



RESIDENTIAL INSPECTION

703 Excalibur Ct
Friendswood TX 77546



Inspector

Glenn Featherston

TREC Professional Inspector, license # 24662

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Agent

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PROPERTY INSPECTION REPORT

Prepared For: Scott McReynolds
(Name of Clients)

Concerning: 703 Excalibur Ct, Friendswood TX 77546
(Address or Other Identification of Inspected Property)

Glenn Featherston - TREC Professional Inspector, license #
By: 24662 11/06/2021 9:00 am
(Name and License Number of Inspector) (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

In Attendance: None

Temperature (approximate): 46 Fahrenheit (F)

Occupancy: Occupied, Furnished

Style: Contemporary

Type of Building: Single Family

Weather Conditions: Clear

Access provided by:: Entry door code

Storage Items/Occupied Home:

The home was occupied at the time of the inspection. Inspector does not move occupant items for inspection.

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

I NI NP D

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Performance Opinion: Function as intended with Some Deficiencies:

Some deficiencies were noted, but they do not appear to be adversely affecting the performance of the foundation, nor do they indicate the need for invasive action.

Foundation inspected with digital level:

Multiple points of the foundation were measured with an electronic digital measurement tool. At the time of the inspection the measured areas did not indicate any variations that in this inspector's opinion indicated any need for invasive repairs to the foundation.

1: Foundation Cracks - Minor

 Maintenance Item

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

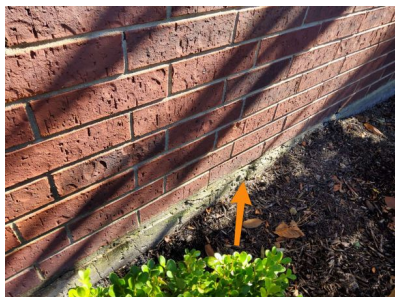
[Here is an informational article](#) on foundation cracks.



Front of house

2: General damage

 Recommendation



Right side of house

3: Vegetation covering foundation

 Recommendation

Recommendation: Contact a handyman or DIY project

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B. Grading and Drainage

Comments:

1: Uneven/Cracked Driveway

🚫 Recommendation

Uneven/cracked surfaces can be a tripping hazard.

Recommendation: Contact a qualified professional.

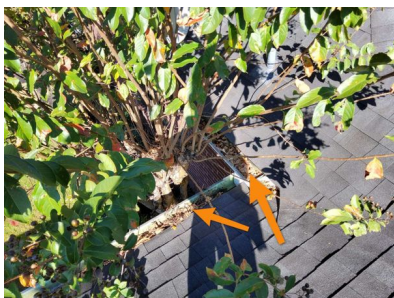


2: Clogged Gutters and Downspouts

🚫 Recommendation

Clear debris from gutters and downspouts. Clogged gutters and downspouts can prevent water drainage and cause damage to the home.

Recommendation: Contact a handyman or DIY project



Back of house

3: Mulch covering foundation

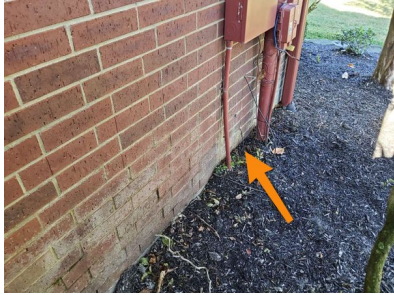
🚫 Recommendation

Recommend mulch be lowered

Recommendation: Contact a handyman or DIY project

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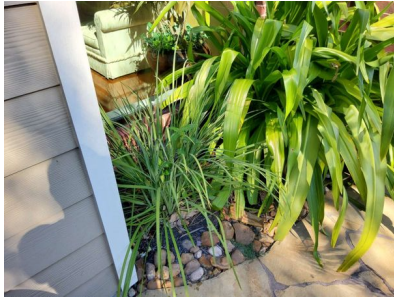
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Right side of house



Back of house



Back of house

4: Cracking on concrete

🔴 Recommendation

Recommendation: Contact a qualified professional.

