



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



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INSPECTION SERVICE



CONVENIENT | EFFICIENT &
BOOKINGS | INSPECTIONS
FAST REPORTS

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WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE

SAMPLE REPORT

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

The age of the home, as reported by the buyers agent, was said to be ten to fifteen years old.

The home was situated on a level lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation.



- The large tree roots located in the right side should be evaluated and if possible have the roots (or tree) removed by a licensed tree removal company.



The approximate temperature at the time of the inspection was 55 to 60 degrees Fahrenheit, and the weather was sunny and clear. The utilities were on at the time of the inspection.

There was a concrete walkway leading to a concrete front entry way in the front of the home. There were no visual defects observed in the walkway or the front entry way.



The inspected property consisted of a two story wood-framed structure with stucco and stone siding that was occupied at the time of the inspection. There were no visual defects on the visual portions of the siding.



TREES AND SHRUBS

Trees and shrubs should be trimmed back/cut away from the home and roof. Debris from trees and shrubs hold moisture and can prematurely wear out the siding and roof covering.



- There were tree branches / shrubs in contact with the home and roof on the front back and sides of the home. There were no debris on the roof. Debris from trees & shrubs can hold moisture and can prematurely wear out the siding and roof covering.



DRIVEWAY

There was a concrete driveway in the front of the home which led to the garages. There were no visual defects observed in the driveway.

HomeTeam recommends that standard cracks in the concrete walkways, driveway, porch/stoop and patio should be sealed to keep water out to prevent further damage.



GARAGE

The attached garage was designed for four cars with access provided by four roll up doors. The concrete garage floor was in good condition. There were no visual defects observed in the garage and garage door(s).

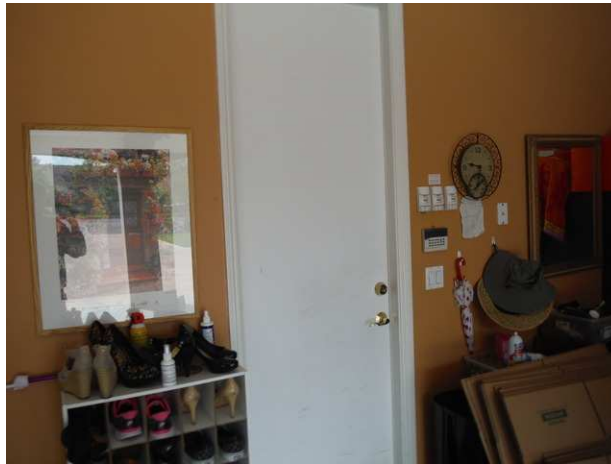


The Lift Master brand electric garage door openers and the automatic safety reverses were tested. There were no defects observed in the garage door openers.



FIRE DOOR

The self closing fire rated door located at the garage and fire wall of the home did properly close. If the self closing door does not close properly tightening the spring loaded hinge should be done to maintain the integrity of the fire door.



PATIO

There was a concrete patio located in the back of the home. There were no visual defects observed to the patio.



PATIO COVER

There was an open framework over the patio. There were no visual defects observed on the patio cover or its supports.



ROOF CEMENT CLAY TILES

The roof was a hip and valley design covered with cement tiles. Observation of the roof surfaces and flashing was performed from the roof top and from ground level with the aid of binoculars. the age of the roof was approximately ten to fifteen years. There was one layer of tiles on the roof at the time of the inspection. The roof tiles were in the first half of their useful life. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were minor visual defects detected on the exterior of the roof.



- There are a few loose tiles observed on the front left and rear of the roof at the time of the inspection



front level guest room



left side



rear right



pool house

CHIMNEY CHASE

There were two flue chases. Observation of the chases exterior was made from the ground, with the aid of binoculars and from the rooftop. There were no visual defects observed on the exterior.



GUTTER TYPES

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no visual defects observed on the visible portions of the gutters or downspouts.



