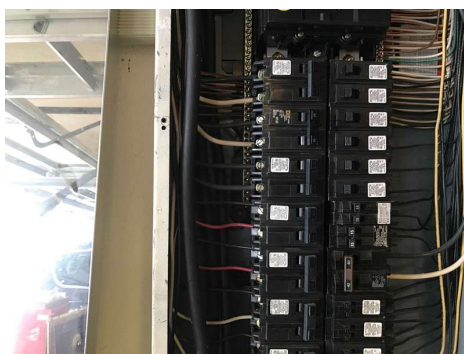
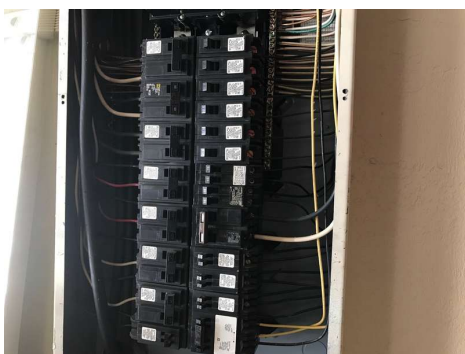
Branch Circuit: Branch Wiring Type

Non Metallic

Meter: Photos of Meter & Grounding



Main Electric Panel: Panel Photos



Branch Circuit: Receptical Readings

This reading represents a large number of recepticals tested within the house.



Recommendations

8.3.1 Branch Circuit

RECEPTACLE DAMAGE

One or more receptacles were broken or damaged. This is a potential shock or fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.

Observations/Monitor



9: KITCHEN

Information

Kitchen Photos: Room Photo



Floors, Walls, Ceilings: Wall material/covering

Drywall

Floors, Walls, Ceilings: Flooring Type

Tile

Cabinets: Condition Overall

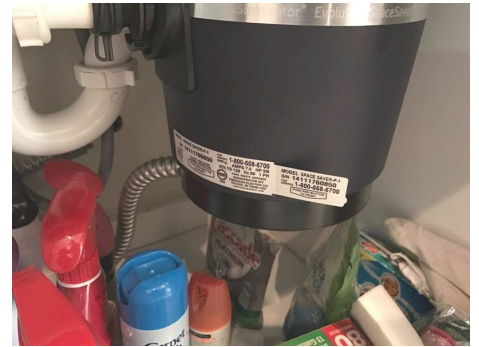
Good Condition

Sink/Plumbing: Water Temperature

126 Degrees

Garbage Disposal: Unit Info

Functioning at time of inspection



Dishwasher: Unit Info

Functioning at time of inspection

Microwave: Unit Info

Functioning at time of inspection

Hood/Vent: Unit Info

Functioning at time of inspection



Refrigerator: Unit Info

Functioning at time of inspection

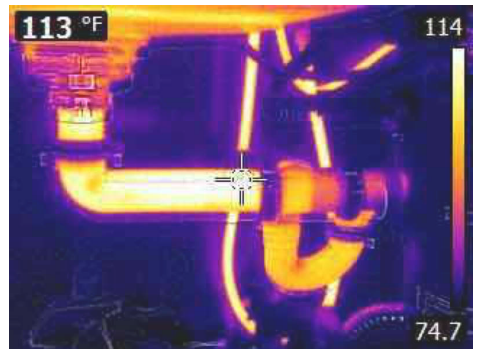


Branch Circuit: Receptical Readings

This reading represents a large number of recepticals tested within the house.



Sink/Plumbing: Sink Faucet & Under Sink Plumbing



Range-Cooktop-Oven: Unit Info

Functioning at time of inspection



10: BEDROOM 1

Information

Room Photo: Room Photo



Floors, Walls, Ceilings: Wall material/covering

Drywall

Floors, Walls, Ceilings: Flooring Type

Carpet

Smoke and CO alarms: Smoke Alarms Present

Yes

Recommendations

10.2.1 Floors, Walls, Ceilings

Observations/Monitor

CEILING-DRY STAINS

Stains were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Recommend asking the property owner(s) about this, and monitoring the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, a qualified contractor should evaluate and repair as necessary.



