

# Uniform Building Inspection Report

4065 Strandberg St., Corona, CA 92881

6/13/2016



Prepared for: Greg & Diane Smith

Report # 1625

Prepared by: Michael Maseline



*National Association of Certified  
Home Inspectors  
Certification #03021201*



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***Professional Building Inspection & Analysis***

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Monday, June 13, 2016

RE: 4065 Strandberg St.  
Corona CA 92881



Dear Greg & Diane:

At your request, a visual inspection of the above referenced property was conducted on Saturday, June 11, 2016. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

#### **SUMMARY OF AREAS REQUIRING FURTHER EVALUATION**

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of defects that need further evaluation or repair by appropriately Licensed Contractors.

#### **EXTERIOR - FOUNDATION - BASEMENT**

##### WALLS:

##### CONDITION:

Cracks noted, Stucco Color Coat is blistered and/or peeling away, Rusted weep screed noted, Cracked foundation noted, Damage/rotted from moisture, A qualified contractor should be called to make further evaluation and repairs as needed. Infrared camera shows moisture is wicking into the exterior wall - drainage needs correction (See Section under Grading and the attached Thermal Infrared Report)

##### TRIM:

##### CONDITION:

Damage noted, Caulking is needed to prevent water intrusion.

#### **ROOF SYSTEM**

##### ATTIC AND INSULATION:

INSULATION TYPE AND CONDITION: Fiberglass batts, Some insulation is installed unevenly.

#### **HEATING - AIR CONDITIONING**

##### HEATING SYSTEM CONDITION:

##### AIR FILTERS:

Suggest cleaning/changing filter.

**GENERAL SUGGESTIONS:**

Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

**AIR CONDITIONING:**

**SECONDARY AIR CONDITIONING SYSTEM CONDITION:**

Appears serviceable, except insulation line needs replacement.

**ADDITIONAL INFORMATION:**

The hole next to the second air conditioning unit is undermining the platform, Repairs needed.

**ELECTRICAL SYSTEM**

**SWITCHES & OUTLETS:**

**CONDITION:**

One exterior outlet is missing the cover and is no longer weather tite.

**INTERIOR**

**WINDOWS:**

**TYPE & CONDITION:**

Two (2) bedroom windows had previous leaks and broken seal noted.

**FLOORS:**

**TYPE & CONDITION:**

Minor cracks noted in entry tiles.

**FIREPLACE/WOOD BURNING DEVICES:**

**LOCATION - TYPE - CONDITION:**

Location #1: Living room. Location #2: Master bedroom. Prefabricated metal, Dampers are operational. Soot is noted, Recommend further evaluation by a licensed chimney sweep.

**Additional Photo:**

Living room fireplace screen needs adjustment.

**Exterior Fireplace:**

Location #4 : Exterior patio area of the backyard, Efflorescence noted.

**GARAGE - CARPORT**

**GARAGE DOOR(S):**

**CONDITION:**

Recommend greasing the chains to lessen the noise.

**MISCELLANEOUS:**

Damage garage door trim needs replacement.

**KITCHEN - APPLIANCES - LAUNDRY**

**KITCHEN SINK:**

**KITCHEN CABINETS:**

Water damage noted under sink.

**INTERIOR COMPONENTS:**

**COUNTERS AND CABINETS:**

Cabinets are Wood with water damage noted.

**BATHROOMS**

**BATHROOM AREA:**

**BATH VENTILATION:**

Shower area could use a fan to remove moisture.

**BATHROOM AREA:**

**CONDITION OF SINK:**

Previous leak noted under left side sink and broken mechanical stopper. Right side sink hot water side valve corrosion noted. Recommend further evaluation and necessary repair by a licensed plumber.

## **POOL/HOT TUB & EQUIPMENT**

### POOL SURFACE:

#### *CONDITION:*

Appearance is marginal, The following was seen: Stains noted - A qualified pool contractor should be called to make further evaluation and recommendations for repair or replacement.