- The rain gutters were in need of cleaning in the rear right at the time of the inspection.



rear right

SLAB ON GRADE

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present. There were no visual defects observed on the visible portions of the slab. Please note that the condition of any utilities within or under a slab-on-grade, such as plumbing or duct work, is not within the scope of the inspection.

PLUMBING

The visible water supply lines throughout the home were copper and flex plastic pipe. The water was supplied by a public water supply. The visible waste lines consisted of ABS plastic pipe. The home was connected to a public sewer system. All plumbing fixtures were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested at an outdoor sillcock and found to be 30 to 40 pounds per square inch. There were no visual defects observed in the visible portions of the plumbing system.

NOTE: Seals and washers in plumbing fixtures may become dry when the water to a home is turned off. There may be leaks at these fixtures when the water is turned on. The HomeTeam Inspection Service makes note of current/present leaks at the time of the inspection.

Note: Failure to keep walls sealed at plumbing areas can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection. These areas should be sealed (caulked/grouted) to prevent moisture penetration.



- The toilet in the right side powder room bathroom is not properly secured to the floor.

WATER METER

The water meter was located in the front yard near the street. The main water shutoff valve for the home was located adjacent to the water service entry point on the right side.

GAS METER

The gas meter was located on the right side of the home. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

DRYER

The laundry room area contained a 220 volt electric 4 wire connection. and natural gas.



JETTED TUB

There were jetted tubs in the master bathroom and front right bathroom . The units were tested and did appear to be in working order. The tub circuits were GFCI protected



WATER HEATER

There was a 75 gallon capacity, natural gas water heater located in the garage. The water heater was manufactured by A. O. Smith, model number N/A and serial number N/A. Information on the water heater indicated it was manufactured 11 years ago. The temperature and pressure relief valve (T&P) was present. Because of the lime build-up typical of T&P valves, we do not test them. The water heaters overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T&P valve and an overflow leg terminating close to the floor. To today's standards the overflow leg should terminate close to the floor outside. The water heater was functional and the seismic restraints present.



POOL HOUSE WATER HEATER

There was a 40 gallon capacity, natural gas water heater located in the outdoor closet. The water heater was manufactured by Rheem, model number 42VR-40F and serial number RHLN0304V15788. Information on the water heater indicated it was manufactured 10 years ago. The temperature and pressure relief valve (T&P) was present. Because of the lime build-up typical of T&P valves, we do not test them. The water heaters overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T&P valve and an overflow leg terminating close to the floor. To today's standards the overflow leg should terminate close to the floor outside. The water heater was functional and the seismic restraints present.



- Noted: The pilot light at the water heater was not lit at the time of the inspection. The pilot light was lit and did appear to be operational. The control setting for the water heater was set back to the pilot position. The water heater will need to be turned to the on position and the temperature control will need to be set.
- The pool house water heater closet has a build up of dust and debris below the tank and burner. Recommend cleaning of the closet area.



ELECTRIC SERVICE

The underground electric service wire entered the home on the right side wall. The electric meter was located on the exterior wall. The service wire entered a Square D service panel, located on the exterior wall with a 400 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper and aluminum in the 240 volt circuits. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition. To today's standards breakers and fuses should be clearly and permanently labeled in all main electrical service panels. The breakers were properly labeled/identified. Corrosion on terminal screws can result in overheating of terminals and possible arcing problems in the panel. It is recommended that a licensed electrician evaluate the condition of the service panel if you notice corrosion in the panel.



SUB PANEL PANTRY

The sub feed wire entered a Murray service panel, located on the interior wall with a 100 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper and aluminum in the 240 volt circuits. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition. To today's standards breakers and fuses should be clearly and permanently labeled in all main electrical service panels. The breakers were properly labeled/identified. Corrosion on terminal screws can result in overheating of terminals and possible arcing problems in the panel. It is recommended that a licensed electrician evaluate the condition of the service panel if you notice corrosion in the panel.



