



RESIDENTIAL INSPECTION REPORT

21134 Stoney Haven Dr
Katy, TX 77449

Inspector
Jim Biles
TREC #23588
(281) 484-8318
office@inspectorteam.com



Agent
Brooke Franke
Keller Williams Hou Preferred
(281) 570-5231
brookesellshouston@gmail.com



PROPERTY INSPECTION REPORT

Prepared For: Zachary Lydon

(Name of Clients)

Concerning: 21134 Stoney Haven Dr, Katy, TX 77449

(Address or Other Identification of Inspected Property)

By: Jim Biles - TREC #23588

(Name and License Number of Inspector)

03/26/2021 3:00 pm

(Date)

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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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 for 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 license holders 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

Type of Building: Attached, Single Family

Access provided by:: Supra

In Attendance: Buyer

Occupancy: Vacant

Weather Conditions: Clear, Dry

Temperature (approximate): 79 Fahrenheit (F)

Thank you for choosing Bryan & Bryan Inspections

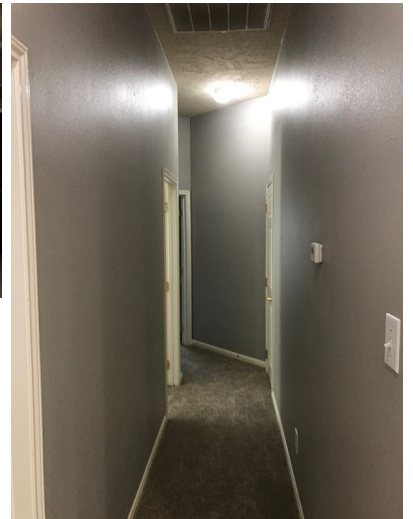
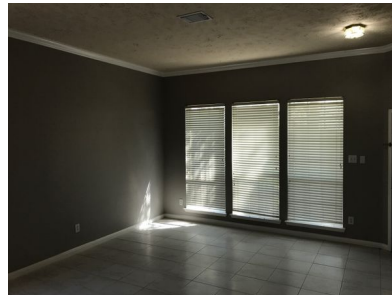
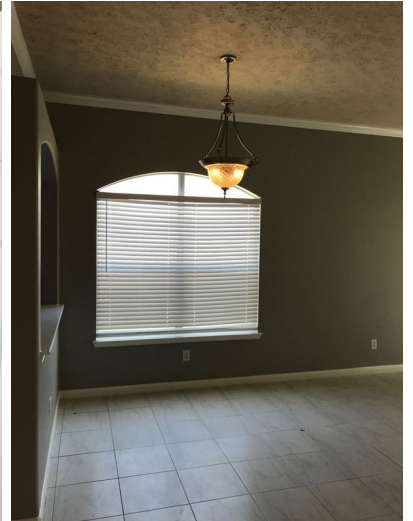
Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this web-page includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

General Photos of Interior:



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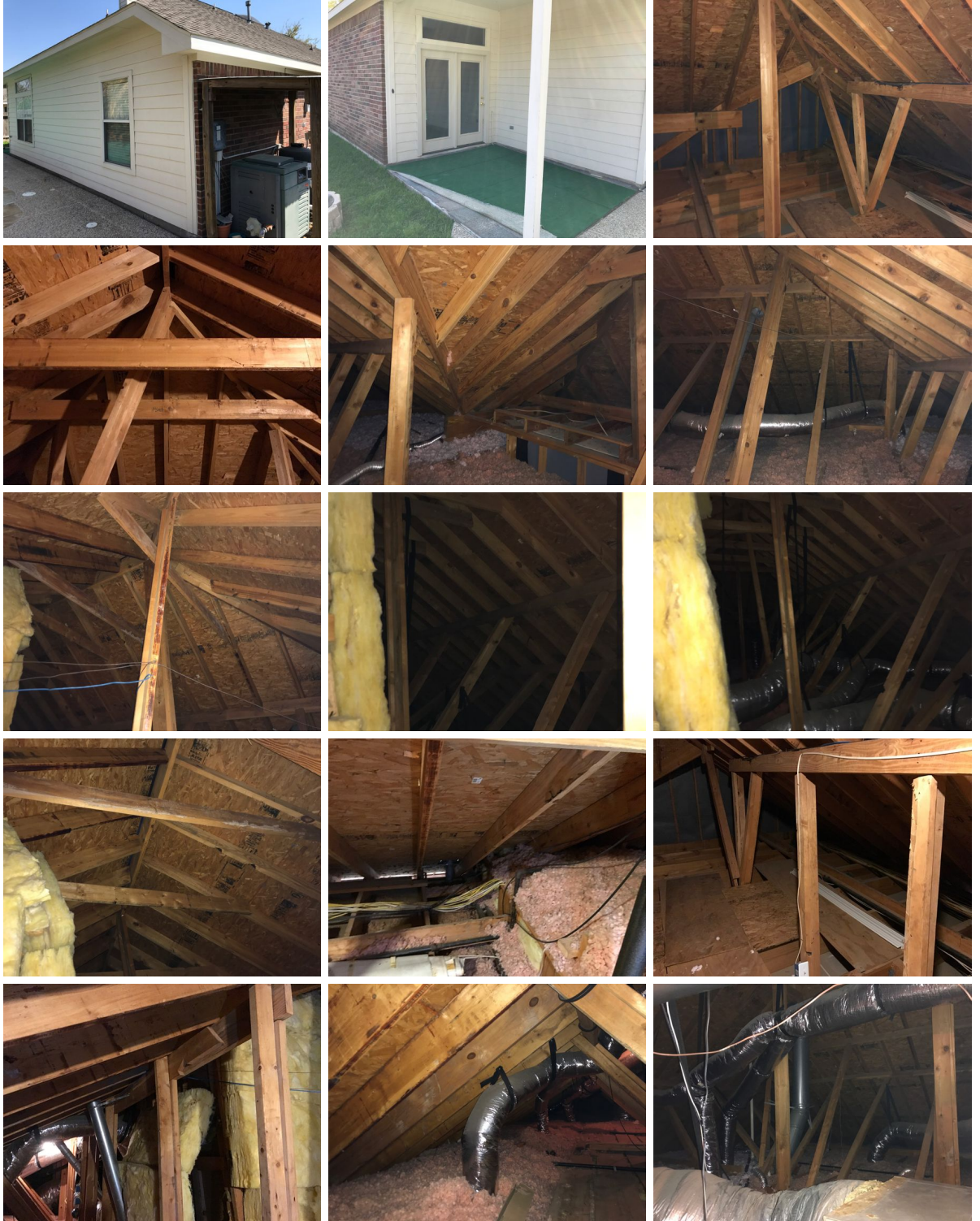


