



# Alliance Inspections

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**Report:** Sample Report 1585 E. Anywhere Dr. Altadena, CA

## Confidential Inspection Report

**1585 E. Anywhere Dr.  
Altadena, CA 91001**



**Prepared for: John & Jane Doe**  
**Prepared By: Robert Gaudreault**  
**Alliance Inspections**

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## GENERAL INFORMATION

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### Client Information:

#### 1.1 INSPECTION DATE:

January 7, 2016.

#### 1.2 TIME:

9:00.

#### 1.3 CLIENT:

John & Jane Doe.

#### 1.4 INSPECTION SITE:

1585 E. Anywhere Dr., Altadena, CA.

#### 1.5 OCCUPIED?

**Yes-Client should understand that there are many stored items throughout the interiors restricting access and view to certain, components, systems and general interiors. Some issues, such as and not limited to defects, stains and cracks may go unnoted in this report that were not in view at the time of the inspection.**

#### 1.6 COMMENTS:

**The illustrations in this report are intended to help client have a visual understanding of what is being expressed in the report. "Code Check" is simply the name of the book that appears in the illustration. It should not be interpreted as being a code compliance report as this is not the intention of the inspection.**

### Building Characteristics:

#### 1.7 MAIN ENTRY FACES:

South.

#### 1.8 BUILDING TYPE:

1 family.

#### 1.9 STORIES:

Two story.

## Climatic Conditions:

### 1.10 OUTSIDE TEMPERATURE (F):

50.

## Utility Services:

### 1.11 WATER SOURCE:

Public.

### 1.12 ELECTRIC:

Municipal.

### 1.13 FUEL:

Natural Gas. Supplied by local utility company.

### 1.14 UTILITIES STATUS:

All utilities on.

## Payment Information:

### 1.15 PAID BY:

## Terms:

### 1.16 SATISFACTORY/SERVICEABLE:

Both terms mean that the system, component, or unit operated as they should during the inspection. Client should not be under the impression that the term signifies any warranty or guaranty that the system, component or unit is problem free or free of any future defect.

### 1.17 ATTENTION NEEDED:

**This term, when seen in the report, indicates that the system, component or unit is in need of further evaluation by qualified licensed and insured professional prior to the close of escrow and during the inspection contingency. It is the clients sole responsibility to ensure that these specialist conduct further evaluation. Client should also understand that during the course of further evaluation by qualified licensed contractors, other issues may come up as their inspection is far more detailed then the general visual inspection conducted by this company.**

### 1.18 UNSATISFACTORY:

**Unsatisfactory-This term indicates that there is an extremely unsafe condition or that the system, component or unit is in a state of disrepair and is in need of immediate attention by a qualified licensed professional. It is the clients responsibility to ensure that all additional inspections and further evaluations be conducted during the inspection contingency period and prior to the close of escrow.**

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standards of practice, (a copy of which is available upon request).

Systems and conditions which are not within the scope of the inspection include, but are not limited to: mold, fungus, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules (then obtaining), unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## SUMMARY

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Client should be aware that during the course of further evaluation by recommended specialist other issues may come up during the course of their inspection that is not noted in this report. The specialist or contractor is conducting a more detailed investigation than our limited general visual inspection. We are not conducting a punch list type inspection so do not limit the evaluation of recommended specialist or contractor to items we simply noted in our report. The purpose in further evaluations is for the specialist to examine the entirety of the component and/or system. Normally when one or two items are not correct the chances are there are more items in that component or system. Client should also not limit the reading of the report to this summary. Please read the report in its entirety. Having a summary does not limit or negate other items that **Need Attention** in the body of the report.

### Plumbing:

#### 2.1 INSPECTORS COMMENT:

**It is the inspectors opinion that a good portion of the plumbing system is at the end of its serviceable life and/or has had some substandard work done in the past. Client should contact at least two or three licensed and insured contractors for estimates.**

**Due to the age of this structure and the presence of large mature trees located on the premises the inspector recommends hiring a qualified professional who can use a scope and camera to video the sewer line from the building to the street connection.**

### Mechanical:

#### 2.2 INSPECTORS COMMENT:

**A licensed heating and air contractor needs to conduct further inspection of the newly installed furnace and perform the needed repairs.**

### Electrical:

#### 2.3 INSPECTORS COMMENT:

**Due to life and safety concerns it is recommended that a licensed electrical contractor conduct further inspection of the electrical system in its entirety. Including pool electrical.**

### Roof System:

#### 2.4 INSPECTORS COMMENT:

**Due to the nonstandard installation of existing roof system inspector recommends that client contact a licensed and insured roofing contractor for further evaluation at this time.**

## Exteriors:

### 2.5 NOTE:

Have a qualified chimney expert conduct a more invasive inspection of the entire fireplace and chimney component.

## Grounds:

### 2.6 INSPECTORS COMMENT:

There are sections of the property that need drainage improvements to prevent water entry into garage and into crawl area. This type of work can be achieved by either hardscape or landscape contractors.

# PLUMBING SYSTEM

It should be understood that the inspector is only commenting on the visible portions of the plumbing system. Most of the plumbing work will be concealed within walls and/or below grade, therefore a 100% full inspection can not be achieved. Inspector does not operate valves other than to operate using normal controls, such as shower handles, tub fixtures, faucet fixtures, toilet handles and a representative sampling of hose bibs. Water main valves are not operated, angle stop valves are not operated as well as and especially gas valves. This should only be done by a licensed plumber who is equipped with the necessary tools in the event something were to go wrong. It should also be understood that in the event additional or further inspection is needed other issues may arise that have gone unnoted in the report as further inspection by specialist is far more detailed than the general visual inspection performed by this inspection company. Items not inspected are clothes washers and clothes dryers, ice makers, and water purifiers.

## Water Supply:

### 3.1 SOURCE::

City/Municipal.

### 3.2 METER LOCATION:

Front parkway.

### 3.3 SHUT OFF LOCATION:

Crawl space.



### 3.4 SIZE OF VISIBLE SUPPLY:

1" water service line from the meter to the main cutoff.

### 3.5 MATERIAL USED:

The main service line to the structure is galvanized.

### 3.6 PRESSURE:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.



## Building Water Supply:

### 3.7 PIPE SIZE:

The interior water supply piping is 1/2" to 3/4" in diameter.

### 3.8 MATERIAL USED:

Combination of copper, galvanize and, Pex plastic piping.

### 3.9 CONDITION:

**Unsatisfactory**-Improper installation of Pex material. Existing leaks seen as a result. Immediate evaluation and repairs is needed by plumber who is qualified to install this plastic pipe.



There is at least one or two leaks in the supply system. Services of a qualified licensed plumber may be required.



### 3.10 EXTERIOR HOSE BIBS:

There are no backflow preventer valves installed. Under current standards, backflow preventer valves are required. It would be a good investment to have them installed.

## Waste Disposal:

### 3.11 SEWAGE DISPOSAL TYPE:

**Client should understand that the sewer line from the dwelling to the street sewer is not visible in this type of general visual inspection. Inspector can not determine condition or adequacy of this waste pipe. We always recommend contracting with a qualified sewer line inspector who uses a scope and camera to view the system and render a report as to its condition.**

### 3.12 MATERIAL USED:

The predominant waste line material is cast iron. Client should be aware that the normal life span of cast iron or galvanized waste pipe is generally 55 to 65 years. This older pipe tends to corrode from the inside restricting waste flow and back ups become more and more frequent. Upgrades should be anticipated.

### 3.13 CONDITION:

Seeing plastic pipe in the waste pipe system does indicate prior repairs and it also indicates that the older waste lines are starting to become problematic.



### 3.14 LOCATION OF CLEANOUTS:

Not located.

## Other Plumbing:

### 3.15 WATER SOFTENER:

Yes, there is a water softener installed in this structure. Determine ownership of the equipment. The inspection merely states the presence of the unit. We are unable to determine ownership and if it is functioning correctly.