SUB PANEL POOL HOUSE

The sub feed wire entered a Murray service panel, located on the interior wall with a 100 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition. To today's standards breakers and fuses should be clearly and permanently labeled in all main electrical service panels. The breakers were properly labeled/identified. Corrosion on terminal screws can result in overheating of terminals and possible arcing problems in the panel. It is recommended that a licensed electrician evaluate the condition of the service panel if you notice corrosion in the panel.



SWITCHES AND RECEPTACLES

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. Note: Objects should be kept 12 to 18 inches away from light fixtures to avoid a potential fire hazard.



- The right side fluorescent light fixture in the three car garage is non functional.



The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located kitchen, laundry room, bathrooms, exterior, and garage. The present and tested GFCI's were functional.



SMOKE ALARMS

There were smoke alarm(s) found in the home. The smoke alarm(s) were tested and found to be functional. For safety reasons, the smoke alarm(s) should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter. Today's standards require a smoke alarm in each bedroom and on each level/floor of a home

- The pool house will need a smoke alarm installed.

CARBON MONOXIDE

There were functional carbon monoxide detector(s) found in the home. For safety reasons, the carbon monoxide detectors should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter. Carbon monoxide detectors should be installed in central locations outside sleeping areas. When you lie down to sleep, your head is knee high. Alarms near where you are sleeping will detect levels at head height, and you will be more likely to wake when it sounds. Waist height is also acceptable, if necessary to avoid damage by pets or children, but do not hang it where there are obstructions to normal air flow. The exact installation procedure differs for every type and brand of carbon monoxide detector. UL recommends a strict adherence to the installation instructions that come with your particular device. For example, make sure that the detector is mounted at the exact manufacturer-recommended height. Installation at the wrong height can affect a detector's performance.



- The detached upper level bedroom will need a carbon monoxide detector installed.

WINDOWS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, with double pane glass. There some visual defects observed in the windows.



- The seals on the front right bedroom window in the home had failed causing a loss of vacuum between the panes and a resulting loss of insulation value. The most noticeable result of this failure is condensation and fogging between the panes of glass.



- The rear window in the detached upper level bedroom has a detached or broken tension spring, that should be repaired or replaced. The tension spring, is a safety device that holds the window in the open position.



- The master bathroom window at the tub area is water stained from the outdoor sprinklers.



- The "Low e factor" in the two windows in the upper level detached bedroom may have lost some of its effectiveness. The "e" in low "e" stands for emissivity-the ability to to emit radiant energy. This coating layer allows light to penetrate the glass, but blocks most ultraviolet (UV) long wave energy, which we feel as heat during the summer months. During the winter months, heat from the room interior is reflected back into the room.



DOORS

A representative number of interior and exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no visual defects observed in the doors.



- The rear family room door needs adjustment to open and close easily.

INTERIOR WALLS AND CEILINGS

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no visual defects observed in the interior walls or ceilings.



KITCHEN

The visible portions of the cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:



The General Electric electric built-in ovens were tested and did appear to be functional.



The General Electric natural gas drop in cook top was tested and did appear to be functional.



The Thermador vented range hood was tested and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.



The General Electric refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.



The LG dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.



The garbage disposals were tested and did appear to be functional.



The General Electric microwave oven was inspected and did appear to be functional. The accuracy of the clocks, timers and settings are not within the scope of this inspection.



- Noted: It was stated that the ice-maker was new and has not been used yet and the drink cooler was functional.



VACUUM SYSTEM

The VacuFlo whole house vacuum system was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.



FIREPLACE

There were three fireplaces in the home. The visual condition at the time of the inspection is indicated as follows.

A gas-log fireplace was located in the living room. The fireplace igniter was tested for operation and did appear to be functional.

For safety reasons, a gas fireplace and flue-pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection. It is recommended that the fireplace/chimney be cleaned upon occupancy and annually thereafter.



