



This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items.

Signature Home Inspection has partnered with **Residential Warranty Services** to bring more value to our clients. Order your home warranty [here](#) for an additional 6 months of coverage for using Signature Home Inspection for your home inspection. That is 18 months of home warranty coverage for the price of 12 months. The Simple Warranty by Residential Warranty Services represents the broadest coverage available in the market today. All options are included, no known preexisting conditions and they offer a best coverage guarantee. In fact, if you are denied coverage for a claim that can be verified eligible by any other policy they will either cover it or give you 100% of your premium back. With Residential Warranty Services, you are simply covered.

3.3.2 Electrical

LIGHT FIXTURES - LOOSE OR SUBSTANDARD



Recommendations

One or more light fixtures are loose or installed in a substandard way. A qualified contractor or electrician should evaluate and make repairs as necessary so light fixtures are securely mounted and installed in accordance with the manufacturer's installation instructions.

Recommendation

Contact a qualified electrical contractor.



Right Side

3.9.1 Soil Contact

SOIL W/IN 6" OF SIDING/TRIM

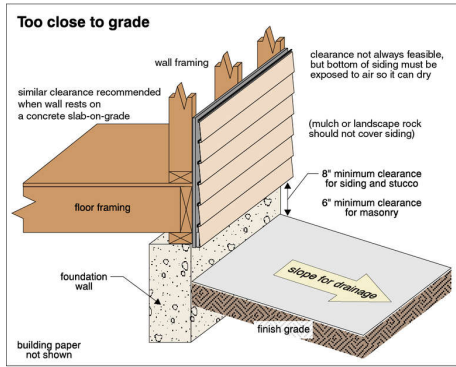


Recommendations

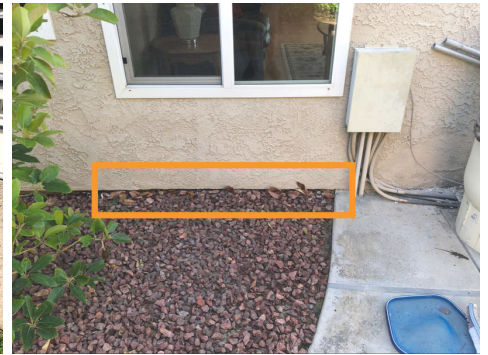
Soil is in contact with or less than six inches from siding and/or trim. This is a conducive condition for wood destroying insects and organisms. Soil should be graded and/or removed as necessary so there are at least six inches of space between the siding and trim and the soil below.

Recommendation

Contact a qualified landscaping contractor



Left Side



Right Side

3.11.1 Drainage

NEGATIVE PERIMETER SLOPE - SOIL



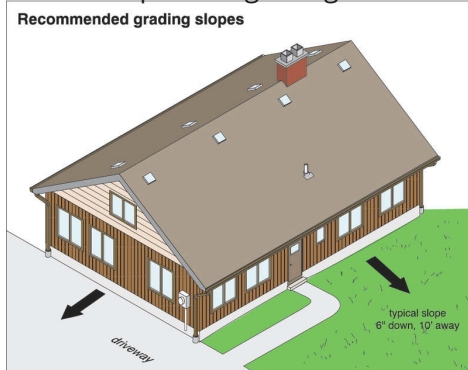
Recommendations

The perimeter grading slopes towards the structure in one or more areas. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms. Wet soil may also cause the foundation to settle and possibly fail over time. Recommend grading soil so it slopes down and away from the structure with a slope of at least 5% (10% or better is optimal) for at least 6 feet.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified grading contractor.



Outside Front

3.16.1 Fascia

DETERIORATED

Fascia boards are damaged or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as necessary.

Recommendation

Contact a qualified siding specialist.



Recommendations



Outside Rear

3.21.1 Paint & Caulk

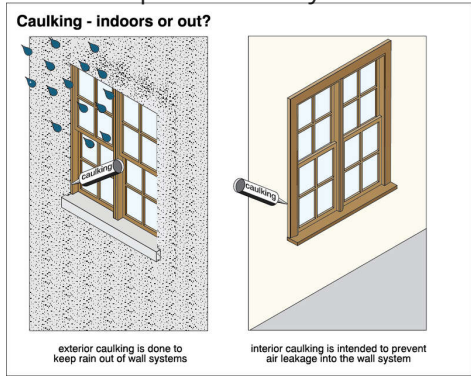
CAULK MISSING OR DETERIORATED



Recommendations

Caulk is missing or deteriorated in some areas and should be replaced and/or applied where necessary.

Recommendation
Contact a qualified handyman.



Outside Front

4.2.2 Concrete or Tile

SLIPPED

One or more roofing tiles have slipped, and are loose. A qualified roofing contractor should evaluate and repair as necessary.

Recommendation
Contact a qualified roofing professional.



