



CAL-SPEC RESIDENTIAL

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Standard of Practice

SUMMARY

223

ITEMS INSPECTED

11

RECOMMENDATIONS

5

SAFETY HAZARDS

- ⊖ 2.1.1 Roof - Coverings: Loose and Displaced tiles
- ⊖ 4.1.1 Garage - Floor: Heavy Stains With Moderate Cracks
- ⊖
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- ⊖
- 6.1.1 Major Systems - Central Air Conditioning System(s): Service And Further Evaluation By HVAC Contractor
- ⊖ 6.2.1 Major Systems - Forced Air Heating Equipment: Service And Further Evaluation By HVAC Contractor
- ⊖ 7.2.1 Exterior - Siding, Flashing & Trim: Cracking - Minor
- ⊖ 7.8.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 8.1.1 Attic - Attic Insulation: Areas Have Been Disturbed.
- ⚠ 10.2.1 Interior Auxiliary Systems - Vents, Flues & Chimneys: No Damper Stop Clamp
- ⚠ 10.2.2 Interior Auxiliary Systems - Vents, Flues & Chimneys: No Spark Arrestors On Chimney
- ⊖ 10.4.1 Interior Auxiliary Systems - Fireplace: Heavy Soot
- ⚠ 22.1.1 Swimming Pool/ Spa, Water Features - Pumps & Motors: Bond Wire
- ⊖ 22.3.1 Swimming Pool/ Spa, Water Features - Timer: Exposed Wire
- ⊖ 22.10.1 Swimming Pool/ Spa, Water Features - Deck, Coping, Tile: Pool Deck
- ⚠ 22.12.1 Swimming Pool/ Spa, Water Features - Mandatory PoolSafety Equipment: Safety Equipment

1: INSPECTION DETAILS

Information

Introduction and Beyond The Scope

Palm Desert California

INTRODUCTION

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

The following report is an overview of the conditions.

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

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

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

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

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

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

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

BEYOND THE SCOPE

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

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

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

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

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

* **ENVIRONMENTAL CONCERNS** Environmental issues include but are not limited to mold, radon, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, groundwater contamination, and soil contamination. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

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

* **WINDOW COVERINGS** are excluded from this report and should be considered optional or non-structural items.

We wish you the very best with your new acquisition!

Jerry P Campbell

Certified Professional Inspector / Licensed General Contractor



Infrared
certified



In Attendance

Client's Agent

Occupancy

Furnished

Style

Contemporary

Temperature (approximate)

71 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear

What You Can Do After Your Home Inspection.

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Draft: What Really Matters

 
Watch later Share



2: ROOF

		S	N	R	NI
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			
2.5	Gutters	X			

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

Information

Inspection Method

Binoculars, Ground, Ladder

Coverings: Material

Tile

Flashings: Material

Metal

Recommended repairs

2.1.1 Coverings

LOOSE AND DISPLACED TILES

We observed several loose, displaced and minor cracked tiles.

However, these conditions are somewhat minor and there was no evidence of water intrusion at this time. Debris in the valleys should be removed.

We recommend consulting a licensed roofing contractor for further evaluation.

Recommendation

Contact a qualified professional.



3: PATIO

		S	N	R	NI
3.1	Electrical	X			
3.2	Deck	X			
3.3	Patio Cover	X			

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Information

Deck: Concrete Slab

Patio Cover: N/A

4: GARAGE

		S	N	R	NI
4.1	Floor		X		
4.2	Electrical	X			
4.3	Access Door	X			
4.4	Walls	X			
4.5	Ceiling	X			
4.6	Fire Rated Door	X			
4.7	Fire Wall	X			
4.8	Garage Door Hardware	X			
4.9	Garage Door Opener	X			
4.10	Garage Door (Sectional)	X			
4.11	Exterior Condition	X			

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Information

Floor: Concrete

Minor to moderate settling cracks.