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C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Binoculars, Ladder, Walking the roof surface, Ground

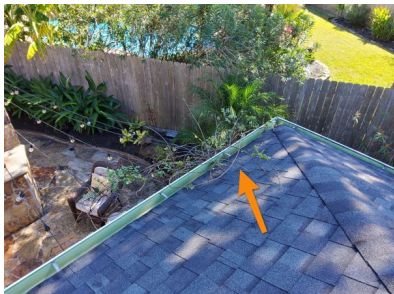
Comments:

1: Tree Limbs on/near roof

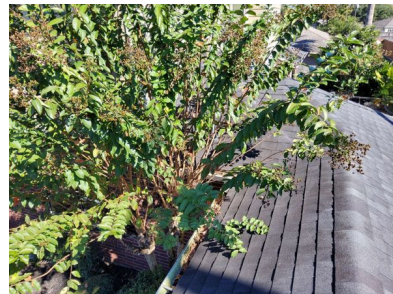
🔴 Recommendation

Tree limbs that are in contact with roof or hanging near roof should be trimmed to prevent damage to the roofing materials.

Recommendation: Contact a handyman or DIY project



Pool house



Garage walkway



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Left side of house

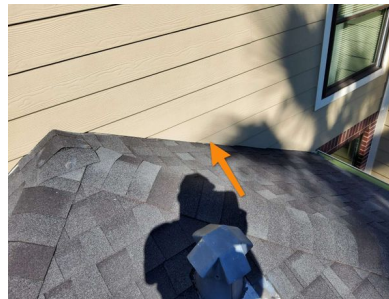
2: Improper gap between roof covering and siding

🔴 Recommendation

Recommendation: Contact a qualified professional.



Back of house



Back of house



Left side of house



Left side of house

☒ ☐ ☐ ☒ **D. Roof Structures & Attics**

Viewed From: Decked area of attic, Attic access hatch

Approximate Average Depth of Insulation: 8 Inches

Comments:

Type of attic/roof ventilation: Ridge and soffit vents

Type of Insulation Material: Blown fiberglass

1: Pulldown stairs damaged

🔴 Recommendation

Pulldown stairs were damaged.

Recommendation: Contact a handyman or DIY project

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2: Damaged rafter

🚫 Recommendation

Damaged rafter was observed.

Recommendation: Contact a qualified professional.



Garage attic

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:

1: Cracks - Major

🚫 Recommendation

Major cracking observed in wall structure. This could be from moisture intrusion at the structure and/or soil movement. Recommend a qualified structural engineer evaluate and advise on course of action.

Recommendation: Contact a qualified structural engineer.



Outside kitchen

2: Cracks - Minor

🚫 Recommendation

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.

Recommendation: Contact a handyman or DIY project

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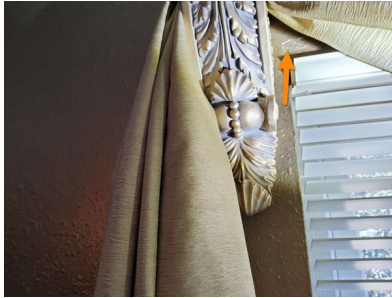
Kitchen



Right side of house



Master Bathroom



Gamer room

3: Exterior Masonry deterioration

🚫 Recommendation

There was deteriorated brick/masonry.

Recommendation: Contact a qualified professional.



Right side of house

4: Exterior foliage too close

🚫 Recommendation

Foliage too close to siding materials can cause moisture buildup and deterioration.

Recommendation: Contact a handyman or DIY project



Pool house



Pool house



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

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Left side of house

5: Exterior trim loose, damaged, or missing

🔴 Recommendation

Areas of the trim were loose, missing, or damaged.

Recommendation: Contact a handyman or DIY project



Left side of house

F. Ceilings and Floors

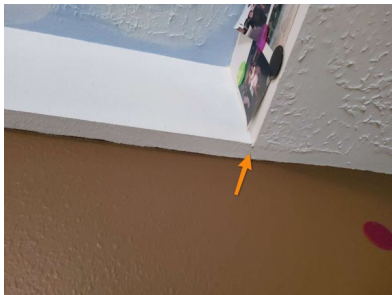
Comments:

1: Ceiling - Minor Damage

🔴 Recommendation

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

Recommendation: Contact a qualified drywall contractor.



Upstairs Bedroom



Gameroom closet

2: Cracked flooring tiles

🔵 Maintenance Item

Minor cracking of floor tiles was observed during the inspection.

