



## OC Home Inspect

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Inspected By: OC Home Inspect



## Deluxe Home Inspection

Prepared For:

**John Smith**

Property Address:

**12345 Street, City, CA 92868**

Inspected on Sat, Dec 9 2017 at 5:21 PM

# Table of Contents

Report Summary	4
General	7
Exterior	9
Roofing	12
Garage	14
Structure	15
Electrical	17
HVAC	19
Plumbing	24
Bathrooms	29
Interior	33
Kitchen	38
Laundry	41
Sprinklers & Irrigation	42
Pool/Spa	44

Thank you for choosing OC Home Inspect to conduct an inspection at the property you are considering for purchase. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. Since we are not specialists and because our inspection is essentially visual, latent defects could exist.

This inspection was performed as per the National Association of Home Inspectors Standards of Practice. <https://nachi.org/sop.htm>

In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items. Portions of the interior which are hidden or inaccessible by the furnishings and/or stored items are not inspected.

This is not a wood destroying organism inspection (termite, rodent, dryrot, etc.). This is not a building code, ordinance, energy audit, product recall or permit compliance inspection. It is not an inspection of modifications to the property and will not determine if modifications exist and if they were performed with or without permits.

This inspection includes a non-invasive visual examination of the readily accessible, visible and installed systems and components of the building. The inspector shall report; moisture intrusion, water damage, musty odors, apparent visible mold and/or conditions conducive to mold growth. This is not a complete mold inspection. It is recommended that this property be fully inspected by a mold specialist before close of the inspection contingency period.

This inspection includes the use of an infrared camera. If the inspector identifies issues and captures thermal images of these issues they will be included.

Comments in this report are marked with a blue or orange icon. Comments with the blue icon are primarily informational. Comments with the orange icon are defects. Defects require action to be taken in order to bring the item or component into a satisfactory condition. Photographs accompanying comments are examples of the item or defect being described. Not every instance of an item or defect are necessarily represented with individual photographs.

Thank you for taking the time to read this entire report carefully.

# Report Summary

It is recommended that qualified and licensed professionals remediate all defects. Defects described as safety issues pose a risk of injury or death. Remediation of safety issues is recommended prior to taking occupancy of the property.

## Exterior

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- 1) Driveway is cracked. This is a safety issue. (Trip Hazard)
- 2) Wall covering is cracked at corner of garage side door.
- 3) Railing spindel spacing is greater than 4". This is a safety issue.
- 4) Electrical outlet(s) not protected by a ground fault circuit interruptor (GFCI). No weatherproof cover installed. This is a safety issue.

## Roofing

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- 5) Roof covering is cracked/damaged on upper roof.
- 6) Vent stack seal at flashing is deficient at bathroom vent.

## Garage

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- 7) Open safety feature is installed higher than 6". This is a safety issue.

## Structure: Attic

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- 8) Exhaust fan duct(s) terminates inside of attic.

## HVAC: Heating

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- 9) Vent for furnace does not meet minimum requirements for clearance from combustible materials. This is a safety issue.
- 10) Ductwork is detached at back of plenum. System leaks air into attic.

## Plumbing: Water Heater

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- 11) Water heaters of this age are not equipped with a flame arrestor plate. This is a safety issue.
- 12) TPR valve discharge pipe termination point deficient. This leg should discharge to a floor drain, to an indirect waste receptor, or to the outdoors.

(Report Summary continued)

13) Drain pan is not installed.

Bathrooms: Bathroom #1

14) Sink waste pipe leaks.

Bathrooms: Bathroom #2

15) Shower valve leaks.

16) Left sink handles leak.

17) Electrical outlet(s) not protected by a ground fault circuit interruptor (GFCI). This is a safety issue.

Interior

18) Living room ceiling has water stains. Area tested dry with a moisture meter. This area is directly below upstairs bathroom shower. Shower has not been used recently. Recommend further evaluation by a qualified and licensed plumber.

Interior: Fireplace

19) Fireplace damper clamp is not installed. This is a safety issue.