### 3.16 LAWN SPRINKLERS:

**The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.**

## Water Heater:

### 3.17 LOCATION:

Basement.



### 3.18 AGE:

8 years.

### 3.19 TANK CAPACITY:

A 40 gallon water heater is installed.

### 3.20 FUEL SOURCE:

The water heater is gas-fired.

### 3.21 CONDITION:

**Attention Needed**-Gurgle sound heard when boiling. Indicating rust within tank.

### 3.22 DRIP LEG?:

No - There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.

### 3.23 VENT PIPE CONDITION:

**Attention Needed** - The vent pipe is connected to an older clay transite pipe (Possibly asbestos). Manufacturers and some jurisdictions recommend that this not be done as it can affect proper drafting of gases and can pose some health risk. There is evidence of poor drafting. This means that the gases are spilling back down rather than expelling to the exteriors.



### 3.24 WATER PIPES:

**Attention Needed**- There is evidence of encrustation and/or mineral deposits that may be signs of deterioration. However, no leaks are visible.

### 3.25 TEMPERATURE CONTROL:

**Not operated or tested.**

### 3.26 TPRV:

**Attention Needed-** WATTS 210 valve was installed. When a water heater is in a basement or below grade, it may not be possible to arrange for a gravity drain of the T&P valve. A WATTS 210 valve can be installed. The temperature-sensing bulb of the valve goes in the upper portion of the tank and the gas piping runs through the valve. The Watts 210 shuts off the gas if the temperature is excessive. In addition, a separate water-pressure relief valve must be installed in the piping and must drain by gravity to an approved location. Check with the local Administrative Authority having jurisdiction to see if this method is accepted in your area.



### 3.27 BRACING:

Satisfactory.

## Water Heater:

### 3.28 LOCATION:

Basement.



### 3.29 AGE:

12 years. Average life span of a water heater is 12 to 15 years.

### 3.30 TANK CAPACITY:

A 40 gallon water heater is installed.

### 3.31 FUEL SOURCE:

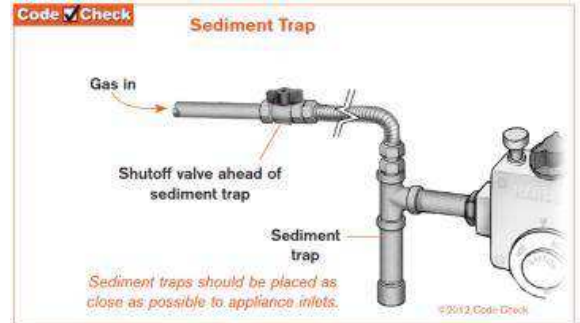
The water heater is gas-fired.

### 3.32 CONDITION:

**Attention Needed-** Rust sediments heard boiling within tank. Unit makes a gurgle sound when heating water.

### 3.33 DRIP LEG?:

No - There is no drip leg installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.



### 3.34 VENT PIPE CONDITION:

**Attention Needed** - The vent pipe is connected to an older clay transite pipe (Possibly asbestos). Manufacturers and some jurisdictions recommend that this not be done as it can affect proper drafting of gases and can pose some health risk. There is evidence of poor drafting. This means that the gases are spilling back down rather than expelling to the exteriors.

### 3.35 WATER PIPES:

**Attention Needed-** There is evidence of encrustation and/or mineral deposits that may be signs of deterioration. However, no leaks are visible.



**3.36 TEMPERATURE CONTROL:**

**Not operated or tested.**

**3.37 DRAIN VALVE?**

Yes - There is a drain valve installed on the lower side of the water heater.

**3.38 TPRV:**

**Attention Needed-** WATTS 210 valve was installed. When a water heater is in a basement or below grade, it may not be possible to arrange for a gravity drain of the T&P valve. A WATTS 210 valve can be installed. The temperature-sensing bulb of the valve goes in the upper portion of the tank and the gas piping runs through the valve. The Watts 210 shuts off the gas if the temperature is excessive. In addition, a separate water-pressure relief valve must be installed in the piping and must drain by gravity to an approved location. Check with the local Administrative Authority having jurisdiction to see if this method is accepted in your area.



### 3.39 BRACING:

Satisfactory.

## Gas Service:

### 3.40 METER LOCATION:

Right side of the house. An automatic seismic gas shut off valve is installed.



### 3.41 GAS SUPPLY TYPE:

Natural Gas.

### 3.42 CONDITION:

**Attention Needed-** Some section of the gas pipes, such as in crawl area, are not supported properly in areas. This is an unsafe condition and should be corrected at this time. Contact licensed plumber for corrections.



# HEATING & AIR CONDITIONING

The heating and air conditioning components are not dismantled except to remove simple access covers for general visual means of inspection. The inspector does not use any specialized instruments. A thermometer may be used as a general guide to range temperature readings from return air to register air in the process of heating and cooling though it should be understood that this is not the most reliable means of testing an HVAC system. Client should understand that the inspector is not a specialist as relates to the HVAC system but rather a generalist. When items are noted as needing attention and further evaluation client should understand that other issues may arise in the course of said specialist inspection that have gone unnoted in the report. This should be expected as the further evaluation of the components by the specialist is hopefully far more detailed than the general visual inspection.

## Heating Unit 1:

### 4.1 LOCATION:

Basement.



### 4.2 SYSTEM TYPE:

A forced air furnace is installed as the primary source of heat.

### 4.3 FUEL SOURCE:

The fuel source is natural gas.

### 4.4 AGE:

13 years.

### 4.5 SIZE in BTUs:

80,000.

### 4.6 VENT TYPE:

The flue pipe is plastic from the furnace to the exterior.

### 4.7 CONDITION OF UNIT:

Satisfactory.



#### 4.8 COMBUSTION AIR:

Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

#### 4.9 BLOWER CONDITION:

The blower assembly appears to be performing as expected.

#### 4.10 FILTER CONDITION:

The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

#### 4.11 THERMOSTAT CONDITION:

The thermostat worked properly when tested.

### Air Conditioning:

#### 4.12 LOCATION:

Exterior left side.



#### 4.13 SIZE:

4 ton.

#### 4.14 TYPE:

Refrigerator/Split System. Electricity-powered. Single phase.

#### 4.15 AGE

13 years. The normal life span of a condensing unit is generally 10 to 15 years. More if maintained well and less if poorly maintained.

#### 4.16 REFRIGERANT LINES:

The insulation wrap on the suction line to the condenser/compressor is in need of attention due to deteriorated or missing insulation.



#### 4.17 CLEARANCES:

Satisfactory.

#### 4.18 CONDENSER LEVEL?

Satisfactory.

#### 4.19 CONDITION:

Satisfactory.

#### 4.20 SERVICE DISCONNECT:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

#### 4.21 CONDENSATION DRAIN:

There is a condensate pump installed to remove the water from the furnace cabinet. These components are not inspected as to efficiency. Periodic maintenance and monitoring will be needed.

## Heating Unit 2:

#### 4.22 LOCATION:

Basement.



#### 4.23 SYSTEM TYPE:

A forced air furnace is installed as the primary source of heat.

#### 4.24 FUEL SOURCE:

The fuel source is natural gas.

#### 4.25 AGE:

1 year.

#### 4.26 SIZE in BTUs:

60,000 BTU.

#### 4.27 VENT TYPE:

The flue pipe is plastic from the furnace to the exterior.

#### 4.28 VENT CONDITION:

**Attention Needed**-Corrections needed. Vent is situated to where water may enter and affect proper drafting. This vent pipe is poorly supported as it runs through the crawl space.



#### 4.29 CONDITION OF UNIT:

Operational when calling for heat.

#### 4.30 COMBUSTION AIR:

**Unsatisfactory-** The side of the furnace compartment is not sealed properly therefore combustion air is mixing with condition air. This is a potential carbon monoxide hazard and in need of immediate corrections.