General Photos of Structure:



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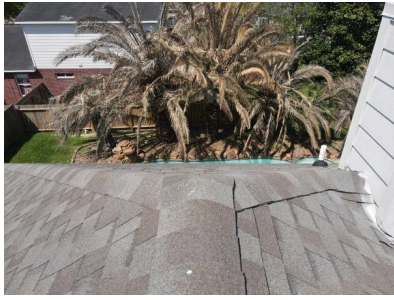
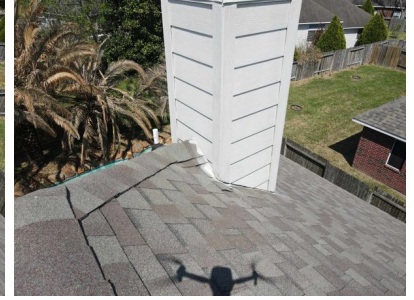


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General Photos of Roof Covering:



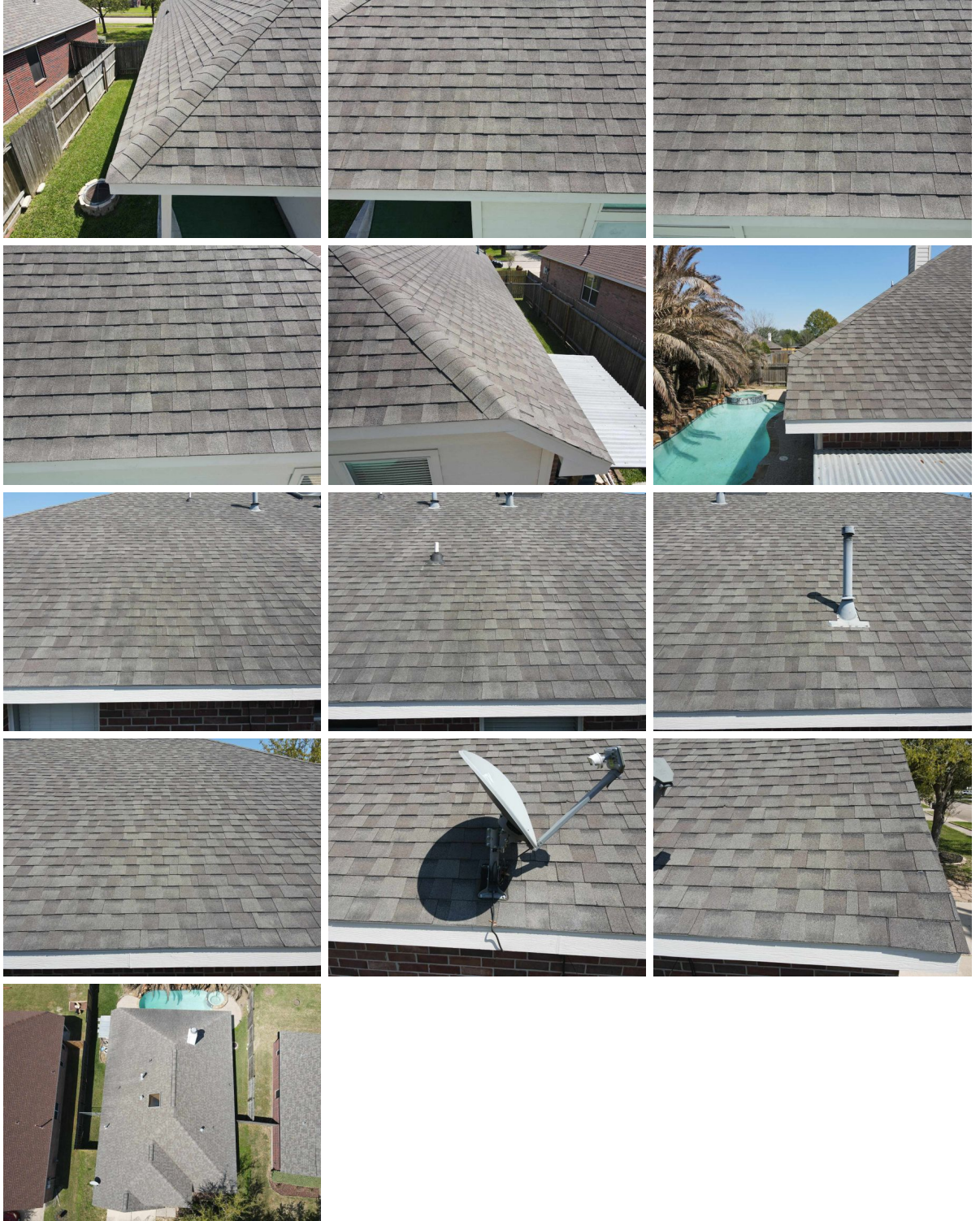
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General Photos of Fireplaces:

