

Property Inspection Report



600 Cambridge Dr, Burbank , CA 91504
Inspection prepared for: Deedee Paakkari
Real Estate Agent: Sam Masarani - Keller Williams WMC

Date of Inspection: 4/18/2019

Inspector: Lennox Bradley, Jr.
NACHI 13062601

Email: lennoxbradley1@gmail.com

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
	X			

Observations:

- The bar area appears functional at the time of inspection.
- The water in the bar sink drain line moves down slow. You should have this issue corrected.



The water in the bar sink drain line moves down slow. You should have this issue corrected.

2. Doors

Good	Fair	Poor	N/A	None
X				



3. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- 2-prong outlets -

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.



2-prong outlets - The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.



4. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

Observations:

- ****CARBON MONOXIDE DETECTORS****
- Inspector did not locate the carbon monoxide detector during the time of the inspection.

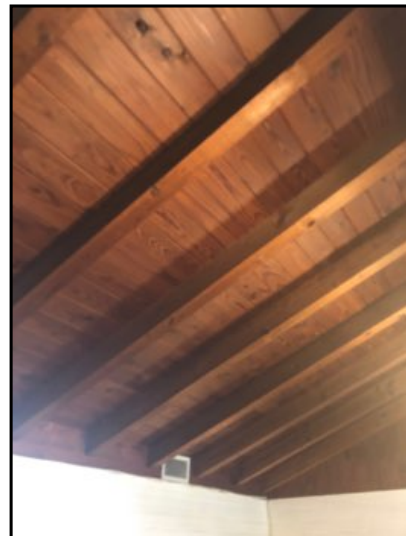
5. Ceiling Condition

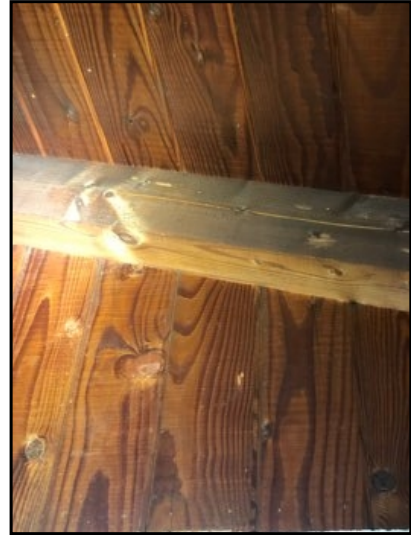
Good	Fair	Poor	N/A	None
X	X			

Materials: Open beam ceiling construction noted.

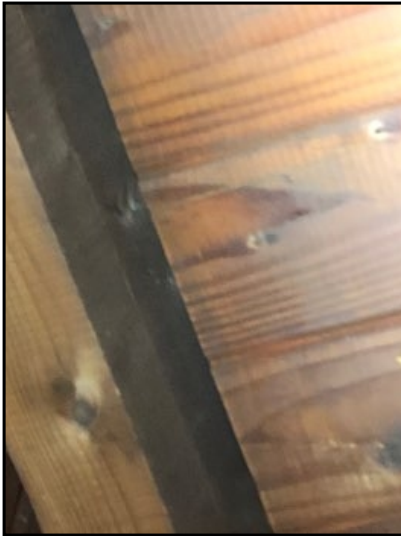
Observations:

- There is a cracked rafter on the further rafter to the left of the fireplace inside the living room. You should have this issue corrected.
- There is evidence of what appears to be wood destroying insects on some of the roof decking near the cracked rafter. You should consult with a termite inspection company for further evaluation.
- There are two large beams located above the fireplace that have openings that should be sealed.





There is a cracked rafter on the further rafter to the left of the fireplace inside the living room. You should have this issue corrected.



There are two large beams located above the fireplace that have openings that should be sealed.



6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: There is a brick veneer noted.



Breakfast nook



Dining area



Main hallway area



Main hallway 2



Living room

7. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials: Living Room

Materials: Masonry fireplace noted.

Observations:

- The wood burning fireplace appears to be functional.
- The damper control is difficult to operate.



8. Window Condition

Good	Fair	Poor	N/A	None
	X			



Two cracked glass windows are located inside the living room area.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Closets

Good	Fair	Poor	N/A	None
	X			



Evidence of what appears to be old water stained noted inside the master bedroom closet area on the ceiling.

2. Doors

Good	Fair	Poor	N/A	None
X				

3. Electrical

Good	Fair	Poor	N/A	None
X	X			

Observations:

- 2-prong outlets -

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.



4. Floor Condition

Good	Fair	Poor	N/A	None
X				



5. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations:

- The smoke detector cover is missing inside bedroom 1
- The smoke detector(s) were not in the proper position.
- The smoke detectors were not tested due to height and difficulty of access.



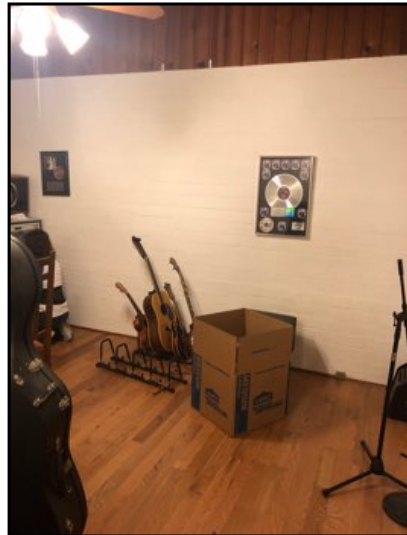
6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: There is a brick veneer noted.



Bedroom 1



Bedroom 2



Master bathroom

7. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- The accessible windows were tested and functional during the time of the inspection.

8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Open beam ceiling construction noted.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



Appeared functional and in satisfactory condition, at time of inspection.