#### 4.31 THERMOSTAT CONDITION:

The thermostat worked properly when tested.

### Duct Work:

#### 4.32 TYPE:

Flexible round.

#### 4.33 CONDITION:

**Attention Needed** -Some portions of the duct work in crawl space are resting onto the soil. To prevent decay ducts should be at least 4 inches above grade.



# ELECTRICAL SYSTEMS

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Inspector does not operate breakers to verify functionality. Most electrical engineers recommend that breakers be upgraded after about 50 years as mechanisms tend to wear. As in all fully constructed structures the inspector is not able to fully view wiring. Therefore client needs to understand that inspector is only commenting on visible and accessible portions of the electrical wiring as they were seen at time of inspection. Inspector is not getting exhaustive in checking receptacles. Inspector is only conducting a representative sampling of receptacles, switches and lighting. Inspector does not determine voltage drops or confirm voltage adequacy nor does the inspector verify wiring of circuit branch. Please refer to our copy of the standards and practices which was either given to you or are available on the ASHI or CREIA web sites.

## Primary Power Source:

### 5.1 SERVICE VOLTAGE:

The incoming electrical service to this structure is 120/240 volts.

### 5.2 SERVICE ENTRANCE:

Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

## Main Panel:

### 5.3 MAIN PANEL LOCATION:

Garage.



### 5.4 SIZE:

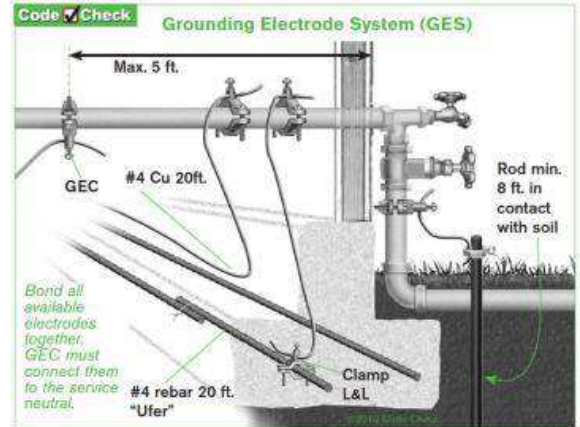
200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

### 5.5 PANEL ACCESSIBLE?

Yes - The electrical panel is in a location that makes it readily accessible.

### 5.6 GROUNDING:

**Attention Needed** - The ground wire attached to the water pipe is on the house side of the meter. There is no jumper installed to allow the removal of the meter and yet allow the electrical ground to be intact. A jumper is needed.



## Sub Panel:

### 5.7 LOCATION:

Basement.



### 5.8 PANEL ACCESSIBLE?

Yes - The electrical panel is in a location that makes it readily accessible.

### 5.9 PANEL CONDITION:

**Unsatisfactory**- The neutral bus bar, (this is the bar within the panel that have all the white coated conductors, neutral, connected to it) is bonded or has a grounding wire connected to it. These bars, when in a sub panel should be isolated from any grounding conductor, bond wire and/or the metal box itself.



## Sub Panel:

### 5.10 LOCATION:

Exterior back.

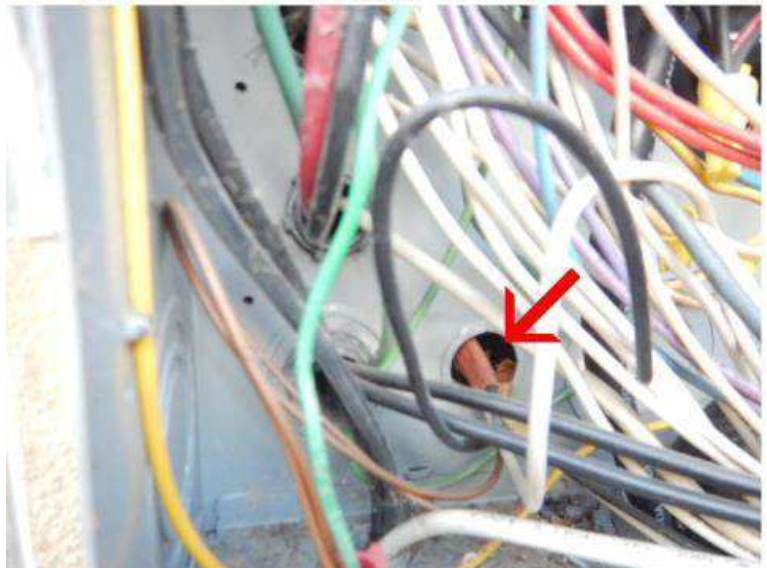
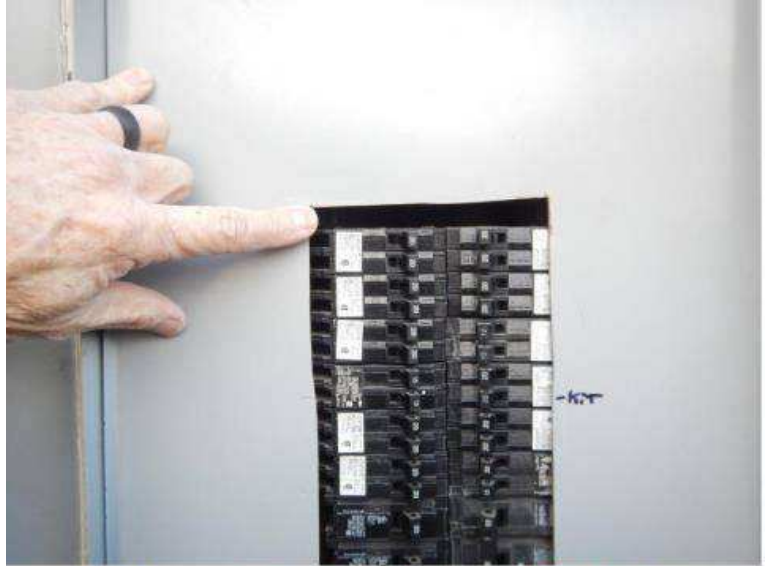


### 5.11 PANEL ACCESSIBLE?

Yes - The electrical panel is in a location that makes it readily accessible.

### 5.12 PANEL CONDITION:

**Attention Needed-**Dead front cover is poorly fitted and knock out clamp was not used at one of the conductors entering panel box.



## Sub Panel:

### 5.13 LOCATION:

Garage.

### 5.14 PANEL ACCESSIBLE?

Yes - The electrical panel is in a location that makes it readily accessible.