Recommended repairs

4.1.1 Floor

HEAVY STAINS WITH MODERATE CRACKS

Recommendation

Contact a qualified professional.



5: ELECTRICAL

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

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Information

Service Entrance Conductors: Electrical Service Conductors

Below Ground, Copper, 220 Volts

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

Right Side Exterior

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

100 AMP

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

Cutler Hammer

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

Circuit Breaker

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Recommended repairs

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

VERY DIRTY CONTACTS AT BREAKERS.

We observed 30 contacts on the bus bar, also this older breaker panel is pretty much maxed out for the amount of & we used. We would recommend upgrading or any additional circuits are required.

Recommendation

Contact a qualified electrical contractor.

5.4.1 GFCI/AFCI

GFCI'S,



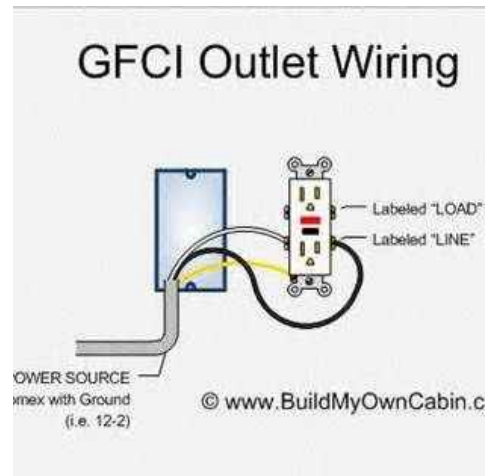
This home does not comply to the latest requirements by the building and safety regulations.

New building and safety codes require GFCI on all wet location circuits.

There was no GFCI on the patio circuit or exterior.

Recommendation

Contact a qualified electrical contractor.



6: MAJOR SYSTEMS

		S	N	R	NI
6.1	Central Air Conditioning System(s)	X			
6.2	Forced Air Heating Equipment		X		
6.3	Ducts and vent covers	X			
6.4	Distribution System	X			
6.5	Plumbing	X			
6.6	Hot Water Heater(S)	X			

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Information

Evaluation

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

Central Air Conditioning System(s): Brand

Carrier

Central Air Conditioning System(s): Energy Source/Type

Central Air Conditioner

Central Air Conditioning System(s): Location

Exterior West

Forced Air Heating Equipment: Brand

Carrier

Forced Air Heating Equipment: Energy Source

Natural Gas

Forced Air Heating Equipment: Heat Type

Forced Air

Distribution System: Configuration

Central

Distribution System: Ductwork

Insulated

Plumbing: Copper Plumbing with a Pressure Range of 50-65 PSI

Hot Water Heater(S): Servicable

40-gallon unit is functional at the time of inspection.



Recommended repairs

6.1.1 Central Air Conditioning System(s)

SERVICE AND FURTHER EVALUATION BY HVAC CONTRACTOR

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

Recommendation

Contact a qualified HVAC professional.



6.2.1 Forced Air Heating Equipment

SERVICE AND FURTHER EVALUATION BY HVAC CONTRACTOR

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

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

Recommendation

Contact a qualified HVAC professional.



7: EXTERIOR

		S	N	R	NI
7.1	Foundation	X			
7.2	Siding, Flashing & Trim		X		
7.3	Windows	X			
7.4	Screens	X			
7.5	Exterior Doors	X			
7.6	Eaves, Soffits & Fascia	X			
7.7	Gates	X			
7.8	Walkways, Patios & Driveways		X		
7.9	Vegetation, Grading, Drainage & Retaining Walls	X			
7.10	Electrical	X			
7.11	Time Clocks		X		
7.12	Block Walls	X			
7.13	Insect Alert	X			
7.14	Exterior painting	X			
7.15	Landscape Drainage.	X			

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Information

Foundation: Material

Slab on Grade

Siding, Flashing & Trim: Siding

Material

Stucco

Windows: Dual Pane

Walkways, Patios & Driveways:

Driveway Material

Concrete

Time Clocks: Information

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

Recommended repairs

7.2.1 Siding, Flashing & Trim

CRACKING - MINOR

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

Recommendation

Recommended DIY Project

7.8.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



This moderate crack was at the city street and may be maintained by the city.