### PUMPING EQUIPMENT:

#### *LEAKAGE?*

Minor leakage is noted:

### *LEAF BASKET:*

Crack noted at exterior of basket..

### *PRIMARY FILTERING:*

Diatomaceous earth, Filter is operable but filter is an older type for which replacement parts are hard to find.

Expect the need to replace the filter sometime in the future. Marginal condition, due to advanced age of the unit.

### VISIBLE PLUMBING LINE:

#### *CONDITION:*

A minor leak exists at piping attached to the top of the pump and one diatomaceous earth filter.

### POOL DECKING:

#### *TYPE AND CONDITION:*

Scored concrete/Keystone, A few minor settlement cracks are noted. Repairs needed to prevent further damage Recommend further evaluation and necessary repairs by a licensed pool contractor.

## **GROUNDS**

### SIDEWALKS:

#### *CONDITION:*

Left side of house sidewalk is undermined, Repair needed. Surface raised/settled at the entry sidewalk,

**TRIP HAZARDS!**

### LANDSCAPING:

#### *CONDITION:*

Trees planted close to structure. Removal may be needed.

### RETAINING WALLS:

#### *CONDITION:*

Displacement/Cracks typical. Re-direct the sprinklers away from the foundation and walls.

### GRADING:

#### *SITE:*

Grade at foundation needs correction, Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Recommend calling a grading and drainage contractor for further evaluation and necessary repairs.

### FENCES & GATES:

#### *CONDITION:*

Wrought iron fences are rusted.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the building and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the building, please feel free to call us during regular business hours.

Sincerely,

Mike Maseline  
A+ Inspections

## EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### WALLS:

*MATERIAL:*

Stucco.



*CONDITION:*

Cracks noted, stucco color coat is blistered and/or peeling away, rusted weep screed noted, cracked foundation noted, damage/rotted from moisture, A qualified contractor should be called to make further evaluation and repairs as needed.



Crack in foundation noted

## TRIM:

*MATERIAL:*

Stucco.

*CONDITION:*

Damage noted, Caulking is needed to prevent water intrusion.



## CHIMNEY:

*MATERIAL:*

Stucco.



*CONDITION:*

Appears serviceable, Spark arrester noted.

**SLAB ON GRADE:**

*CONDITION:*

Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted.



# ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

## ATTIC AND INSULATION:

ACCESSIBILITY AND  
CONDITION:

Attic is full size, Truss framing, Ventilation is provided.



INSULATION TYPE AND  
CONDITION:

Fiberglass batts, Some insulation is installed unevenly.



DEPTH AND R-FACTOR:

Not determined.

## ROOF:

STYLE:

Gable.

TYPE:

Tile.



ROOF ACCESS:

Viewed from roof edge on ladder, Viewed from ground with binoculars.

ROOF COVERING STATUS:

Appears serviceable/within useful life.

**EXPOSED FLASHINGS:**

*TYPE AND CONDITION:*

Metal, Appears serviceable.

**GUTTERS & DOWNSPOUTS:**

*TYPE & CONDITION:*

Full, Appears serviceable.

# PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

## MAIN LINE:

*MATERIAL:*

Copper.

*CONDITION:*

Appears serviceable, Valve is operational, Water pressure appears adequate at 60-80 PSI.

## SUPPLY LINES:

*MATERIAL:*

Combination of materials.

*CONDITION:*

No leakage is noted, but monitor in the future.

## WASTE LINES:

*MATERIAL:*

Plastic.

*CONDITION:*

Appears serviceable, Plumbing vents appear serviceable.

## HOSE FAUCETS:

*OPERATION:*

Sample operated, appeared serviceable.

## WATER HEATER:

*TYPE:*

Gas.



*SIZE:*

Undetermined.

*LOCATION:*

Garage.

*CONDITION:*

Appears serviceable, Thermal blanket installed - unable to fully view tank, Flue vent intact, A water shutoff valve is installed.

## WATER SOFTNER:

*LOCATION:*

Garage.



*CONDITION:*

Not tested.

**FUEL SYSTEM:**

*METER/TANK*

*LOCATION-CONDITION:*

Meter located at exterior, System appears serviceable.