Outside Front

5.3.1 Service and/or Panel

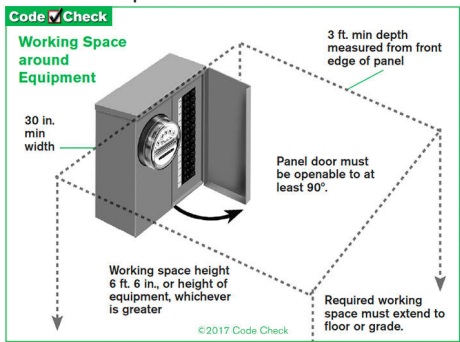
INADEQUATE WORKING SPACE

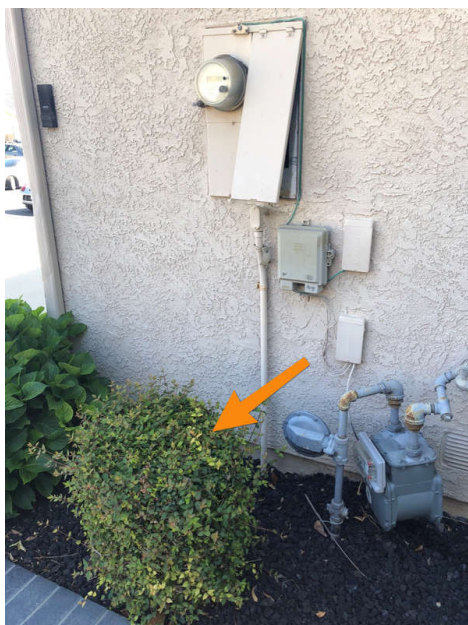
Inadequate working space exists for the main service panel. Standard building practices require the following clearances:

- An area 30 inches wide by 3 feet deep exists in front of the panel
- The panel is at least 5 1/2 feet above the floor
- There is at least 6 feet 6 inches of headroom in front of the panel
- The wall below the panel is clear to the floor

A qualified contractor and/or electrician should evaluate and make modifications as necessary.

Recommendation
Contact a qualified electrical contractor.





6.6.1 Waste Clean Out

NO MAIN CLEAN OUT

The Inspector was unable to locate a clean out for the main sewer pipe. Generally-accepted modern standards mandate that a full-size clean out be located within 5 feet of the foundation in line with the building drain and sewer. The Inspector recommends repair by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



Recommendations

7.2.1 Dryer Venting

DRYER DUCT - PLASTIC OR FOIL

The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct.

[Buy a Rigid Aluminum Dryer Vent Duct Here](#)

Recommendation

Contact a handyman or DIY project



Safety Hazards



Laundry

7.3.1 Plumbing
GAS LINE CAP MISSING

 Safety Hazards

One or more propane or natural gas supply terminations were unused (no appliance connected) and no cap was installed on the gas shut-off valve(s). Gas can flow directly out of the termination with the shut-off valve is opened. This is a potential fire hazard. Recommend that a qualified person install caps where missing per standard building practices.

Recommendation
Contact a handyman or DIY project



Laundry

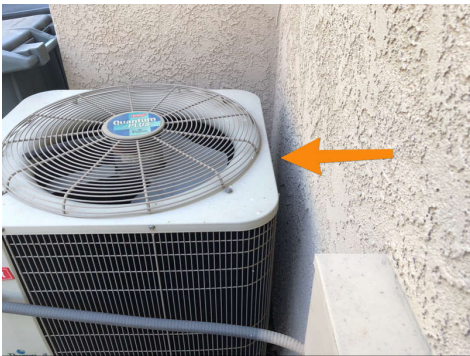
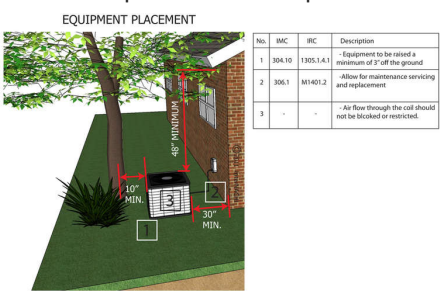
8.2.2 Outside Condensing Unit
INADEQUATE CLEARANCE - STRUCTURE

 Recommendations

Permanent structures are too close to the outdoor condensing unit. Standard building practices require that there be at least 12 inches of clearance on all sides and at least four to six feet above. Inadequate clearances around the condensing unit can result in reduced efficiency, increased energy costs and/or damage to equipment. Modifications should be made to structures around and/or above the condensing unit by a qualified contractor as necessary to maintain these clearances.

[Here is a Video on How to Perform A/C Condenser Maintenance](#)

Recommendation
Contact a qualified HVAC professional.



Right Side

8.3.2 Gas Heat
FLEX CONNECTOR - THROUGH CABINET

 Recommendations

One or more flexible gas supply connectors are routed through a metal cabinet. Standard building practices require that solid iron pipe be used where gas supply lines are routed through holes in metal cabinets. Continued vibration from this equipment may cause the edge of the metal cabinet to wear through the flexible connector, resulting in gas leaks. This is a safety hazard. A qualified heating and cooling contractor should evaluate and make repairs and/or modifications as necessary.

Recommendation
Contact a qualified HVAC professional.



PERFORM HEAT EXCHANGER CO TEST



Because of the age and/or condition of this furnace, recommend that a qualified heating and cooling technician inspect the heat exchanger and perform a Carbon Monoxide test when it's serviced.

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

Recommendation

Contact a qualified heating and cooling contractor

DUCT INSULATION - DETERIORATED



Insulation on one or more heating/cooling ducts in unconditioned spaces is damaged, delaminating and/or deteriorated. A qualified contractor should evaluate and replace insulation and/or ducts as necessary and as per standard building practices.