Recommendation: Contact a handyman or DIY project

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I	NI	NP	D
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Breakfast room

3: Signs of previous moisture intrusion

🚫 Recommendation

Recommendation: Contact a qualified professional.



Upstairs Bedroom closet

4: Upstairs floors squeaky

🚫 Recommendation

Recommendation: Contact a qualified professional.

5: Trim separation at ceiling

🚫 Recommendation

Recommendation: Contact a handyman or DIY project



Gameroom

G. Doors (Interior and Exterior)

Comments:

1: Door Doesn't Latch

🚫 Recommendation

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a qualified handyman.

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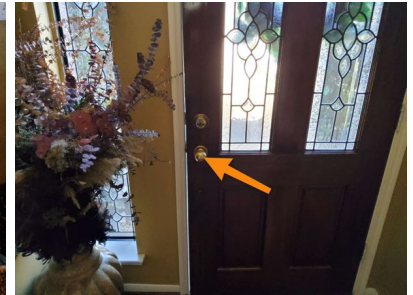
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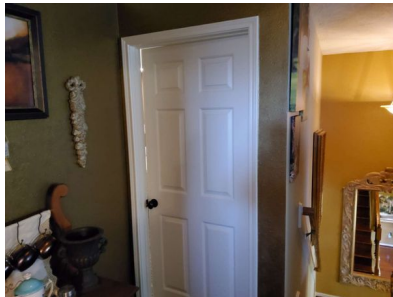
Laundry room



Rear entry



Front entry



Upstairs Bedroom

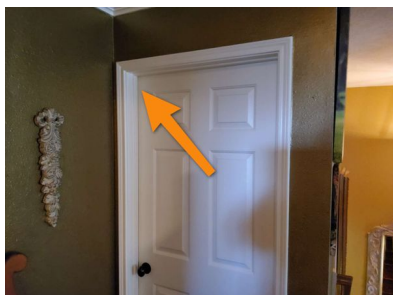
2: Door Sticks

🔴 Recommendation

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation: Recommended DIY Project



Upstairs Bedroom

3: Missing door stops

🔴 Recommendation

One or more missing door stops were observed.

Recommendation: Contact a handyman or DIY project

4: Garage door locking mechanism present with automatic garage door opener

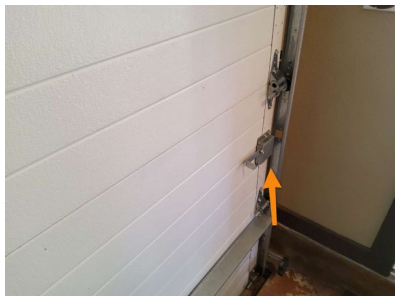
🔴 Recommendation

Garage door locks should be removed or disabled when an automatic garage door opener is installed.

Recommendation: Contact a handyman or DIY project

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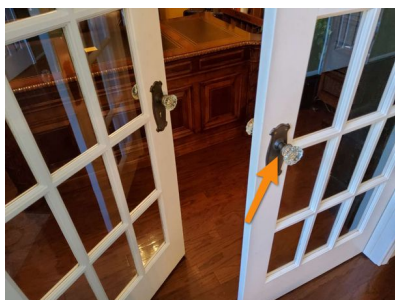
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5: Door knob loose

🔴 Recommendation

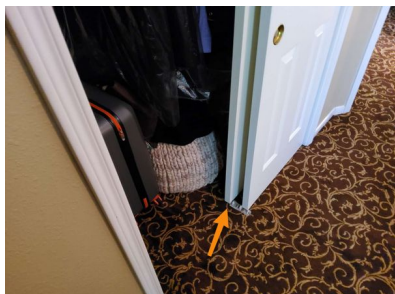
Recommendation: Contact a handyman or DIY project



6: Door off track

🔴 Recommendation

Recommendation: Contact a handyman or DIY project



Upstairs Bedroom

H. Windows

Comments:

1: Missing Screen(s)

🔴 Recommendation

One or more windows are missing a screen. Recommend replacement.

Recommendation: Contact a handyman or DIY project

2: Trim damaged

🔴 Recommendation

Trim around the windows was either damaged or missing.

Recommendation: Contact a qualified professional.

