PILLARTOPOST
HOME INSPECTORS

Home Inspection Report

Prepared exclusively for

Maria Elena Gutierrez



PROPERTY INSPECTED:

9426 Mirage Avenue
Westminster, CA 92683

Date of Inspection: 05/13/2026

Inspection No. 261287-6175

COMPANY:

Resonant Services Group Inc. (PTP Green Team)

A Pillar To Post Authorized Franchise

4018 Beverly Glen Blvd

Sherman Oaks, CA 91423

greenteam@pillartopost.com

(818) 788-1244

INSPECTOR:

Fernando Gomez

greenteam@pillartopost.com

(323) 325-5365

Each office is independently owned and operated

REPORT SUMMARY

This 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 entire report.

3.0 EXTERIOR

3.2 Wall Surface

3.2.3 Fill/seal any gaps at wall penetrations to help prevent pest intrusion, moisture penetration and associated damage. **(Exterior Front)**



3.2.4 Area(s) of cracking/damage observed in stucco. Repair any cracked/damaged areas of stucco to help prevent further deterioration.

- Exterior Back
- Exterior Front
- Exterior Left
- Exterior Right







3.2.5 Gap(s)/hole(s) present in the wall surface. Properly repair/seal any such areas to help prevent moisture penetration and rodent/pest intrusion. **(Exterior Left)**



3.2.6 Properly screen/secure garage vents to help prevent pest intrusion. **(Exterior Left)**



3.3 Eaves / Fascia / Soffit

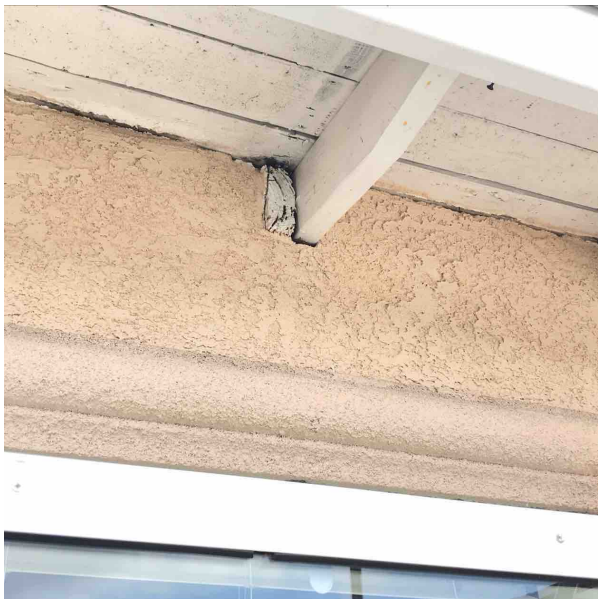
3.3.2 Cracks/gaps and/or area(s) of flaking paint observed. Repair/refinish any such areas to help prevent further deterioration. **(Exterior Front)**



3.3.3 Area(s) of flaking paint and potential wood rot observed. Repair/refinish any such areas to help prevent further deterioration.

- Exterior Back
- Exterior Front
- Exterior Right







3.3.4 Gap(s) into the attic space noted in the eaves. Seal or screen any such gaps to help prevent pest intrusion. **(Exterior Back)**



3.4 Windows

3.4.2 Cracks/gaps noted at window perimeter(s). Caulk/seal any such gaps/cracks to help prevent moisture penetration and associated damage.

- Exterior Back
- Exterior Front
- Exterior Right



4.0 ROOFING SYSTEM

4.3 Flashings

4.3.1 Noted missing or improperly installed flashing(s). Though this does not necessarily indicate a problem, further evaluation by a qualified contractor recommended to determine if repairs are currently necessary to help prevent moisture penetration.



4.5 Chimney(s)

4.5.1 Crack(s) visible on the concrete cap at the top of the fireplace chimney. Seal any cracks, gaps and joints on and around cap and flue liner to help prevent moisture intrusion and further damage.





4.5.2 Recommend installing missing rain cap/spark arrester for safety and to help prevent water and animal entry into chimney.



4.5.3 Cracks/gaps/deterioration present on chimney. Repair any cracks/gaps in bricks and mortar to help prevent water penetration and further separation.



6.0 GARAGE / CARPORT

6.3 Vehicle Door(s)

6.3.1 Peeling/flaking paint noted on vehicle door frame. Repaint any such areas to help prevent further deterioration. **(Exterior Front)**



8.0 ELECTRICAL SYSTEM

8.5 Distribution Panel(s)

8.5.1 Unable to remove the panel cover to inspect the breakers/wiring, as the cover could not be slid down fully to allow access. Further evaluation/correction by a qualified electrician is recommended **(Exterior Left)**

8.6 Sub-Panel(s)

8.6.1 Openings in the sub-panel should be filled to prevent electric shock. Further evaluation and correction by a qualified contractor recommended for improved safety. **(Pool Equipment)**