11: BEDROOM 2

Information

Room Photo: Room Photo



Floors, Walls, Ceilings: Wall material/covering

Drywall

Floors, Walls, Ceilings: Flooring Type

Carpet

Smoke and CO alarms: Smoke Alarms Present

No

12: BEDROOM 3

Information

Room Photo: Room Photo



Floors, Walls, Ceilings: Wall material/covering

Drywall

Floors, Walls, Ceilings: Flooring Type

Tile

Smoke and CO alarms: Smoke Alarms Present

No

Recommendations

12.3.1 Windows and Door

CLOSET DOORS

One or more closet doors are missing, damaged or need repairs. It is recommended to have the necessary repairs or replacement of the closet door (s).



13: BEDROOM 4

Information

Room Photo: Room Photo



Floors, Walls, Ceilings: Wall material/covering

Drywall

Floors, Walls, Ceilings: Flooring Type

Carpet

Smoke and CO alarms: Smoke Alarms Present

No

14: INTERIORS - GENERAL

Information

Floors, Walls, Ceilings: Wall material/covering

Drywall

Floors, Walls, Ceilings: Flooring Type

Tile, Carpet

Smoke and CO alarms: Smoke Alarms Present

Yes

Room Photos: Room Pictures



15: BATHROOM 1

Information

Room Photo: Room Photo



Floors, Walls, Ceilings: Wall material/covering

Drywall

Floors, Walls, Ceilings: Flooring Type

Tile

Exhaust Fan: Exhaust Fan Present

Yes

Toilets: Toilet Plumbing Photo



Bathub: Tub Faucet Photo



Bathub: Tub Type

Non-Jetted

Sink/countertop: Sink Plumbing Photos



Recommendations

15.8.1 Bathub

MIXING VALVE

Observations/Monitor

The mixing valve in one or bathrooms is not properly operating. The mixing valve allows the hot and cold water to mix so the temperature can be controlled by any person. The mixing valve is not properly mixing hot and cold water at the valve. There is only hot or cold water coming out of the mixing valve. It is recommended to have a Certified Plumbing Contractor make the necessary repairs.



16: BATHROOM 2

Information

Room Photo: Room Photo



Floors, Walls, Ceilings: Wall material/covering
Drywall

Floors, Walls, Ceilings: Flooring Type
Tile

Exhaust Fan: Exhaust Fan Present
Yes

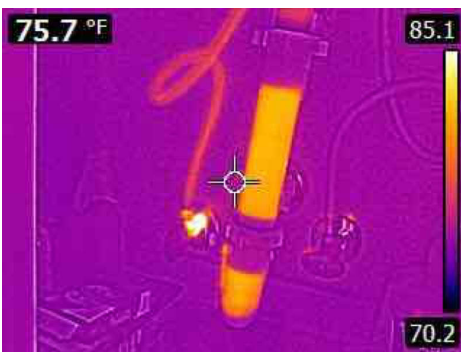
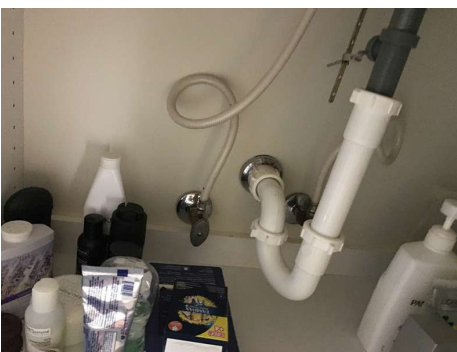
Toilets: Toilet Plumbing Photo



Shower: Faucet Photo



Sink/countertop: Sink Plumbing Photos



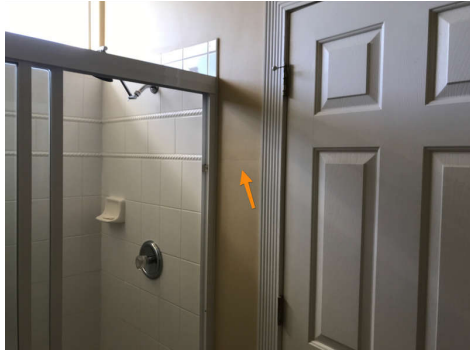
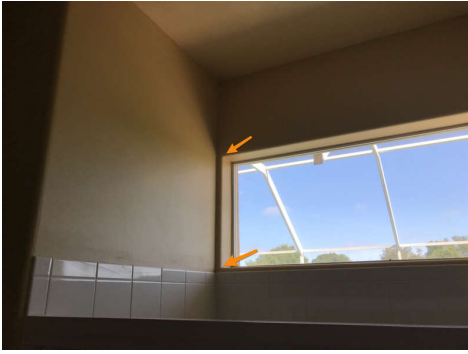
Recommendations