Where is approximately 1/2 inch, potential trip hazard.

8: ATTIC

		S	N	R	NI
8.1	Attic Insulation			X	
8.2	Ventilation	X			
8.3	Ductwork:	X			
8.4	Electrical:	X			
8.5	Evidence of fire damage replacement and repairs.	X			
8.6	Evidence of Leaking:	X			
8.7	Hatch	X			

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

Information

Attic Insulation: Insulation Type
Fiberglass

Evidence of fire damage replacement and repairs.: No evidence visible at the time of inspection.

Evidence of Leaking.: No leaking noted at this time.

Recommended repairs

8.1.1 Attic Insulation

AREAS HAVE BEEN DISTURBED.

We observed several areas where the insulation was moved, lifted up and or displaced.

We recommend correction for proper efficiency.

Recommendation

Contact a qualified professional.



9: LAUNDRY ROOM

		S	N	R	NI
9.1	Flooring	X			
9.2	Doors	X			
9.3	Electrical	X			
9.4	Main Water Shut-off Device	X			
9.5	Drain, Waste, & Vent Systems	X			
9.6	Exhaust Systems	X			
9.7	Washer Hook Ups	X			
9.8	Dryer Hook Ups	X			
9.9	Fuel Storage & Distribution Systems	X			

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

Information

Exhaust Systems: Exhaust Fans
Fan Only

Dryer Hook Ups: Gas & 220V
Hook Ups

10: INTERIOR AUXILIARY SYSTEMS

		S	N	R	NI
10.1	Distribution Systems	X			
10.2	Vents, Flues & Chimneys			X	
10.3	Countertops & Cabinets	X			
10.4	Fireplace		X		

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

Recommended repairs

10.2.1 Vents, Flues & Chimneys



NO DAMPER STOP CLAMP

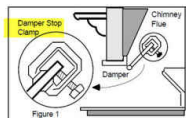
When is a damper clamp required? A damper clamp is required by code when artificial gas logs or a log lighter are present in an open fireplace. When gas logs are in use, the fuel (whether natural gas or propane) is going through the combustion process. Mar 22, 2015

Recommendation

Contact a qualified fireplace contractor.

PREPARATION:

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



10.2.2 Vents, Flues & Chimneys



NO SPARK ARRESTORS ON CHIMNEY

Spark arrestors are a building & safety requirement, that prevent sparks catching fire to the roof.

Recommendation

Contact a qualified fireplace contractor.



10.4.1 Fireplace

HEAVY SOOT

We detected heavy soot in the fire chamber and vent stack, some minor cracks may not be visible due to soot and should be further evaluated by a fire place professional.

Recommendation

Contact a qualified fireplace contractor.



11: FRONT INTERIOR ENTRY

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

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Information

**Flooring: Laminate Wood
Flooring**

12: KITCHEN

		S	N	R	NI
12.1	Flooring	X			
12.2	Ceiling	X			
12.3	Walls	X			
12.4	Doors	X			
12.5	Cabinets	X			
12.6	Electrical	X			
12.7	Sinks	X			
12.8	Faucets	X			
12.9	Drains/Traps	X			
12.10	Garbage Disposal	X			
12.11	Dishwasher	X			
12.12	Range	X			
12.13	Oven	X			
12.14	Supply Valves	X			
12.15	Microwave Oven	X			
12.16	Exhaust Fan	X			
12.17	Refrigerator	X			
12.18	Light Fixtures	X			
12.19	Plumbing	X			