### 5.15 PANEL CONDITION:



**Unsatisfactory**-Breakers were painted over thus compromising intended function. Replacement should be achieved.

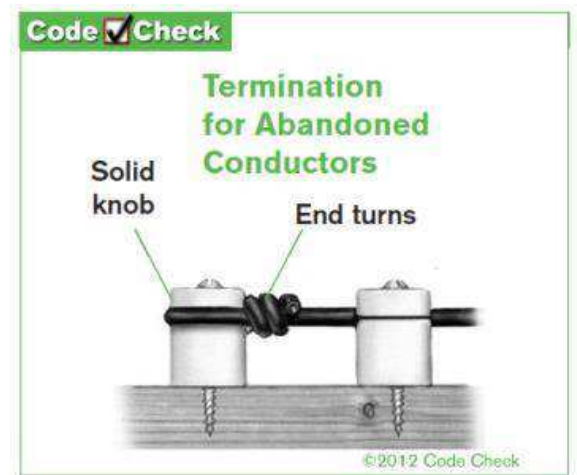


## Wiring:

### 5.16 WIRING TYPE:

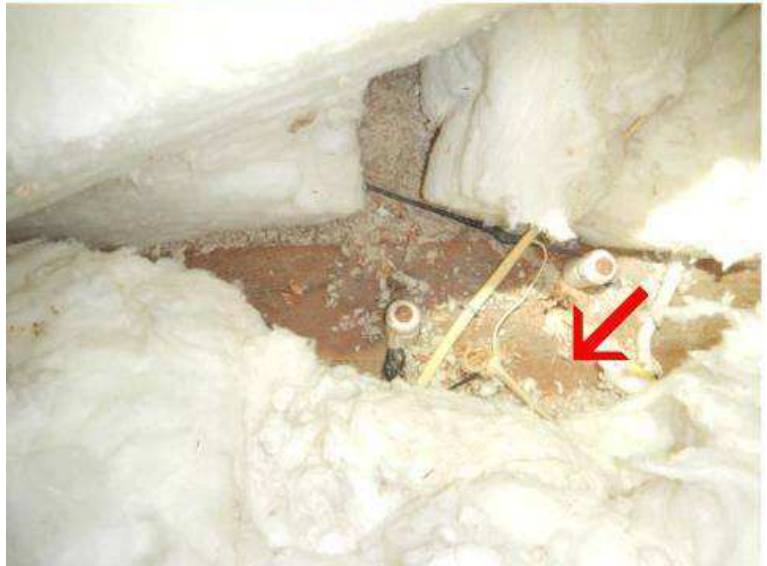
Less than 40% is visible to inspector. Wiring is mostly concealed within walls and therefore not visible for inspection. Inspector can not make any reliable comment to areas which can not be viewed for inspection.

The wiring is a combination of copper conductors Knob & Tube, nonmetallic type and some portions are within conduit.



### 5.17 CONDITION:

**Unsatisfactory**- The existing knob and tube wiring is covered with structural insulation. This can be a hazardous condition. Action is required to remove the insulation. The existing knob and tube wiring also shows unallowed splices or routing and damage. Further investigation is needed. Repair or replacement may be necessary.



Open electrical boxes viewed in areas, such as, in the crawl space.



# Outlets & Switches:

## 5.18 RECEPTACLES:

**Attention Needed-** Most of the tested receptacles showed as having open/no ground.

## 5.19 GROUND FAULT CIRCUIT INTERRUPTERS:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.



# Condition:

## 5.20 PRIMARY POWER SOURCE:

For some reason there are two meters. One does not appear to be in use.



# Electrical:

## 5.21 UTILITIES:

The garage electrical outlets are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in garages for all circuits except dedicated circuits.

## ROOF & ATTIC

Roof systems require periodic maintenance, such as checking the seals around flashings, removing foliage and cleaning out gutters. The inspector does not certify the roof system or determine how well it performs under extreme weather conditions. Inspector does not perform any roof structure calculations, leak test or determine efficiency and actual R value of any insulation. Inspector can not comment on attic framing or roof structures that do not have an accessible attic space nor can inspector determine integrity of roof deck as it is covered by roof material when inspected.

### Roofing:

#### 6.1 ROOF TYPE:

Steep hip and gable.

#### 6.2 METHOD OF INSPECTION:

The roof edge was the location of the inspection of the roof covering. The surface of the roof was not walked on. The surface of the roof is too steep for the inspector to walk on.

#### 6.3 ROOF COVER MATERIAL:

Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows.

#### 6.4 LAYERS:

The roof covering on the main structure appears to have more than two layers. This is over the allowable. When the covering needs to be replaced, it will be necessary to peel all layers off before reinstalling.



#### 6.5 INTERLAYMENT?

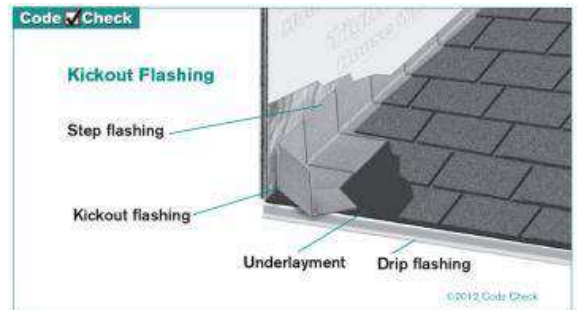
No felt underlayment was noted during the visual inspection. Normal installation calls for felt between each successive course of roofing materials. The felt is the waterproofing material.

#### 6.6 FLASHING:

**Attention Needed** - Some portion of the roof flashing needs to have some repair. The flashing where the roof intersects with a wall needs some repair or replacement.



Example of step flashing.



### 6.7 RIDGES:

The ridge covering material appears to be in satisfactory condition.

## Roof Drainage:

### 6.8 GUTTERS & DOWNSPOUTS:

Gutters and spouts are full of debris and in need of maintenance at this time. Extend down spouts farther away from the foundation to reduce potential settlement of the structure.



## Attic & Ventilation:

### 6.9 ACCESS LOCATION:

Bedroom closet ceiling.

### 6.10 METHOD OF INSPECTION:

The attic cavity was inspected by entering the area.

### 6.11 ROOF FRAMING:

A rafter system is installed in the attic cavity to support the roof decking.

### 6.12 FRAMING CONDITION:

The roof framing appears to be in functional condition.

### 6.13 ROOF DECKING:

There currently is not any roof sheathing installed. When it comes time to reroof the structure, all existing roof material will need to be removed and plywood sheathing will need to be installed.



### 6.14 VENTILATION TYPE:

Dormer.

#### 6.15 VENTILATION CONDITION:

Satisfactory.

#### 6.16 INSULATION TYPE:

The following type of insulation was noted in the attic: Fiberglass.

## STRUCTURE:

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### Exterior:

#### 7.1 TYPE OF CONSTRUCTION:

Conventional wood framing.

#### 7.2 SIDING:

Combination of: Stucco, wood and masonry.

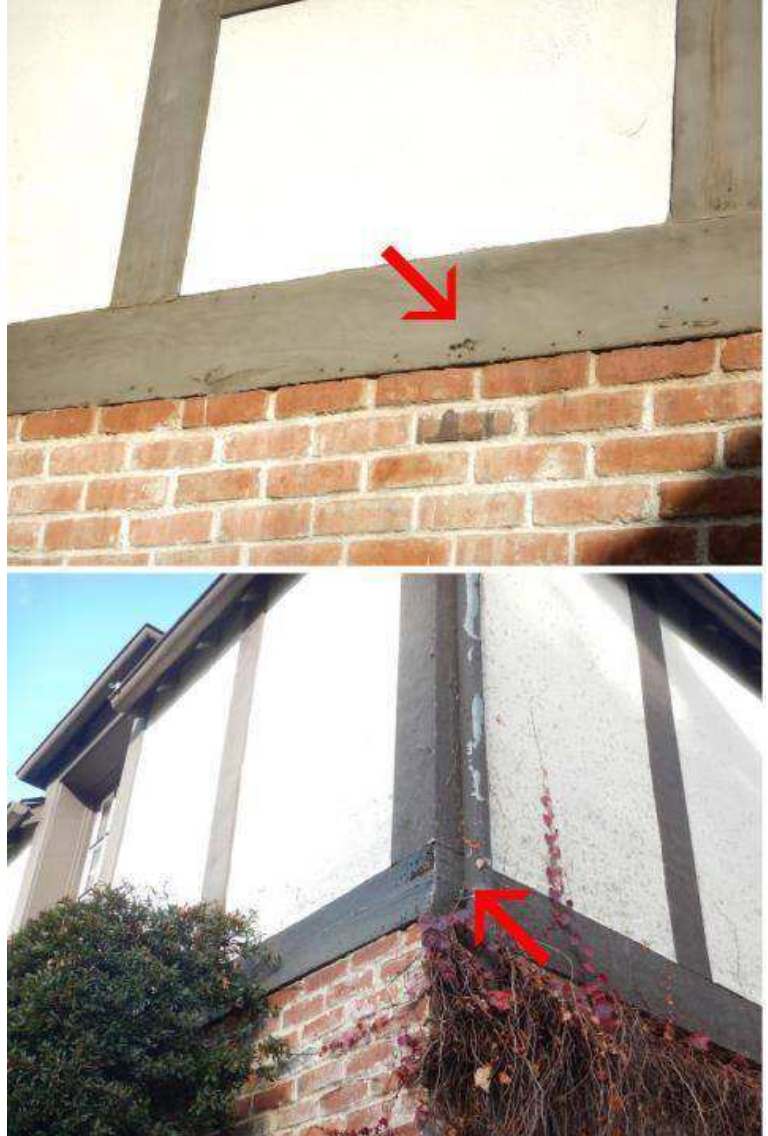
#### 7.3 CONDITION:

The siding is in serviceable condition.