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A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Foundation Inspected with Digital Level:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's OPINION, indicated any need for invasive repairs to the foundation.



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1: Slab: Minor Surface Irregularities

Maintenance Item/Note

Note: These conditions are typically cosmetic and not associated with structural movement.

Recommendation: Recommend monitoring.



For Example: right side

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Drone

Roof fastening not verified:

The roof fastening method was not verified as determining this may cause damage to the roofing material.

Decking under Satellite Dish:

The inspector unable to verify the condition of roof decking material under the mounted satellite dish(es).

1: Satellite Dish(es) on Roof

Recommendation

Satellite dish(es) mounted to the roof. The inspector was unable to determine the condition of the roofing materials underneath. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



Left Side

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I NI NP D

D. Roof Structure and Attic

Viewed From: Decked areas of attic

Approximate Average Depth of Insulation: 14 Inches

Comments:

Attic Access Method: Pull down ladder(s)

Type of Attic/Roof Ventillation: Soffit vent, Ridge vent

Type of Insulation Material: Blown Fiberglass



Only accessible areas were entered:

Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

1: Pulldown stairs/ladder: Not fire rated in garage

🚫 **Recommendation**

The pull-down attic ladder located in the garage was not fire-rated **Note:** This is a newer building standard.

Recommendation: Contact a qualified professional.



2: Insulation: Fallen wall insulation

🚫 **Recommendation**

Fallen wall insulation should be re-hung or replaced if needed. Remedy as needed.

Recommendation: Contact a qualified insulation contractor.

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E. Walls (Interior and Exterior)

Comments:

Fresh Paint:

Fresh paint and new finishes can hide defects from the inspector.

1: Exterior: Seal Wall Fixtures

[🔧 Maintenance Item/Note](#)

All Exterior Wall Penetrations -

Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

Note: Modern building practices recommend sealing around components that are mounted on or pass through the exterior wall to limit moisture intrusion.

Recommendation: Recommended DIY Project



For Example: rear patio



For Example: rear patio



For Example: at garage door

2: Exterior Masonry: Rusted Lintels

[🔴 Recommendation](#)

Rusted lintels were present at the time of inspection.

Recommendation: Contact a qualified masonry professional.

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For Example: Front side



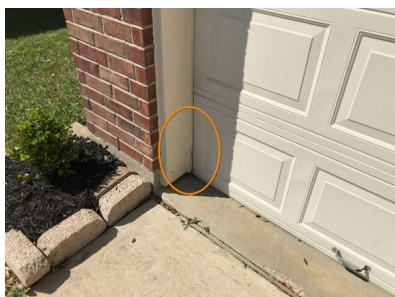
For Example: at front patio

3: Exterior-Fascia/soffits/eaves/siding : Evidence of Wood Rot

🚫 Recommendation

Wood rot/deterioration was observed. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



For Example: add garage door

4: Debris up against exterior wall

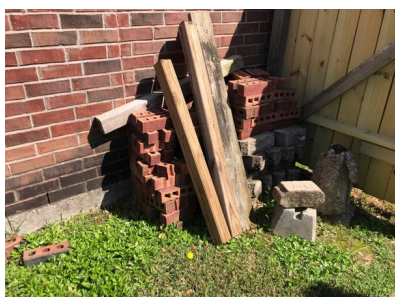
🚫 Recommendation

Debris up against exterior wall

Debris can retain moisture, it can also hide the entrance of wood destroying insect's

Recommend storing debris away from structure

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ F. Ceilings and Floors

Comments:

1: Flooring: Tiles Cracked/Chipped

🚫 Recommendation

Floor tiles were cracked or chipped.

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Recommendation: Contact a qualified professional.



For Example: Front dining area

G. Doors (Interior and Exterior)

Comments:

1: Door: Damaged

🚫 Recommendation

Evaluated and remedy as needed

Recommendation: Contact a qualified door repair/installation contractor.



For Example: Front door

2: Garage Door into Living Space: Self-Closing Mechanism not Present/Operable

🚫 Recommendation

Entry door between the garage and living space should have a functioning self-closing mechanism.