Recommendation

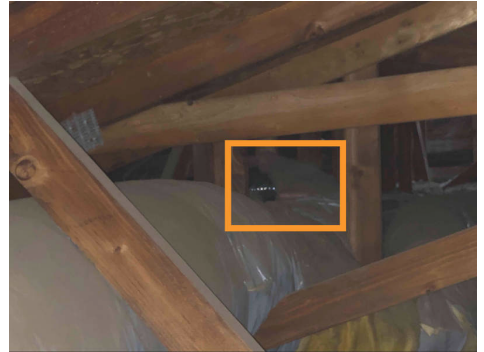
Contact a qualified HVAC professional.



Attic



Attic



Attic

WALLS OR CEILING NOT FIRE-RATED

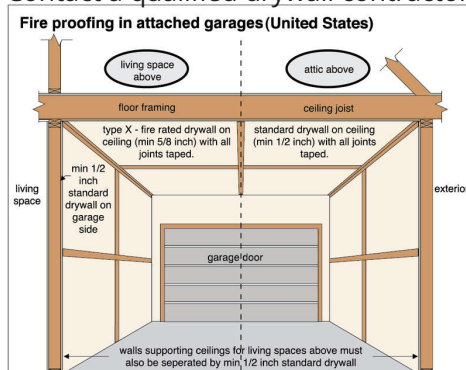


One or more wall and/or ceiling surfaces between the attached garage and interior living spaces have gaps, holes, or missing or inadequate surface materials. These surfaces are intended to prevent vehicle fumes from entering living spaces, and to slow the spread of fire from the garage to living spaces. A qualified contractor should evaluate and make repairs as necessary so the attached garage wall and ceiling surfaces that adjoin living spaces are tightly sealed and fire rated as per standard building practices. Typically these surfaces require a one-hour fire rating.

[Link for more info.](#)

Recommendation

Contact a qualified drywall contractor.



Garage

9.3.1 Garage - House Door

REPAIR/REPLACE AUTO-CLOSE



Recommendations

The automatic door closing device (sprung hinges, etc.) on the garage-house door needs adjustment, repair or replacing. The door doesn't close and latch easily and/or completely via the force of the automatic closing device. This door is intended to prevent vehicle fumes from entering living spaces and to slow the spread of fire from the garage to living spaces. A qualified contractor should evaluate and make repairs as necessary.

Do It Yourself Maintenance Video

Recommendation

Contact a qualified door repair/installation contractor.



Garage

9.3.2 Garage - House Door

NOT FIRE-RATED



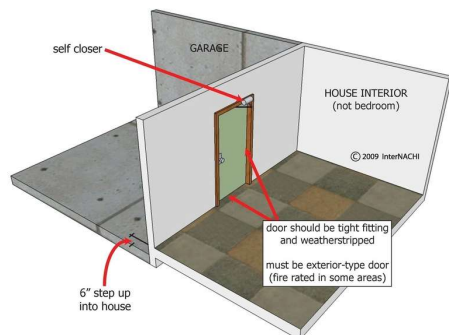
Recommendations

The garage-house door poses a fire risk because it's not fire-rated (metal or solid-core construction or **no rating tag visible**). A qualified contractor should replace this door with a fire-rated door.

Recommendation

Contact a qualified door repair/installation contractor.

Man Door (attached garage)



Garage

9.4.1 Vehicle Door

NOT BALANCED



Safety Hazards

The vehicle door isn't balanced. The door won't stay in place when it's partially opened and falls to the ground instead. This is a safety hazard since the door may fall when open. A qualified contractor should evaluate and make repairs as necessary.

Garage Door Maintenance

Recommendation

Contact a qualified garage door contractor.



Garage Right Side

9.4.2 Vehicle Door

REPAIR/REPLACE

The garage vehicle door is damaged or deteriorated. A qualified contractor should evaluate and repair or replace the door as necessary.

Garage Door Maintenance

Recommendation

Contact a qualified garage door contractor.



Garage Right Side

9.11.1 Electrical

WIRING - EXPOSED

Non-metallic sheathed wiring is routed in one or more areas so it is subject to damage, such as on wall or ceiling surfaces. The insulation can be damaged by objects coming in contact with it and/or it being repeatedly moved. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary. For example, rewire using conduit, or re-routing through wall cavities.

Recommendation

Contact a qualified electrical contractor.



Garage

9.11.2 Electrical

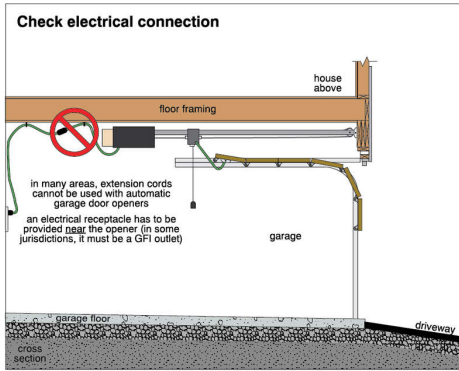
WIRING - EXTENSION CORD

Extension cords are being used as permanent wiring in one or more areas. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring poses a fire and shock hazard, and is an indication that wiring is inadequate and should be updated. Extension cords may be undersized. Connections may not be secure, resulting in power fluctuations, damage to equipment, and sparks that could start a fire. Extension cords should be removed as necessary, or a qualified electrician should evaluate and make repairs as necessary. For example, install additional circuits and/or electric receptacles.