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

Information

Amana

Electric units was working fine at the time of inspection



Flooring: Wood laminate

Oven: General Electric

Dishwasher: Brand Kenmore

Refrigerator: Brand GE

13: LIVING ROOM

		S	N	R	NI
13.1	Ceilings	X			
13.2	Walls	X			
13.3	Floors	X			
13.4	Doors	X			
13.5	Windows	X			
13.6	Lighting Fixtures, Switches & Receptacles	X			
13.7	Electrical	X			

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

Information

Floors: Floor Coverings

Laminate

14: DINING ROOM

		S	N	R	NI
14.1	Flooring	X			
14.2	Ceiling	X			
14.3	Walls	X			
14.4	Doors	X			
14.5	Windows	X			
14.6	Electrical	X			
14.7	Electrical Fixtures	X			

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

Information

Flooring: Laminate wood

15: HALLWAY

		S	N	R	NI
15.1	Ceiling	X			
15.2	Electrical	X			
15.3	Floors	X			
15.4	Rails	X			
15.5	Walls	X			

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

16: MASTER BEDROOM

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

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

17: MASTER BATHROOM

		S	N	R	NI
17.1	Flooring	X			
17.2	Ceiling	X			
17.3	Walls	X			
17.4	Doors	X			
17.5	Windows	X			
17.6	Electrical	X			
17.7	GFCI & AFCI	X			
17.8	Exhaust Fan	X			
17.9	Shower and Surroundings	X			
17.10	Tub and Surroundings	X			
17.11	Water Supply, Distribution Systems & Fixtures	X			
17.12	Lighting Fixtures, Switches & Receptacles	X			
17.13	Counter/Cabinets	X			
17.14	Drains/Traps	X			
17.15	Bidet	X			
17.16	Plumbing	X			
17.17	Supply Valves/Angle Stops	X			
17.18	Shower Faucets	X			
17.19	Sink Faucets	X			
17.20	Sinks	X			
17.21	Toilet	X			

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

Information

Flooring: Laminate

**Shower and Surroundings:
Ceramic Tile With Glass Enclosure**

18: GUEST BEDROOM 2

		S	N	R	NI
18.1	General	X			
18.2	Floors	X			
18.3	Doors	X			
18.4	Windows	X			
18.5	Walls	X			
18.6	Ceilings	X			
18.7	Lighting Fixtures, Switches & Receptacles	X			
18.8	Ceiling Fan	X			
18.9	Closet/Wardrobe	X			

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

Information

Floors: Floor Coverings

Carpet

19: GUEST BATHROOM 2

		S	N	R	NI
19.1	General	X			
19.2	Flooring	X			
19.3	Ceiling	X			
19.4	Walls	X			
19.5	Doors	X			
19.6	Electrical	X			
19.7	Exhaust Fan	X			
19.8	Lighting Fixtures, Switches & Receptacles	X			
19.9	GFCI & AFCI	X			
19.10	Shower & Surroundings	X			
19.11	Counter/ Cabinets	X			
19.12	Water Supply, Distribution Systems & Fixtures	X			
19.13	Drains/Traps	X			
19.14	Plumbing	X			
19.15	Showerhead Faucet And Brackett	X			
19.16	Sink Faucets	X			
19.17	Toilet	X			

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

Information

Flooring: Laminate wood

20: GUEST BEDROOM 3

		S	N	R	NI
20.1	General	X			
20.2	Floors	X			
20.3	Doors	X			
20.4	Windows	X			
20.5	Walls	X			
20.6	Ceilings	X			
20.7	Closet/ Wardrobe	X			
20.8	Lighting Fixtures, Switches & Receptacles	X			
20.9	Ceiling Fan	X			

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

Information

Floors: Floor Coverings

Carpet

21: GUEST BEDROOM 4

		S	N	R	NI
21.1	General	X			
21.2	Floors	X			
21.3	Floors	X			
21.4	Doors	X			
21.5	Windows	X			
21.6	Walls	X			
21.7	Ceilings	X			
21.8	Closet/ Wardrobe	X			
21.9	Lighting Fixtures, Switches & Receptacles	X			
21.10	Ceiling Fan	X			
21.11	Special Note	X			

