



PROPERTY INSPECTION REPORT

Prepared For: Mr. and Mrs. Buyer

Concerning: **123 Main Street, Anywhere, Texas 75000**

By: Clark Steven Covey

TREC # 20460

8/2/2015

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much

information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical
- receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and
- functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection or a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

If you have any complaint about our inspection, YOU MUST notify us in writing within seven days after you discover any problem, and let us re-inspect before changing the condition, except in emergencies.

YOU AGREE that, to the extent allowed by law, any damages for breach of this contract or report are **LIMITED to the amount of the inspection fee.**

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION.

INSPECTION FEE: \$685.00 FOR HOME, POOL, AND PEST (3RD PARTY) INSPECTION Paid by Credit Card

FOUNDATION INFORMATION

Most major foundation movement can be prevented if the moisture level in the soil supporting your foundation is uniformly maintained. Foundation problems associated with expansive clay are usually caused by a lack of moisture in the soil. As the soil dries, it shrinks and can cause foundation settlement. In some instances, too much moisture in the soil can also cause foundation movement. As the soil absorbs moisture, it expands and can cause foundation upheaval.

Think of the soil as a sponge. Place the sponge under a faucet, and then squeeze the water out. Although a majority of the water is gone, the sponge is still moist to the touch. The ideal condition of the soil around your home is like that sponge - not drippy wet, not bone dry, moist to the touch.

The best way to maintain a consistent moisture level is with a properly regulated automatic sprinkler system. If you are more disciplined than most of us, the same result can be accomplished by placing soaker hoses eighteen inches from the foundation and regulating the water flow to one-fourth inch in height until water is observed standing on the ground. This process should be repeated as often as necessary to maintain the uniform moisture level described above. During hot and dry seasons, the South and West sides may require more watering than the North and East sides, which are shaded and not exposed to as much direct sun. On gabled end or sides of the house, there is no run-off; so more watering will probably be required.

No amount of structural work on a foundation will overcome poor drainage. Surface water, whether from rain or watering, should not be allowed to accumulate around or under your foundation. Proper drainage may require re-contouring the existing grade, placing soil around the perimeter of the foundation, extending downspouts and placing splash blocks to prevent soil erosion or other specifics peculiar to the site. Care should be taken to insure that soil is at least one to two inches below the top of the perimeter grade beams. The soil should be sloped approximately one inch per foot to drain at least eighteen inches from the perimeter of the foundation. Guttering is not necessary where proper drainage is provided. Improper drainage will make it virtually impossible to maintain a consistent moisture level around the entire perimeter of your foundation.

Most flowers and small shrubs do not cause foundation problems. However, trees and large shrubs with shallow root systems can cause foundation problems. These root systems can grow under the foundation, and as they grow in diameter, produce an upheaval. These large trees and plants also remove tremendous amounts of water from the soil. In certain instances, root

severing at the foundation may be recommended. Ideally, trees should be planted far enough away from your home to keep the roots of mature trees away from your foundation.

Summary of Findings

Bedrooms:	4	Bathrooms:	4.5
Year Built:	1998	Square Feet:	3,844
Faces:	Southwest	Weather:	Sunny @ 97°F

Throughout the report, there are multiple items noted as deficient as identified in the [2012 International Residential Code®](#). Safety concerns are noted in **red**. Click on links for more detail and photos. Not all photos taken during the inspection are included with in the report.

SAFETY CONCERNS:

Structural:

- [Doors](#):
 - **Access doors to garages should be self-closing.**
 - **Doors leading to pool require alarms.**
 - **Sliding glass door leading to exterior is a safety hazard in case of fire.**
- [Stairs](#):
 - **Triangular opening must not allow a sphere greater than or equal to 6".**
 - **Upstairs railing slightly loose to floor.**
- [Fireplace](#):
 - **Fireplace hearth extension in Living Room is too short. Fireplaces with openings less than 6 sq. ft. require a minimum of 16".**

Electrical:

- [Branch Circuits, Connected Devices, and Fixtures](#)
 - **Hot & neutral wires reversed in receptacle in Living Room.**
 - **Cut faceplate next to Living Room fireplace.**
 - **Missing GFCI receptacle in lavatory next to smaller garage.**
 - **Missing smoke detector over Living Room.**
 - **Smoke detector next to attic ladder may need battery replacement.**
 - **Open ground on garage GFCI.**

Appliances:

- [Garage Door Operators](#):
 - **Down force needs adjusting.**
 - **Floor sensors are too high – should not be higher than 6" from floor.**
- [Dryer Vent](#):
 - **Dryer vents should not be covered with a screen as it could trap lint and lead to a fire hazard.**

Optional:

- [Pool](#):
 - **Inadequate barrier protection for pool.**
 - **Drains should be at least 3' apart.**

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I. STRUCTURAL SYSTEMS

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A. FOUNDATIONS

Type of Foundation(s): Slab-on-grade

Comments:

- Appears to be functioning as intended.
- Foundation shows evidence of minor movement as evidenced by some brick separation on exterior.
- Post Tensioned Cable ends on East corner need to be sealed.