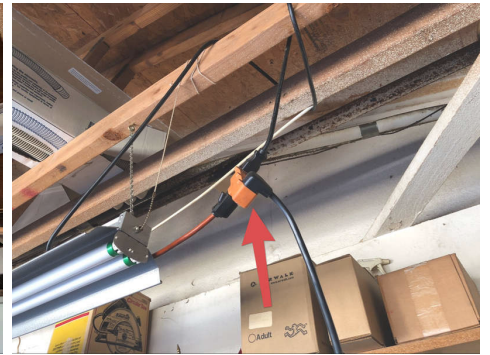
Recommendation

Contact a qualified electrical contractor.





Garage



Garage

9.12.1 Rodent Evidence

MINOR RODENT ACTIVITY

Minor amounts of rodent feces was visible at various areas of the home. Traps should be set for mice and avenues of entry located and blocked.

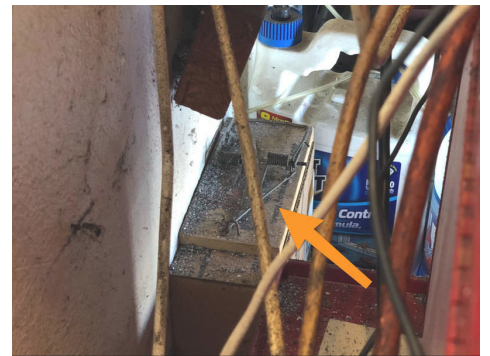
[Buy Recommended Rodent Traps Here](#)

Recommendation

Contact a qualified pest control specialist.



Recommendations



Garage

10.2.1 Gas Water Heater

NO DRIP LEG

No drip leg is installed on the water heater gas supply line. Drip legs are intended to trap oil, scale, water condensation and/or debris from the gas supply lines before they reach and damage the water heater components. A qualified contractor should install a drip leg as per standard building practices.

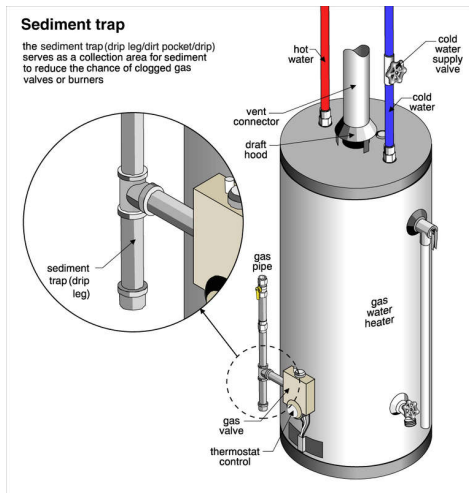
* Note that depending on the quality of the gas being delivered in some municipalities, the installation of a drip leg or dirt leg may not be required by local officials.

Recommendation

Contact a qualified plumbing contractor.



Recommendations



10.2.2 Gas Water Heater **DRAFT HOOD LOOSE**

 **Safety Hazards**

The draft hood for the water heater flue was loose. This is a potential safety hazard due to the risk of exhaust gases entering living spaces. A qualified person should permanently secure the draft hood with appropriate fasteners per standard building practices.

Recommendation

Contact a qualified plumbing contractor.



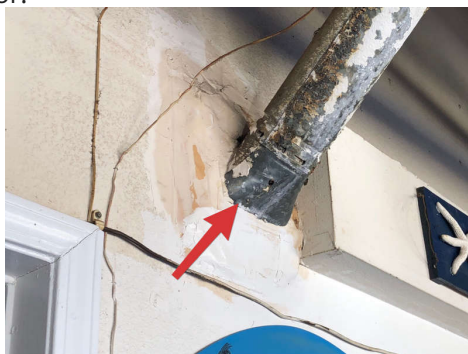
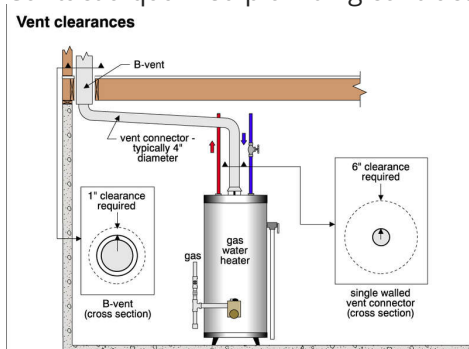
10.2.3 Gas Water Heater **< 1 INCH**

 **Safety Hazards**

Combustible materials were found less than one inch from the B-vent flue pipe for the gas-fueled furnace or boiler. This is a fire hazard. Combustible materials should be moved, or repairs made by a qualified contractor, as necessary to maintain this clearance.

Recommendation

Contact a qualified plumbing contractor.



Garage

10.4.1 Age **8-12 YEARS OR OLDER**

 **Recommendations**

The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Recommendation
Recommend monitoring.

10.6.1 Earthquake Straps

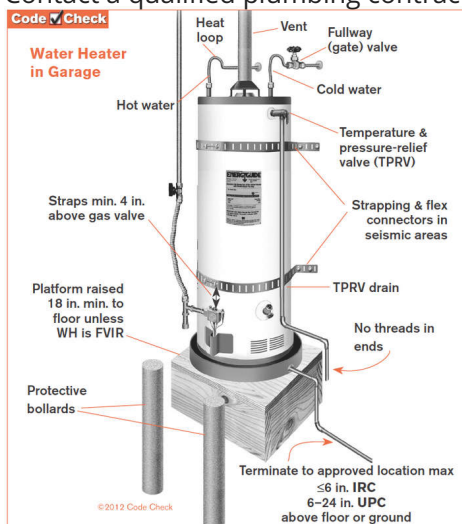
SUBSTANDARD BRACING



The water heater's seismic straps or struts are substandard. For example, they may allow significant movement or use improper fasteners. This is a potential safety hazard since movement can cause leaks in the gas supply lines or damage wiring. Leaks may also occur in water supply pipes. A qualified contractor should evaluate and either repair existing straps or install new straps or struts as necessary and as per [standard building practices](#).