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

22: SWIMMING POOL/ SPA, WATER FEATURES

		S	N	R	NI
22.1	Pumps & Motors			X	
22.2	Electrical	X			
22.3	Timer			X	
22.4	Main Drain	X			
22.5	Valves	X			
22.6	Liner/ Plaster, Pebble Tec				
22.7	Plumbing	X			
22.8	Filter	X			
22.9	Lights	X			
22.10	Deck, Coping, Tile			X	
22.11	Pool Acces Gate	X			
22.12	Mandatory PoolSafety Equipment		X		

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

Information

Pool Safety Mandate For California

Updated California Pool Safety Act Requires Pool Owners to Double Up Safety Measures

California Pool Owners As of January 1, 2018, pool owners will need to install at least 2 of 7 specified drowning prevention safety features to reduce the serious risk of drowning. (Even if you're not a California pool owner, keep reading at Katchakid, we believe these pool safety standards are excellent guidelines to apply to any pool, anywhere.)

Children and Pools: The Risks and Stats

Pools may be a great way to beat the California heat, but they come with inherent safety risks to children. Sadly, drowning is the second-leading cause of death for 1 to 4-year-old children in California. A tragic 160 young children died from drowning in California pools between 2010 and 2014, and in this period more than 740 children were hospitalized for near-fatal drowning injuries including brain trauma caused by near drowning.

The California Pool Safety Acts History

California's original 1996 Pool Safety Act required all new private swimming pools to be equipped with at least one approved safety measure; a permanent fence, compliant pool cover, door & window alarms, and self-closing door and window devices. This California pool law was amended in 2006 to include two more pool safety barriers an ASTM F 2286-05 compliant removable mesh pool fence and an ASTM F 2208-08 pool alarm. This recent 2018 amendment now requires newly permitted private pools to double up security measures by requiring the pool to be equipped with 2 out of 7 choices of compliant separate safety features.

How to Comply with the New California Law Pool Safety Regulations

During the planning process of building your new pool or remodeling your existing one, take the time to research which of the two approved safety measures will work best for your pool layout and family's security.

The Updated Pool Safety Measures

As of January 1, 2018, newly permitted California pool owners will need to install at least TWO of the following safety measures with any new or remodeled pool:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. An Enclosure means a fence, wall, or another barrier that isolates a swimming pool from access to the home. Compliance with this section includes, but is not limited to, the following:

Any access gates through the enclosure must open away from the swimming pool, and must be self-closing with a self-latching device placed no lower than 60 inches above the ground.

The enclosure must be a minimum height of 60 inches.

The maximum vertical clearance from the ground to the bottom of the enclosure shall be no more than 2 inches.

Any gaps or voids in the enclosure shall not allow passage of a sphere equal to or greater than 4 inches.

The outside surface shall be free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over the enclosure.

The enclosure shall isolate the swimming pool or spa from the private single-family home. [Health and Safety Code 511922 (a)(1)]

(2) A removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. Compliance with this code includes, but is not limited to, the following:

The top of a fence or wall used as a barrier needs to be a minimum of 48 inches above the exterior side of the barrier.

The access gate opens away from the swimming pool.

There will be a clear zone of at least 20 inches between the barrier and the swimming pool.

The gate is self-closing, and self-latching and the latch is placed no lower than 54-inches above the ground. The gate is hinged, and the latch is placed on the outside of the gate.

The fence height on both sides of the grade will be above 48 inches.

The vertical clearance from the grade to the enclosure bottom will not exceed 1 inch.

Gaps and Voids within the fence will not allow passage of a sphere equal or greater to 4 inches.