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Right side of house

3: Sill height too low

▲Safety Hazard

Current building standards require any window with an exterior sill height of 72" or greater to have a minimum interior sill height of 24".

Recommendation: Contact a qualified professional.



Gameroom

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

1: No clip on damper

➔Recommendation

Typically when gas logs are present, a safety clip must be installed on the damper to prevent it from fully closing.

Recommendation: Contact a handyman or DIY project

K. Porches, Balconies, Decks, and Carports

Comments:

1: Cracked Exterior Floor

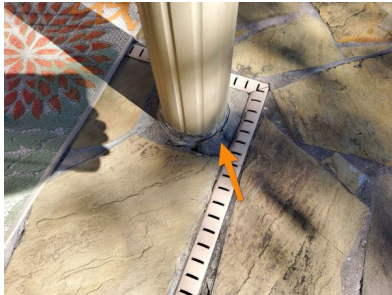
➔Recommendation

Porch or balcony exterior flooring shows signs of foundation cracking. Recommend a concrete contractor evaluate and repair.

Recommendation: Contact a qualified concrete contractor.

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Back of house

2: Beam not centered on columns

🚫 Recommendation

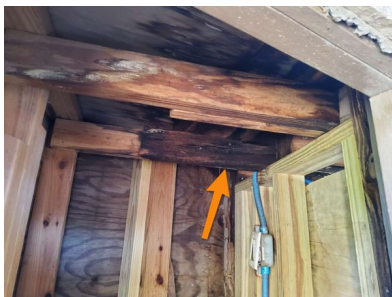
Recommendation: Contact a qualified professional.



3: Sights of previous fire damage

🚫 Recommendation

Recommendation: Contact a qualified professional.



Outside kitchen

4: Rotted wood

🚫 Recommendation

Recommendation: Contact a qualified professional.

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

I NI NP D



Outside kitchen



Outside kitchen

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

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Service entrance cable location: Underground, Copper

Service size: 200 amps

Main disconnect/service box type and location: Breakers on exterior wall

Comments:

1: Panel Missing Labels

🚫 Recommendation

Electrical panel does not have labels. Recommend a licensed electrician test and properly label all switches.

Recommendation: Contact a qualified electrical contractor.



2: Wire sheathing not removed

🚫 Recommendation

No more than 2' of wire sheathing should extend into panel. Recommend a licensed electrician evaluate and repair.

Recommendation: Contact a qualified electrical contractor.



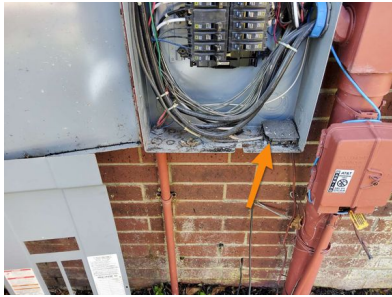
3: Breaker not mounted to bus

🚫 Recommendation

Recommendation: Contact a qualified electrical contractor.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

1: Cover Plates Damaged

🚫 Recommendation

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation: Contact a handyman or DIY project



Right side of house

2: Open Junction Box

🚫 Recommendation

Open junction box observed. Recommend concealing or replacing.

Recommendation: Recommended DIY Project



Garage attic

3: Open ground at outlets

🚫 Recommendation

Recommend a licensed electrician evaluate and repair.

Recommendation: Contact a qualified electrical contractor.

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I	NI	NP	D
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Right side of house

4: Light globe damaged or missing

🚫 Recommendation

Missing/damaged light globe was observed.

Recommendation: Contact a handyman or DIY project



Upstairs Bedroom closet

5: All wet and damp areas are not protected by gfci

🚫 Recommendation

Recommendation: Contact a qualified electrical contractor.

6: Outlet shows signs of arching

🚫 Recommendation

Recommendation: Contact a qualified electrical contractor.



Kitchen

7: Smoke detector not present in all sleeping rooms, outside each sleeping area, and in common area of house

🚫 Recommendation

Recommendation: Contact a qualified professional.

8: Electrical lines in gutter

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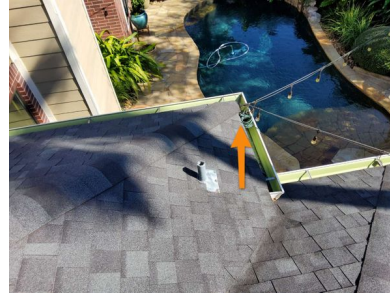
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🚫 Recommendation

Recommendation: Contact a qualified professional.