Interior: Bedroom #2

20) Smoke detector is not installed. This is a safety issue.

Kitchen: Appliances

21) Microwave lower panel missing.

22) Dishwasher is inoperable.

Laundry

23) Ventilator fan is not installed.

24) Dryer did not heat up when tested.

Sprinklers & Irrigation

25) Shut off valve for irrigation system is rusted and does not turn.

26) Sprinklers at front right corner of house spray structure.

(Report Summary continued)

Pool/Spa

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27) Pool deck has settled and is cracked. Deck is separated from coping. Expansion joint seal is deficient.

28) Electrical bond is not connected at pump. This is a safety issue.

29) Pool light is not GFCI protected. This is a safety issue.

30) Heater does not stay on. When tested Heater service light came on.

# General

Inspector's Name:	Brian Adams
Property Type:	Single Family
Approximate Year Built:	1992
Front Of Structure Faces:	East
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	85
Utilities:	All On
People Present:	Client(s), Agent(s), Owner(s)
PIA Signed:	Yes



## Comment 1:

The inspection is limited to only those surfaces that are exposed and readily accessible. Portions of the interior may have been hidden by the furnishings and/or stored items. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items. Prior to closing it is recommended that you perform a full review of the home after all of the furnishings and/or stored items have been removed.



## Comment 2:

Homes built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites: The Environmental Protection Association (<https://www.epa.gov>) The Consumer Products Safety Commission (<https://www.cpsc.gov>) The Center for Disease Control (<https://www.cdc.gov>)

(General continued)

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**Comment 3:**

Inspections for homes that are part of a "Home Owners" or "Condo" Association are limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements", systems maintained by the Association, are excluded from this inspection. Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.



# Exterior

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Driveway:	Concrete
Walkway(s):	Concrete
Wall Covering:	Stucco
Trim:	Wood
Door(s):	Wood, Vinyl
Window(s):	Vinyl
Step(s):	Yes
Handrail:	Not Present
Patio(s):	Concrete
Deck(s):	Not Present
Balcony:	Wood
Railings:	Wood
Fascia/Soffit:	Wood
Vegetation:	Generally Maintained
Site Grading:	Mostly Level
Surface Drainage:	Round Drains, Catch Basins
Retaining Walls:	Not Present
Electrical Outlets Protected:	No
Hose Bibb Backflow Prevention:	Yes

(Exterior continued)

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Comment 4:  
Driveway is cracked. This is a safety issue. (Trip Hazard)



Figure 4-1



Comment 5:  
Wall covering is cracked at corner of garage side door.



Figure 5-1

(Exterior continued)

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Comment 6:

Railing spindel spacing is greater than 4". This is a safety issue.



Figure 6-1



Comment 7:

Electrical outlet(s) not protected by a ground fault circuit interruptor (GFCI). No weatherproof cover installed. This is a safety issue.



Figure 7-1

# Roofing

The following items or areas are not included in this inspection: areas that could not be traversed due to the potential for damage caused to roof surface materials or inclement weather; viewed clearly due to lack of access; solar roofing components. In these cases the inspector will inspect the roof from the ground and/or edges to the best of his ability. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection.

Inspection Method:	Walked Roof
Roof Design:	Gable
Roof Covering:	Concrete
Ventilation Type:	Soffit, Gable Ends
Vent Stacks:	Metal
Flashings:	Metal
Skylights:	Not Present
Chimney :	Brick
Gutters & Downspouts:	Metal

(Roofing continued)

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Comment 8:  
Roof covering is cracked/damaged on upper roof.



Figure 8-1



Comment 9:  
Vent stack seal at flashing is deficient at bathroom vent.



Figure 9-1

# Garage

Garage Type:	Attached
Door Opener Type:	Belt Drive
Opener Safety Feature:	Yes
Electrical Outlets Protected:	Yes
Interior Door Fire Protection:	Yes


 Comment 10:  
Open safety feature is installed higher than 6". This is a safety issue.