ORDER WATER HEATER STRAPS HERE

Recommendation
Contact a qualified plumbing contractor.



10.9.1 Drain Line

DRAIN LINE ROUTED UP



The temperature-pressure relief valve drain line is routed upwards. This drain line should be routed either down or horizontally. This is a safety hazard as water may not be able to flow through the drain line adequately when the valve releases due to accumulated water. Also, accumulated water may corrode the valve and prevent it from working. A qualified plumber should evaluate and repair so the drain line is routed down or horizontally, but not up.

Recommendation
Contact a qualified plumbing contractor.



10.9.2 Drain Line

IMPROPER MATERIAL



The discharge pipe of the water heater temperature/pressure relief (TPR) valve was of an improper material. TPR discharge pipes should be galvanized steel, copper pipe, or CPVC. The Inspector recommends correction by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



11.2.1 Dishwasher

NO HIGH LOOP OR AIR GAP



Recommendations

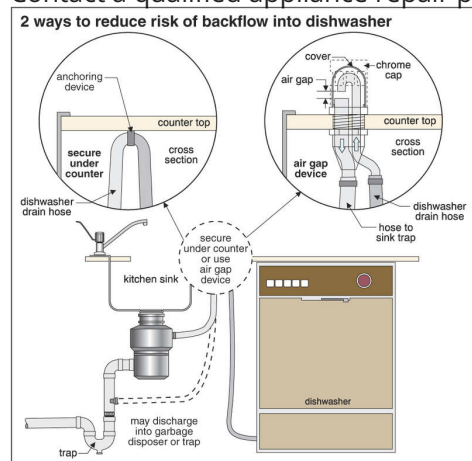
The dishwasher drain line is not configured with a "high loop" or "air gap". A high loop is created by routing the drain line up to the bottom surface of the counter top above, and securely fastening it to that surface. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Some dishwashers have a built-in high loop where one is not required to be configured in the drain line. The clients should try to determine if a high loop is required for this brand and model of dishwasher (review installation instructions, etc.). If one is required, or it cannot be determined if one is not required, then a qualified contractor should install a high loop as per standard building practices.

Also, no "air gap" is installed. Air gaps are another device meant to prevent water from the sink drain or food disposal from entering the dishwasher. These are required in some municipalities for new construction and when remodeling. The client(s) should consult with a qualified contractor to determine if an air gap should be installed.

How to Perform Dishwasher Maintenance

Recommendation

Contact a qualified appliance repair professional.



Kitchen

11.3.1 Refrigerator

ICE MAKER TURNED OFF



Recommendations

The refrigerator ice maker is in the "off" position. The inspector was unable to evaluate this component.

How to Clean Refrigerator Coils

Recommendation

Contact a qualified appliance repair professional.



Kitchen

11.3.2 Refrigerator

BROKEN OR MISSING SHELVE

Refrigerator shelving is broken and/or missing and should be replaced or repaired as necessary.

[How to Clean Refrigerator Coils](#)

Recommendation

Contact a qualified appliance repair professional.



Recommendations



11.6.1 Range/Oven/Stove top

NO ANTI-TIP BRACKET

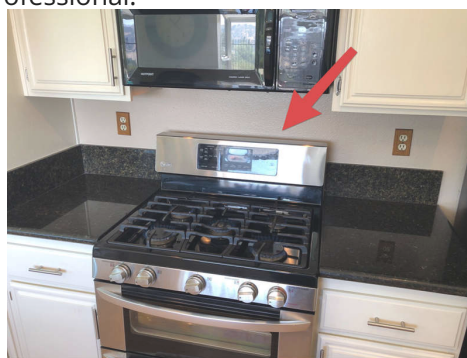


Safety Hazards

The range can tip forward, and no anti-tip bracket appears to be installed. This is a safety hazard since the range may tip forward when weight is applied to the open door, such as when a small child climbs on it, or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free standing ranges since 1985. An anti-tip bracket should be installed to eliminate this safety hazard.

Recommendation

Contact a qualified appliance repair professional.



Kitchen

Anti Tip Bracket

11.13.1 Faucets

LOOSE OR MISSING HANDLE

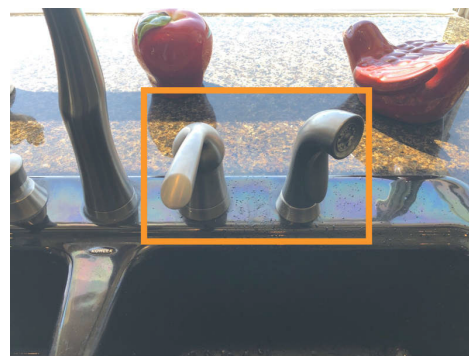


Recommendations

One or more faucet handles are loose or missing and should be repaired or replaced as necessary. All work should be performed by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

11.23.1 GFCI Receptacles

NON-GFCI WITHIN 6' OF SINK



Safety Hazards

One or more electric receptacles that serve countertop surfaces within six feet of a sink appear to have no ground fault circuit interrupter (GFCI) protection. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate to determine if GFCI protection exists, and if not, repairs should be made so that all receptacles that serve countertop surfaces within six feet of sinks have GFCI protection. For example, install GFCI receptacles or circuit breaker(s) as needed.