16.2.1 Floors, Walls, Ceilings

WALLS-CRACKS

Minor cracks are common in most homes. These cracks do not appear to be structural concerns, would recommend caulking and sealing the cracks to prevent moisture from entering the wall structure and causing further damage. Continue to monitor these areas to ensure the cracks do not increase in size, if they do, I recommend consulting with a qualified professional.

Observations/Monitor



17: BATHROOM 3

Information

Room Photo: Room Photo

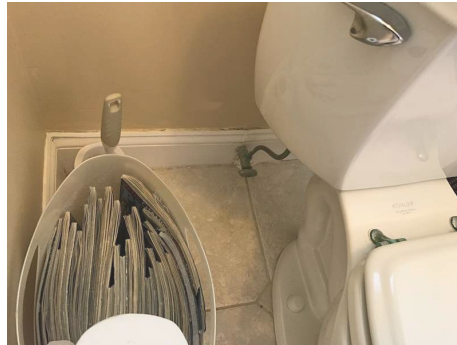


Floors, Walls, Ceilings: Wall material/covering
Drywall

Floors, Walls, Ceilings: Flooring Type
Tile

Exhaust Fan: Exhaust Fan Present
Yes

Toilets: Toilet Plumbing Photo



Bathub: Tub Faucet Photo

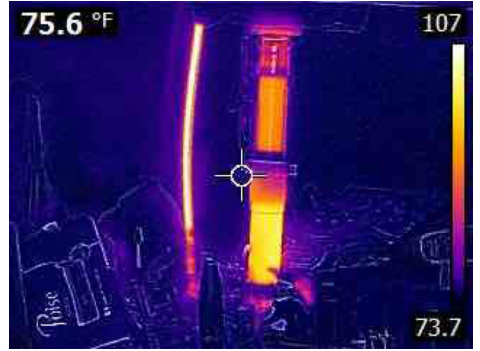
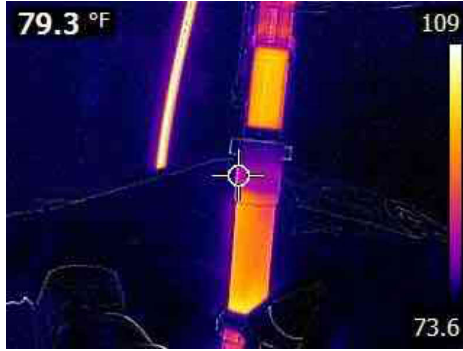


Bathub: Tub Type
Jetted

Shower: Faucet Photo



Sink/countertop: Sink Plumbing Photos



Recommendations

17.8.1 Bathub

FAUCET LEAKS ON

One or more faucets leak by handle(s) or at their base when turned on. A qualified plumber should evaluate and repair as necessary.

Observations/Monitor



17.8.2 Bathub

JETTED TUB INOPERABLE

The jetted tub was inoperable. The tub should be evaluated and repaired as needed.

Observations/Monitor



17.8.3 Bathub

STOPPER ISSUE

Observations/Monitor

The bath tub stopper mechanisms are missing, or need adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.



17.9.1 Shower

SHOWER DOOR



Observations/Monitor

The shower door does not properly close on the rail. The shower door should be repaired or replaced to prevent damage to the door.



18: LAUNDRY

Information

General: Dryer Manufacturer

Roper

The inspector only inspects the Dryer for visual for signs of damage or hazards, we do not operate or run to check for proper cycling or functionality of the unit.