Recommendation: Contact a qualified professional.



Garage

H. Windows

Comments:

Dirty Glazing:

Dirty glazing limited the visual inspection of one or more windows.

1: Cracked/Broken Glass Panes

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Recommendation

Cracked or broken glass panes were present. Remedy as needed.

Recommendation: Contact a qualified window repair/installation contractor.



For Example: Front living room

2: Evidence of a Failed Seal

Recommendation

Multiple Locations

Observed condensation between the window panes, which indicates a potentially failed seal. Evaluation and remediation by a window professional as necessary.

Recommendation: Contact a qualified window repair/installation contractor.



For Example: right side



For Example: right side



For Example: Front living room windows



For Example: Master bedroom

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

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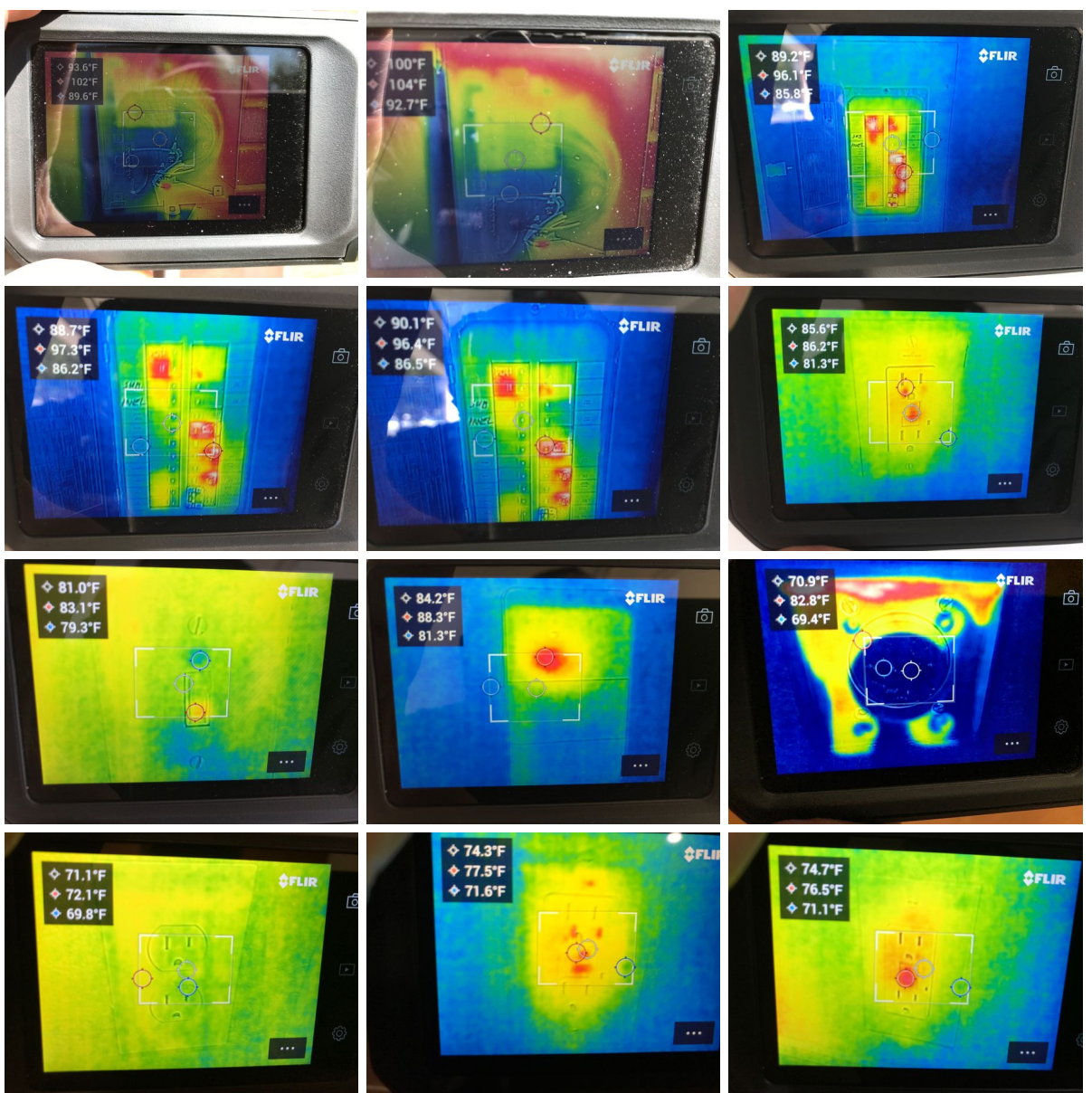
II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



Pool sub panel

General Infrared Photos of Distribution Panel(s):