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- 2-prong outlets -
The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.
- No major system safety or function concerns noted at time of inspection.



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6. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

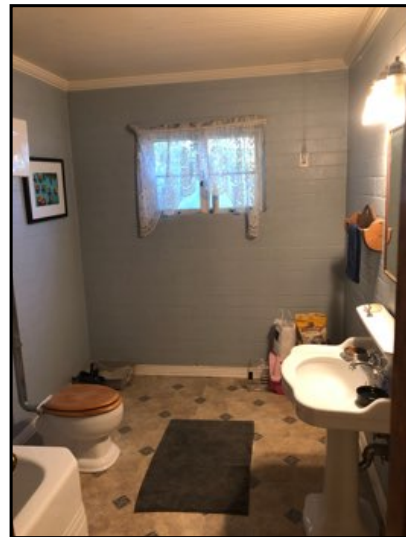
- No **GFCI** protection present, suggest installing GFCI protected receptacles for safety.

7. Floor Condition

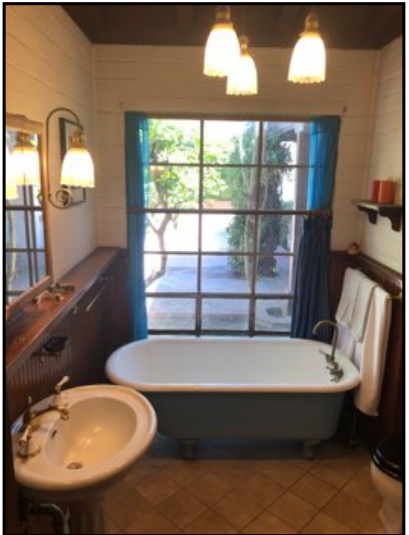
Good	Fair	Poor	N/A	None
X				



Guest bathroom



Hallway bathroom



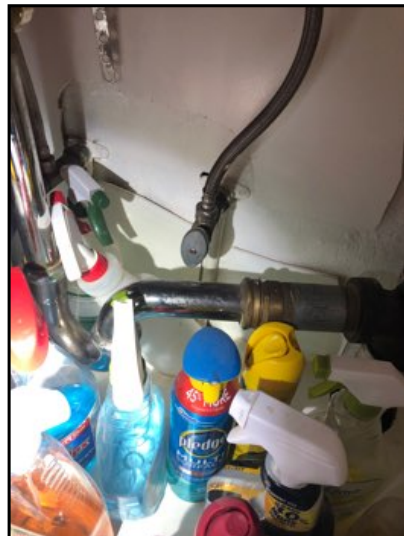
Master bathroom

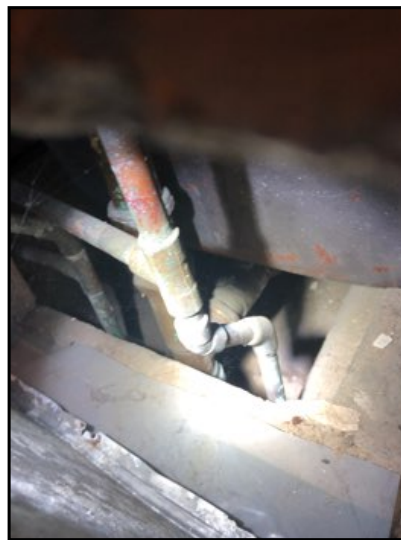
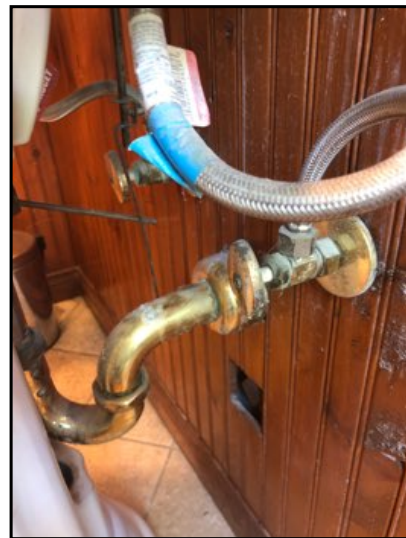
8. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Hot water present during the time of the inspection.
- There was no evidence of leaking under the bathroom sinks during the time of the inspection.
- Water from all faucets were ran at the same time to test drainage based on industry standards. The result is that everything drained normal during the time of the inspection.
- Copper water supply lines were noted during the time of the inspection.
- Slight slow drain noted inside the hallway bathroom from the vanity sink.





9. Showers

Good	Fair	Poor	N/A	None
			X	

Observations:

- The master bathroom shower area was not tested due to personal items being stored there at the time of the inspection.

10. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

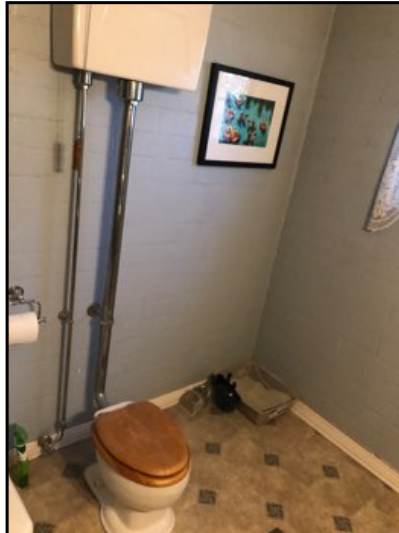
- The tubs were functional during the time of the inspection.

11. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.



