

Aurora Home Inspection

Inspected Once, Inspected Right

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SUMMARY REPORT

Client: Bill and Melinda Jones

Realtor: Ruth Sellars, ReMax Strategies

Inspection Address: 123 Elm Street, Kenilworth, NJ 07033

Inspection Date: 3/15/2006 Start: 9:00 am End: 11:30 am

Inspected by: Lawrence Smyj

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Aurora Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Narrative Color Legend: ★Normal Text ❖Red Text
○Green Text □Blue Text

Exterior

Site & Other Observations

Auxiliary Structures

Components and Conditions Needing Service

- ★The ground under the pool building is severely eroded and should be corrected
- ★The wooden walls of the pool building have rot and insect damage which should be corrected

Landscaping Observations

Informational Conditions

- ★There are trees on this property that we do not have the expertise to evaluate
- ★We do not evaluate landscaping but some of the trees need to be trimmed or pruned
 - ★There are tree limbs overgrowing the residence that should be trimmed

House Wall Finish

House Wall Finish Type

Informational Conditions

- *The house walls are finished with wooden siding
- *The house walls consist of concrete masonry units

House Wall Finish Observations

Components and Conditions Needing Service

- *The wooden siding is close to or in contact with the roofing material
- *There are areas of the siding that were damaged and repaired with a wood-putty like material

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Inspection Summary - Page 1

Inspection Address: 123 Elm Street, Kenilworth, NJ 07033

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Exterior Components

General Comments

Informational Conditions

- *General Exterior Comments

Driveways

Informational Conditions

- *The driveway is in acceptable condition
- *Asphalt driveways are not as durable as concrete ones and typically develop cracks

Walkways

Informational Conditions

- *There are several offsets in the walkways that could prove to be trip-hazards
- *A walkway has been displaced by root movement and could present a trip-hazard
- *Some parts of the walkways are coated with moss or lichens and could be slippery

Yard Walls

Informational Conditions

- *The yard walls may have some cosmetic damage but are functional

Fences & Gates

Informational Conditions

- *The fences and gates are serviceable but have damage commensurate with their age

Fascia & Trim

Informational Conditions

- *The fascia board and trim are in acceptable condition

Wood & Masonry Decks

Components and Conditions Needing Service

- *The brick pool deck is severely deteriorated and needs to be repaired or replaced

Steps & Handrails

Components and Conditions Needing Service

- *The brick steps need repointing

Windows

Informational Conditions

- *The windows are in acceptable condition

Components and Conditions Needing Service

- *The window-trim is in poor condition and needs to be serviced

Outlets

Informational Conditions

- *All of the exterior outlets should be upgraded to have ground-fault protection

Components and Conditions Needing Service

- *One or more of the outlets have an open ground and should be serviced
- *One or more of the outlets has a more than 10% voltage drop and should be serviced

Wiring

Components and Conditions Needing Service

- *Indoor cable is used outdoors around pool building

Roof

Composition Shingle Roof

General Comments

Informational Conditions

- *General Comments and Description

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Method of Evaluation

Informational Conditions

- *We evaluated the roof and its components by walking on its surface

Estimated Age

Informational Conditions

- *The roof appears to be ten to twelve years old

Roofing Material

Informational Conditions

- *The roof is in acceptable condition but this is not a guarantee against leaks

Components and Conditions Needing Service

- *The roof was installed over less than the recommended four-twelve pitch for cold climates

With Flat Roofed Sections

Components and Conditions Needing Service

- *The small roof over the living room bay window is deteriorating and should be replaced

Flashings

Informational Conditions

- *There is no drip-edge at the some eaves or edge of the roof which is recommended to protect the wood sheathing

Components and Conditions Needing Service

- *The roof flashings need to be sealed or serviced
- *The valleys have been coated with mastic which indicates an unprofessional installation or a leak
 - *There is no gap between the roof and the siding which causes rot and should be monitored

Skylights

Informational Conditions

- *The roof includes one or more skylights that need to be monitored
- *Debris is building up in the area around the skylight which needs to be cleaned and monitored
 - *Some mastic around the skylight implies that it may have leaked

Gutters & Drainage

Informational Conditions

- *It would be prudent to add leaders and splash blocks at the bottom of the downspouts
 - *Some downspouts empty into underground drains which we cannot evaluate