Garage walkway



Back of house

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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central HVAC

Energy Sources: Natural Gas

Comments:

1: Needs Servicing/Cleaning

🚫 Recommendation

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

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

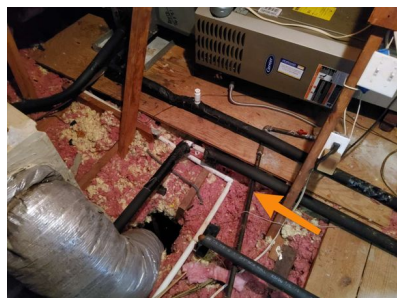
Recommendation: Contact a qualified HVAC professional.

2: No sediment trap on gas piping

🚫 Recommendation

Sediment traps help prevent debris in gas line from entering and damaging equipment.

Recommendation: Contact a qualified HVAC professional.



B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:

Temperature difference 1st floor:

19 degrees

Temperature difference 2nd floor:

18 degrees

1: Heavy foliage

🚫 Recommendation

Heavy foliage should be removed from around condensing unit.

Recommendation: Contact a handyman or DIY project

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

I NI NP D



2: Drain pan rusted

🚫 Recommendation

The drain pan was rusted.

Recommendation: Contact a handyman or DIY project



3: Evaporator coils dirty

🚫 Recommendation

The evaporator coils were dirty. Recommend licensed HVAC contractor evaluate.

Recommendation: Contact a qualified HVAC professional.



4: Evaporator cabinet shows signs of rust

🚫 Recommendation

Recommendation: Contact a qualified HVAC professional.

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

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5: Expansion valve shows signs of rust

🔴 Recommendation

Recommendation: Contact a qualified HVAC professional.



C. Duct System, Chases, and Vents

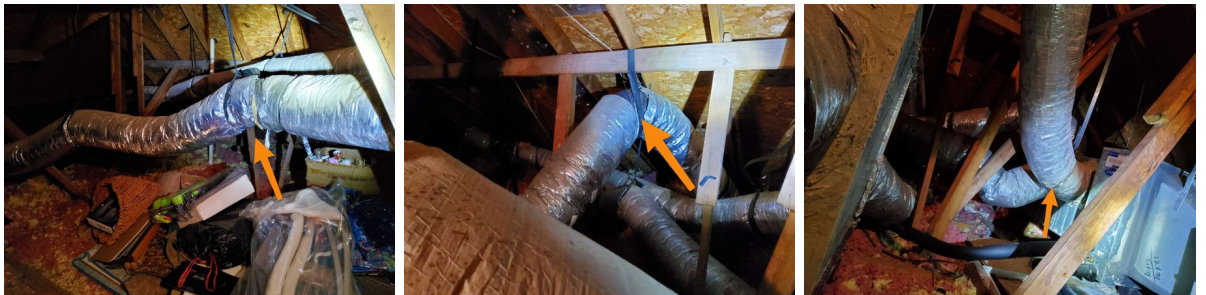
Comments:

1: Duct Damaged

🔴 Recommendation

Air supply duct was damaged. Recommend a licensed HVAC contractor evaluate and repair.

Recommendation: Contact a qualified HVAC professional.



2: Ducts on attic floor

🔴 Recommendation

Sections of ducting was resting on attic floor.

Recommendation: Contact a handyman or DIY project

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I NI NP D

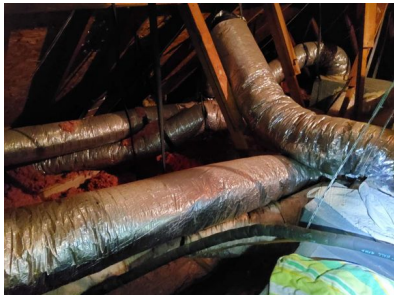


3: Ducts resting on each other

🔴 Recommendation

Ducts were resting on each other. This can result in condensation forming between the two sections of ductwork.