Figure 10-1

## Structure

Inspection of foundations is limited to visual observation of accessible structural components. The inspector does not perform any engineering studies or measurements. Factors which could obscure potential defects include, but are not limited to: painting, repairs, concealed areas behind walls, floor coverings, furniture, landscaping, patios, decking, high soil and heavy vegetation.

Foundation Type:	Slab on Grade
Foundation Material:	Poured Concrete
Floor Structure:	Concrete Slab
Subflooring:	Not Present

## Attic

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. In times of high heat, attic areas may be too hot to inspect safely. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic Access Location:	Bedroom Closet
Roof Framing Type:	Wood Trusses
Roof Deck Material:	Plywood
Exhaust Fan Ducts Terminate Outside:	No
Insulation Type:	Batts
Insulation Approximate Average Depth:	6"

(Attic continued)

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Comment 11:  
Exhaust fan duct(s) terminates inside of attic.



Figure 11-1



# Electrical

Inspection of the electrical system is limited to visible and accessible components of the entrance cable, meter box, service panel and wiring. Auxiliaries electrical systems such as generators and transfer switches are not inspected. No assessment as to the adequacy of the service capacity is performed. No resistance measurement of grounding electrodes is performed. Lightning arrestor systems and solar panels are not inspected. Security systems are not inspected. Low voltage and ancillary electrical systems such as low voltage lighting, landscape lighting, day/night motion sensors, communication, entertainment systems are not inspected.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Ratings:	Yes
Legend:	Yes
Service Panel Manufacturer:	Eaton
Service Line Material:	Copper
Service Voltage:	120/240 volts
Service Amperage:	200 amps
Service Panel Ground:	Cold Water Pipe, Gas Pipe
Branch Circuit Wiring:	Non-Metallic Shielded Copper
Overcurrent Protection:	Breakers
AFCI Breakers:	No

(Electrical continued)



Comment 12:  
Electrical Service Panel.

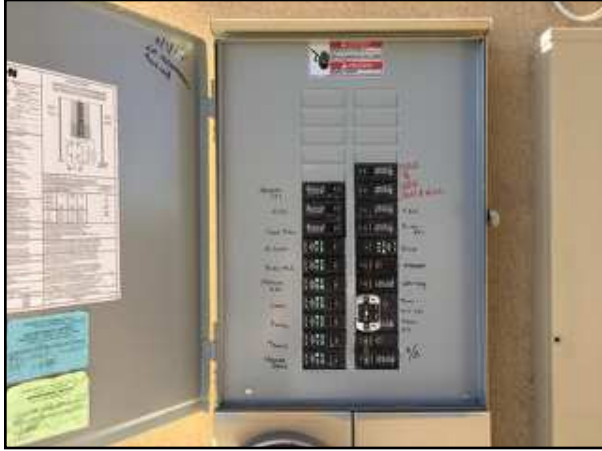


Figure 12-1



Figure 12-2

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel burning appliances at garage every floor elevation and any areas where fuel burning equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry and garage, if applicable, is also advised.

The installation of GFCI protection is recommended for all receptacles at the following locations: kitchen counter and island, bathrooms, garage, exterior, wet bar, laundry sink. Current building standards require the installation of AFCI device protection intended to protect against electrical arcing faults in the home's wiring.

AFCI requirements have not been adopted by all jurisdictions.

# HVAC

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; HVAC components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on HVAC system components, does not determine if HVAC systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.

HVAC System Type: Central Split System

# Heating

The heating system is inspected visually and operated by normal controls to determine general condition not life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection.

Thermostat Location:	Hallway
Location:	Attic
Type of Equipment:	Forced Air Furnace
Manufacturer:	Carrier
Heating Fuel:	Gas
Drip Leg:	Yes
Input BTU Rating:	100,000
Approximate Age:	16 Years
Filter Type:	Disposable
Output Temperature:	123
Duct Material:	Flexible Ducting

(Heating continued)

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Comment 13:  
Furnace.