General: Washer Manufacturer

Maytag

The inspector only inspects the washer machine visual for signs of damage or hazards, we do not operate or run to check for proper cycling or functionality of the unit.



19: SUPPLY PLUMBING & DRAINS

Information

General: Interior Supply Piping

Copper

General: Drain Pipe

PVC

General: Vent Pipe

PVC

General: Plumbing In Walls

As is typical of most buildings, the majority of the supply piping is concealed from view.

20: ATTIC

Information

Inspection Method: Inspection Method

Traversed

Insulation: Insulation Depth

3 Inches

Insulation: Insulation Coverage

Appears Sufficient

Insulation: Insulation Material

Vermiculite

21: POOL

Information

Pool Equipment: Filter

Hayward

Pool Equipment: Filter Type

Cartridge

Pool Equipment: Pump

Century

Pool Equipment: Filter Pressure

32

Pool and decking: Pool deck

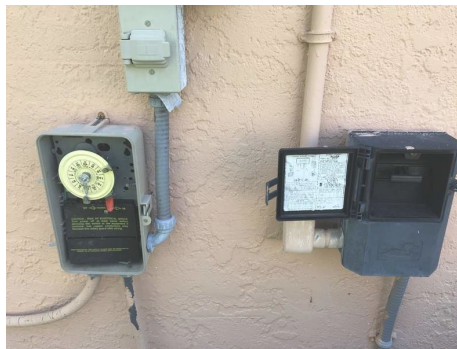
Concrete

Pool and decking: Pool Design

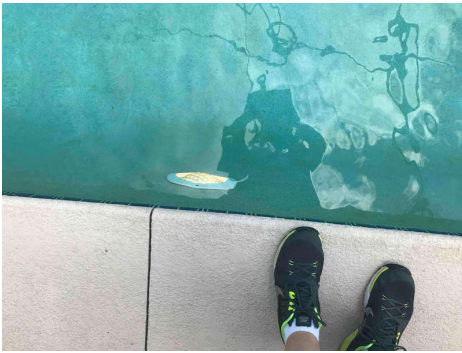
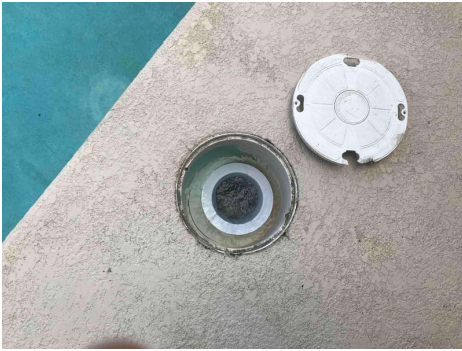
In Ground



Pool Equipment: Pool Equipment Photos



General pool photos: Photos



Recommendations

21.1.1 Pool Equipment

BONDING

The bonding wire is missing or not properly connected to the pool circulation pump and or other pool equipment. It is highly recommended to have the wire properly installed for safety.

Observations/Monitor



21.1.2 Pool Equipment

EQUIPMENT EVALUATION

Because of the age and condition of the equipment, It is recommended that the pool pump and filter system be evaluated. It's also advised to seek guidance for the proper operation and maintance of the pool equipment as many systems differ.

Observations/Monitor

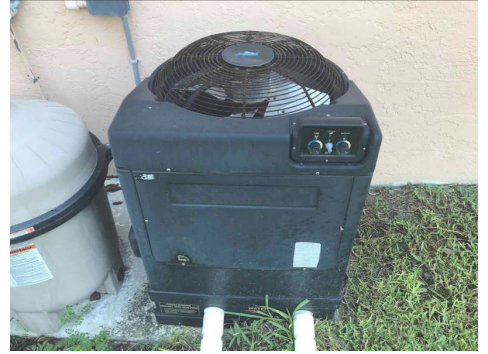


21.1.3 Pool Equipment

INOPERABLE EQUIPMENT

One or more pool equipment items were not functioning as designed at time of inspection.

Observations/Monitor



Pool Heater

21.4.1 Pool and decking

DECK CRACKING MINOR

The pool deck has some minor deck cracking. It does not appear to be structural at this time, but it is recommended to monitor the area(s) in concern in the future.

Observations/Monitor