The Basics of GFCI Outlets

[ORDER GFCI OUTLETS HERE](#)

Recommendation

Contact a qualified electrical contractor.

12.4.1 Fireplace

GAPS IN FIREBOX AND FACE



Safety Hazards

One or more gaps exist in the fireplace and or the fire box. This is a fire hazard since heat from fires may reach wood wall cavities surrounding the fireplace. A qualified chimney service contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified fireplace contractor.



Family Room

12.5.1 Gas

DAMPER CAN CLOSE



Safety Hazards

One or more fireplaces equipped with a gas burner has a damper that can be closed. This is a safety hazard due to the possibility of burner or pilot light exhaust gases entering living spaces. A qualified chimney service contractor should make repairs as necessary so the damper is made permanently open. Typically a bracket or bolt is installed for this purpose.

[Order Damper Clamp Online Here](#)

Recommendation

Contact a qualified handyman.



Damp Clamp



Family Room



Living Room

12.5.2 Gas

DOORS DIFFICULT TO OPERATE

The doors/screens of the fireplace were difficult to operate. A qualified fireplace contractor should make repairs accordingly.

Recommendation

Contact a qualified fireplace contractor.



Recommendations



Family Room

13.3.1 Doors (Representative Number)

BINDS IN JAM

One or more doors bind in their jamb and cannot be closed and latched, or are difficult to open and close. A qualified contractor should evaluate and repair as necessary. For example, adjusting jambs or trimming doors.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a qualified door repair/installation contractor.



Recommendations



Master Bedroom Closet



Master Bedroom

13.3.2 Doors (Representative Number)

WON'T LATCH

 Recommendations

One or more doors will not latch when closed. Repairs should be made as necessary, and by a qualified contractor if necessary. For example, aligning strike plates with latch bolts and/or replacing lock sets.

Recommendation
Contact a qualified door repair/installation contractor.

13.3.3 Doors (Representative Number)

DETERIORATED/DAMAGED

 Recommendations

One or more interior doors are deteriorated and or damaged and should be repaired or replaced by a qualified contractor.

Recommendation
Contact a qualified door repair/installation contractor.



Master Bedroom

13.4.1 Door Bell

BUTTON LOOSE OR DAMAGED

 Recommendations

The doorbell button is loose or damaged. It should be repaired or replaced as necessary, and by a qualified contractor if necessary.

Order a Ring Video Doorbell Here for Additional Security

Recommendation

Contact a handyman or DIY project



Order a Ring Video Doorbell Here for Additional Security

13.10.3 Smoke Detectors

SMOKE ALARMS - TOO FEW

An insufficient number of smoke alarms are installed. Additional smoke alarms should be installed as necessary so a functioning one exists in each hallway leading to bedrooms, and in each bedroom.

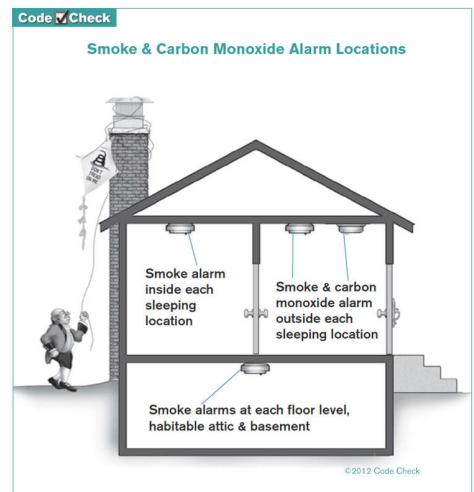
Buy Smoke Alarms Here

Recommendation

Contact a handyman or DIY project



Recommendations



13.17.1 Floors

CARPET - DETERIORATED

Carpeting in one or more rooms is damaged and/or significantly deteriorated. Recommend replacing carpeting where necessary.

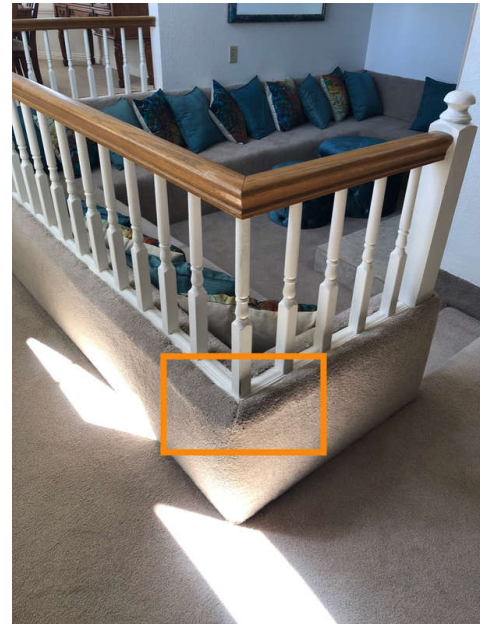
Video on How to Remove Carpet

Recommendation

Contact a qualified professional.



Recommendations



Living Room

13.17.2 Floors

SQUEAKY

2ND FLOOR



Recommendations

Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the subfloor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as Squeeeeeek No More and Counter Snap fasteners exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering, and the access to the underside of the subfloor.

[Order Squeeeek No More Here](#)

Recommendation

Contact a qualified professional.