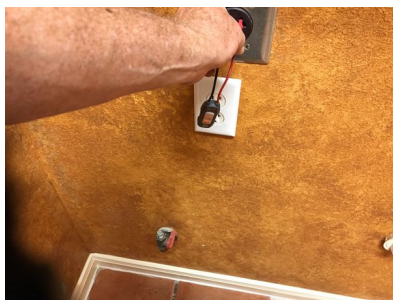


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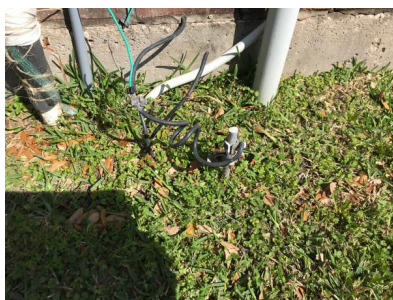
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General Photos of 220V Outlets:



General Photos of Grounding System(s):



A. Service Entrance and Panels

Comments:

Main disconnect/service box type and location: Breakers - garage

Service entrance cable location: Underground (cable material type not visible), Aluminum

Service size: 125 Amps

Unable to Verify Copper Water Line Bonding:

1: Double Lugged Neutral Wires

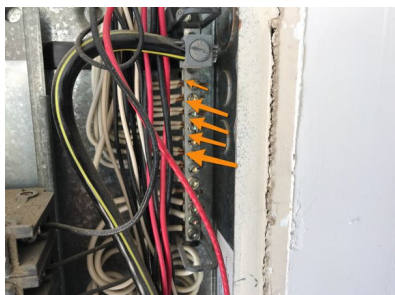
⚠️ Recommendation

Double lugged neutral wires were on the neutral bus bar inside the distribution panel. One neutral wire per lug is recommended. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.

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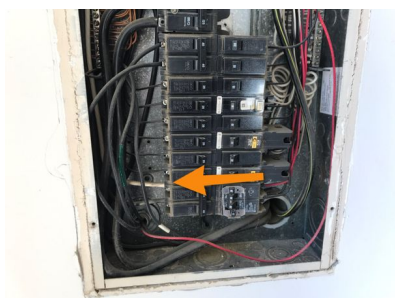


2: White Wires Not Marked

🚫 Recommendation

White wires connected to breakers are not marked with black or red electrical tape to indicate that they are "hot". Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



3: Missing Knockouts

⚠️ Safety Hazard

Safety "knockouts" were missing from the panel cover. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1: Receptacles: GFCI Does Not Trip or Reset as Designed

⚠️ Safety Hazard

Recommendation: Contact a qualified professional.

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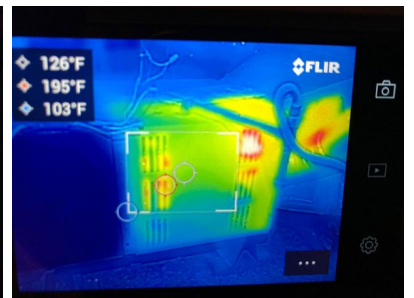
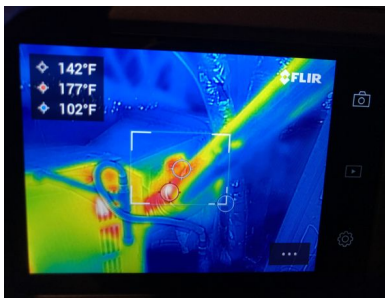
For Example: Master bathroom

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:



General Infrared Photos of HVAC Equipment:



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A. Heating Equipment

Type of System: Forced Air, Furnace

Energy Source: Gas

Comments:

Heating System was Functioning:

The Heating System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.

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Note: Routine service due to age:

Note: Due to age of the furnace, routine maintenance is recommended.

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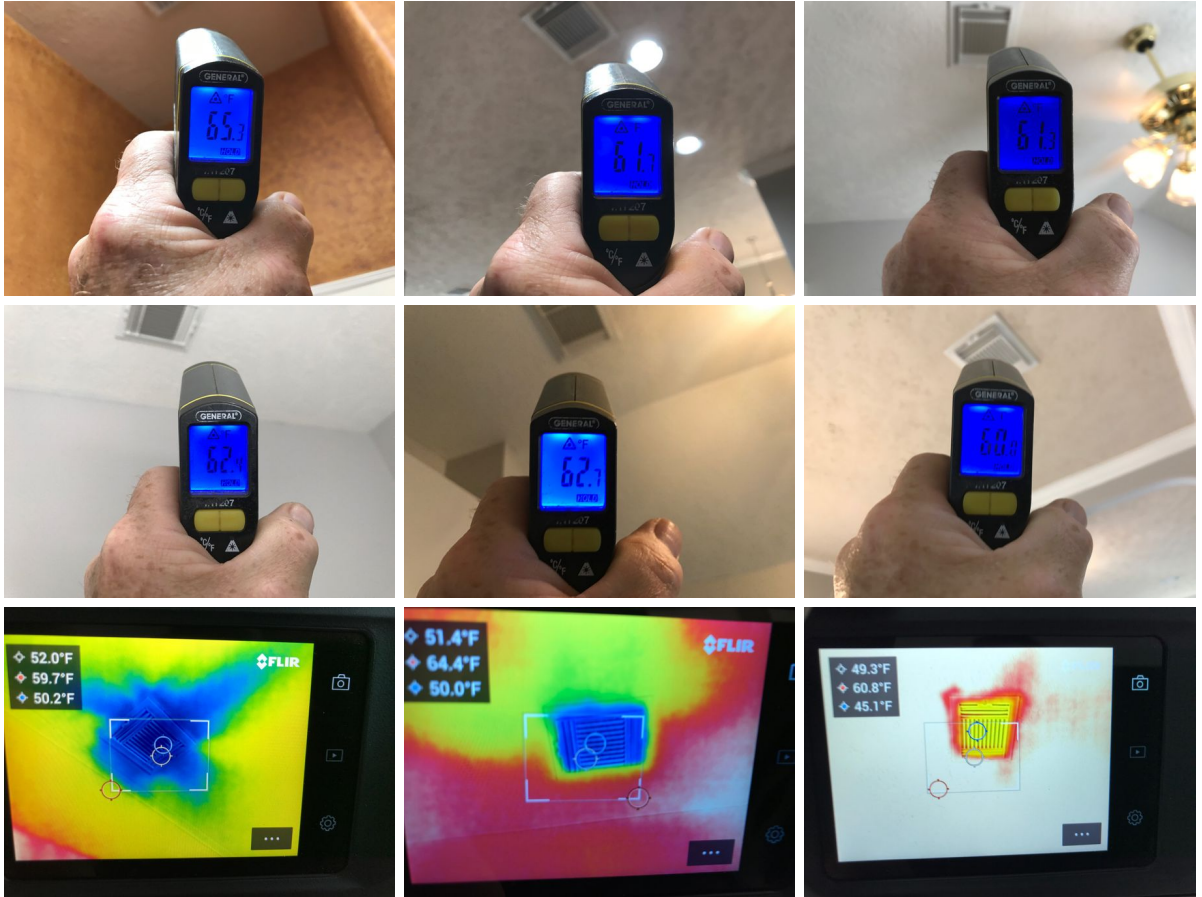
B. Cooling Equipment