Kitchen

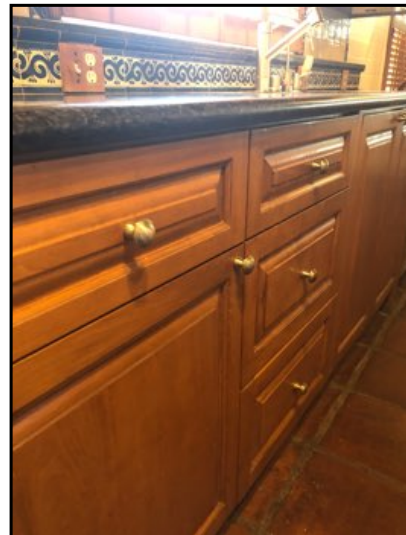
The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



Appeared functional and in satisfactory condition, at time of inspection.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• Granite tops noted.



3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated.



Operated.

4. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated - appeared functional at time of inspection.



Operated - appeared functional at time of inspection.

5. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- The microwave is functional.



6. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.
- The gas cook top is functional.
- The gas cook top gas shut off is located under the cabinet.



The gas cook top is functional.



The gas cook top gas shut off is located under the cabinet.

7. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
 • The oven is functional.



8. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented
 Observations:
 • The stove hood fan is functional.



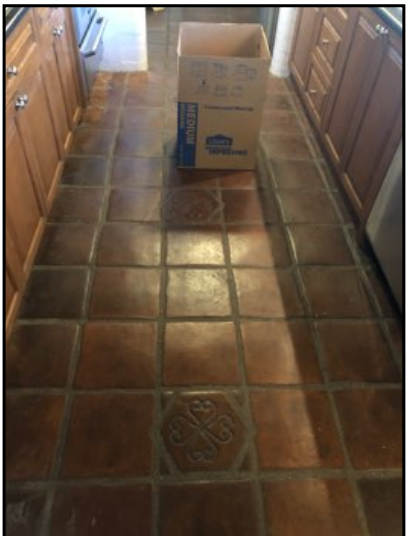
The stove hood fan is functional.

9. Window Condition

Good	Fair	Poor	N/A	None
X				

10. Floor Condition

Good	Fair	Poor	N/A	None
X				



11. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Hot water present during the time of the inspection.



Hot water present during the time of the inspection.



12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Open beam ceiling construction noted.



13. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.



14. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational.

15. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- There is a hole behind the kitchen cabinet that should be closed off.



Kitchen



There is a hole behind the kitchen cabinet that should be closed off.

Laundry

1. Dryer Vent

Good	Fair	Poor	N/A	None
X				

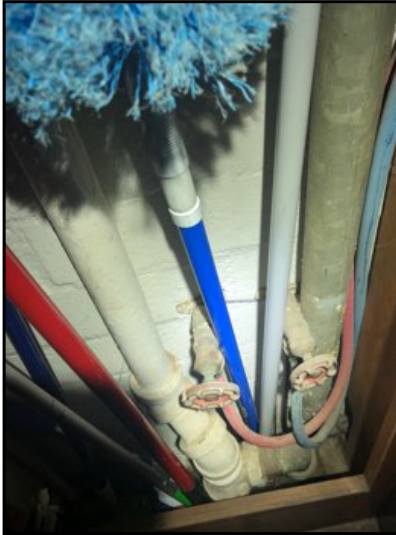
2. Gas Valves

Good	Fair	Poor	N/A	None
	X			



3. Plumbing

Good	Fair	Poor	N/A	None
	X			



4. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: There is a brick veneer noted.

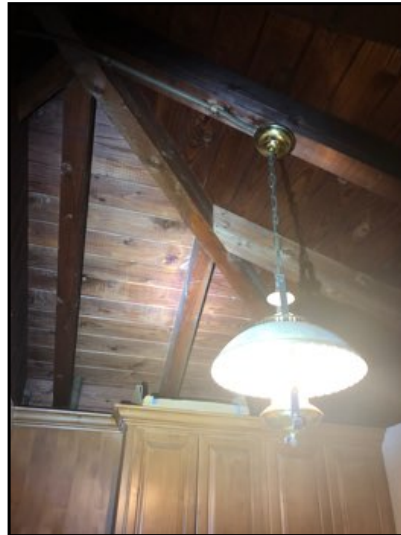


Laundry room

5. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: Open beam ceiling construction noted.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

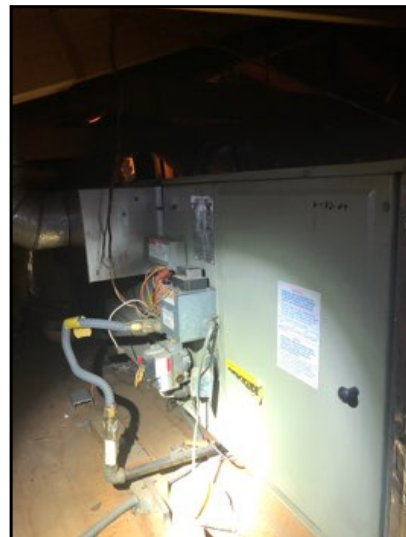
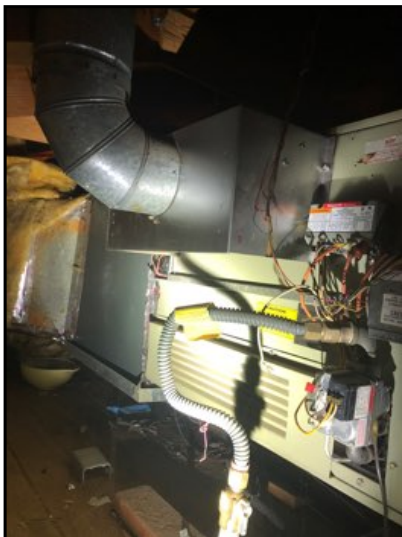
1. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Location: • The furnace is located in the attic
 Materials: Gas fired forced hot air. • The home has a split system.