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B. GRADING AND DRAINAGE

Comments:

- Appears to be functioning as intended.

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C. ROOF COVERING MATERIALS

Type(s) of Roof Covering: Composition Shingles

Viewed From: Walking

Comments:

- Appears to be functioning as intended.
- Missing downspout on upper roof. The large volume of water passing over the lower roof may cause staining and premature wear of the roofing material. Downspouts are much better if continued down to lower gutters rather than discharging onto asphalt roofing.
- Deteriorated sealant on shingles on the North corner of the roof
- Evidence of hail damage to soft metal furnace vent covers
- Build-up of debris around flashing could lead to water penetration – recommend cleaning
- Evidence of pest damage to fascia.



Downspout on upper roof



Deteriorated sealant



Hail damage



Hail damage



Flashing



Pest damage to fascia

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D. ROOF STRUCTURE AND ATTIC

Viewed From: Walking

Approximate Average Depth of Insulation: 10-12"

Approximate Thickness of Vertical Insulation: Less than 4"

Comments:

- Appears to be functioning as intended.
- Evidence of rodent droppings in Northwest attic.
- Installed radiant barrier prevented inspection of all attic components.



Rodent droppings



Radiant barrier



Radiant barrier

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E. WALLS (INTERIOR AND EXTERIOR)

Comments:

- Appears to be functioning as intended.
- Foundation shows evidence of minor movement as evidenced by some brick separation on exterior.
- Deteriorated mortar on Southeast wall.
- Spalling on brick on Northeast wall.
- Evidence of prior damage to wall above front door. Cause unknown.



Minor brick separation



Minor brick separation



Minor brick separation



Deteriorated mortar



Spalling



Prior wall damage

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F. CEILINGS AND FLOORS

Comments:

- Appears to be functioning as intended.
- Nail pops in ceiling of Northeast room off Kitchen



Nail pops

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G. DOORS (INTERIOR AND EXTERIOR)

Comments:

- Appears to be functioning as intended.
- Open and closed all doors. Checked exterior locks.
- **Access doors to garages should be self-closing.**
- Hole for deadbolt to primary garage is not deep enough to allow bolt to fully engage.
- **Doors leading to pool require alarms** (see Pool section for more details)
- **Sliding glass door leading to exterior is a safety hazard in case of fire.** Recommend replacing with swinging door.
- Door handle on Master bathroom door is loose.
- Missing doorstops.



Large garage access door



Deadbolt hole



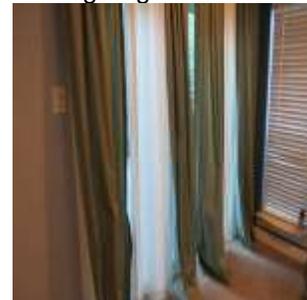
Small garage access door



Door leading to pool



Sliding door



Sliding door

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Bathroom door handle



Missing door stop

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H. WINDOWS

Comments:

- Appears to be functioning as intended.
- Open and closed all windows. Checked locks and screens.
- Thermopane window in Southeast bedroom lost its seal.
- Window in upstairs theater room does not stay open.
- Appears to be evidence of prior water intrusion on upstairs Southeast bedroom window.
- Unable to lock left side of upstairs' window on Southwest side.
- Left side of left window in upstairs' East bedroom difficult to lock.



Thermopane window



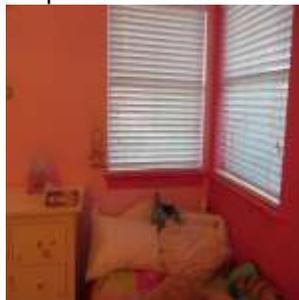
Upstairs theater room



Prior water intrusion



Unable to lock left side



Left side difficult to lock

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I. STAIRWAYS (INTERIOR AND EXTERIOR)

Comments:

- Unable to inspect room below stairs.
- Height of handrail should be between 34"-38".
- **Triangular opening must not allow a sphere greater than or equal to 6".**
- **Upstairs railing slightly loose to floor.**



Room below stairs



Top of railing: 44"



Triangular space 9"



Upstairs railing

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J. FIREPLACES AND CHIMNEYS

Comments:

- Appears to be functioning as intended.
- **Fireplace hearth extension in Living Room is too short. Fireplaces with openings less than 6 sq. ft. require a minimum of 16".**
- Living Room fireplace is wood burning.
- Fireplace in Northeast room (off Kitchen) has gas.