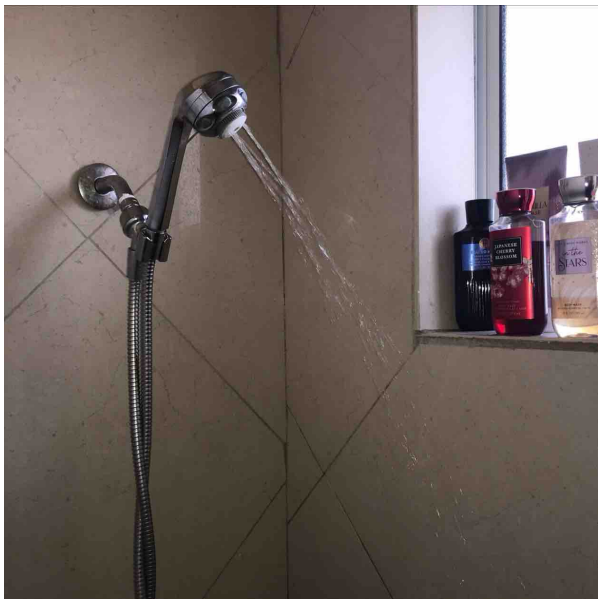


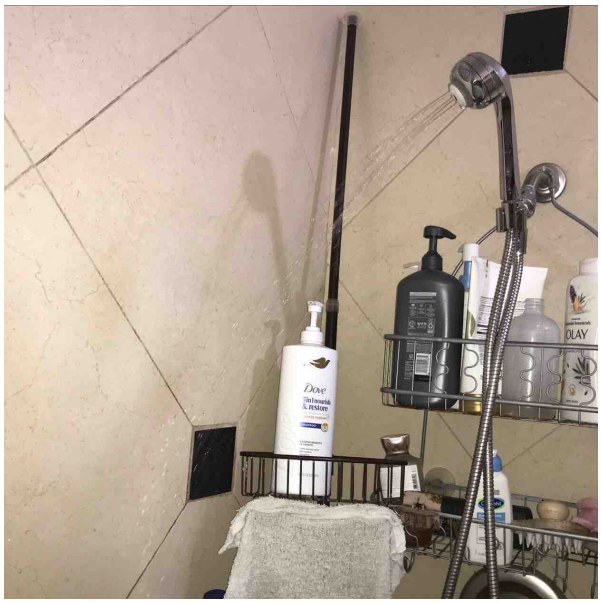
10.0 PLUMBING SYSTEM

10.2 Distribution Piping

10.2.2 Hot water pressure noticeably low. Further evaluation by a qualified contractor recommended to determine what repairs may be necessary to provide improved water flow to fixtures.

- Hall Bathroom
- Primary Bathroom





10.7 Tub(s) / Shower(s)

10.7.1 Cracks/gaps and/or deterioration observed in tiling. Properly caulk/regrout or repair any such areas to help prevent moisture damage.

- Hall Bathroom
- Primary Bathroom





11.0 INTERIOR

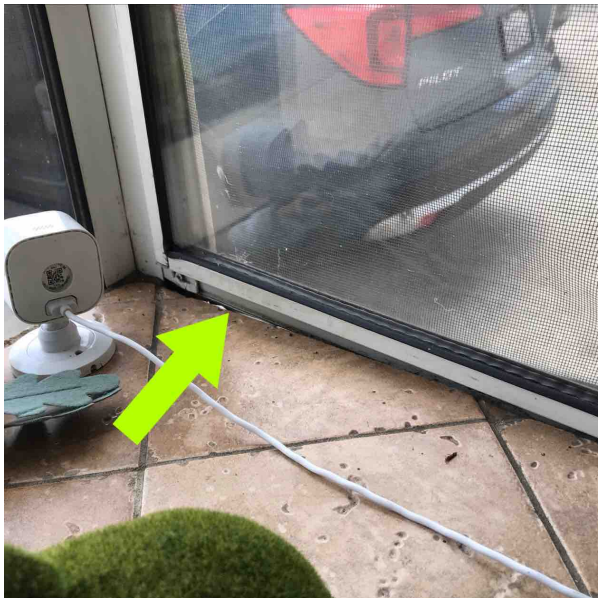
11.2 Walls / Ceilings

11.2.1 Noted evidence of water damage to ceiling, though no moisture was observed at time of inspection. Inquire with seller regarding history of damage and any repairs made to determine if further action is necessary. **(Living Room)**



11.3 Windows

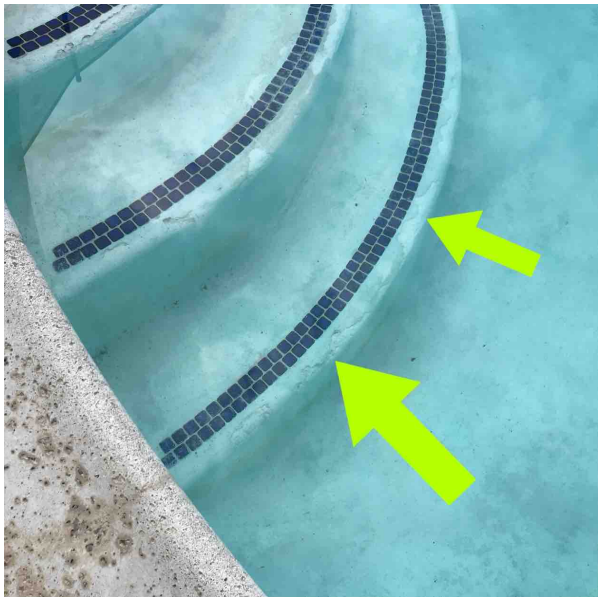
11.3.1 Seals around window are deteriorating in areas. Replace seals to help prevent moisture penetration and associated damage. **(Kitchen)**



14.0 SWIMMING POOL / SPA / HOTTUB

14.4 Deck / Steps / Shell / Coping

14.4.2 The pool/spa shell plaster finish exhibits signs of age and wear and will require refinishing at some point to prevent further deterioration and extend the life of the pool. Further evaluation by a pool specialist recommended to determine the potential time-frame and cost of any repairs. **(Exterior Back)**



14.4.3 Area(s) of pool coping separated from and not flush with surrounding deck. Further evaluation/repair by a qualified contractor recommended to help prevent trip hazards and further deterioration. **(Exterior Back)**





INSPECTION REPORT

1.0 INTRODUCTION

1.1 Limitations

- ⚠ Outbuildings not included in inspection.

1.2 General Information

1.2.1 The inspection was conducted under the conditions present at the time of service. Access to certain areas and components may have been restricted by furniture, stored items, personal property, or other obstructions. These limitations inherently reduce the scope of the inspection and may prevent the identification of existing defects or conditions. No dismantling of furnishings or movement of personal property is performed, and any items that were not visible or accessible at the time of inspection are expressly excluded from the scope of this report.

Accordingly, this report cannot and does not represent or warrant the condition of areas, systems, or components that were obstructed, concealed, or otherwise inaccessible. The client is advised that conditions not observed may exist. Although general limitation comments have been included throughout this report where applicable, photographs of such limitations are not routinely included so as not to clutter the report.

It is essential that the buyer conduct a comprehensive final walk-through inspection of the property, after all furnishings and personal property have been removed and prior to the close of escrow, in order to evaluate areas previously concealed and to identify any changes or deficiencies that may have developed since the date of this inspection. Particular attention should be given to under-sink plumbing areas, which are frequently obstructed during inspections and may contain conditions not visible at the time of service.