**FAMILY ROOM WET BAR:**

*CONDITION:*

Appears serviceable.

# HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

The efficiency, design, energy loss, or cleanliness of the duct system is beyond the scope of this inspection.

## HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Attic.



SYSTEM TYPE: Forced Air.

FUEL TYPE AND NOTES: Natural Gas.

APPROXIMATE AGE IN YEARS: 13 years.

## HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational.

BURNERS/HEAT EXCHANGERS: Not part of this inspection.

PUMP/BLOWER FAN: Appears serviceable.

COMBUSTION AIR: Appears serviceable.

VENTING: Appears serviceable.

AIR PLENUM: Appears serviceable with repairs noted.

AIR FILTERS: Suggest cleaning/changing filter.

NORMAL CONTROLS: Appear serviceable.

GENERAL SUGGESTIONS: Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

## AIR CONDITIONING:

TYPE: Central, Appears operational.



<b>POWER SOURCE:</b>	220 Volt.
<b>COMPRESSOR AGE IN YEARS:</b>	approx 13 years.
<b>SYSTEM CONDITION:</b>	Appears serviceable.
<b>CONDENSATE LINE:</b>	Condensate line installed.
<b>NORMAL CONTROLS:</b>	Appear serviceable.
<b>SECONDARY AIR CONDITIONING SYSTEM CONDITION:</b>	Appears serviceable, except insulation line needs replacement.



<b>ADDITIONAL INFORMATION:</b>	The hole next to the second air conditioning unit is undermining the platform, Repairs needed.
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<b>DUCTWORK:</b>	
<b>TYPE:</b>	Flexible Round.



*DUCTS/AIR SUPPLY:  
SECONDARY SYSTEM  
DUCTWORK:*

Appears serviceable.

Appears serviceable.

**AUXILIARY EQUIPMENT:**  
*CEILING FANS:*

Operative.





# ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

## SERVICE:

TYPE AND CONDITION:

Underground, 110/220 Volt, Circuit breakers, Appears serviceable.

## ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

Exterior of house, Appears serviceable.



# OF 110 VOLT CIRCUITS:

27.

# OF 220 VOLT CIRCUITS:

12.

SUBPANEL #1 LOCATION:

Garage.



## CONDUCTORS:

ENTRANCE CABLES:

Copper.

BRANCH WIRING:

Copper, Appears serviceable.

## SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. One exterior outlet is missing the cover and is no longer weather tight.





# INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## DOORS:

*MAIN ENTRY DOOR:*

Appears serviceable.

*OTHER EXTERIOR DOORS:*

French, Standard side/rear door, Appears serviceable.

*INTERIOR DOORS:*

Appears serviceable.

## WINDOWS:

*TYPE & CONDITION:*

Aluminum, Vinyl windows, Sliding, A representative sampling was taken. Windows as a grouping are generally operational. Two (2) bedroom windows had previous leaks and broken seal noted.



## INTERIOR WALLS:

*MATERIAL & CONDITION:*

Drywall, General condition appears serviceable.



**CEILINGS:**

*TYPE & CONDITION:*

Drywall, General condition appears serviceable.

**FLOORS:**

*TYPE & CONDITION:*

Carpet, Tile, General condition appears serviceable. Minor cracks noted in entry tiles.

**FIREPLACE/WOOD BURNING DEVICES:**

*LOCATION - TYPE - CONDITION:* Location #1: Living room. Location #2: Master bedroom. Prefabricated metal, Dampers are operational. Soot is noted, Recommend further evaluation by a licensed chimney sweep.



*Additional Photo:*

Living room screen needs adjustment.



*Fireplace Location #3:*

Family Room, Appears serviceable.



*Exterior Fireplace:*

Location #4 : Exterior patio area of the backyard, Efflorescence noted.



**SMOKE / FIRE DETECTOR:**

*COMMENTS:*

Smoke alarm(s) responded to test button operation.

# GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

## TYPE:

LOCATION:

Attached, Three car.