Figure 13-1



Comment 14:  
Vent for furnace does not meet minimum requirements for clearance from combustibles materials. This is a safety issue.



Figure 14-1

(Heating continued)

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 **Comment 15:**  
Ductwork is detached at back of plenum. System leaks air into attic.



Figure 15-1

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 **Comment 16:**  
Heating temperature.



Figure 16-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition not life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection.

Energy Source:	Electric
Type of Equipment:	Condenser
Make:	Carrier
Size:	60,000 BTU (5 Tons)
Approximate Age:	8 Years
Electrical Disconnect Within Sight:	Yes
Evaporator Coil Make:	ADP
Evaporator Coil Size:	60,000 BTU (5 Tons)
Evaporator Coil Approximate Age:	8 Years
Condensate Drainage Type:	To Exterior, To Waste Drain
Supply Air Temp:	49
Return Air Temp:	69
Temperature Differential:	20

(Cooling continued)



Comment 17:  
Condenser.



Figure 17-1



Comment 18:  
Supply and Return Air Temperatures.



Figure 18-1



Figure 18-2

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; above ground hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; sprinkler or irrigation systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks. The inspector does not determine if the plumbing fixtures are flow rate compliant.

Supply Pipe Material:	Copper
Water Shut-off Valve:	In Garage
Waste Pipe Material:	ABS Plastic
Gas Shut-off Valve:	Left of Structure
Chained Wrench:	No
Earthquake Shut-off Valve:	No



(Plumbing continued)

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Comment 19:  
Water shut-off valve in garage.



Figure 19-1



Comment 20:  
Gas shut-off valve on left side of house.



Figure 20-1

(Plumbing continued)

## Water Heater

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated. The U.S. Consumer Product Safety Commission (CPSC) urges all users to lower their water heaters to 120 degrees Fahrenheit to prevent scalding from excessively hot tap water. Water heaters manufactured prior to June of 2003 were not equipped with flame arrestor plates. Water heaters without this component have been identified as the cause of numerous residential fires.

Location:	Garage
Elevated:	Yes
Combustion Air:	Yes
Manufacturer:	Rheem
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	18 Years
Drain Valve:	Yes
Drain Pan:	No
TPR Valve/Discharge Pipe:	No
Fuel Disconnect:	Electric Disconnect , Lockable Circuit Breaker
Cold Water Valve:	Yes
Flame Arrestor Plate:	No
Seismic Strapping:	Yes
Bracing:	Yes

(Water Heater continued)

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Comment 21:

Water heaters of this age are not equipped with a flame arrestor plate. This is a safety issue.



Figure 21-1

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Comment 22:

TPR valve discharge pipe termination point deficient. This leg should discharge to a floor drain, to an indirect waste receptor, or to the outdoors.



Figure 22-1

(Water Heater continued)

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Comment 23:  
Drain pan is not installed.



Figure 23-1

# Bathrooms

The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. The inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight. The inspector does not determine if the plumbing fixtures are flow rate compliant.

## Bathroom #1

Location:	Upstairs Hallway
Tub:	Recessed
Shower:	In Tub
Sink(s):	Single Vanity
Toilet:	Standard Tank
Electrical Outlets Protected:	Yes
Ventilator Fan:	Yes



Comment 24:  
Bathroom.



Figure 24-1

(Bathroom #1 continued)



Comment 25:  
Sink waste pipe leaks.



Figure 25-1

## Bathroom #2

Location:	Master Bedroom
Tub:	Recessed
Shower:	Stall
Sink(s):	Double Vanity
Toilet:	Standard Tank
Electrical Outlets Protected:	No
Ventilation Fan:	Yes

(Bathroom #2 continued)

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Comment 26:  
Bathroom.



Figure 26-1

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Comment 27:  
Shower valve leaks.



Figure 27-1

(Bathroom #2 continued)

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Comment 28:  
Left sink handles leak.



Figure 28-1



Comment 29:  
Electrical outlet(s) not protected by a ground fault circuit interruptor (GFCI). This is a safety issue.