13.19.1 Environmental

MICROBIO GROWTH



Recommendations

Microbial growths were found at one or more locations. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist.

Recommendation

Contact a qualified mold inspection professional.



Laundry

14.5.1 Sinks

SINK DRAIN - LEAK



Recommendations

One or more sink drains have an active leak. For example, at pipe fittings and/or junctions between pipe and sink. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



1st Floor Bathroom

14.8.1 Showers

DIVERTER VALVE DEFECTIVE



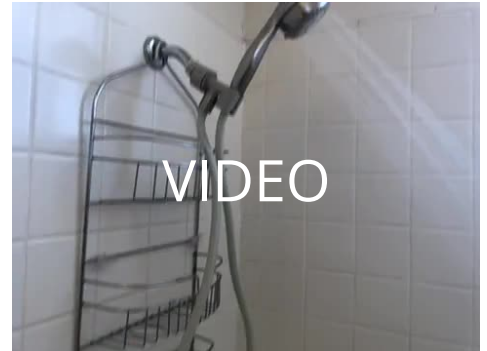
Recommendations

2ND FLOOR HALLWAY BATHROOM

The shower diverter valve for one or more bathtub faucets is defective. A significant amount of water comes out of the bathtub spout when the shower is turned on. Water will be wasted as a result. A qualified plumber should evaluate and replace components or make repairs as necessary.

Recommendation

Contact a qualified plumbing contractor.



14.11.1 Environmental

MICROBIO GROWTH



Recommendations

Microbial growths were found at one or more locations. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist.

For more information, visit:

<http://www.reporthost.com/?MOLDCDC>

<http://www.reporthost.com/?MOLDEPA>

Recommendation

Contact a qualified mold inspection professional.



Master Bathroom

14.12.1 Floors

CARPETED BATHROOM

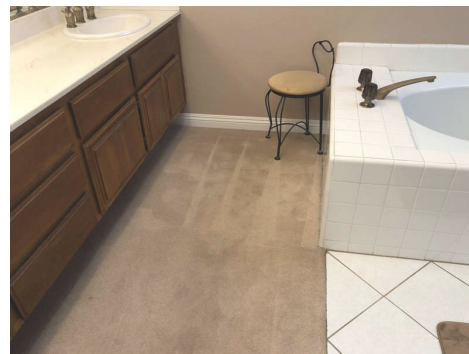


Recommendations

The carpet was permanently attached to the floor, rather than being installed loosely over another flooring type, more appropriate to use in a wet area. This installation is conducive to moisture retention in the carpeting. It is recommended that the carpets be removed and a more appropriate material be installed.

Recommendation

Contact a qualified professional.



Master Bathroom

14.12.2 Floors

TILE, STONE AND GROUT - DETERIORATED

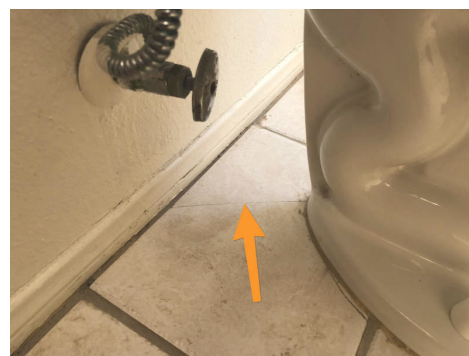
Tile, stone and/or grout flooring is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as necessary. For example, replacing broken tiles and deteriorated grout, and resealing grout.

Recommendation

Contact a qualified professional.



Recommendations



2nd Floor Hallway Bathroom

15.2.1 Access Hatch

NO INSULATION OVER

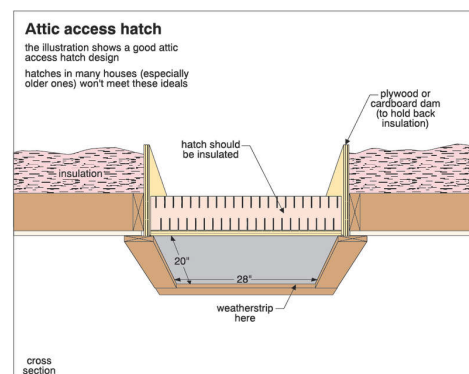
No insulation is installed over the attic access hatch. Recommend installing insulation above hatch for better energy efficiency.

Recommendation

Contact a qualified handyman.



Recommendations



16.2.1 Fences and Gates

SELF CLOSING DEVICE

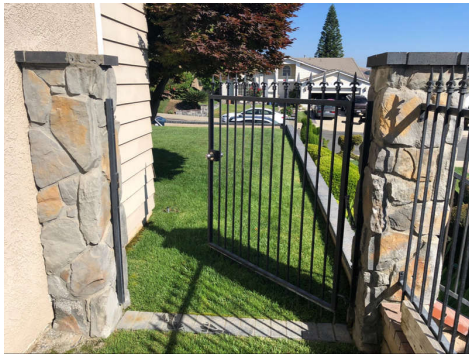
Self-closing devices on one or more gates used with pool or spa fencing are missing or did not function as intended. This is a safety hazard because these devices are intended to control access to the pool or spa, especially for children. A qualified person should repair, replace or install as necessary.

Recommendation

Contact a qualified fencing contractor



Safety Hazards



Left Side



Right Side

16.3.1 Body

MISSING SAFETY FLOAT LINE

No safety float line was installed where the bottom slope begins to deepen. This is a safety hazard. Standards require that one be installed one to two feet on the shallow side of this transition when the transition is located in water deeper than four and a half feet deep. Recommend installing a safety float line.