#### 7.4 TRIM CONDITION:



**Attention Needed** - Overall fair though some weather and wear noted and apparent water damage. Consult a termite agency for additional inspection.



#### 7.5 SOFIT & EAVES:

Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

#### 7.6 PAINT SURFACE:

Satisfactory - The finish or exposed painted surfaces are satisfactory.

## Doors & Windows:

#### 7.7 EXTERIOR DOORS:

The exterior access door was installed with door hinges facing out. It should be mentioned that this does facilitate removal. For security purposes inspector recommends installing at least one hinge pin that can not be removed.

#### 7.8 WINDOWS CONDITION:

The window framing and glass are in a satisfactory condition.

## Framing:

### 7.9 FRAMING MEMBERS.

The framing is 2" x 4" wood members. The visible portions of the walls are framed with 16-inch centers.

### 7.10 CONDITION:

**The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.**

### 7.11 FLOOR/CEILING FRAMING:

Attic Floors seen from accessible areas of basement and attic space.

### 7.12 SIZE OF FRAMING.

The floor framing is constructed with 2" x 6" members. The floor/ceiling is framed with 16-inch centers.

### 7.13 CONDITION:

**The inspection only refers to the exposed ceiling/floor framing members. This is only a visual inspection and does not comment on unexposed framing members.**

## Interior Finishes:

### 7.14 WALL COVERING:

The wall covering material is plaster.

### 7.15 CEILING MATERIAL:

The predominant ceiling covering material is plaster.

## Decks, Porches Or Balconies:

### 7.16 TYPE:

Suspended balcony.

### 7.17 MATERIALS:

Water proof coating.

### 7.18 CONDITION:

Satisfactory.

## Fireplace/Chimney:

### 7.19 FIREPLACE LOCATION:

Living room.



#### 7.20 TYPE:

Masonry - There is a masonry-built fireplace installed.

#### 7.21 FUEL TYPE:

There is a log set installed.

#### 7.22 FIREBOX CONDITION:

NOTE: Gas valves are not permitted within or close to fire box. Have a licensed plumber make the needed corrections for safety concerns.



#### 7.23 DAMPER CONDITION:

There is no damper. Older fireplaces did not come equipped with dampers. Consider installing flue top type with pull chain.

#### 7.24 FLUE CONDITION:

**The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended.**

#### 7.25 CHIMNEY TERMINATION:

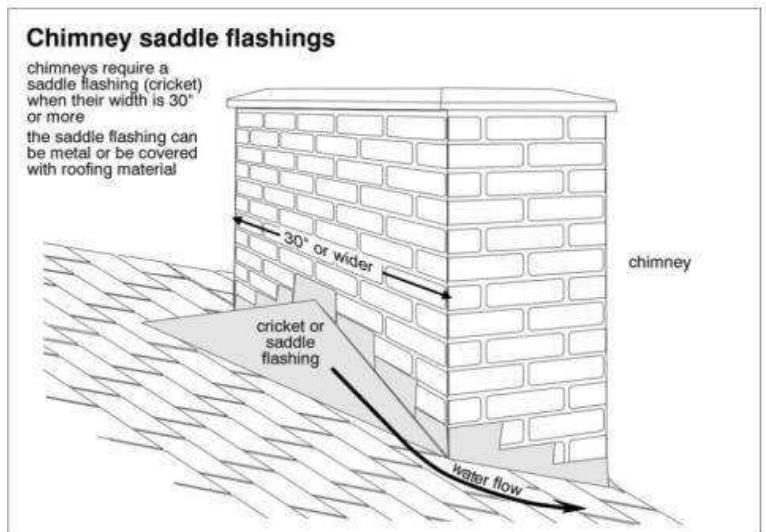
There is a chimney cap.

#### 7.26 SPARK ARRESTOR?

Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

### 7.27 FLASHING:

**Attention Needed** - The flashing as installed does not appear to be adequate, due to no saddle flashing.



### 7.28 COMBUSTION AIR:

Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.

### 7.29 HEARTH CONDITION:

The hearth is in satisfactory condition.

### 7.30 MANTLE:

The mantle is not installed to the required clearances from firebox. This is a potential fire hazard and should be corrected.



# FOUNDATION

---

## Foundation:

### 8.1 TYPE:

Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

### 8.2 MATERIALS:

Poured in place concrete.

### 8.3 PERCENTAGE VISIBLE:

The exterior view of the foundation is limited to the portions visible above grade.

### 8.4 CONDITION:

The foundation is performing the job it was intended to in supporting the structure. Yes - Cracking in the vertical foundation walls was noted from the exterior. However at least one or two cracks of 1/4" and wider were noted in the foundation walls. These cracks do appear repairable by epoxy injection and bolt plating. To help prevent any further deterioration of cracking improve adjacent grade. One crack is at right center section of foundation.



### 8.5 ADJACENT GRADE:

Efflorescence (This is the white chalk-like substance) is seen on areas of concrete indicating past water infiltration. Corrections are needed to adjacent grade as this can promote decay.



### 8.6 FOUNDATION ANCHORED?

Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation. There was only a random look at these bolts or brackets, and no warranty as to their performance is given.

## Crawlspace:

### 8.7 ENTRANCE:

Satisfactory - The crawlspace entrance is adequately sized.

### 8.8 METHOD OF INSPECTION:

The crawlspace was inspected by entering and crawling through.

### 8.9 CONDITION:

Satisfactory.

### 8.10 Evidence of Water Entry in the crawlspace Noted?

There is evidence of water entry or damage in the crawlspace level. Water entry primarily at back left or under dining area.



### 8.11 VENTILATION:

It should be mentioned that at least one of the foundation vent openings, the front one, is even with adjacent grade. This could be a source of water entry into the crawl area. Suggest improvements.



## Foundation Framing:

### 8.12 SUB FRAMING:

Satisfactory.

### 8.13 CRIPPLE WALLS?

Earth to wood contact noted along basement cripple walls. This can promote wood destroying organisms and should be corrected. Wood should be at least 6 inches clear of any soil.



## Basement:

### 8.14 Basement Ceiling Exposed:

None - The ceiling on the lower level is completely finished off. As a result, there is no comment as to the condition of the framing that is not visible.

### 8.15 Conditions Noted in Exterior Walls,Interior View:

Some general peeling paint seen. Uncertain as to cause.

### 8.16 Staircase Condition:

Railing loose. Secure as needed.

## Additional Comments:

### 8.16

Client should be aware that portions of the insulation in foundation crawl area are falling off. Expect repairs.





# GARAGE

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## Garage:

### 9.1 TYPE:

The garage is detached and free standing.

## Overhead Doors:

### 9.2 NUMBER OF DOORS::

There are two overhead doors.

### 9.3 CONDITION:

The overhead door is in satisfactory condition, and it is functional.

### 9.4 AUTOMATIC GARAGE DOOR:

Satisfactory.

## Garage Interiors:

### 9.5 FLOOR SLAB:

Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.

### 9.6 CEILING:

**Attention Needed-**Damaged rafter noted and sag seen at ceiling. Immediate repairs are needed. Contact a licensed framing contractor.



## Garage Roof:

### 9.7 TYPE & CONDITION:

The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.

## Comments:

### 9.8 NOTE:

There is evidence of water entry along back side of garage.  
Improve adjacent drainage above.