Hearth extension 11"

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K. PORCHES, BALCONIES, DECKS, AND CARPORTS

Comments:

- Cracking in driveway



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L. OTHER

Comments:

- Fence is touching wall. Fences or plants touching walls can allow wood-destroying insects to enter house.



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II. ELECTRICAL SYSTEMS

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A. SERVICE ENTRANCE AND PANELS

Comments:

- Service meter improperly used as a ground.
- Ground wires are incorrectly connected to ground rod. Wires should be on opposite side of acorn clamp from screw.
- Unable to inspect electrical panels due to personal items stored in small garage.



Improper grounding



Acorn clamp



Electrical panels

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B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Type of Wiring: Copper

Comments:

- Exterior light appears to not be sealed adequately.
- Inoperable receptacles in laundry room.
- Loose receptacle in hallway between Kitchen and Dining Room and on upstairs' landing.
- **Hot & neutral wires reversed in receptacle in Living Room**
- **Cut faceplate next to Living Room fireplace.**
- **Missing GFCI receptacle in lavatory next to smaller garage.**
- Inoperable GFCI receptacle in Master closet.
- Inoperable light fixture: Light fixture in the upstairs' landing closet appeared to be inoperable. The bulb may be burnt out, or a problem may exist with the fixture, wiring or switch. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard.
- **Missing smoke detector over Living Room.**
- **Smoke detector next to attic ladder may need battery replacement.**
- **Open ground on garage GFCI.**
- Refrigerators and freezers should not be plugged into GFCI receptacles.
- Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor

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Exterior light water protection



Laundry room



Hallway receptacle



Hot & neutral reversed



Cut faceplate



Missing GFCI



GFCI in Master closet



Upstairs closet



Missing smoke detector



Upstairs smoke detector



Freezer plugged into GFCI



Open ground

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. HEATING EQUIPMENT

Type of Systems: Forced Air

Energy Sources: Gas

Comments:

- Appears to be functioning as intended.
- In accordance with the rules of Texas Real Estate Standards of Practice, the heating and cooling systems were not inspected to determine the proper sizing, quality of materials used in the system, compatibility of the components or efficiency of the systems.
- Workspace in front of heaters is required to be at least 30" deep.
- Passageway to equipment must be solid and a minimum of 22" wide by 30" deep.
- Missing drip leg from furnaces in Southeast attic.
- Improper condensate drain material.
 - Components of the condensate disposal system shall be cast iron, galvanized steel, copper, polybutylene, polyethylene, ABS, CPVC or PVC pipe or tubing. All components shall be selected for the pressure and temperature rating of the installation. Condensate waste and drain line size shall be not less than 3/4-inch (91mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with an approved method. All horizontal sections of drain piping shall be installed in uniform alignment at a uniform slope.



Workspace too narrow



Missing passageway



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B. COOLING EQUIPMENT

Type of Systems: Split Air

Comments:

- Appears to be functioning as intended.
- Large condenser on Southeast wall manufactured Jun 2010
- Small condenser on Southeast wall manufactured Apr 1998
- Plants/shrubs should be kept 18" from the outdoor unit as not to interfere with the system. Shrubs encroaching on condensing unit and should be removed, allow for 18 inches of undisturbed air circulation for proper cooling.
- Refrigerant lines have missing/damaged insulation, which should be repaired.
- Condenser on Northwest wall manufactured Apr 2012
- Condensing unit on Northwest wall out of level and could cause premature wear on compressor and components. Recommend level condensing unit.
- Condenser should not be next to water heater T&P drains as discharge can damage unit.