Figure 29-1



# Interior

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only.

Window Types:	Single Hung, Sliders
Entry Door Types:	Sliding, Hinged
Railings:	Yes
Stairway Guard:	Yes
Smoke Detector Outside Sleeping Areas:	Yes
CO Detector All Floors:	Yes



### Comment 30:

Living room ceiling has water stains. Area tested dry with a moisture meter. This area is directly below upstairs bathroom shower. Shower has not been used recently. Recommend further evaluation by a qualified and licensed plumber.



Figure 30-1



Figure 30-2

(Interior continued)

## Fireplace

The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 Chimney Inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

Type:	Manufactured, Gas Burning, Wood Burning
Damper:	Operable
Damper Clamp:	No
Door/Screen:	Yes

(Fireplace continued)



Comment 31:  
Fireplace.



Figure 31-1



Comment 32:  
Fireplace damper clamp is not installed. This is a safety issue.



Figure 32-1

(Interior continued)

## Bedroom #1

Smoke Detector: Yes

Emergency Exit: Yes



Comment 33:  
Bedroom.



Figure 33-1

## Bedroom #2

Smoke Detector: No

Emergency Exit: Yes

(Bedroom #2 continued)

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Comment 34:  
Bedroom.



Figure 34-1

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Comment 35:  
Smoke detector is not installed. This is a safety issue.

# Kitchen

The inspector will make an effort to make sure major appliances operate as expected. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. Items such as ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy are not included in this inspection. Any comments made regarding these items are as a courtesy only. The inspector does not note models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Sink:	Single
Electrical Outlets Protected:	Yes
Exhaust System:	Yes



Comment 36:  
Kitchen.



Figure 36-1

(Kitchen continued)

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	General Electric
Range:	Frigidaire
Range Hood:	Frigidaire
Refrigerator:	General Electric
Dishwasher:	Maytag
Microwave:	Samsung
Disposal:	Badger



Comment 37:  
Microwave lower panel missing.



Figure 37-1

(Appliances continued)

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Comment 38:  
Dishwasher is inoperable.



Figure 38-1



# Laundry

Laundry Sink:	Yes
Electrical Outlets Protected:	Yes
Laundry Hook Ups:	Yes
Dryer Venting:	To Exterior
Dryer Fuel Sources:	Gas, Electric 3-Prong
Ventilator Fan:	No
Washer:	Maytag
Dryer:	Maytag



Comment 39:  
Laundry.



Figure 39-1



Comment 40:  
Ventilator fan is not installed.



Comment 41:  
Dryer did not heat up when tested.

# Sprinklers & Irrigation

Water Supply:	Municipal
Motor/Pump:	Electric
Valves:	Mechanical
Timer:	Electric Clock
Visible Piping:	PVC
Electrical Connections:	Conduit

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Comment 42:

Shut off valve for irrigation system is rusted and does not turn.



Figure 42-1

(Sprinklers & Irrigation continued)



Comment 43:  
Sprinklers at front right corner of house spray structure.



Figure 43-1

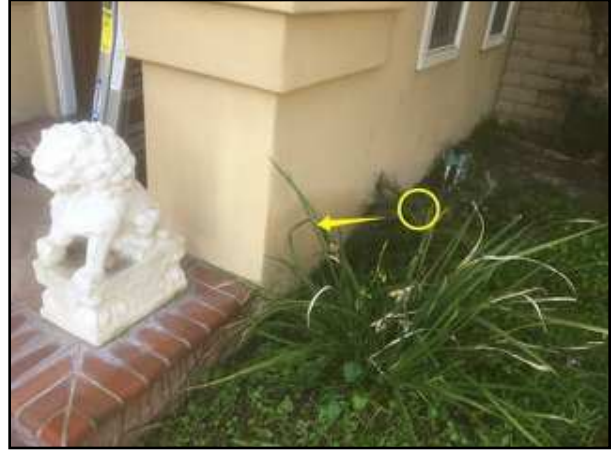


Figure 43-2

# Pool/Spa

The following items are not included in this inspection: swimming pool bodies, remote controls or sensors, underground or concealed piping, motorized covers, waterfalls and related equipment, ozone generators, ultraviolet light systems, filter backflushing mechanisms, pool slides or diving boards. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level.