## SITE

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### Site:

#### 10.1 SITE DRAINAGE:

There is some evidence that drainage had been problematic in the past. Some improvements should be anticipated, such as along back side, front and right sides. Improving site drainage can prevent water entry into the crawl area and reduce settlement of the structure.



## Paving Condition:

### 10.2 DRIVEWAY MATERIAL:

Pavers.

### 10.3 DRIVEWAY CONDITION:

Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

### 10.4 WALKWAY MATERIAL:

Brick and concrete.

### 10.5 CONDITION:

Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

### 10.6 ENTRY STOOP::

Satisfactory - The entryway stoop is in functional condition.

## Patio:

### 10.7 MATERIALS:

Brick.

### 10.8 CONDITION:

Satisfactory.

### 10.9 PATIO COVER CONDITION:

Satisfactory - The patio cover is functional.

## Fences & Gates:

### 10.10 MATERIALS:

**Combination of iron and other materials. A good portion of the fencing is covered with foliage and is not fully visible. Fencing is generally shared with neighboring property. Neighbors would need to be consulted prior to repairs. Any comment made related to fencing is done out of courtesy. Inspector is not conducting a survey to determine where property line actually is located. This can only be done by qualified surveyor.**

### 10.11 GATES:

**Automatic gates are not inspected by this inspection report. These components more than likely do not have child safety reverse safety features. Highly recommend consulting installer for more details and further evaluation as relates to the system.**

**It should be mentioned that intercom or remote switch for front entry gate did not appear to function as intended.**



# Alliance Inspections

8209 Foothill Blvd. Suite A124 Sunland, CA. 91040  
(818) 353-2885

**Report:** Sample Report INTERIORS, 1585 E. Anywhere Ave. Altadena, CA 91001

## INTERIORS:

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The inspector does not move furniture or items, if present, when conducting the inspection. The interiors are given a precursory examination. The inspector will mostly note issues that may be a sign of something more serious, such as movement cracks, water stains. Stains on flooring or worn flooring may be noted though these are mostly cosmetic issues and do not affect use unless noted otherwise. The inspector will conduct a representative sampling of doors and windows to base his opinion. Client should come to their own conclusion as regards to cosmetic repairs that may be desired. We are not qualified to perform a mold inspection. This should only be done by qualified environmental agency. Other substances that are not tested are and not limited to fungus, asbestos and lead paint. We are not doing air samplings nor testing for radon. Again this is only done by a qualified environmental agency. So please do not ask the inspector other than to seek advise on whether or not you should have further testing. More than likely he will suggest that you do.

### Doors:

#### 2.1 ENTRY DOOR:

Recommend installing weather stripping to prevent loss of conditioned air or entry of exterior air.



#### 2.2 OTHER EXIT DOORS:

**Attention Needed-** At least one of the exit door locks did not retract as intended, repairs needed. Such as in the living room. Recommend installing weather stripping at all exit doors to prevent loss of conditioned air or entry of exterior air.



### 2.3 INTERIOR DOORS:

A representative sampling of doors was achieved. Those operated were in serviceable condition.

## Windows:

### 2.4 TYPE:

Wood casement, Single pane.

### 2.5 CONDITION:



A representative sampling of testing windows was achieved. Those tested were mostly in serviceable condition, however, some showed evidence of wear, peeling paint and some were difficult to operate. Also, recommend installing weather stripping at all windows.

## **Interior Rooms:**

### **2.6 LIVING ROOM:**



Satisfactory, with general wear.



### 2.7 FAMILY ROOM:



**Attention Needed-** Exposed electrical wires were seen where light fixtures were removed. Have a licensed electrician installed desired lighting or cap off for safety. The grille cover is damaged, such as at the front right corner.

## 2.8 DINING ROOM:

**Attention Needed-** Evidence of water intrusion seen in the vicinity of the East exit door. Recommend further evaluation.



## 2.9 BREAKFAST NOOK:

Satisfactory, with general wear.



## 2.10 HALL:

**Attention Needed-** The window in the upper hall did not open when tested.

## Bedrooms:

### 2.11 BEDROOM 1 LOWER BACK RIGHT:

Satisfactory, with general wear. This room has an electric heater installed. It appeared to function as intended when tested.



### 2.12 BEDROOM 2 UPPER FRONT RIGHT:

**Attention Needed-** Exposed electrical wires were seen where light fixtures were removed. Have a licensed electrician installed desired lighting or cap off for safety.



### 2.13 BEDROOM 3 UPPER BACK RIGHT:

Satisfactory, with general wear.

### 2.14 BEDROOM 4 UPPER BACK MIDDLE:

Satisfactory, with general wear.

### 2.15 UPPER FRONT LEFT BEDROOM 5:

Satisfactory, with general wear.

## Floors:

### 2.16 TYPE:

Wood.

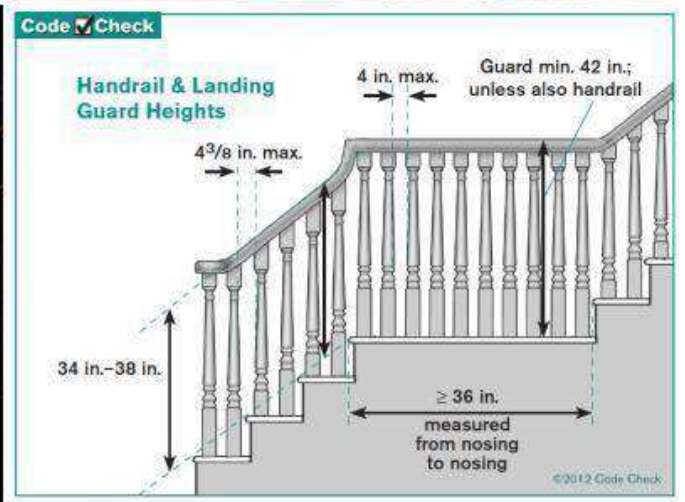
### 2.17 CONDITION:

**Attention Needed-** There is general wear and areas of loose or damaged boards noted. Expect maintenance. Also, some cupping or warping of hardwood flooring noted, such as in the living room and formal dining area. There could be many reasons for this occurring, such as moisture from crawl area, poorly prepped sub flooring or even the wood itself. Consult a hardwood flooring contractor for further evaluation.



# Stairs:

## 2.18 CONDITION:

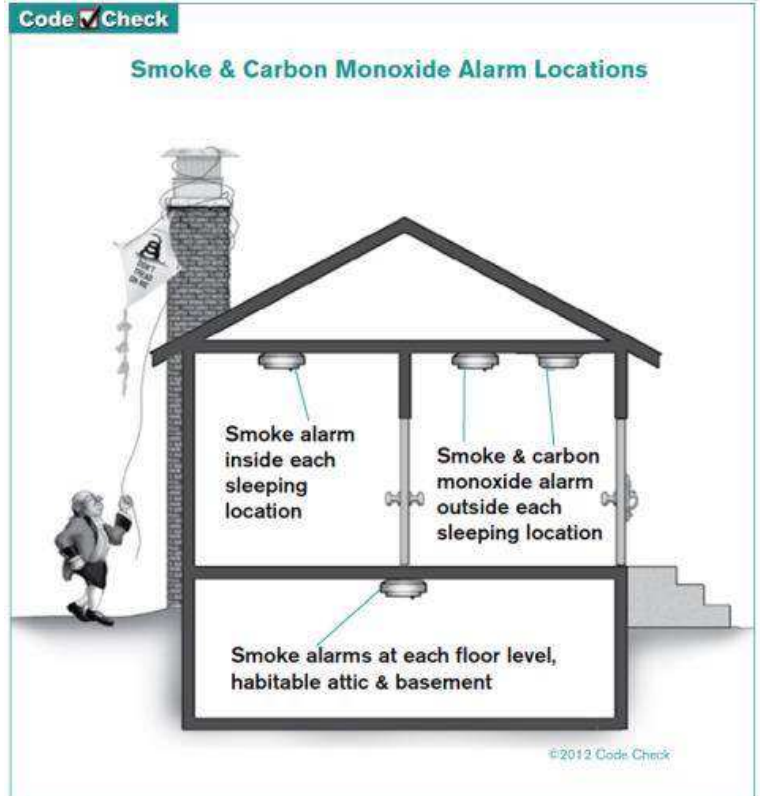


**Attention Needed-** Loose railing noted. Repairs are advised to ensure safe stair use. The client should also be aware that the height of the rail and the spacing of the railings is not to current child safety standards. Consider improvements.