Type of System: Central Air Conditioner

Comments:

Older Equipment: Cooling:

Note: Operation of the unit shows the unit was cooling at the time of the inspection. Due to the age of the system, routine maintenance should be considered.



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Temperature difference (delta) - First Floor: 5°

Temperature difference (delta) - Second Floor: Not present

No access to internal coils:

There was no removable panel cover to provide viewing access to the internal evaporator coils.

1: Functionality: Failed to Produce Cold Air

🚫 Recommendation

The air conditioner was functional but did not adequately produce cold air. Evaluation and remediation by a licensed HVAC contractor is recommended.

Recommendation: Contact a qualified HVAC professional.

2: Condenser: Insulation Missing or Damaged on Refrigerant Lines

🚫 Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Remedy as needed.

Recommendation: Contact a qualified HVAC professional.

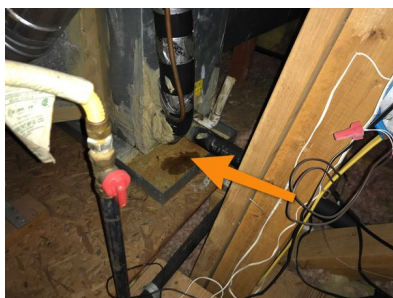


3: Condensate system: Rusted Emergency pan

🚫 Recommendation

The emergency overflow pan is rusted. Further evaluation by an HVAC professional is recommended.

Recommendation: Contact a qualified HVAC professional.



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C. Duct System, Chases, and Vents

Comments:

1: Filter: Requires Replacement

🚫 **Recommendation**

The furnace filter may have been beyond its expected lifespan. Replacement is recommended.

Recommendation: Recommended DIY Project



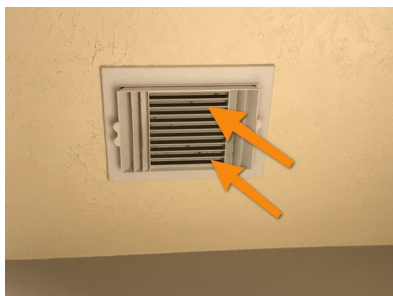
2: Visible substance observed on Supply Register

🚫 **Recommendation**

A dark substance was observed on an air supply register in the home. Servicing and cleaning of the system by a qualified HVAC contractor is recommended, as this can be a result of excessive water vapor/humidity in the conditioned air.

Unless otherwise contracted, the Inspector does not test these areas to determine the presence of microbial growth.

Recommendation: Contact a qualified HVAC professional.



For Example: Master bathroom

3: Return Air System: Dust or Debris In Chase

🚫 **Recommendation**

Dust particles can clog cooling coils and may lead to coil corrosion over time. Proper cleaning and evaluation of the return air shaft, ducts, and coils is recommended.

Recommendation: Contact a qualified HVAC professional.