Recommendation: Contact a handyman or DIY project



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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front yard near street

Location of Main Water Supply Valve : Exterior wall - Right side

Static Water Pressure Reading: 45 psi

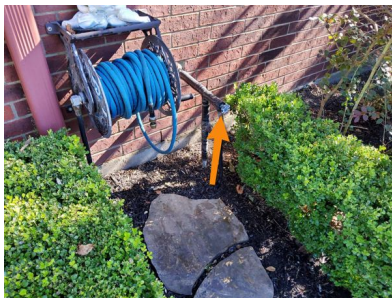
Comments:

1: Hose bibb missing backflow prevention

🚫 Recommendation

Hose bibb missing backflow protection, These devices help prevent contamination of potable water.

Recommendation: Contact a handyman or DIY project

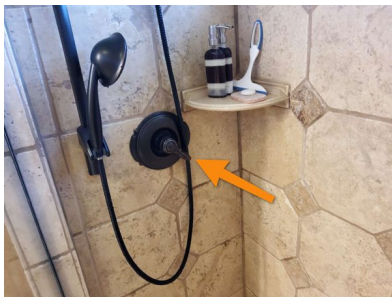


2: Diverter valve not functioning properly

🚫 Recommendation

Water did not completely stop coming out of the spout after the shower diverter was activated.

Recommendation: Contact a handyman or DIY project

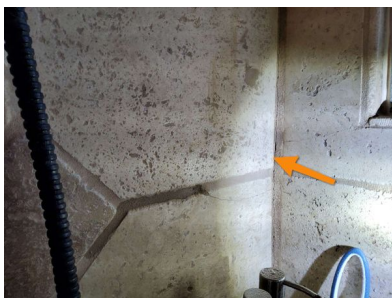


Upstairs bathroom

3: Shower caulk missing/deteriorated

🚫 Recommendation

Recommendation: Contact a handyman or DIY project



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

I	NI	NP	D
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Upstairs bathroom

4: Supply piping missing handles

🚫 Recommendation

Recommendation: Contact a handyman or DIY project



5: Tub caulk missing/deteriorated

🚫 Recommendation

Recommendation: Contact a handyman or DIY project

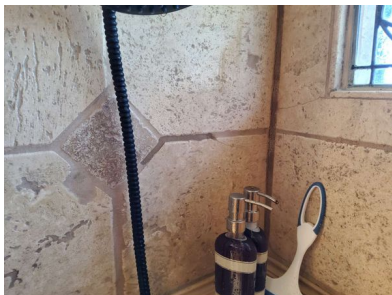


Master Bathroom

6: Tile cracked

🚫 Recommendation

Recommendation: Contact a qualified professional.



Upstairs bathroom



Upstairs bathroom

B. Drains, Wastes, & Vents

Comments:

1: Drain pipe leaking

🚫 Recommendation

Drain was leaking at the time of the inspection.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D
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Kitchen

C. Water Heating Equipment

Energy Sources: Gas

Water Heater Capacity: 50 Gallons

Water Heater Location: Attic

Comments:

1: Annual Maintenance Flush Needed

🚫 **Recommendation**

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help.](#)

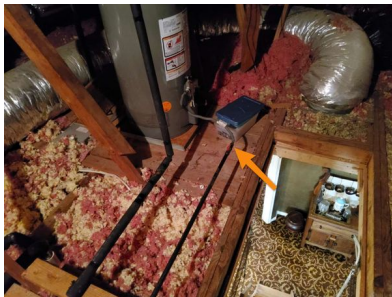
Recommendation: Contact a qualified plumbing contractor.

2: Gas water heater missing sediment trap

🚫 **Recommendation**

Sediment traps on gas lines help prevent sediment in the gas line from entering and causing damage to gas fired equipment.

Recommendation: Contact a qualified plumbing contractor.



3: Overflow pan rusted

🚫 **Recommendation**

Recommendation: Contact a handyman or DIY project

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

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D. Hydro-Massage Therapy Equipment

Comments:

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

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

1: No anti siphon loop

🚫 Recommendation

Recommendation: Contact a handyman or DIY project



B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

Exhaust hood type: Vented

D. Ranges, Cooktops, and Ovens

Range/oven energy source: Gas, Electric oven

Comments:

E. Microwave Ovens

Comments:

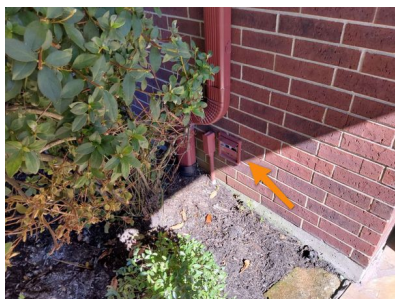
F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Missing/damaged vent cover

🚫 Recommendation

Recommendation: Contact a handyman or DIY project



Right side of house

2: Missing exhaust fans

🚫 Recommendation

Half bath

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

I	NI	NP	D
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Current building standards recommend exhaust fans be installed if no openable windows are present in the bathroom.