Design:	Inground
Interior Finish:	Concrete/Plaster
Deck Material:	Concrete
Coping:	Concrete
Expansion Joint:	Caulk
Waterline:	Tile
Heater Type:	Gas
Lighting GFCI Protected:	No
Electrical Wiring:	Conduit
Timer Type:	Electric
Pump Type:	Circulatory
Filter Type:	DE
Type of Barrier:	Fence, Wall
Barrier:	Self Closing, Self Latching, 60" Tall
Drain Cover Protected:	Yes

(Pool/Spa continued)



Comment 44:  
Pool and spa.



Figure 44-1



Comment 45:  
Pool deck has settled and is cracked. Deck is separated from coping. Expansion joint seal is deficient.



Figure 45-1



Figure 45-2

(Pool/Spa continued)

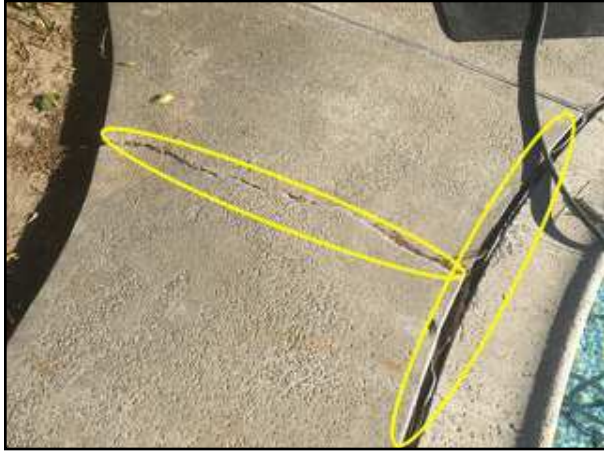


Figure 45-3

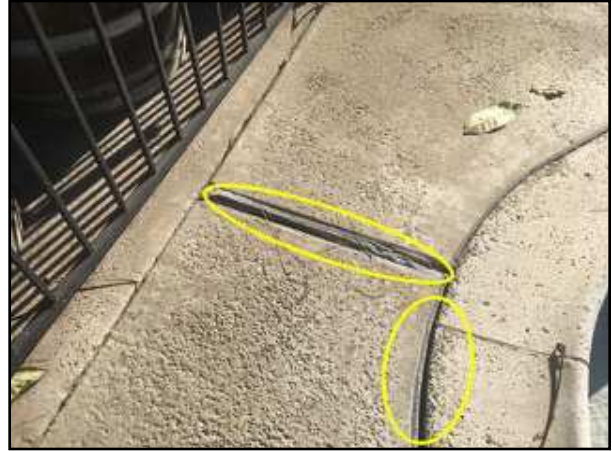


Figure 45-4



Comment 46:

Electrical bond is not connected at pump. This is a safety issue.



Figure 46-1

(Pool/Spa continued)



Comment 47:

Pool light is not GFCI protected. This is a safety issue.



Figure 47-1



Figure 47-2



Comment 48:

Heater does not stay on. When tested Heater service light came on.



Figure 48-1

The state of California (CA Resources Code 25401.7) requires the inspection report to include contact information for energy savings. This information is provided below.

#### UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database:  
[www.consumerenergycenter.org](http://www.consumerenergycenter.org).

California Department of Consumer Affairs: [www.dca.ca.gov/energy-challenge.htm](http://www.dca.ca.gov/energy-challenge.htm).

California Energy Commission, for information on utility bill assistance programs:  
800-772-3300 or

[www.consumerenergycenter.org](http://www.consumerenergycenter.org).

California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: 800-649-7570 or  
[www.cpuc.ca.gov](http://www.cpuc.ca.gov).

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.