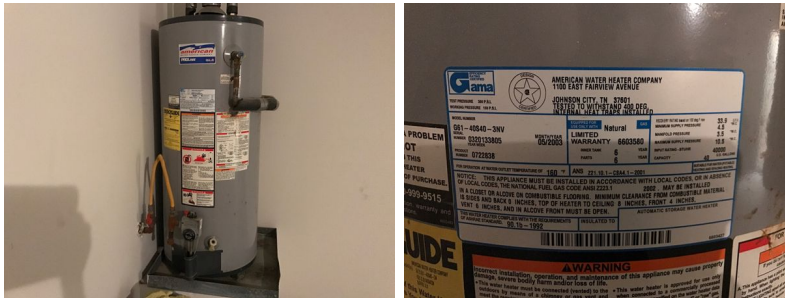
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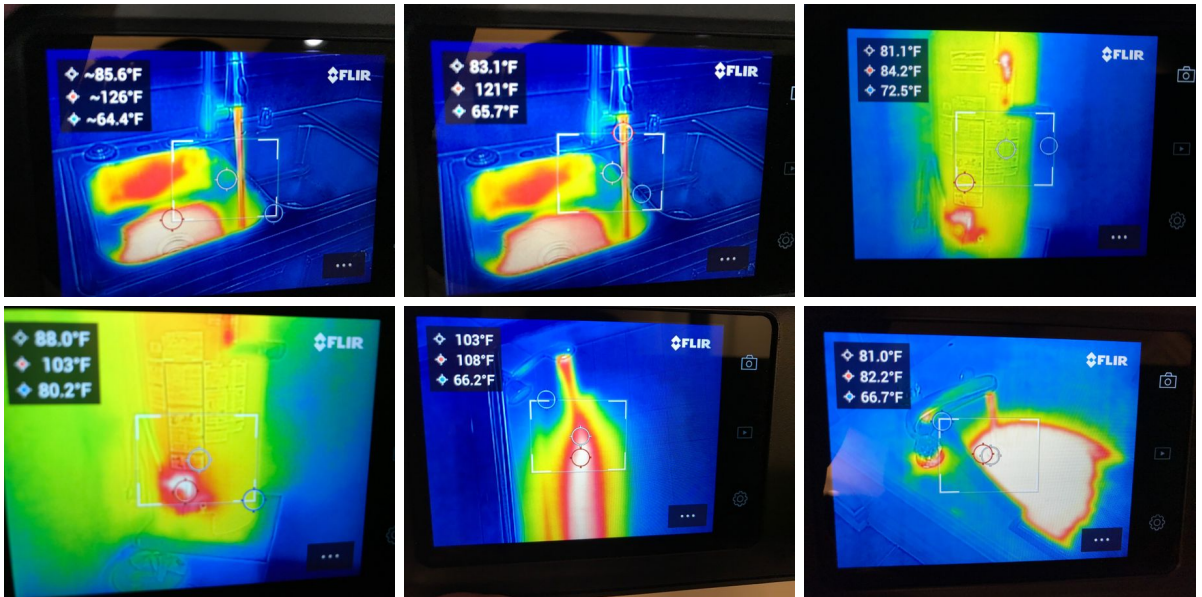


IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:



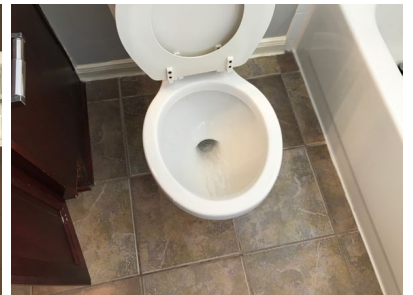
General Infrared Photos of Water Heating Equipment:



General Photos of Plumbing Fixtures:

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General Photos of Gas Meter(s):



General Photos of Drain Lines:

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A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street

Location of main water supply valve: Exterior Wall - Left Side



Static water pressure reading: 65 psi



Comments:

Plumbing in Vacant Houses:

It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

1: Shower: Door Missing/Damaged Seal

➔ Recommendation

The seal (also known as a gasket or floor sweep) at the shower door was missing or damaged. Remedy as needed.

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Recommendation: Contact a qualified professional.



For Example: Master bathroom

B. Drains, Wastes, & Vents

Comments:

1: Note: Evidence of Previous Leak

[Maintenance Item/Note](#)

Note: Evidence of a previous leak was noted under the sink. No leaking occurred at time of inspection and the area remained dry.

Recommendation: Recommend monitoring.



Hall Bathroom

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons

Comments:

Location: Garage

1: TPR Valve Note: Replacement may be needed

[Maintenance Item/Note](#)

The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. The inspector does not test TPR valves due to safety hazard or possible damage to unit.

Recommendation: Contact a qualified professional.

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D. Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

General Photos of Dishwasher:



General Photos of Food Waste Disposer:



General Photos of Range Hood/Exhaust Systems:

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General Photos of Ranges, Cooktops, and Ovens:



General Photos of Microwave Oven:



General Photos of Garage Door Operator(s):



General Photos of Dryer Exhaust Systems:



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A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

Exhaust Hood Type: Vented

D. Ranges, Cooktops, and Ovens

Comments:



Range/Oven Energy Source: Gas

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

VI. OPTIONAL SYSTEMS

B. Swimming Pools, Spas, Hot Tubs, and Equipment

General Photos of Pool/Spa/Equipment:



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Pool and Spa Safety Information::
Pool and Spa Safety Information:

For up to date pool safety recommendations go to the following:

[Pool Safety](#)

and

[Red Cross Pool Safety](#)

and

[Pool Safety Guidelines](#)

and

[Barrier Guidelines](#)

Type of Construction:: Inground Pool and Spa



I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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Comments:

Interior Finish Material:: Plaster/Gunite



Coping Type:: Stone



Decking Type:: Pebble stone



Drain Type(s):: Anti-vortex Drain Covers, Multiple Drains, Anti-Entrapment Drains



Pool Barriers:: Perimeter Yard Fencing -

All pool fencing should be a minimum of 60 inches with the latch a minimum of 54 inches off the grade. Gates should be self-closing and self-latching and open away from the pool/spa area.