1.2.2 This report will occasionally recommend consultation of a "qualified contractor." This is a general term for someone who contracts to consult and/or perform services, often according to a given specialty, such as electrical, plumbing, HVAC, etc. Assessment of a contractor's qualifications is at the discretion of the hiring party.

1.2.3 This report is likely to refer to "moisture damage," a general term that refers to rot/decay of materials inside or outside the home, often due to the growth of fungus or mold caused by excess moisture. Such conditions may also compromise the health of a home's occupants. Excess moisture in and around a home is generally something best remediated or mitigated to help prevent any of these associated problems.

1.2.4 Photographs in the report illustrate examples of defects noted in comments. There may be additional instances of similar defects that are not illustrated by photographs. In addition, locations/areas noted in the report are typically for the purpose of helping the reader locate the items illustrated in photographs and do not necessarily exclude noted defects from other locations.

1.3 Scope of Inspection

- ⊙ This residence was, or portions of it were, constructed during or prior to 1978, in which case there may be lead-based paint on painted surfaces. We do not test for the presence of lead-based paint during our inspection. Lead paint is still present in millions of homes, sometimes under layers of newer paint. If the paint is in good shape, the lead paint is usually not a problem. Deteriorating lead-based paint (peeling, chipping, chalking, cracking, damaged, or damp) is a hazard and needs immediate attention. If not done in a lead-safe manner, renovations and repair activities that disturb lead-based paint can expose children, as well as adults, to harmful levels of lead dust. More information about lead poisoning and sources of lead in and around the home can be found at https://www.epa.gov/lead/protect-your-family-sources-lead#main-content

1.3.1 Our inspectors adhere to the American Society of Home Inspectors (ASHI) Standard of Practice (SoP). Rather than fill this report with disclaimers that will primarily serve to complicate your interpretation of the findings of the inspection, we suggest you refer to the SoP found in your Pillar To Post HomePage website (View Valuable Home Information) to fully understand the limitations and exclusions of this inspection. The SoP can also be found at the following link: https://www.homeinspector.org/Resources/Standard-of-Practice

1.4 Approximate Year Built

1.4.1 1957

1.5 Inspection / Site Conditions

- ⊙ Partly Cloudy

1.5.1 Outside temperature at beginning of inspection: approximately 68 degrees Fahrenheit

2.0 PROPERTY AND SITE

2.1 Limitations

- Furniture and/or storage limited the inspection of the patio(s).
- Storage and/or furniture limited the inspection of the walkway(s).
- Storage and/or furniture limited the inspection of the property and site in some areas.
- Storage and/or furniture limited the inspection of the driveway in some areas.
- Vehicle(s) limited the inspection of some areas of the driveway(s).

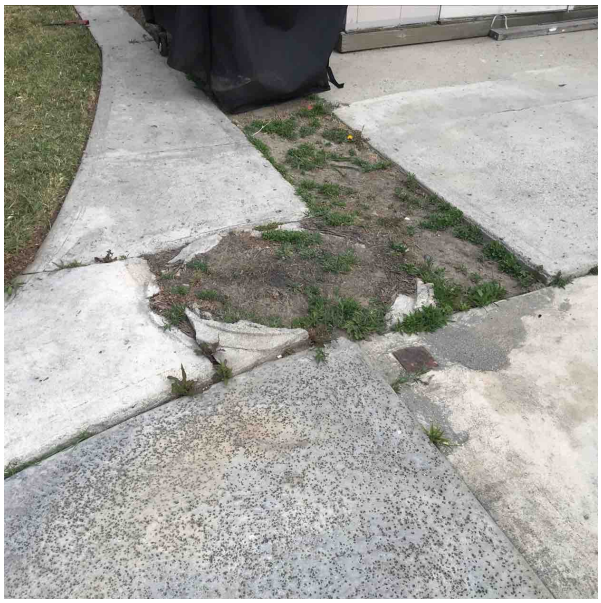
2.2 Landscape / Grading

2.2.1 The general landscape, such as grading and surface water drainage, was inspected.

2.3 Walkway(s)

- Concrete

2.3.1 Noted potential trip hazard(s) in walkway. Repair/correct any trip hazards for improved safety.



2.3.2 Noted area(s) of cracking/deterioration. Repair of the surface may help extend the life of the walkway. **(Exterior Back)**



2.4 Driveway(s)

- Concrete

2.4.1 The driveway shows typical surface wear and minor cracking. No repairs are required at this time, though periodic maintenance may prolong the life of the surface.

2.5 Patio(s)

- Concrete

2.5.1 Typical surface wear and minor cracking noted. No repair is required at this time, though periodic maintenance may extend the life of the surface.

2.6 Enclosure(s)

- Pool enclosures

2.6.1 Gate(s)/fencing exhibiting flaking paint and signs of wood rot and/or wood destroying organisms. Further evaluation and repair/replacement recommended to prevent further deterioration/failure. **(Exterior Front)**



3.0 EXTERIOR

3.1 Limitations

- Storage limited the inspection of the exterior wall surface in some areas.
- Vines/vegetation limited the inspection of the exterior wall surfaces in some areas.

3.2 Wall Surface

- Hardcoat stucco

3.2.1 Exterior wall surfaces were inspected from ground level (and adjacent roof surfaces where available and accessible).

3.2.2 Vines/vegetation may damage the wall surface. Maintain, trim or remove as necessary to help prevent premature deterioration.