## ROOF:

CONDITION:

Same as house.

## FLOOR:

CONDITION:

Appears serviceable.



## FIRE WALL:

CONDITION:

Appears serviceable.

## GARAGE DOOR(S):

CONDITION:

Appears serviceable, Automatic door opener(s)- operational, Automatic reverse feature is, operational. Recommend greasing the chains to lessen the noise.



## MISCELLANEOUS:

Damage garage door trim needs replacement.





## KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### KITCHEN SINK:

*TYPE AND CONDITION:*

Porcelain, Appears serviceable, Faucets are serviceable, Hand sprayer is serviceable, Third faucet is serviceable.



*KITCHEN CABINETS:*

Water damage noted under sink.



### RANGE/COOK TOP AND OVEN:

*TYPE/CONDITION:*

Gas, Separate cook top, Appears serviceable.



### VENTILATION:

*TYPE AND CONDITION:*

Fan/Hood operational.



**REFRIGERATOR:**

*TYPE AND CONDITION:*

Electric, Appears serviceable.

**DISHWASHER:**

*CONDITION:*

Appears serviceable, Air gap device or high-loop is present on drain line- Proper.

**GARBAGE DISPOSAL:**

*CONDITION:*

Appears serviceable.

**OTHER BUILT-INS:**

*MICROWAVE:*

Appears serviceable.



*ICE MAKER:*

Appears serviceable.

**INTERIOR COMPONENTS:**

*COUNTERS AND CABINETS:*

Counters are Granite, Cabinets are Wood with water damage noted.



*WALLS/CEILINGS/FLOORS:*

Walls and ceilings appear serviceable, Floor covering tile, Appears serviceable.



**SWITCHES/FIXTURES/OUTLETS** Appear serviceable.

:

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

**LAUNDRY:**

**LOCATION:**

Service area main floor.



**CONDITION:**

Plumbing appears serviceable, Electrical outlet is grounded, No 220 outlet, Gas service pipe is provided, Dryer venting is provided, Laundry sink is provided.

## BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### BATHROOM AREA:

*BATH LOCATION:*

Guest Room.



*CONDITION OF SINK:*

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

*CONDITION OF TOILET:*

Appears serviceable.

*TUB/SHOWER PLUMBING  
FIXTURES:*

Appears serviceable.

*TUB/SHOWER AND WALLS:*

Shower walls appear serviceable, Enclosure appears serviceable.

*BATH VENTILATION:*

Shower area could use a fan to remove moisture.

### BATHROOM AREA:

*BATH LOCATION:*

Family Room.



*CONDITION OF SINK:*

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

*CONDITION OF TOILET:*

Appears serviceable.

*BATH VENTILATION:*

Appears serviceable.

### BATHROOM AREA:

*BATH LOCATION:*

Between bedrooms.



CONDITION OF SINK:

Appears serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING  
FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable.

## BATHROOM AREA:

BATH LOCATION:

Pink Guest Room.



CONDITION OF SINK:

Appears serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING  
FIXTURES:

Appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION:

Appears serviceable.

## BATHROOM AREA:

BATH LOCATION:

Main Powder Room.



CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

BATH VENTILATION:

Appears serviceable.

## BATHROOM AREA:

BATH LOCATION:

Master bedroom.



CONDITION OF SINK:

Previous leak noted under left side sink and broken mechanical stopper. Right side sink hot water side valve corrosion noted. Recommend further evaluation and necessary repair by a licensed plumber.



CONDITION OF TOILET:

Appears serviceable.



TUB/SHOWER PLUMBING  
FIXTURES:

Jacuzzi and shower, Appears serviceable, Drains appear serviceable.





*TUB/SHOWER AND WALLS:*

Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.

*BATH VENTILATION:*

Appears serviceable.

## POOL/HOT TUB & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on LP gas pool heaters are not lit during the inspection. We disclaim adequacy of: filters, pumps, heaters, chlorinators and other water treatment equipment, pressure test, water condition, and non-visible plumbing; pool sweeps or any robotic cleaning equipment (are not tested and are not part of this inspection). The buyer should review operation and care of the pool and spa with the seller.