Observations:

- The gas fired heating system is older but functional. Inspector suggest having maintenance done or having owner provide the paper work that it has been done recently on both the heating system and **A/C**.





Sa



The gas fired heating system is older but functional. Inspector suggest having maintenance done or having owner provide the paper work that it has been done recently on both the heating system and A/C.



2. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- The furnace flue is vented to the exterior.



The furnace flue is vented to the exterior.

3. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- The furnace has a gas shut off.



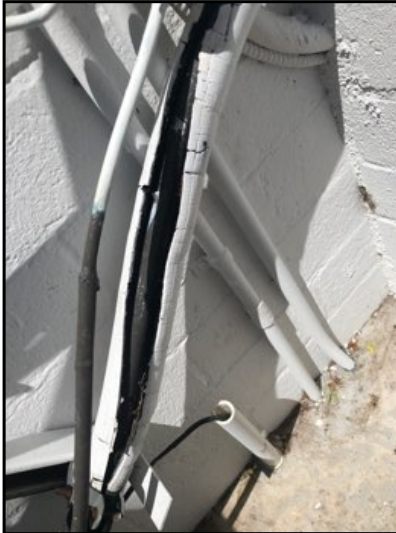
The furnace has a gas shut off.

4. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing insulation at A/C unit.
- Some of the insulation around the refrigerant lines are damaged.



Some of the insulation around the refrigerant lines are damaged.

5. AC Compress Condition

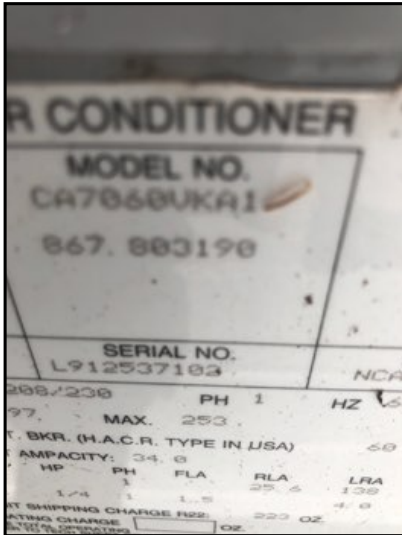
Good	Fair	Poor	N/A	None
		X		

Location: The compressor is located on the exterior grounds.

Observations:

- The air conditioner did not operate properly. Recommend HVAC contractor evaluate the system.
- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and did not achieve an acceptable differential temperature split. It was only a 5 degree F split. You should have this issue corrected.





6. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:
 • The thermostat is functional.

Water Heater

1. Venting

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater flue is vented to the exterior.



2. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas

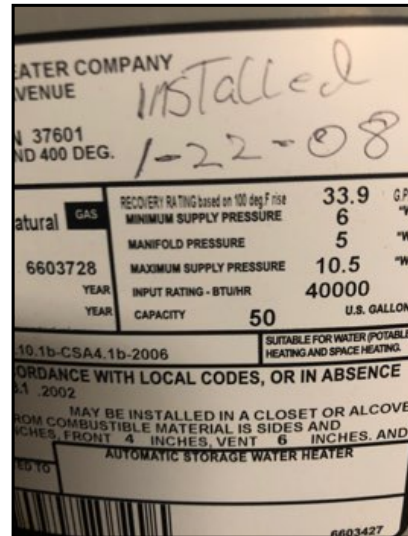
Location: The heater is located in the garage.

Observations:

- Tank appears to be in satisfactory condition -- no concerns. 11 Years old and 50 gallons.
- No major system safety or function concerns noted at time of inspection.



No major system safety or function concerns noted at time of inspection.



Tank appears to be in satisfactory condition -- no concerns. 11 Years old and 50 gallons.



3. TPRV

Good	Fair	Poor	N/A	None
X				

4. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 50 gallons

5. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appears functional.
 • Appears functional.



6. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper
 Observations:
 • No deficiencies observed at the visible portions of the supply piping.



7. Strapping

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater has seismic straps.



Garage

1. Walls

Good	Fair	Poor	N/A	None
X			X	

Observations:

- The visible portions of the garage walls are in satisfactory condition.



2. Floor Condition

Good	Fair	Poor	N/A	None
	X		X	

Observations:

- The visible portions of the garage concrete floor are in satisfactory condition.

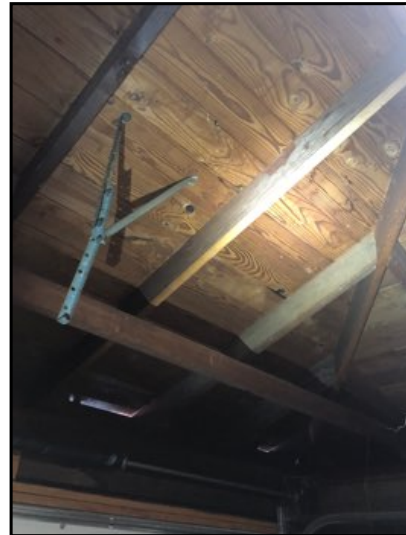
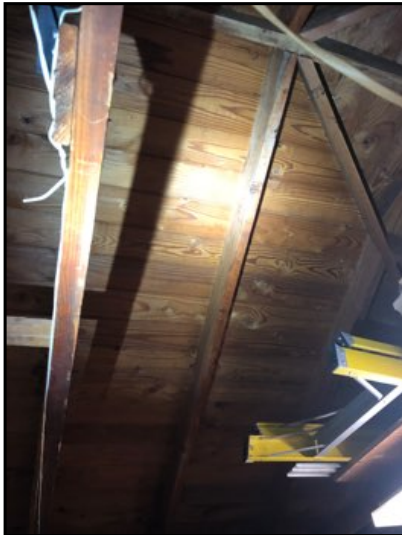


3. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X			X	

Observations:

- There appears to have been an issue with the ceiling area. Possible water intrusion or other. I would ask the sellers about this area.