3.2.3 **Fill/seal any gaps at wall penetrations to help prevent pest intrusion, moisture penetration and associated damage. (Exterior Front)**



3.2.4 **Area(s) of cracking/damage observed in stucco. Repair any cracked/damaged areas of stucco to help prevent further deterioration.**

- Exterior Back
- Exterior Front
- Exterior Left
- Exterior Right







3.2.5 **Gap(s)/hole(s) present in the wall surface. Properly repair/seal any such areas to help prevent moisture penetration and rodent/pest intrusion. (Exterior Left)**



3.2.6 **Properly screen/secure garage vents to help prevent pest intrusion. (Exterior Left)**



3.3 Eaves / Fascia / Soffit

3.3.1 Inspected from ground level (and adjacent roof surfaces where available and accessible).

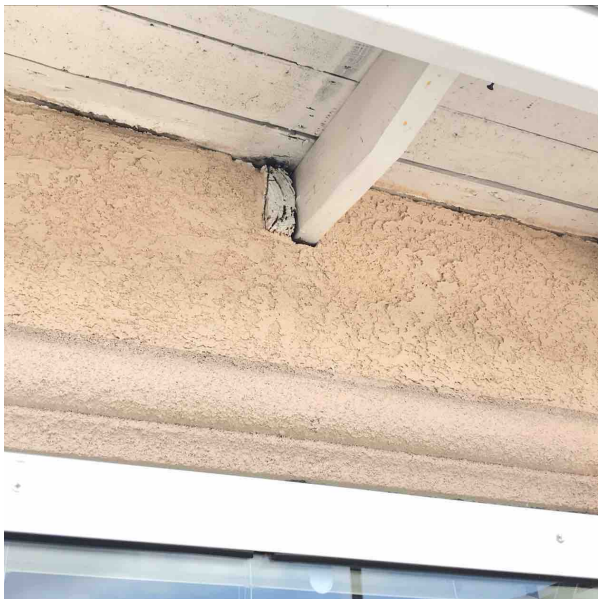
3.3.2 **Cracks/gaps and/or area(s) of flaking paint observed. Repair/refinish any such areas to help prevent further deterioration. (Exterior Front)**



3.3.3 **Area(s) of flaking paint and potential wood rot observed. Repair/refinish any such areas to help prevent further deterioration.**

- Exterior Back
- Exterior Front
- Exterior Right







3.3.4 **Gap(s) into the attic space noted in the eaves. Seal or screen any such gaps to help prevent pest intrusion. (Exterior Back)**



3.4 Windows

3.4.1 Exterior window frames and trim inspected from ground level (and adjacent roof surfaces where available and accessible).

3.4.2 **Cracks/gaps noted at window perimeter(s). Caulk/seal any such gaps/cracks to help prevent moisture penetration and associated damage.**

- Exterior Back
- Exterior Front
- Exterior Right



4.0 ROOFING SYSTEM

4.1 Roofing Inspection Method

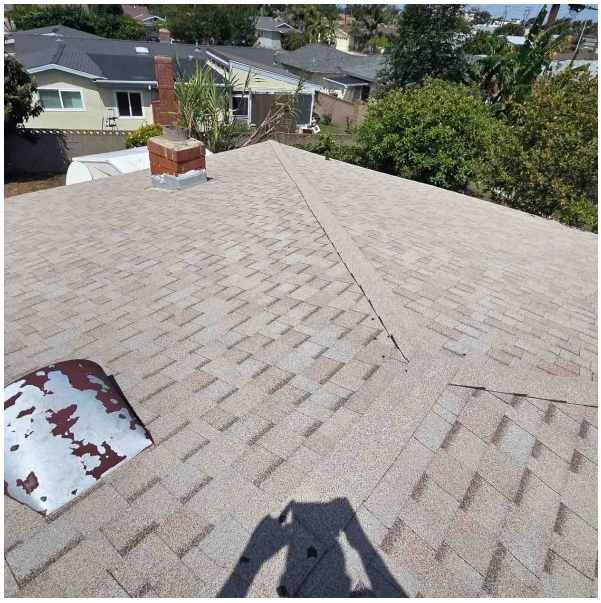
☑ Walked on roof surface.

4.2 Sloped Surface(s)

Asphalt shingles

4.2.1 The roofing surface appears to be in serviceable condition.







4.2.2 Remove tree debris/trim back vegetation from roof edge/surface to better facilitate drainage and prevent accelerated deterioration and damage of the roofing surface.



4.3 Flashings

4.3.1 **Noted missing or improperly installed flashing(s). Though this does not necessarily indicate a problem, further evaluation by a qualified contractor recommended to determine if repairs are currently necessary to help prevent moisture penetration.**



4.4 Roof Drainage

4.4.1 Consider adding gutters and downspouts to encourage proper drainage off roof and away from home.

4.5 Chimney(s)

4.5.1 **Crack(s) visible on the concrete cap at the top of the fireplace chimney. Seal any cracks, gaps and joints on and around cap and flue liner to help prevent moisture intrusion and further damage.**





4.5.2 **Recommend installing missing rain cap/spark arrester for safety and to help prevent water and animal entry into chimney.**



4.5.3 **Cracks/gaps/deterioration present on chimney. Repair any cracks/gaps in bricks and mortar to help prevent water penetration and further separation.**



5.0 ATTIC

5.1 Attic General Comments

- The attic was inspected only in the hatch area(s), as limited clearance/insulation/ducting did not facilitate full access.

5.1.1 Abandoned ventilation pipe(s) in attic may contain asbestos. Further evaluation by an expert is required to confirm this and whether it is considered a potential health hazard requiring remediation. Such pipes are often found in older homes and are typically left in place, as asbestos is generally considered a hazard only when airborne. **(Attic)**



5.1.2 Ventilation pipe(s) in attic may contain asbestos. Further evaluation by an expert is required to confirm this and whether it is considered a potential health hazard requiring remediation. Such pipes are often found in older homes and are typically left in place, as asbestos is generally considered a hazard only when airborne.



5.2 Attic Access

Ceiling Hatch

5.3 Insulation

Blown-in cellulose

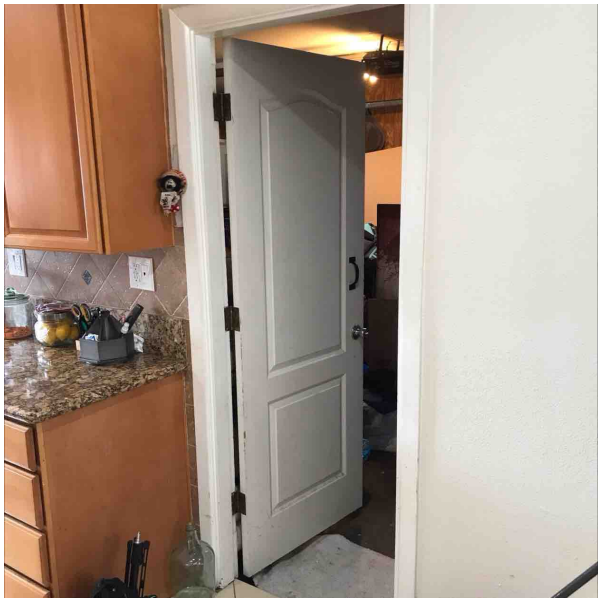
6.0 GARAGE / CARPORT

6.1 Limitations

Storage limited the inspection of the garage.