# Detectors

## 2.19 NOTE:

**Attention Needed-** Detectors are missing in all areas. Carbon monoxide detectors are not installed either. Smoke detectors are usually required, depending on the municipality, in each sleeping area, hallways outside sleeping areas and kitchen or basements. Consult a retrofitting specialist as to your area. Carbon monoxide detectors are required in hall areas upper and lower floors.



## KITCHEN

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### Kitchen:

#### 3.1 LOCATION:

Main level rear of house.



### Fixtures:

#### 3.2 FAUCET:

**Attention Needed-** The faucet continues to flow water when the sprayer is activated, repairs needed.



#### 3.3 SINK & DRAIN:

Satisfactory - The sink and drainage lines appear to be satisfactory.

#### 3.4 CAULKING:

**Attention Needed-** The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage, such as along where counter top meets splash wall.



## Walls & Ceiling:

### 3.5 CONDITION:

Satisfactory with general wear.

## Floors:

### 3.6 TYPE:

The floor covering material is wood.

### 3.7 CONDITION:

Satisfactory with some general wear.



## Counter Tops & Cabinetry:

### 3.8 CABINETRY:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

### 3.9 COUNTER TOPS:



Satisfactory at visible locations.

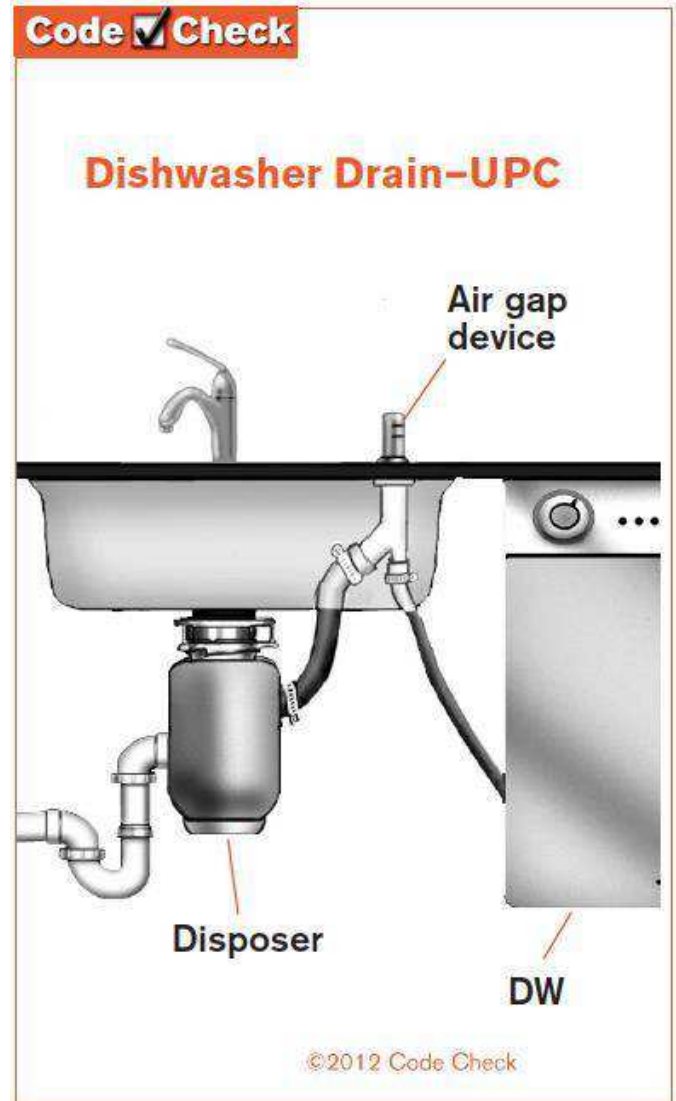
## Appliances:

### 3.10 DISPOSAL:

Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

### 3.11 DISHWASHER:

**Attention Needed-** The drain line from the dishwashers are not to industry standards. There is no air gap to prevent cross contamination of potable water with waste water. Contact a licensed plumber for repairs.



### 3.12 RANGE HOOD:

Satisfactory - The range hood and exhaust fan appeared to work correctly. There is a filter installed, and it will require periodic cleaning.

### 3.13 RANGE TOP:

Built-in - There is a built-in gas range top. It appeared to function correctly at the time of the inspection.

### 3.14 OVENS:

Built-in - There are built in ovens. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

### 3.15 MICROWAVE OVEN:

There is a microwave installed; however, it was not included as a part of this inspection.

### 3.16 REFRIGERATOR:

There is a refrigerator installed; however, it was not included as a part of this inspection.

## LAUNDRY

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### Laundry:

#### 4.1 LOCATION:

Back right, lower level.



#### 4.2 WASHER HOOK UPS:

Not visible as appliances hinder access and view.

#### 4.3 WASHER PAN?

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

#### 4.4 DRYER HOOK UPS:

Not visible as appliances hinder access and view.

#### 4.5 DRYER EXHAUST:

**Attention Needed** - Corrugated material should not be used after 6 feet and should not be used in concealed spaces, such as crawl space. Replacement with smooth walled pipe is necessary.

### Ground Fault Interrupt Outlets:

#### 4.6 LAUNDRY:

Not visible as appliances hinder access and view.

## BATHROOM

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Shower pans are not tested by this inspection agency as this should only be done by a pest control operator who is licensed by the state of California. Efficiency of hot water flow to fixtures is not part of this inspection and inspector does not comment on whether or not temperature of hot water is adequate. Client should have a licensed plumber set water heater thermostat to desired hot water setting. When away for long periods be sure to set your water heater thermostat to vacation mode. Functional drainage flow is only judged as seen while running water under normal conditions. Excessive use of improper use can always cause back ups.

### Lower Hall 1/2 Bathroom:

#### 5.1 LOCATION:



#### 5.2 VANITY CABINET

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

#### 5.3 BASIN & DRAIN:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

#### 5.4 FAUCET:

**Attention Needed** - The fixtures appear rusted, seen from the under side. However, no current leakage noted at this time.



### 5.5 TOILET:

**Attention Needed-** The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.



### 5.6 WALLS:

Satisfactory - The walls in this bathroom are satisfactory.

### 5.7 WINDOW(S):

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

### 5.8 FLOOR:

Satisfactory - Flooring in this bathroom is satisfactory.

### 5.9 LIGHTING:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

### 5.10 GFCI(S)

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

## Lower Bedroom Bathroom:

### 5.11 LOCATION:



### 5.12 VANITY CABINET

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

### 5.13 BASIN & DRAIN:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

### 5.14 FAUCET:

**Attention Needed** - Older galvanized water supply pipes noted in the bathroom. Upgrades to copper is advised. Refer to plumbing section for more information.



### 5.15 TOILET:

Satisfactory - The toilet in this bathroom appears to be functional.

### 5.16 TUB:

**Attention Needed**- The inspector was unable to activate tub spout. Consult the seller or licensed plumber for repairs.

### 5.17 SHOWER FIXTURES:

**Attention Needed** - Fixtures are loose. Have a licensed plumber secure as needed to prevent potential damage.



#### 5.18 TUB & SHOWER WALLS:

Satisfactory - The walls appear to be in satisfactory condition.