A wood burning fireplace with gas logs was located in the entry courtyard.

For safety reasons, a gas fireplace and flue-pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection. It is recommended that the fireplace/chimney be cleaned upon occupancy and annually thereafter.



- The glass doors to the courtyard fireplace are missing.

A wood-burning fireplace was located in the family room. The damper did appear to be functional. There was no visual evidence of creosote buildup in the firebox and/or chimney. There was a hairline crack observed in the firebox or visible portions of the chimney. It is recommended that the fireplace/chimney be cleaned upon occupancy and annually thereafter.

For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection. The fireplace was not tested for operation or function.



- There was a hairline crack observed at the rear refractory panel in the firebox .The panel felt secure. It is recommended that the firebox be monitored.



ATTIC STRUCTURE

The attic was accessed through a scuttle in the master bedroom closet and laundry room. The attic above the living space was insulated with loose-fill insulation, approximately 14-inches in depth. Ventilation throughout the attic was provided by soffit and roof vents. The roof structure consisted of two-inch by six-inch wood rafters spaced 24 inches on center and OSB (waferboard) sheathing. Because of the configuration of the framing and catwalk or lack thereof, which limited access, it was not possible to inspect all areas of the attic. Portions of the attic concealed or made inaccessible by insulations, ducting, etc., are not part of this inspection report. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no visual defects observed in the attic or roof structure.



LEFT SIDE HEATING SYSTEM

The heating, ventilating and air conditioning system was inspected by a HomeTeam inspector. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

NOTE: HomeTeam inspectors are not HVAC experts and are not HVAC licensed contractors. HomeTeam recommends the heating and cooling systems be serviced and further evaluated by a licensed contractor. The purpose of HomeTeam's inspection is to determine whether the HVAC unit was functional or non-functional and if the unit adequately heated and cooled the home at the time of the inspection. Sizing, engineering and design of the HVAC unit and ducting system is beyond the scope of this inspection. The results of our visual and operational inspection of the heating and air conditioning system are described below.

The home was heated by a Lennox natural gas forced air furnace, model number G40UH-48B-090-03 and serial number 5802M30560 that was 12 years old. The unit was located in the attic of the home. It has an approximate net heating capacity of 85,000 BTUH. NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger a thorough inspection is not possible. HomeTeam inspectors are not required to disassemble equipment. Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system. There was a temperature differential of greater than 25 degrees when checking the return air vent with the room registers. The heating system was found to be functional. Periodic preventive maintenance is recommended to keep this unit in good working condition. The local gas company / Pacific Gas & Electric offers a service to check the unit for safety and proper operation. (This is usually a free service).



RIGHT SIDE HEATING SYSTEM

The heating, ventilating and air conditioning system was inspected by a HomeTeam inspector. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

NOTE: HomeTeam inspectors are not HVAC experts and are not HVAC licensed contractors. HomeTeam recommends the heating and cooling systems be serviced and further evaluated by a licensed contractor. The purpose of HomeTeam's inspection is to determine whether the HVAC unit was functional or non-functional and if the unit adequately heated and cooled the home at the time of the inspection. Sizing, engineering and design of the HVAC unit and ducting system is beyond the scope of this inspection. The results of our visual and operational inspection of the heating and air conditioning system are described below.

The home was heated by a Lennox natural gas forced air furnace, model number G40UH-48B-090-03 and serial number 5802K27806 that was 12 years old. The unit was located in the attic of the home. It has an approximate net heating capacity of 85,000 BTUH. NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger a thorough inspection is not possible. HomeTeam inspectors are not required to disassemble equipment. Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system. There was a temperature differential of greater than 25 degrees when checking the return air vent with the room registers. The heating system was found to be functional. Periodic preventive maintenance is recommended to keep this unit in good working condition. The local gas company / Pacific Gas & Electric offers a service to check the unit for safety and proper operation. (This is usually a free service).