6.2 Interior Access Door(s)

6.2.1 The door in from the garage is not fire-rated. Recommend installing a fire rated door, self closing mechanism and seals for fire/gas barrier protection. **(Kitchen)**



6.3 Vehicle Door(s)

6.3.1 **Peeling/flaking paint noted on vehicle door frame. Repaint any such areas to help prevent further deterioration. (Exterior Front)**



6.4 Vehicle Door Opener(s)

- Automatic - screw drive

6.4.1 Unable to test functionality of single-vehicle door and opener due to storage. Verify proper functionality of door and opener prior to closing.

7.0 STRUCTURE

7.1 Foundation

- Concrete

7.2 Floor Structure

- Slab on grade

7.3 Wall Structure

- Wood frame

7.4 Roof Structure

- Rafters
- Plank / board roof sheathing.

7.4.1 Noted a slightly leaning vertical support post in attic. Further evaluation by a qualified contractor recommended to determine determine if repairs are necessary to properly support the roofing system.



7.5 Ceiling Structure

- Wood ceiling joists

8.0 ELECTRICAL SYSTEM

8.1 Limitations

- Unable to remove cover to inspect distribution panel wiring.

8.2 Service Entrance

- Electrical service to home is by overhead cables.

8.3 Service Size

8.3.1 Unable to determine service size do to front panel cover not being able to be removed. Contact a qualified electrician to determine the service size. **(Exterior Left)**

8.4 Main Disconnect(s)

8.4.1 Inability to remove panel cover prevented evaluation of main disconnect breaker(s). Further assessment by a qualified contractor recommended when panel cover can be removed. **(Exterior Left)**

8.5 Distribution Panel(s)

8.5.1 **Unable to remove the panel cover to inspect the breakers/wiring, as the cover could not be slid down fully to allow access. Further evaluation/correction by a qualified electrician is recommended (Exterior Left)**

8.6 Sub-Panel(s)

8.6.1 **Openings in the sub-panel should be filled to prevent electric shock. Further evaluation and correction by a qualified contractor recommended for improved safety. (Pool Equipment)**



8.7 Grounding

- Grounding method could not be observed and/or verified. This is not uncommon and does not indicate there is any reason to believe the electrical system is improperly grounded. Further evaluation is required to identify the ground location and/or ensure proper ground connection is in place.

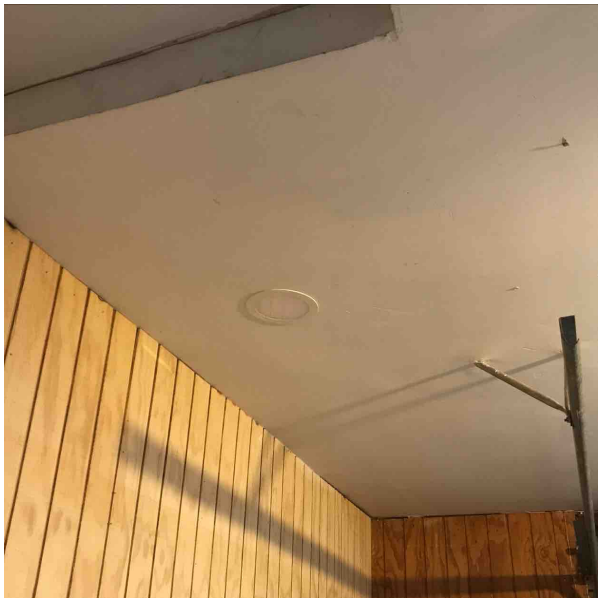
8.8 Branch Circuit Wiring

8.8.1 Unable to determine material of branch circuit wiring due to inability to remove distribution panel cover.

8.9 Lighting / Ceiling Fan(s)

8.9.1 Unable to illuminate some lights in the home. Further evaluation required to determine if this is the result of missing/bad bulbs, inability to locate switches, or if repairs are necessary. In the case of exterior fixtures, a dusk-activated feature may inhibit illumination during daylight hours.

- Garage
- Primary Bathroom





8.10 Smoke Alarms

8.10.1 Present

8.10.2 Smoke alarms have a life expectancy of approximately ten years. Consider replacing smoke alarms after taking possession of the home to ensure proper protection is in place.

8.10.3 Properly secure any loose smoke alarms to ensure proper functionality. **(Front Bedroom)**



8.11 Carbon Monoxide Alarms

8.11.1 Present

8.11.2 CO alarms have a life expectancy of 5-7 years. Consider replacing CO alarms after taking possession of the home to ensure proper protection is in place.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 Natural Gas Piping

9.1.1 Sediment trap(s) missing. Natural gas connections serving furnaces and water heaters currently require a sediment trap to help keep potential impurities in natural gas from entering those appliances. A sediment trap is a vertically-oriented segment of pipe that forms a “T” in the line serving the appliance, where the gas flows across the trap at a 90-degree angle. Although it may not have been required when the home was built, installation of a sediment trap where missing is recommended. This is normally expected to be done by a qualified contractor when replacing a furnace or water heater with proper permits. **(Exterior Left)**

9.1.2 Stored materials/debris obstructed access to the gas meter and shutoff components at the time of inspection. As a result, the gas meter, shutoff valve, and presence of an SGSOV (seismic gas shutoff valve) could not be fully verified. Further access/verification is recommended to ensure proper visibility and accessibility in case of emergency **(Exterior Left)**



10.0 PLUMBING SYSTEM

10.1 Water Main

- Water main is copper pipe.