The fence surface will be free of protrusions, cavities and other characteristics that would serve as a handhold or foothold. The distance between the vertical poles is sufficient to hinder a child's ability to climb.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921. This is an ASTM F1346-91 compliant automatic or manual pool cover. Compliance with this code includes, but is not limited to, the following:

The static load test for weight support. The cover should be able to hold a weight of at least 485lbs (the estimated average weight of 2 adults and one child) to permit rescue operation.

Perimeter Deflection Tests for entry or entrapment between the cover and the side of the pool. The cover must demonstrate that any opening is sufficiently small and strong enough to prevent the test object being passed through.

The Surface Drainage Test that safeguards against a dangerous amount of water collecting on the covers surface.

Labeling requirements must include basic consumer information such as the warranty information, the appropriate warnings as described in the standard and acknowledge the product as a safety cover.

(4) Exit alarms on the private single-family homes doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that the door to the pool is open. Exit alarms are also required on ANY door or window that permits access from the residence to the pool area without an enclosure between the pool and the home. The exit alarm must make a continuous audible sound when the door or window is open and or ajar.

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family homes doors providing direct access to the swimming pool or spa; this is ANY door opening on to the pool area, sliding or otherwise.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 Standard Safety Specification for Residential Pool Alarms, which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature. Compliance with this code includes, but is not limited to, the following:

The alarm shall sound within 20 seconds both at the pool and within the residence via a remote receiver.

The operational condition of the alarm shall be made known by means of an energized lamp at a distance of 10 feet +/- 1 foot and specified at a specified angle of view (45 degrees from perpendicular +/- % degrees).

The alarm shall be capable of providing a sound pressure level of not less than 85 DBA.

If the alarm is battery operated, there must be a low-battery indicator.

The alarm must automatically reset.

Wireless alarms must be FCC Part-15 compliant.

If the alarm deactivates or has reduced sensitivity due to environmental factors, the alarm must provide a visual and audible warning.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

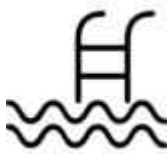
(Source: California Senate Bill 442)

How Katchakid Can Help

If you install a Katchakid pool fence and Katchakid pool net, your pool will comply with two of the choices of compliant separate safety features, and you'll gain peace of mind knowing you have installed two effective drowning preventative layers. As Senator Newman said, Residential California pool drownings can be prevented, and SB 442 will go far toward reducing the pain and costs associated with pool drownings.

Katchakid has decades of experience in helping pool owners make their pools safe. Our safety technicians are here to answer any questions you may have, and they go through intensive training to learn how to install our products for the utmost safety and reliability. Contact us to learn more about our pool fences, pool covers, and pool nets today!

california poolcalifornia pool code 2018california pool safety actpool alarmpool coverpool fence



Plumbing: 2 " schedule 40 PVC

Recommended repairs

22.1.1 Pumps & Motors

BOND WIRE

Required bond wire to pump motor missing.

Recommendation

Contact a qualified professional.

 Safety Hazards



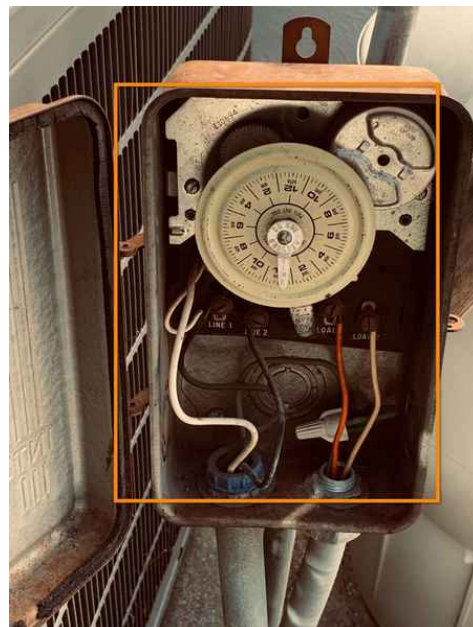
22.3.1 Timer

EXPOSED WIRE

The time clock is missing the inner protective cover and this may result in shock if not corrected.