- The drip pan located below the evaporative refrigerant unit in the attic has no condensation in it, but the secondary condensation back up line does. This may be an indication the two lines are incorrectly plumbed. Recommend further evaluation of the primary condensation line by a licensed HVAC contractor.



POOL HOUSE HEATING SYSTEM

The access to the pool house heating unit was not available from the attic entry in the closet. The access appeared to be in the ceiling space, where the inspector did not have the appropriate ladder to gain access to the unit. . There was a temperature differential of greater than 25 degrees when checking the return air vent with the room registers. The heating system was found to be functional. Periodic preventive maintenance is recommended to keep this unit in good working condition. The local gas company / Pacific Gas & Electric offers a service to check the unit for safety and proper operation. (This is usually a free service).

LEFT SIDE AIR CONDITIONER

The electric outdoor air conditioner condensing unit was a Lennox, model number 13ACC-048-230-01 and serial number 5803K46650. The unit is located on the left side of the home. The unit is approximately 11 years old. The name plate maximum rated amps was 45 amps. The circuit breaker to which it was attached was 40 amps. There was a temperature differential of 18-21 degrees when checking the return air vent with the room registers. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling was found to be functional.



RIGHT SIDE AIR CONDITIONER

The electric outdoor air conditioner condensing unit was a Lennox, model number 13ACC-048-230-01 and serial number 5803K30013. The unit is located on the right side of the home. The unit is approximately 11 years old. The name plate maximum rated amps was 45 amps. The circuit breaker to which it was attached was 40 amps. There was a temperature differential of 18-21 degrees when checking the return air vent with the room registers. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling was found to be functional.



POOL HOUSE AIR CONDITIONER

The electric outdoor air conditioner condensing unit was a Lennox, model number 12HPB24-9P and serial number 5804C26830. The unit is located on the right side of the home. The unit is approximately 10 years old. The name plate maximum rated amps was 20 amps. The circuit breaker to which it was attached was 20 amps. There was a temperature differential of 18-21 degrees when checking the return air vent with the room registers. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling was found to be functional.



DUCTWORK

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.



FURNACE FILTERS

The HVAC disposable return air filter(s) should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

- The HVAC disposable return air filters need to be replaced.



HVAC THERMOSTATS

The controls for the heating and air conditioning system were 24 volt thermostats located on the left and right hallways walls of the home. The thermostats were manufactured by Robertshaw and were found to be in working order.



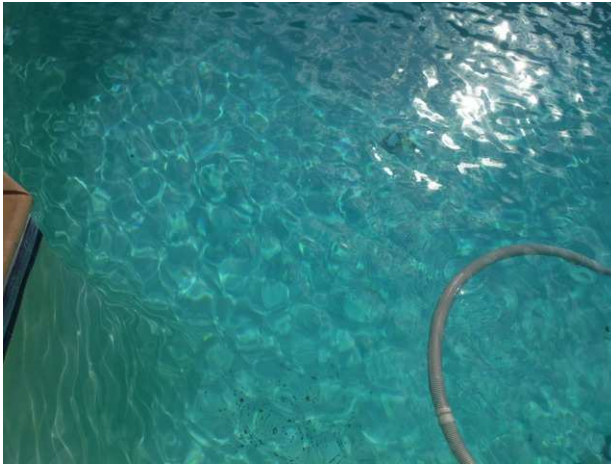
POOL REPORT

This report is based upon a visual inspection and does not constitute a guarantee or warranty of any kind. This inspection does not eliminate the need for routine maintenance, or purport to evaluate the system design. The condition of the pool system is listed below.



POOL SURFACE & DECKING

The in-ground pool was constructed of gunite. The pool surface has no surface wear. The deck surrounding the pool was constructed of concrete. There were no cracks in the pool decking. There were no visual defects observed in the pool.