There appears to have been a issue with the ceiling area. Possible water intrusion or other. I would ask the sellers about this area.

4. Fire Door

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.



There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

5. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- The electric operated car door was functional during the time of the inspection.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Location: Main Location: • Rear of structure.

Location: Sub Panel Location: • No Sub Panels located.

Observations:

- The main electrical panel box is in serviceable condition. It is a three wire phase system and approx 200 AMPS.
- No major system safety or function concerns noted at time of inspection at main panel box.
- The exterior of the panel box is rusted.



The exterior of the panel box is rusted.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp
- The main disconnect breaker is located inside the panel box.



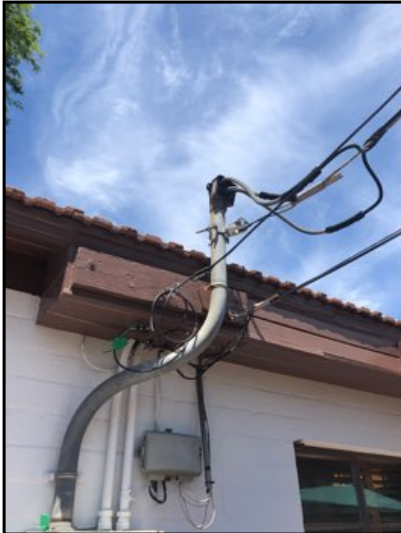
The main disconnect breaker is located inside the panel box.

3. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an overhead service drop noted.



There is an overhead service drop noted.

4. Breakers

Good	Fair	Poor	N/A	None
X				

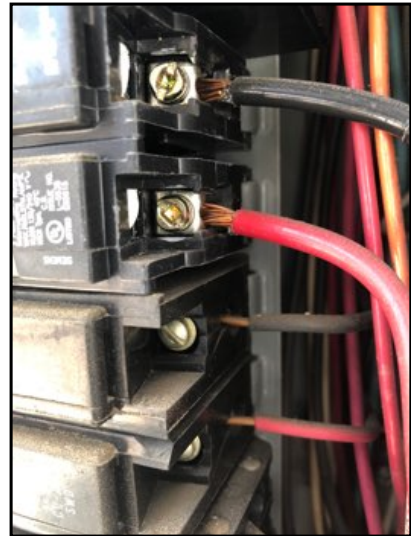
Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



All of the circuit breakers appeared serviceable.



Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Inspected from ladder.

Materials: Concrete tiles noted.

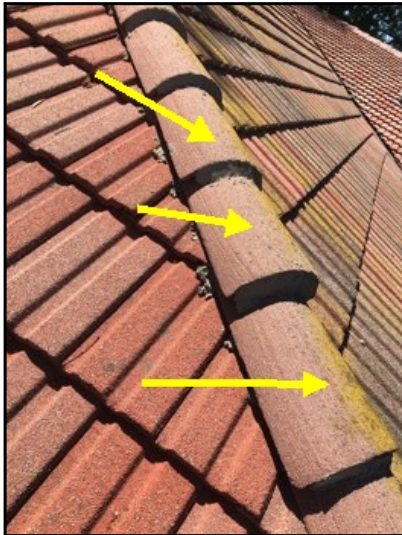
Observations:

- The tile roof appears to be in satisfactory condition however this is not a guarantee against any leaks.
- No major system safety or function concerns noted at time of inspection.
- There is evidence of algae build up on some parts of the roof area which does not impact the function of the roof.



The tile roof appears to be in satisfactory condition however this is not a guarantee against any leaks.





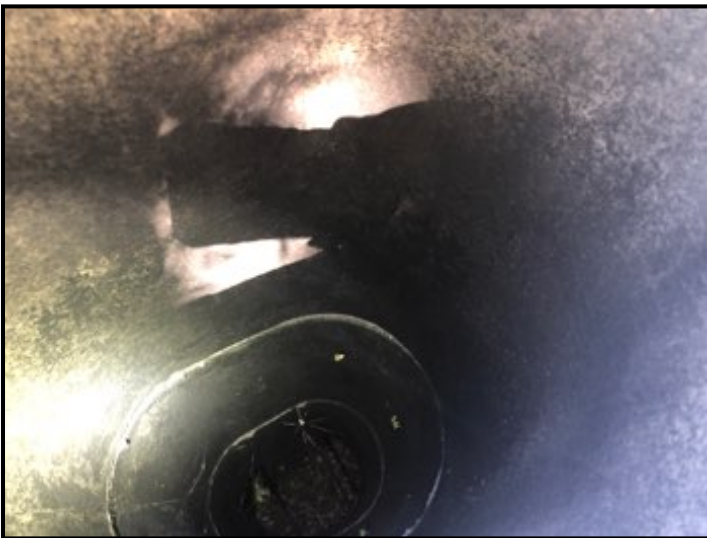
There is evidence of algae build up on some parts of the roof area which does not impact the function of the roof.

2. Chimney

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.



No major system safety or function concerns noted at time of inspection.

3. Spark Arrestor

Good	Fair	Poor	N/A	None
			X	

Observations:

- The fireplace spark arrestor is missing.