Recommendation

Contact a qualified electrical contractor.



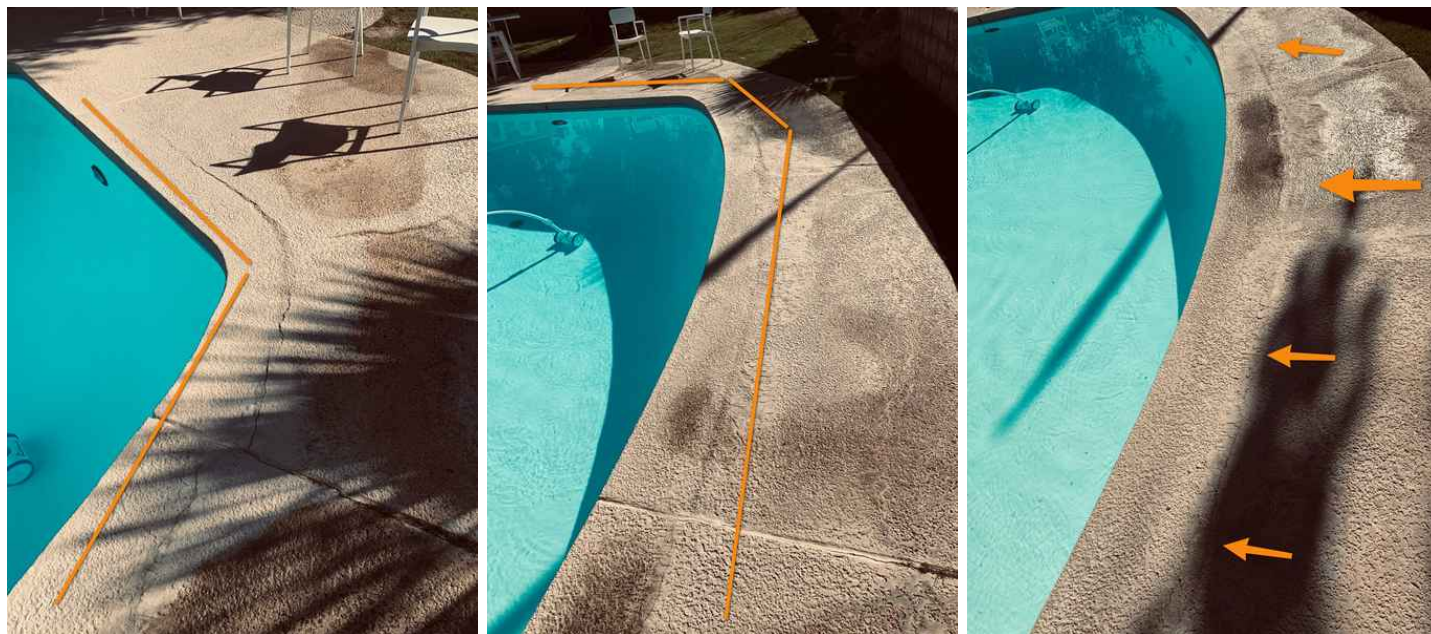
22.10.1 Deck, Coping, Tile

POOL DECK

We observed that the pool decking was cracked all around the perimeter edge is indicating that there used to be called coping it was covered over and is now settling because of the two different materials. Do you recommend consulting a license swimming pool contractor for further evaluation.

Recommendation

Contact a qualified Swimming Pool Contractor



22.12.1 Mandatory PoolSafety Equipment

SAFETY EQUIPMENT



California Pool Owners As of January 1, 2018, pool owners will need to install at least 2 of 7 specified drowning prevention safety features to reduce the serious risk of drowning. We strongly recommend consulting a licensed pool contractor for details and corrections to this new building and safety code.

Below is one example of pool access door alarms.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Roof

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

Electrical

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

Exterior

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

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access

panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Interior Auxiliary Systems

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

Kitchen

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