Recommendation: Contact a qualified professional.

3: Vent duct terminates in attic

🔴 Recommendation

Bathroom exhaust should terminate to the exterior of the home.

Recommendation: Contact a handyman or DIY project



4: Vent damaged

🔴 Recommendation

Recommendation: Contact a handyman or DIY project



G. Garage Door Operators
Comments:

H. Dryer Exhaust Systems
Comments:

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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

Type of Construction: Pool

Comments:

1: Not enough overhead clearance to electrical components

🚫 Recommendation

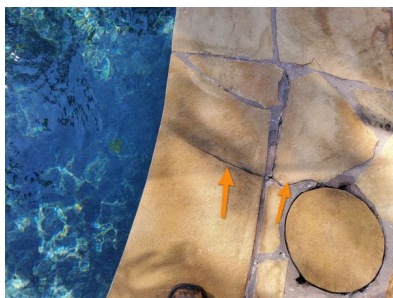
Recommendation: Contact a handyman or DIY project



2: Minor cracks in coping and deck

🚫 Recommendation

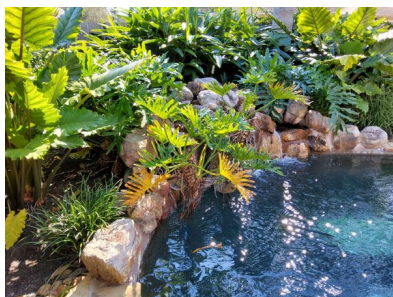
Recommendation: Contact a qualified professional.



3: Vegetation growing on water fall

🚫 Recommendation

Recommendation: Contact a qualified professional.



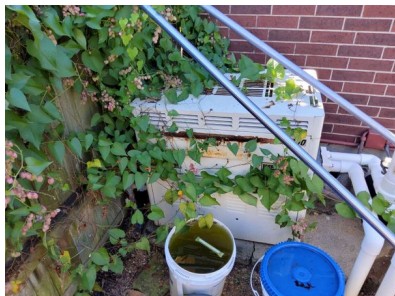
4: Heater shows signs of rust

🚫 Recommendation

Recommendation: Contact a qualified professional.

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

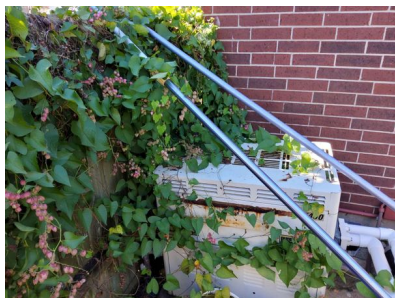
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5: Vegetation covering heater

🚫 Recommendation

Recommendation: Contact a handyman or DIY project



6: Pump leaking

🚫 Recommendation

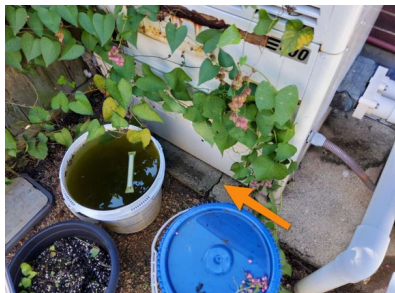
Recommendation: Contact a qualified professional.



7: Equipment pad cracked

🚫 Recommendation

Recommendation: Contact a qualified professional.



8: Equipment pad damaged

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

I NI NP D

🔴Recommendation

Recommendation: Contact a qualified professional.



9: No alarm on back door

🔴Safety Hazard

When pool is installed in back yard back door should alarm when opened.

Recommendation: Contact a qualified professional.

10: Pool access gate is not self closing/self latching

🔴Safety Hazard

All pool access gates should be self closing and self latching.

Recommendation: Contact a qualified professional.