Fill Valve Type:: Not found

Filtering Components:: Skimmer

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I	NI	NP	D
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Filtration Type:: Cartridge



Pump Types:: Standard, Booster



Water Treatment:: Standard Chlorine

Spa Jets:: Jets were operational, Booster Pump, Air Blower (bubbler)

Heating Type:: Natural Gas Heater



Automatic Pool Cleaner: Not present

Control(s):: Spa Side Control -

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I NI NP D

We recommend verifying equipment with seller.

Circuit Breaker Location(s):: Sub panel

GFCI Protection: At Equipment Area

Equipment Bonding:: Pump(s)



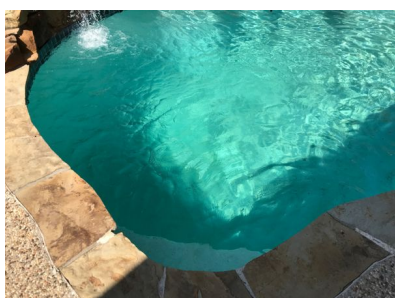
Electric Controls:: Spa Side Remote

Wiring Type:: Watertight Flexible Conduit



Dark/Cloudy Water:

Discolored, dark, or cloudy water in the swimming pool/spa prevents visible inspection of the swimming pool/spa lights and surface materials. The inspector can re-inspect the lights when the water discoloration is remedied (a trip fee may apply).



Heater not tested: Control not operational, No power -
Conditions were present that, in the inspector's reasonable judgement, prevented operation of the pool heater.

Heater Size:

Proper size of heater and required BTU's for any particular pool/spa is not within the scope of this inspection.

No leak testing:

Pool leak testing is not within the scope of this inspection.

Purifying Devices:

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I	NI	NP	D
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Operation of chlorinated or salt water purification systems are not within the scope of this pool inspection.

Tested manual mode only:

The swimming pool/spa control panels/timers were operated in the manual mode only. Remote controls were not operated.

Valves not operated:

Valves were not operated due to possible equipment damage

1: All Equipment Needs to Be Evaluated.

🚫 Recommendation

Due to observed deficiencies, all pool equipment should be evaluated by a Pool/Spa Contractor.

Recommendation: Contact a qualified Swimming Pool Contractor

2: Automatic Pool Cleaner

🚫 Recommendation

The automatic pool cleaner was not located. This may be an issue with the unit itself or with the pump. Further evaluation is recommended.

Recommendation: Contact a qualified Swimming Pool Contractor

3: Bonding Connection Missing

🚫 Recommendation

A bonding connection is missing at the pool equipment.

Recommendation: Contact a qualified electrical contractor.



Heater is not connected to bonding

4: Door Alarms Are Not Installed.

🚫 Recommendation

All doors that lead to the pool area should be protected with door alarms unless separate pool fencing is installed.

Recommendation: Contact a qualified Swimming Pool Contractor

5: No Pool Fencing

⚠️ Safety Hazard

The pool area is not fenced in. Evaluate and remedy as needed.

Recommendation: Contact a qualified Swimming Pool Contractor

6: No Wall Diving

🚫 Recommendation

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The raised wall above the pool surface is not designed for diving as the pool depth may not be adequate. These areas should be monitored to prevent injury.

Recommendation: Contact a qualified professional.

7: Inadequate Perimeter Gates

🚫 Recommendation

The perimeter gates that provide access to the pool/spa area should be self-closing, self-latching, and open away from the pool area.

Recommendation: Contact a qualified professional.



8: Spa Light Not Functional

🚫 Recommendation

A pool light was not working. Repair or replace as needed and verify GFCI protection.

Recommendation: Contact a qualified Swimming Pool Contractor

9: PVC Piping Not Painted

🚫 Recommendation

PVC piping was not painted. PVC can be damaged by sunlight and should be painted or coated for UV protection.

Recommendation: Contact a handyman or DIY project



10: Spa Side Remote Inoperable

🚫 Recommendation

The spa side remote control panel was not working and should be repaired or replaced.

Recommendation: Contact a qualified Swimming Pool Contractor

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I	NI	NP	D
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11: Surface Defects Present

🔴 Recommendation

Visible defects were noted on the pool surface material. Contact a qualified swimming pool repair company if resurfacing estimates are desired.

Recommendation: Contact a qualified Swimming Pool Contractor



12: Pool Heater Not Operational

🔴 Recommendation

The pool heater was not operational. Evaluation and remediation by a swimming pool/spa contractor is recommended.

Recommendation: Contact a qualified Swimming Pool Contractor

13: Pool Surface: Normal Wear

🔵 Maintenance Item/Note

Pool surface show signs of normal wear consistent with the age of the pool surface.

Recommendation: Contact a qualified professional.

14: Efflorescence on tile

🔴 Recommendation

Recommendation: Contact a qualified professional.