#### 5.19 ENCLOSURE:

Satisfactory.

#### 5.20 WALLS:

Satisfactory - The walls in this bathroom are satisfactory.

#### 5.21 WINDOW(S):

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

#### 5.22 FLOOR:

Satisfactory - Flooring in this bathroom is satisfactory.

#### 5.23 LIGHTING:

Globe cover missing at ceiling light.



#### 5.24 GFCI(S)

There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it is not grounded properly. Corrections needed.

## Upper Right Jack & Jill Bathroom:

### 5.25 Note:

The water pressure drops when more than two fixtures are operated simultaneously.



### 5.26 VANITY CABINET

**Attention Needed** - Silicon caulking should have been used along where sink counter top meets splash wall and not cement grout. Cement grout makes for an inadequate seal as material tends to break up in time resulting in a poor water tight seal.



### 5.27 BASIN & DRAIN:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

### 5.28 FAUCET:

Satisfactory - Faucets and supply lines appear satisfactory.

### 5.29 TOILET:

Satisfactory - The toilet in this bathroom appears to be functional.

### 5.30 TUB:



**Attention Needed-** The tub drain or tub/ shower fixtures leak within the access hatch in adjacent room. Immediate repairs needed by a licensed plumber. Also, tub fixtures are not adequately sealed to the wall. This could allow water to enter substrate. Improvements needed.



### 5.31 TUB & SHOWER WALLS:

Satisfactory - The walls appear to be in satisfactory condition.

### 5.32 ENCLOSURE:

Satisfactory.

### 5.33 WALLS:

Satisfactory - The walls in this bathroom are satisfactory.

### 5.34 WINDOW(S):

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

### 5.35 FLOOR:

Satisfactory - Flooring in this bathroom is satisfactory.

### 5.36 LIGHTING:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

### 5.37 GFCI(S)

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

## Upper Left Jack & Jill Bathroom:

### 5.38 Note:

The water pressure drops when more than one fixture is operated simultaneously.



### 5.39 VANITY CABINET

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

### 5.40 BASIN & DRAIN:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

### 5.41 FAUCET:

**Attention Needed** - The fixtures appear rusted, seen from the under side. However, no current leakage noted at this time. The diverter appeared to be previously leaking.

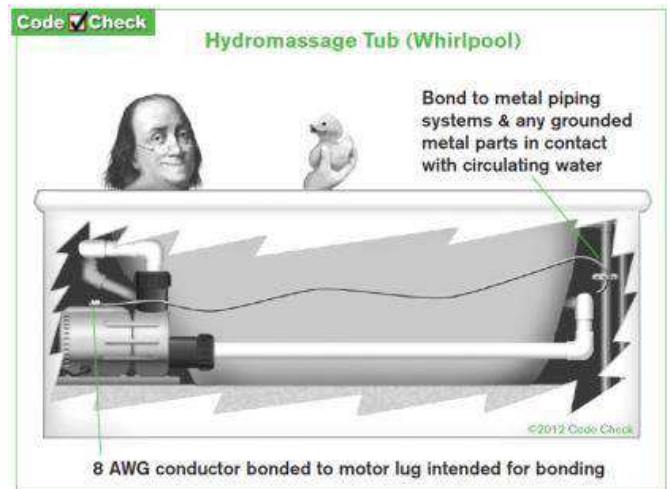


**5.42 TOILET:**

Satisfactory - The toilet in this bathroom appears to be functional.

**5.43 JET TUB:**

**Attention Needed-** Contaminated water filled the tub when unit was put into operation. This dirty water more than likely comes from the jet tubs from previous baths. These tubes are not draining adequately resulting in an unsanitary condition. The jet tub motor is connected to a Ground Fault Circuit Interrupter, however, it failed to trip when tested. Replacement needed. Jet tub motor does not appear to be bonded with a bonding wire that connects to the motor and attaches from there to a fixed water pipe or the like. This is to ensure grounding continuity and provides a safer path for current in the event of a fault. Contact a licensed electrician for further evaluation.



#### 5.44 SHOWER FIXTURES:

**Attention Needed** - The shower sprayer leaks and needs adjustment.



#### 5.45 TUB & SHOWER WALLS:

**Attention Needed** - Silicon caulking should have been used along where shower floor meets wall tile and not cement grout. Cement grout makes for an inadequate seal as this material tends to break up in time resulting in a poor water tight seal.

**Disclaimed** - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.



#### 5.46 ENCLOSURE:

Satisfactory.

#### 5.47 HEAT SOURCE:

There is a towel heater in this bathroom, however, it is not included as part of this inspection report.



#### 5.48 WALLS:

Satisfactory - The walls in this bathroom are satisfactory.

#### 5.49 WINDOW(S):

**Attention Needed** - The window adjacent to tub area does not appear to be of tempered glass. Contact a glazing company for further evaluation and corrections.



#### 5.50 FLOOR:

Satisfactory - Flooring in this bathroom is satisfactory.

#### 5.51 LIGHTING:

**Attention Needed** - Light cover is missing over light within the shower stall. Replacement needed.



### 5.52 GFCI(S)

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

## POOL, SPA & EQUIPMENT:

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Never have the pool maintenance/cleaner conduct any pool repairs or conduct any inspection unless he is a licensed and insured pool contractor. All electrical repairs need to be conducted by a licensed and insured electrician. Inspector does not perform a leak test and can not determine whether or not inspected pool is leak free. Nor does the inspector comment on rapidity of water evaporation. All pools have a certain amount of water that will evaporate thus require the pool to be filled periodically. We do not conduct a chemical balance test. All pool equipment is operated using normal operating controls. We do not operate remote systems or tamper with timers. Pool safety enclosure is important. Gates need to be periodically tested to ensure they self close and practice child safety.

### Pool Surface:

#### 7.1 TYPE:

Aggregate surface (Diamond-Brite, Sunstone, Krystal Krete, Pebble Tec, etc.)



#### 7.2 CONDITION:

Serviceable.

#### 7.3 COPING:

Serviceable.

### Skimmer & Basket:

#### 7.4 CONDITION:

Serviceable.



## Railings:

### 7.5 CONDITION:

Railing is loose.

## Light(s):

### 7.6 CONDITION:

**Unsatisfactory-** The pool GFCI was not located. All pool lights should be connected to a Ground Fault Circuit Interrupter for safety concerns. Furthermore, the light did not stay on when tested. Further evaluation and repairs will be needed by a licensed electrician.

## Pumping Equipment:

### 7.7 TYPE:

1.5 Horse Power, 2 Horse Power.

### 7.8 CONDITION:

Serviceable by visual inspection.

### 7.9 FILTER CONDITION:

Serviceable.

## Visible Plumbing Lines:

### 7.10 CONDITION:

**Attention Needed-** Recommend that any exposed PVC pipe be painted to prevent degradation from sun exposure.

**Attention Needed-** This pool does not appear to be equipped with an overflow drain. This can result in overflowing of pool and water spilling out over deck.

## Heater:

### 7.11 CONDITION:

**Attention Needed-** Pool heater failed to operate.  
Contact pool contractor for further evaluation.



## Electrical Controls:

### 7.12 CONDITION:

**Attention Needed-** Pool equipment is not equipped with a GFCI (Ground Fault Circuit Interrupter). For safety reasons contact a licensed electrician for installation.

## Pool Decking:

### 7.13 TYPE:

Brick.

### 7.14 CONDITION:

Serviceable.

## Spa/Hot Tub:

### 7.15 SURFACE:

Aggregate surface.



### 7.16 OPERATION:

Serviceable.

## Pool Enclosure:

### 7.17 CONDITION:

**Attention Needed-** Gates are not self closing and latching properly. Check with the local town Building Department as to fencing requirements with regard to the swimming pool.



## Comments:

### 7.18 NOTE:

A licensed electrician needs to conduct further inspection of the electrical system at pool in its entirety and determine what corrections are needed as well as cost.