POOL PUMP

The 1 1/2HP A. O. Smith pool circulating pump was operational at the time of the inspection.



- There is a leak at the impeller at the pool pump motor.



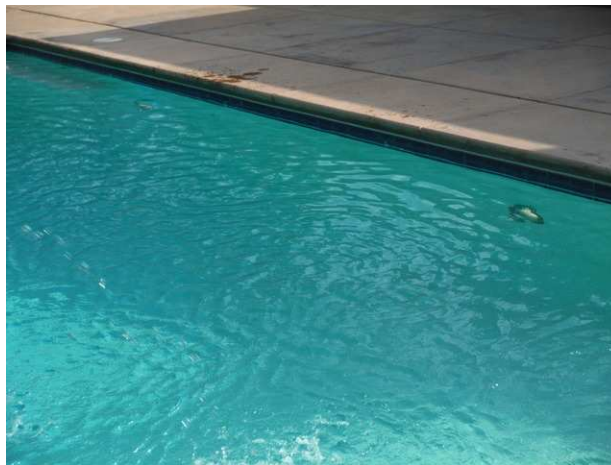
POOL FILTER

The PentAir pool diatomaceous earth (DE) filter was operational at the time of the inspection.



POOL LIGHT

The pool lights were tested and was found to be functional.



POOL FENCING

There was no fencing and no self closing gate at the pool area. The side yard gate to the backyard was self-closing at the time of the inspection. The door(s) with immediate access to the pool area were alarmed.



POOL TESTING

This inspection does not include testing the pool's chemical balance. This testing is considered routine pool maintenance. No analysis was performed to determine if the pool and/or spa is leaking. No test of the water quality, including the bacteria level, was conducted. Annual maintenance of the pool and/or spa is essential for safe and efficient performance.

SUMMARY: The purpose of this summary is to provide a "quick view" of the results of the home inspection. Please be sure to read the full body of the inspection report, as it contains much more detail about your new home. Any recommendations for additional evaluation must be performed prior to the conclusion of the inspection contingency period. The following is a summary of the inspection performed at 1234 Front, Home Town, CA 93700:

Safety Concerns

1. The water heater closet has a build up of dust and debris below the tank and burner. Recommend cleaning of the closet area.
2. The pool house will need a smoke alarm installed.
3. The rear refractory panel(s) is cracked and needs to be replaced. The fire place should not be used prior to replacement of the damaged panel.

Maintenance Issues:

1. There is a leak at the impeller at the pool pump motor.
2. The large tree roots located in the right side should be evaluated and if possible have the roots (or tree) removed by a licensed tree removal company.
3. The right side fluorescent light fixture in the three car garage is non functional.
4. There were tree branches / shrubs in contact with the home and roof on the front back and sides of the home. There were no debris on the roof. Debris from trees & shrubs can hold moisture and can prematurely wear out the siding and roof covering.
5. There are a few loose tiles observed on the front left and rear of the roof at the time of the inspection.
6. The rain gutters were in need of cleaning in the rear right at the time of the inspection.
7. The seals on the front right bedroom window(s) in the home had failed causing a loss of vacuum between the panes and a resulting loss of insulation value. The most noticeable result of this failure is condensation and fogging between the panes of glass.
8. Noted: rear family room door needs adjustment.
9. The pilot light at the water heater was not lit at the time of the inspection. The pilot light was lit and did appear to be operational. The control setting for the water heater was set back to the pilot position. The water heater will need to be turned to the on position and the temperature control will need to be set.
10. The window detached front bedroom has a detached or broken tension spring, bar, or cable that should be repaired or replaced. The tension spring, bar, or, cable is a safety device that holds the window in the open position.
11. The HVAC disposable return air filters need to be replaced.
12. The drip pan located below the evaporative refrigerant unit in the attic has condensation in it and in the secondary condensation back up line. Recommend further evaluation of the primary condensation line by a licensed HVAC contractor.