10.1.1 Inspected the visible portion of the house water main.

10.1.2 Water main shutoff valve location **(Exterior Front)**



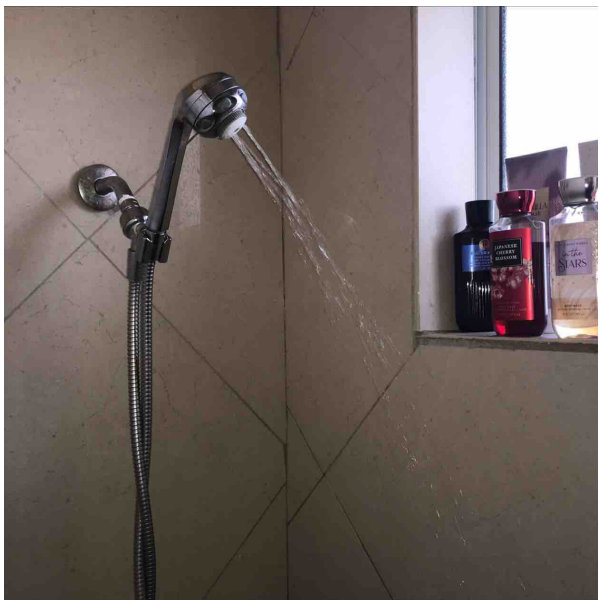
10.2 Distribution Piping

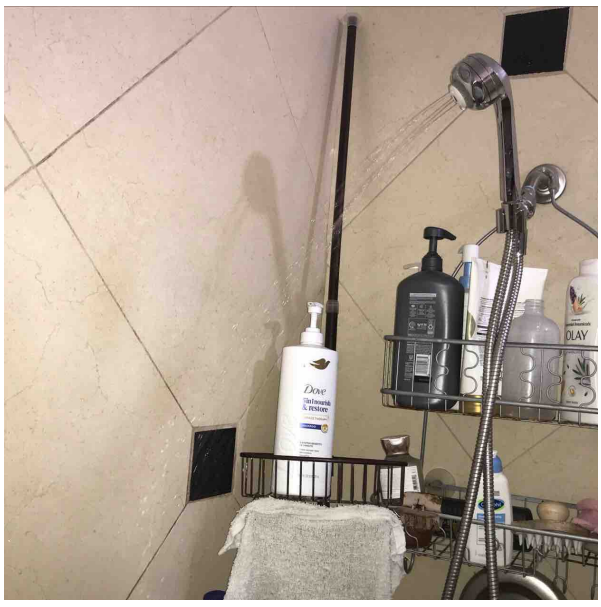
- Interior water supply pipes are copper.

10.2.1 The visible portions of the water distribution piping were inspected.

10.2.2 **Hot water pressure noticeably low. Further evaluation by a qualified contractor recommended to determine what repairs may be necessary to provide improved water flow to fixtures.**

- Hall Bathroom
- Primary Bathroom





10.3 Drain, Waste, and Vent Piping

- Plastic

10.3.1 The visible portions of the interior drain, waste and vent system were inspected.

10.3.2 Termination of plumbing stack on roof exhibits insufficient clearance by current standards. Although this is a common condition, further evaluation/correction by a qualified contractor is recommended for improved functionality. **(Roof)**



10.4 Water Heating Equipment

- Storage tank hot water system.
- Fuel source is natural gas.
- 40 Gallon

10.4.1 Inspected and found to be in satisfactory working condition.

10.4.2 Estimated manufacture date: 2016

• The water heater is statistically nearing the end of its service life. The remaining life is unpredictable. Consider budgeting to replace the unit when it fails, when repairs are no longer cost effective, or proactively to prevent a loss of functionality. **(Exterior Right)**





10.4.3 Consider adding a hot water recirculating pump to deliver hot water to the fixtures more quickly.

10.5 Water Heater Venting

- Atmospheric vent

10.5.1 The combustion and venting of the water heating equipment was inspected.

10.6 Hose Bib(s)

10.6.1 Exterior hose bibs were inspected and operated.

10.6.2 Adding vacuum breakers (back flow preventers) to hose bibs is recommended to reduce the possibility of water contamination.

10.6.3 Water pressure at hose bib: 55 psi. This is considered a safe pressure for interior fixtures. **(Exterior Front)**



10.7 Tub(s) / Shower(s)

10.7.1 **Cracks/gaps and/or deterioration observed in tiling. Properly caulk/regrout or repair any such areas to help prevent moisture damage.**

- Hall Bathroom
- Primary Bathroom





11.0 INTERIOR

11.1 Limitations

△ Furniture/storage limited the inspection of some areas.

11.2 Walls / Ceilings

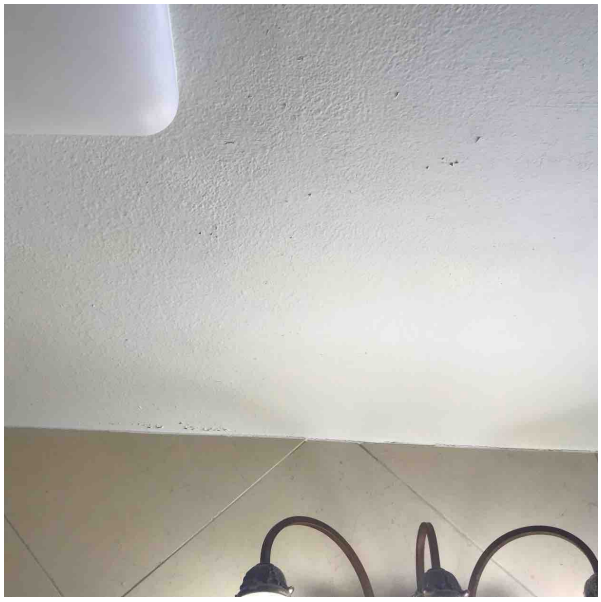
11.2.1 **Noted evidence of water damage to ceiling, though no moisture was observed at time of inspection. Inquire with seller regarding history of damage and any repairs made to determine if further action is necessary. (Living Room)**