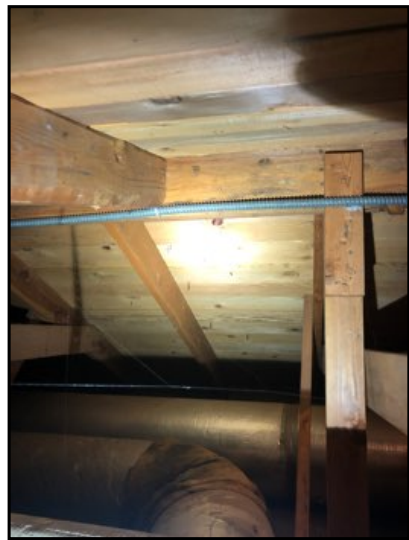
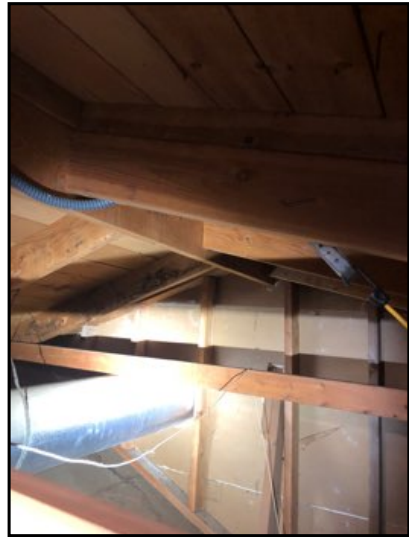
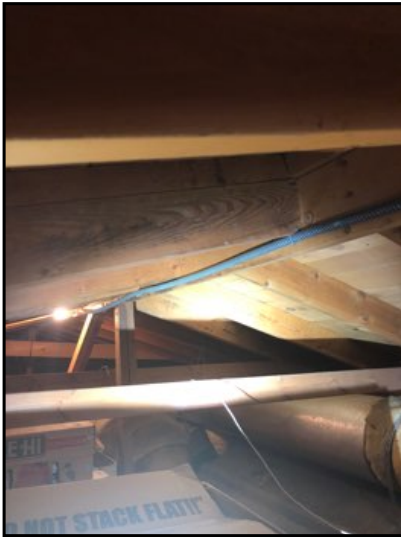
Attic

1. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- The attic structure is in satisfactory condition.



The attic structure is in satisfactory condition.

2. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- The heating and cooling ducts are functional.



The heating and cooling ducts are functional.



3. Electrical

Good	Fair	Poor	N/A	None
X				



4. Attic Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

• Possible asbestos materials observed around copper supply lines for the home that act as insulation. The materials appeared to be in serviceable condition at the time of inspection. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged materials were observed. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety.



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Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

• Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.
- There are two cracked windows located in the living room area.

3. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

• The home eaves are in satisfactory condition.



The home eaves are in satisfactory condition.



4. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- The home paint is in satisfactory condition.

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- The slab foundation is in satisfactory condition.

Grounds

1. Driveway and Walkway Condition

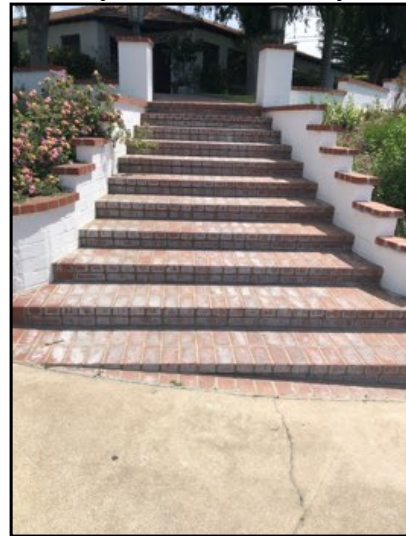
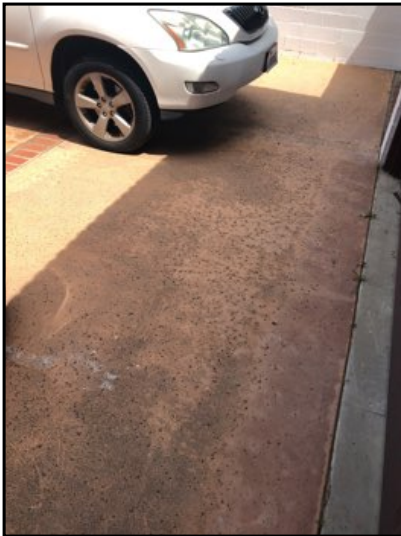
Good	Fair	Poor	N/A	None
X				

Observations:

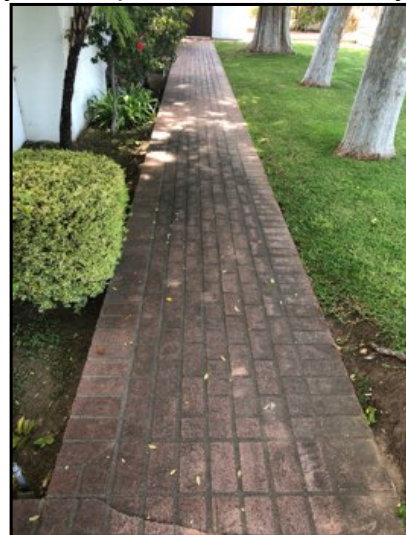
- The driveway is in satisfactory condition.
- The front yard steps are in satisfactory condition.
- The front yard walkway are in satisfactory condition.
- The front side yard walkways are in satisfactory condition.



The driveway is in satisfactory condition.



The front yard steps are in satisfactory condition.



The front side yard walkways are in satisfactory condition.



2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

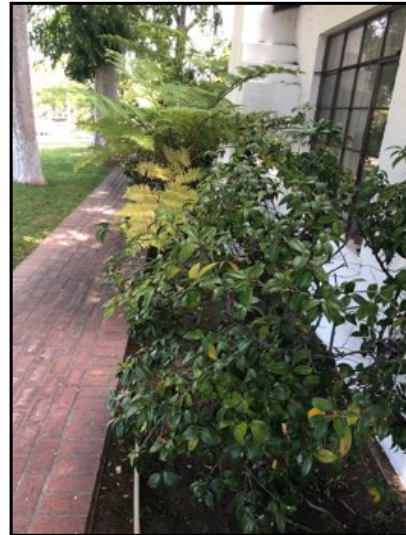
- No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or functional concerns noted at time of inspection.



4. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood

Observations:

- The side yard gate near the driveway has a loose plank near the lock.



The side yard gate near the driveway has a loose plank near the lock.

5. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The front porch light is functional.
- The two front step lights were inoperable during the time of the inspection.
- All the home electric wall outlets were functional during the time of the inspection.
- The patio lights were functional during the time of the inspection. One of the patio lights bulbs was not working.
- The exterior light near the main hallway is functional.
- The exterior light located near the master bedroom is functional.

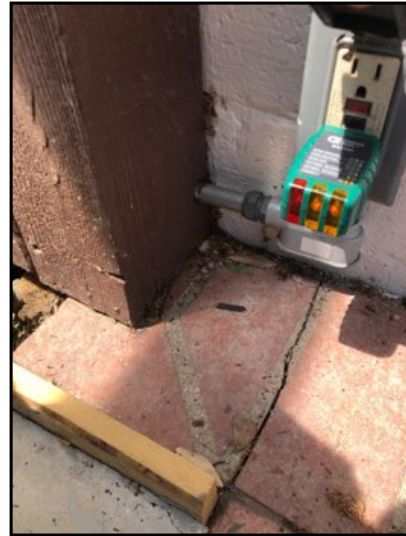


The front porch light is functional.





The patio lights were functional during the time of the inspection. One of the patio lights bulbs was not working.



All the home electric wall outlets were functional during the time of the inspection.



The exterior light near the main hallway is functional.



6. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.
- The main gas meter is not equip with a seismic gas shut off valve.



Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

7. Plumbing

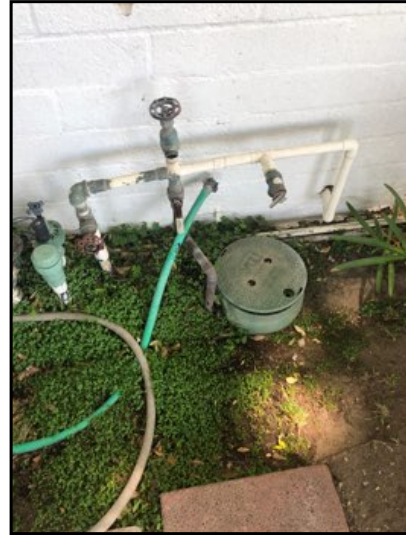
Good	Fair	Poor	N/A	None
	X			

Observations:

- The main water meter dial was stable during the time of the inspection.
- The front yard house bib shut off valve near the gas meter has a leak. You should have this issue corrected.
- The main sprinkler shut of valve has a leak located near the gas meter. You should have this issue corrected.
- The home has two sewer clean outs located in the rear yard area.
- A sewer camera inspection is suggested.



The main water meter dial was stable during the time of the inspection.



The front yard house bib shut off valve near the gas meter has a leak. You should have this issue corrected.



The main sprinkler shut of valve has a leak located near the gas meter. You should have this issue corrected.



The home has two sewer clean outs located in the rear yard area.

8. Fence Condition

Good	Fair	Poor	N/A	None
X				

Observations:

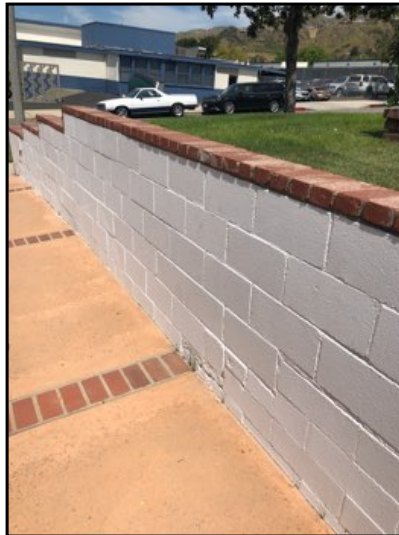
- The retaining walls and fences are in satisfactory condition.
- There is one loose brick near the yard front entry area staircase.



The retaining walls and fences are in satisfactory condition.



There is one loose brick near the yard front entry area staircase.



9. Sprinklers

Good	Fair	Poor	N/A	None
X				





Vegetation is covering the sprinkler control station



The sprinkler time is located in the rear yard near the A/C unit.

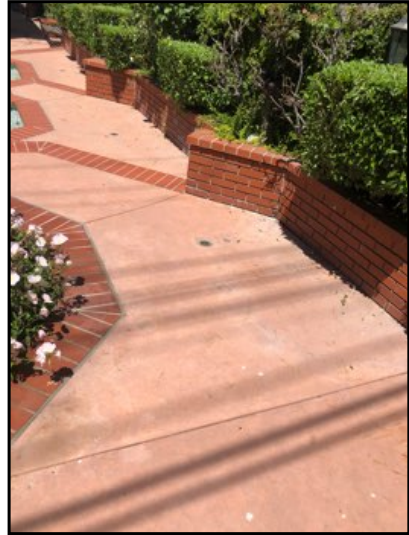
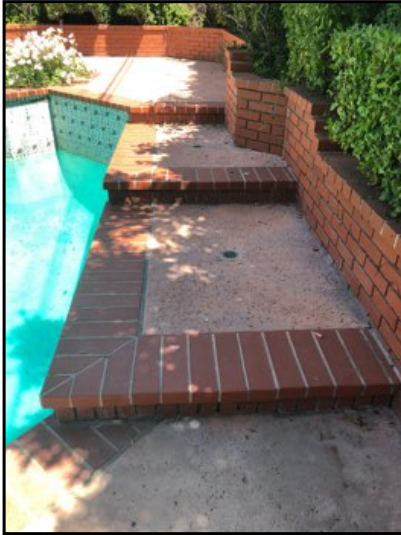
Pool