Recommendation

Contact a qualified Swimming Pool Contractor



Safety Hazards



16.7.1 Heater

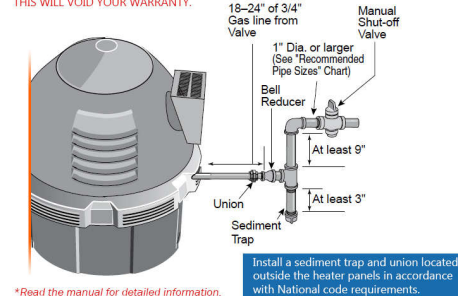
GAS PIPING - NO DRIP LEG

No drip leg was installed in the heater's gas supply line. Drip legs are intended to prevent damage to gas-fired appliances by trapping oil, scale, water condensation and/or debris. A qualified contractor should install a drip leg as per standard building practices.

Recommendation

Contact a qualified Swimming Pool Contractor

DO NOT INSTALL THE GAS LINE UNION INSIDE THE HEATER CABINET.
THIS WILL VOID YOUR WARRANTY.



*Read the manual for detailed information.

Install a sediment trap and union located outside the heater panels in accordance with National code requirements.



Recommendations

16.7.2 Heater

SERVICE GAS HEATER NOW AND ANNUALLY

The last service date of this system appeared to be more than one year ago, or the inspector was unable to determine the last service date. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified contractor should inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by natural gas or propane, this servicing should be performed annually in the future.



Recommendations

Recommendation
Contact a qualified Swimming Pool Contractor

16.8.1 Filter

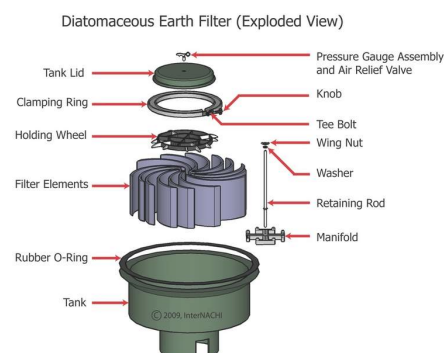
HIGH PRESSURE - DE > 7-10 PSI CLEAN

The reading at the Diatomaceous earth filter's pressure gauge was relatively high. Diatomaceous earth filters should be backwashed and have the medium replaced when the pressure gauge reads 7-10 lbs above the clean, starting pressure (after backwashing and replacing medium). If backwashing is ineffective then the septa may need replacing, or other repairs may be needed. A qualified person should evaluate and maintain or repair as necessary.

Recommendation
Contact a qualified Swimming Pool Contractor



Recommendations



16.8.2 Filter

PRESSURE GAUGE ISSUES

The filter pressure gauge was inoperable, damaged, deteriorated and or corroded. A qualified contractor should evaluate and repair as necessary.

Recommendation
Contact a qualified Swimming Pool Contractor



Recommendations



16.10.1 Electrical

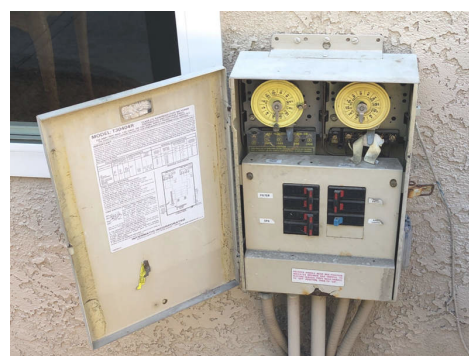
TIMER NOT WEATHERPROOF

The timer mechanism's housing was not weather proof and/or the timer was not in a weather proofed location. This is a hazard for shock. A qualified person should evaluate and make repairs or modifications as necessary.

Recommendation
Contact a qualified electrical contractor.



Safety Hazards



16.10.2 Electrical

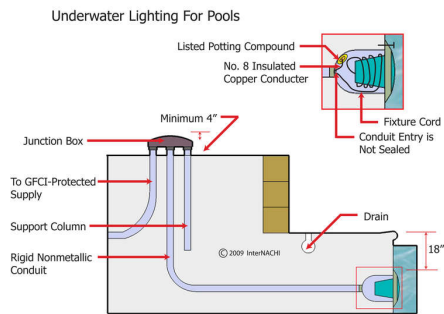
UNDERWATER LIGHTS - INOPERABLE

One or more underwater lights were inoperable. Bulb(s) may be burned out or repairs may be needed. A qualified person should evaluate and repair as necessary.

Recommendation
Contact a qualified electrical contractor.



Recommendations



17.3.1 Control Panel Location

BOX LOOSE/DAMAGED

The landscape irrigation timer box is loose and or damaged. Recommend repair and or replacement by a qualified and reputable professional.

Recommendation

Contact a qualified lawn care professional.



Recommendations



Garage

17.5.1 Sprinkler Heads

NOT WORKING CORRECTLY

Some sprinkler heads were not working as designed and the system should be serviced by a qualified contractor.

Recommendation

Contact a qualified lawn care professional.



Recommendations



Right Side Rear

17.5.2 Sprinkler Heads

HEADS NEED ADJUSTMENT

Several sprinkler heads appeared to need adjustment at the time of the inspection.

Recommendation

Contact a qualified lawn care professional.



Recommendations



Right Side



Right Side