11.2.2 Noted some damage to wall(s). Repair cosmetic damage for improved appearance if desired. **(Hall Bathroom)**



11.2.3 Flaking paint on ceiling may be associated with moisture, though none was observed at time of inspection. This may be due to buildup of moisture in bathroom during use. Investigate for leaks and repair any associated causes and damage to help prevent further deterioration. **(Hall Bathroom)**

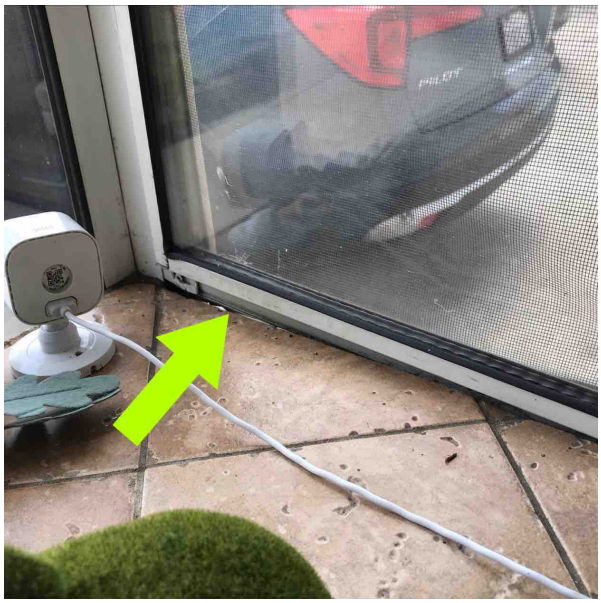


11.2.4 Patch or cover any holes in walls for improved appearance and to help prevent pest intrusion. **(Primary Bedroom)**



11.3 Windows

11.3.1 **Seals around window are deteriorating in areas. Replace seals to help prevent moisture penetration and associated damage. (Kitchen)**



11.4 Entrance Door(s)

11.4.1 Sliding patio door(s) not sliding smoothly. Adjust/repair door(s) for improved functionality. **(Left Bedroom)**



11.5 Countertops / Cabinets

11.5.1 Inspected

12.0 FIREPLACE(S)

12.1 Limitations

- Full evaluation of the chimney(s) is beyond the scope of this inspection. The National Fire Protection Association (NFPA) recommends an annual inspection of your chimney(s) by a qualified chimney sweep.
- Manually igniting natural gas appliances is beyond the scope of the inspection due to insurance regulations. Requesting a demonstration by the seller prior to closing is recommended to verify functionality of any natural gas piping to the fireplace(s).

12.2 Wood Burning Fireplace(s)

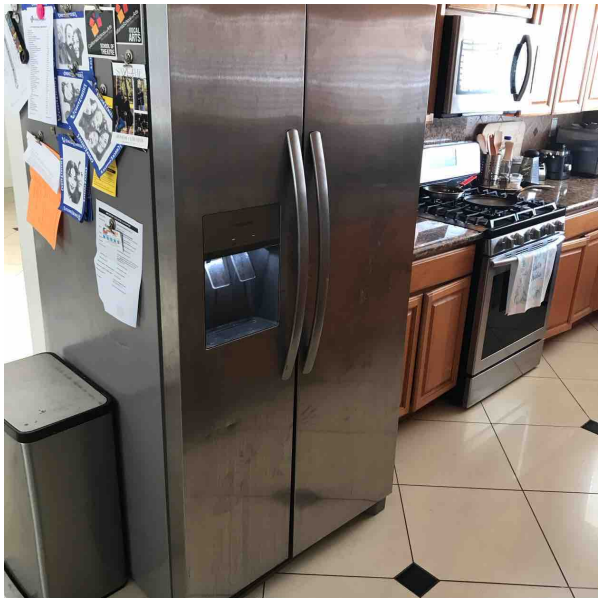
12.2.1 Unable to inspect the fireplace due to storage. **(Living Room)**



13.0 APPLIANCES

13.1 Refrigerator

13.1.1 Refrigerator/freezer cooling sufficiently. Water and ice dispensers functioning.









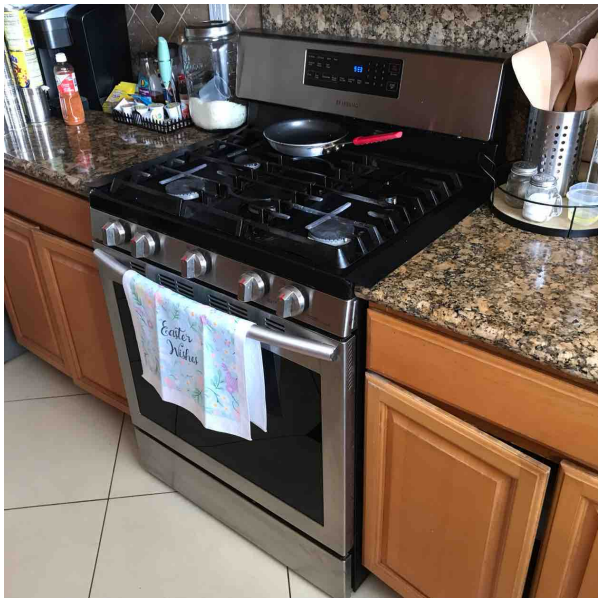




13.2 Ranges / Ovens / Cooktops

13.2.1 Unable to determine if anti-tip bracket is present on range. Installation of an anti-tip bracket on range is recommended for improved safety if missing. This device is designed to prevent the unit from tipping forward should the weight of a child or heavy pan be exerted upon the open oven door.