1. Deck Condition

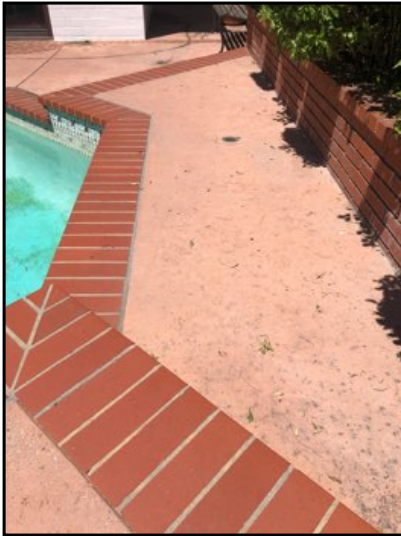
Good	Fair	Poor	N/A	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

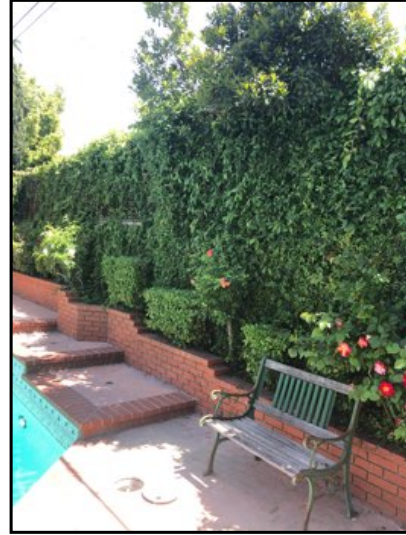


2. Gate & Fence Condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Part of the rear yard fence is missing. There is a fence that acts as a line of diversion so that small children will not enter the pool area. You should have this issue corrected.



Part of the rear yard fence is missing. There is a fence that acts as a line of diversion so that small children will not enter the pool area. You should have this issue corrected.

3. Filter

Good	Fair	Poor	N/A	None
	X			

Observations:

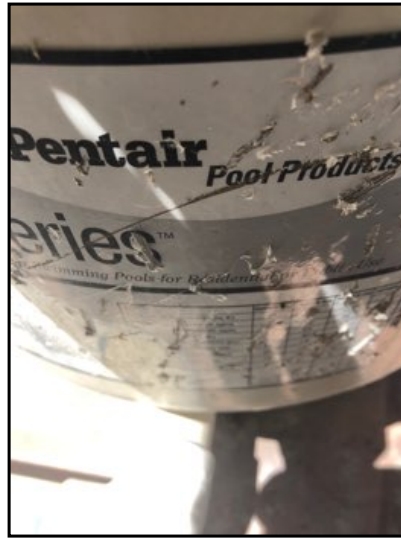
- Diatom. earth filter noted.
- The pool filter appears to be serviceable.



The pool filter appears to be serviceable.



Diatom. earth filter noted.



4. Skimmer and Basket

Good	Fair	Poor	N/A	None
	X			



5. Pool Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Gas.

Observations:

- The pool gas fired heater appears to be serviceable however with the time allotted the inspector was not able to verify the unit worked. Please consult with a pool service company for further evaluation.



The pool gas fired heater appears to be serviceable however with the time allotted the inspector was not able to verify the unit worked. Please consult with a pool service company for further evaluation.



6. Lights

Good	Fair	Poor	N/A	None
X				

Observations:

- The pool light is functional.



The pool light is functional.

7. Pumps

Good	Fair	Poor	N/A	None
	X			

Observations:

- The pool pumps appear to be serviceable. They are on a timer. For further evaluation you should consult with a pool service company.



The pool pumps appear to be serviceable. They are on a timer. For further evaluation you should consult with a pool service company.



8. Jets

Good	Fair	Poor	N/A	None
X				

Observations:

- The spa tub jets are functional.



The spa tub jets are functional.

9. Structure Condition

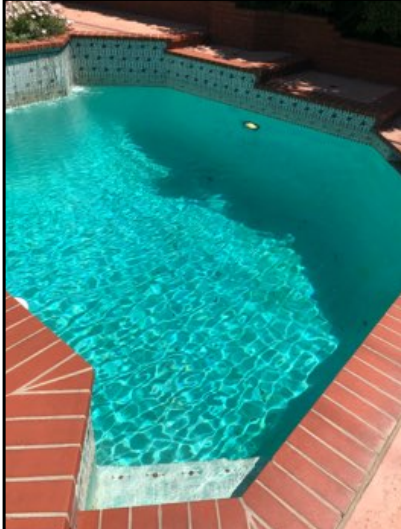
Good	Fair	Poor	N/A	None
X				

Type: below ground

Materials: plaster

Observations:

- Some parts of the pool plaster appears to be stained. You should consult with a pool service company.



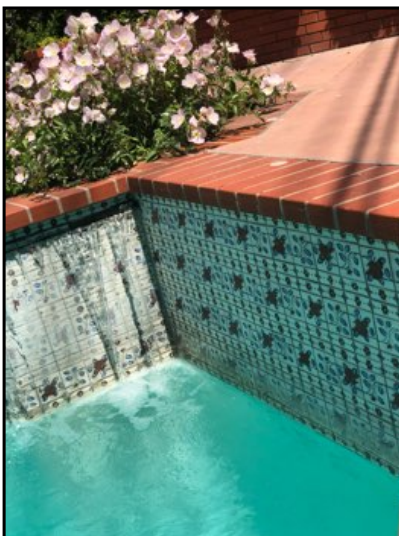


10. Tile

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some parts of the pool tiles are fading.



Some parts of the pool tiles are fading.

11. Water Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• clear



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.