### POOL SURFACE:

*TYPE:*

Concrete/Plaster.



*CONDITION:*

Appearance is marginal, The following was seen: Stains noted - A qualified pool contractor should be called to make further evaluation and recommendations for repair or replacement.



### SKIMMER & BASKET:

*CONDITION:*

Appears Serviceable.

### POOL LIGHT:

Operable.

### PUMPING EQUIPMENT:

*PUMP/MOTOR CONDITION:*

Sta-Rite, 2HP. Appear serviceable. Bonding wires present.



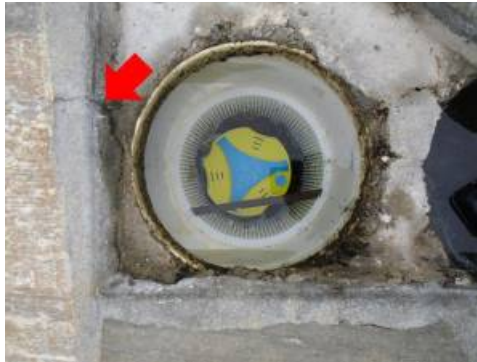
*LEAKAGE?*

Minor leakage is noted:



*LEAF BASKET:*

Crack noted.



*PRIMARY FILTERING:*

Diatomaceous earth, Filter is operable but filter is an older type for which replacement parts are hard to find. Expect the need to replace the filter sometime in the future. Marginal condition, due to advanced age of the unit.





*PRESSURE IN PSI:*

22 psi.



*CHLORINATOR:*

Add-on type. Two (2) Ionization mechanisms.



## VISIBLE PLUMBING LINE:

*CONDITION:*

A minor leak exists at piping attached to the top of the pump and one diatomaceous earth filter (**See photos above**).



## HEATERS:

*TYPE AND CONDITION:*

Solar panels, System is activated by an automatic controller. System is beyond the scope of this inspection.

## ELECTRIC CONTROLS:

A subpanel is provided- OK.



## POOL DECKING:

*TYPE AND CONDITION:*

Scored concrete/Keystone, A few minor settlement cracks are noted. Repairs needed to prevent further damage - Recommend further evaluation and necessary repairs by a licensed pool contractor.



## POOL ENCLOSURE:

*TYPE AND CONDITION:*

Fencing, Appears serviceable.

## SPA/HOT TUB:

Concrete/Plaster surface is in good overall condition. Pump and motor operate properly and hydrojet action is good at all jets. Air blower is operational, All controls operate properly.



# GROUND S

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## DRIVEWAY:

CONDITION:

Appears serviceable.



## SIDEWALKS:

TYPE:

Concrete.



CONDITION:

Left side of house sidewalk is undermined, Repair needed. Surface raised/settled, **TRIP HAZARD!**





## BASKETBALL COURT:

Present, but no inspected.



## LANDSCAPING:

*CONDITION:*

Maintained, Trees planted close to structure. Removal may be needed.



## RETAINING WALLS:

*TYPE:*

Masonry.



**CONDITION:**

Appears serviceable, Displacement/Cracks typical. Re-direct the sprinklers away from the foundation and walls.



**GRADING:**

**SITE:**

Drains are present in the yard, Grade at foundation needs correction, Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Recommend calling a grading and drainage contractor for further evaluation and necessary repairs.



**PATIO:**

**TYPE:**

Concrete.



*CONDITION:*

Cracks noted - typical.



## DECKS:

*TYPE:*

Concrete.

*CONDITION:*

Appears serviceable.

## PATIO/PORCH COVER:

*TYPE:*

Open design.

## FOUNTAIN & BAR-B-QUE:

Fountain is operative. Bar-b-que is present - not tested.



## EXTERIOR STAIRS/STOOPS:

*CONDITION:*

Appears serviceable.

## FENCES & GATES:

*TYPE:*

Wrot iron fences, Block walls.





*CONDITION:*

Wrot iron fences are rusted.