13.2.2 Functioning



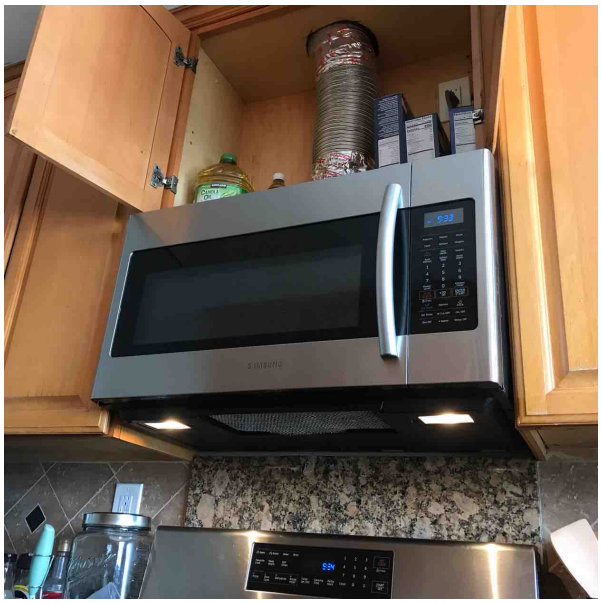


13.3 Range Hood

Exterior venting

13.4 Microwave Oven

13.4.1 Functioning





13.5 Food Waste Disposer

13.5.1 Functioning

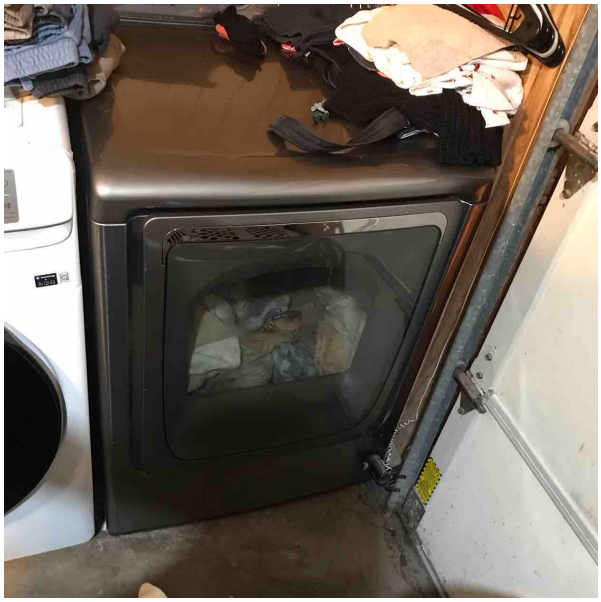
13.6 Clothes Washer

13.6.1 Unable to test clothes washer due to presence of laundry inside unit. Verify functionality prior to closing. **(Garage)**



13.7 Clothes Dryer

13.7.1 Unable to test clothes dryer due to presence of laundry inside unit. Verify functionality prior to closing. **(Garage)**



14.0 SWIMMING POOL / SPA / HOTTUB

14.1 Pool / Spa General Comments

14.1.1 Pool water level is too low to circulate. Fill pool and maintain proper water level for proper operation of pool equipment. **(Exterior Back)**





14.1.2 Pool leaks can be difficult to visually observe during the limited period of this inspection. If you notice unusually high water bills or pool levels dropping regularly and continuously, a leak may be present. There are additional testing methods that can be performed by a pool specialist to determine possible leaks. It is highly recommended to exhaust all methods of testing by a qualified pool specialist if you have any concerns regarding the integrity or functionality of the pool and its related systems and components.

14.2 Type of Pool / Spa

- Concrete

14.3 Interior Finishes

- Plaster
- Tile

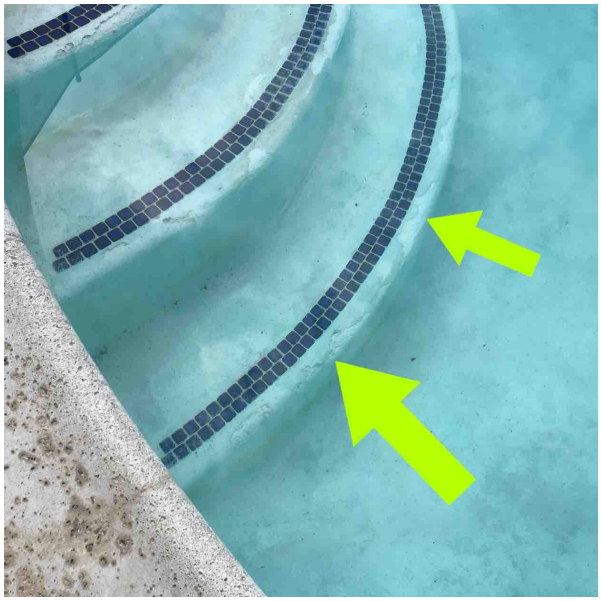
14.4 Deck / Steps / Shell / Coping

14.4.1 The deck and coping is cracked and deteriorating in areas and potential trip hazard(s) observed. Repair/replace any such areas to help prevent further deterioration. **(Exterior Back)**





14.4.2 **The pool/spa shell plaster finish exhibits signs of age and wear and will require refinishing at some point to prevent further deterioration and extend the life of the pool. Further evaluation by a pool specialist recommended to determine the potential time-frame and cost of any repairs. (Exterior Back)**



14.4.3 **Area(s) of pool coping separated from and not flush with surrounding deck. Further evaluation/repair by a qualified contractor recommended to help prevent trip hazards and further deterioration. (Exterior Back)**





14.5 Type of FIlter

Diatomaceous Earth

14.5.1 Pool filter pressure gauge may be damaged. Further evaluation/replacement by a qualified contractor recommended to ensure proper function. **(Pool Equipment)**



14.6 System Operated

14.6.1 The pump was activated briefly to confirm functionality, but water could not be circulated through the system due to the low level of water in the pool/spa. A better evaluation will be possible once the pool has been properly filled and chemically treated. **(Pool Equipment)**



14.7 Lights / GFCI(s) / Timers

14.7.1 Unable to operate pool light. Further investigate and correct as necessary.



14.8 Pool / Spa Equipment

14.8.1 Exposed PVC piping should be painted to protect from UV damage (sunlight). **(Pool Equipment)**



14.9 Bonding

14.9.1 Proper bonding of the equipment appears to be in place.

14.10 Safety Barriers / Alarms

Fence

14.10.1 This inspection report is required by law to note any pool safety deficiencies, although they are only required by law when a permit is issued for a new or remodeled pool or spa. The pool and/or spa is not equipped with two of seven state-approved safety devices, which are as follows:
* An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
* 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.
* An approved safety pool cover, as defined in subdivision (d) of Section 115921.
* Exit alarms on the private single-family home's 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."
* A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
* 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.
* 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).