18" clearance from plants



Deteriorate insulation



Deteriorate insulation



Condensing unit not level



T&P drains too close

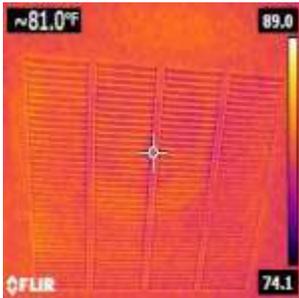
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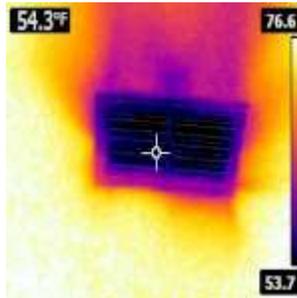
C. DUCT SYSTEMS, CHASES, AND VENTS

Comments:

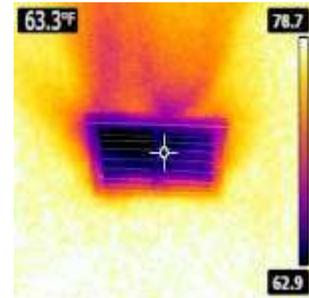
- Output temperature should measure 14°-22° cooler than return air.
- Upstairs return air measured 81.0°F. Output should be 59.0°-67°F and measured 54.3°-63.3°F.
- Return air measured 71.2° & 74.5°F. Output should be 49.2°-60.5°F and measured 50.9°-70.5°F.



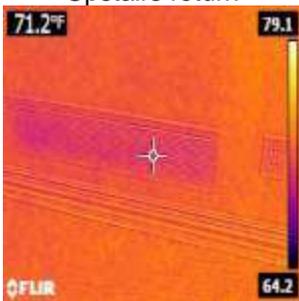
Upstairs return



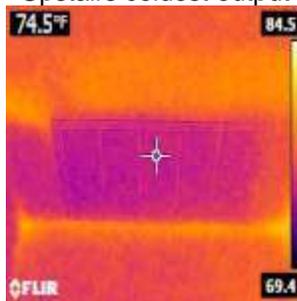
Upstairs coldest output



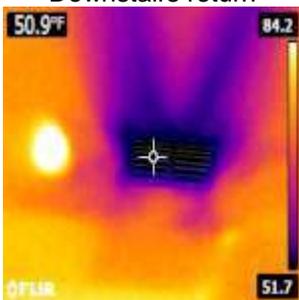
Upstairs warmest output



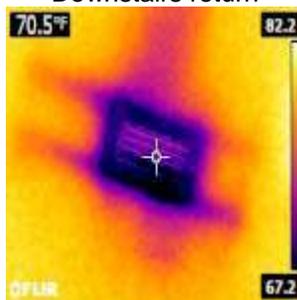
Downstairs return



Downstairs return



Downstairs coldest output



Downstairs warmest output

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IV. PLUMBING SYSTEM

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A. PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Location of water meter: Front yard

Location of main water supply valve: Front yard

Static water pressure reading: 64 psi

Comments:

- Vegetable sprayer should not be allowed to remain in used water as contaminants can reenter potable water supply.
- Shower diverter in downstairs Southeast bathroom does not disengage when water is turned off.



Vegetable sprayer



Shower diverter

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B. DRAINS, WASTES, AND VENTS

Comments:

- Sewer cleanout on Southeast side has insufficient clearance. 12" clearance required for pipes less than 3".
- Missing stopper in laundry room.
- Commodes loose to floor.
- Evidence of prior water damage to upstairs vanity.
- Upstairs commode emits sewer gas. Recommend licensed plumber for further evaluation.



Sewer cleanout



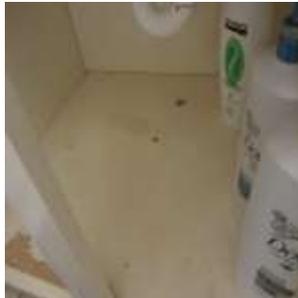
Sewer cleanout



Laundry room



Loose commode



Prior water damage



Sewer gas smell

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C. WATER HEATING EQUIPMENT

Energy Source: Electric

Capacity: 50 gallons

Comments:

- Three water heaters (one in Northwest attic and two in Southeast attic)
- Minimum of 30" workspace in front of water heater required with a minimum 24" wide solid passage floor to equipment.
- Galvanic corrosion noted to connectors.



Galvanic corrosion



Galvanic corrosion



Galvanic corrosion

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D. HYDRO-MASSAGE THERAPY EQUIPMENT

Comments:

- No access panel
- No GFCI override
- Slow drain



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V. APPLIANCES

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A. DISHWASHERS

Comments:

- Ran through a normal cycle.

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B. FOOD WASTE DISPOSERS

Comments:

- Appears to be functioning as intended.

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C. RANGE HOOD AND EXHAUST SYSTEMS

Comments:

- Appears to be functioning as intended.

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D. RANGES, COOKTOPS, AND OVENS

Comments:

- Appears to be functioning as intended.
- Electric ovens
- Gas range
- Oven variance should be +/- 25°. Both ovens were heated to 350°F and heat slightly higher than accepted norms.
- Upper oven registered at 378°F.
- Lower oven heated and tested approximately 45 minutes later, registered at 381°F.
- Upper oven needs cleaning.



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E. MICROWAVE OVENS

Comments:

- Appears to be functioning as intended.

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F. MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

Comments:

- Appears to be functioning as intended.

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G. GARAGE DOOR OPERATORS

Comments:

- Appears to be functioning as intended.
- Remotes are not tested.
- **Downforce needs adjusting.**
- **Floor sensors are too high – should not be higher than 6” from floor.**
- Unable to fully inspect single-car garage due to personal belongings.



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H. DRYER EXHAUST SYSTEMS

Comments:

- **Dryer vents should not be covered with a screen as it could trap lint and lead to a fire hazard.**



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VI. OPTIONAL SYSTEMS

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A. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

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B. SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

Comments:

- Appears to be an in-ground gunite pool
- Filter: Diatomaceous Earth (DE) model FN5P 60, manufactured Jun 2001
- DE filter should read between 5-20 psi.
- Gas Heater: Purex Triton MiniMax model 400. It appears the heater pilot light was not lit. Unable to test. Heater exhaust should not terminate below soffit/eave vents.
- Pool drain(s): Two anti-vortex covers approximately 2' apart. **Drains should be at least 3' apart.**
- Pool sweep: Polaris Vac Sweep
- Spa drain(s): Two anti-vortex covers approximately 1' apart.
- **Inadequate barrier protection for pool.** See [fence and door requirements](#).
- Minor separation between decking and coping.
- Decorative rock is cracked.
- Recommend licensed pool company further evaluate and repair necessary components.



Latch too low



Latch too low



Gate too high



Deck & coping separation



Deck & coping separation



Decorative rock cracked

I	NI	NP	D
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DE filter guage



Possible leak



Missing alarms

<input type="checkbox"/>	<input type="checkbox"/>	NP	<input type="checkbox"/>
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C. OUTBUILDINGS

<input type="checkbox"/>	<input type="checkbox"/>	NP	<input type="checkbox"/>
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D. PRIVATE WATER WELLS (A COLIFORM ANALYSIS IS RECOMMENDED.)

<input type="checkbox"/>	<input type="checkbox"/>	NP	<input type="checkbox"/>
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E. PRIVATE SEWAGE DISPOSAL (SEPTIC) SYSTEMS

<input type="checkbox"/>	NI	<input type="checkbox"/>	<input type="checkbox"/>
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F. OTHER – GAS

Comments:

- Outdoor gas-fed fire pit and outdoor gas grill were not lit, though inspector tested for gas leaks. None noted at this time.



I	NI	NP	D
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Pool Fences:

1. The top of the barrier must be at least forty-eight inches (48") above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between the grade and the bottom of the barrier must be two inches (2") measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to four inches (4") when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than forty-five inches (45") apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, are prohibited.

Exceptions:

- a) When the top surface of any horizontally run member is at least 45 degrees, when measured from the horizontal, such members are not required to be at least forty-five inches (45") apart.
- b) When the barrier is an existing fence located adjacent to private property, horizontal members that are less than forty-five inches (45") apart are not required to be placed on the pool side of the barrier.

2. Opening in the barrier must NOT allow the passage of a one and three-quarter inch (1-3/4") diameter sphere.

Exceptions:

- a) When vertical spacing between such openings is forty-five inches (45") or more, the opening size may be increased such that the passage of a four inches (4") diameter sphere is not allowed.
- b) For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to four inches (4") when the distance between the tops of horizontal members is forty-five inches (45") or more.

3. Chain link fences used as the barrier must not allow the passage of a 2-1/4" diameter sphere.

4. Access gates must comply with the requirements of Items 1-3 listed above. Pedestrian access gates shall have a self-latching, self-closing device. The self-latching device will be located 54" from the bottom of the gate.

- a) The release mechanism must be located on the pool side of the barrier at least 3" below the top of the gate, AND
- b) The gate and barrier must have no opening greater than 1/2" within 18" of the release mechanism.

5. Pedestrian gates must swing *AWAY* from the pool. Any gates other than pedestrian access gates must be equipped with lockable hardware or padlocks and must remain locked **at all times** when not in use.

6. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or steps, then:

- a) The ladder or steps must be capable of being secured, locked or removed to prevent access, OR
- b) The ladder or steps must be surrounded by a barrier which meets the requirements of Items 1-4.
- c) When the ladder or steps are secured, locked or removed, any opening created must be protected by a barrier complying with Items 1-4.

I	NI	NP	D
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Access doors:

All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal house-hold activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door.