Components and Conditions Needing Service

- *The gutters need to be cleaned and serviced to drain properly
- *The roof needs to be cleaned and any foliage trimmed away to facilitate drainage
- *Gutter leaf screens are clogged and falling into the gutters and should be removed

Plumbing Vents

Components and Conditions Needing Service

- *The rubber boots on the plumbing vents are deteriorated and should be replaced

Plumbing

Potable Water Supply Pipes

Common Observations

Informational Conditions

- *Supply piping has adequate functional flow

Water Main Shut-off Location

Informational Conditions

- *The main water shut-off valve is located in the basement at the front of the residence in the den closet

Copper Water Pipes

Informational Conditions

- *The potable water pipes are in acceptable condition

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Gas Water Heaters

General Comments

Informational Conditions

- *General Gas Water Heater Comments

Age Capacity & Location

Informational Conditions

- ★The water heater is located in the closet of the first guest bedroom

Electrical

Main Panel

Service Entrance

Informational Conditions

- ★The service entrance mast weather head and cleat are in acceptable condition

Panel Size & Location

Informational Conditions

- ★The main panel is located inside the garage

Main Panel Observations

Informational Conditions

- ★The panel and its components have no visible deficiencies

Panel Cover Observations

Informational Conditions

- ★The exterior panel cover is in acceptable condition

Wiring Observations

Informational Conditions

- ★The residence is wired predominantly with a modern vinyl conduit known as Romex
- ★The residence is wired with a metal conduit known as BX armored cable through which the wires are drawn

Circuit Breakers

Components and Conditions Needing Service

- ★A breaker is serving two circuits but there is no room to add another breaker

Grounding

Informational Conditions

- ★The panel is grounded to a water pipe

Sub Panels

General Comments

Informational Conditions

- ★General Comments and Description

Sub Panel Location

Informational Conditions

- ★The sub panel location is listed within the report

Heat

Oil Tanks and Piping

Tank Location

Informational Conditions

- ★There is an abandoned oil storage tank located outside underground

Components and Conditions Needing Service

- ★ There are abandoned oil lines in the basement that should be removed

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Fill and Vent Pipes

Components and Conditions Needing Service

- ★ Fill or vent pipes for an abandoned oil storage tank were found

Oil Supply Lines

Components and Conditions Needing Service

- ★ There are abandoned oil supply lines that should be properly removed

Heat - A/C

HVAC Split Systems

Age & Location

Informational Conditions

- ★ The residence is served by a single split system with the location indicated within the report

Common Observations

Informational Conditions

- ★ The split-system is at the mid-range of its design life

Furnace

Components and Conditions Needing Service

- ★ Rust particulates are accumulating below the burners in the gas furnace

Vent Pipe

Informational Conditions

- ★ The vent pipe is painted which is not recommended
- ★ The carbon monoxide level is 21 parts per million which is acceptable

Components and Conditions Needing Service

- ★ The vent pipe is not well supported and should be corrected

Circulating Fan

Components and Conditions Needing Service

- ★ The bearings on the circulating fan are worn and noisy and should be serviced

Gas Valve & Connector

Informational Conditions

- ★ The gas valve and connector are in acceptable condition

Combustion - Air Vents

Components and Conditions Needing Service

- ★ There are no combustion-air vents within the furnace closet to support the combustion process
- ★ Inside air source combustion-air vent is less than 1 square inch per 1000 BTU and should be corrected

Return - Air Compartment

Informational Conditions

- ★The filter in the return air compartment is the wrong size or type

Evaporator Coil

Informational Conditions

- ★The evaporator coil is functional

Condensate Drainpipe

Informational Conditions

- ★The condensate drainpipe discharges correctly outside the residence

Condensing Coil

Informational Conditions

- ★The condensing coil responded to the thermostat and is functional
- ★The condensing coil is located directly beneath the drip line of the roof

Components and Conditions Needing Service

- ★The vegetation around the condensing coil could compromise its performance and should be removed

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Condensing Coil Disconnect

Informational Conditions

- ★The electrical disconnect at the condensing coil appears to be functional

Refrigerant Lines

Informational Conditions

- ★The refrigerant lines are in acceptable condition

Thermostats

Informational Conditions

- ★The thermostat is functional

Registers

Informational Conditions

- ★The registers are reasonably clean and functional

Humidifier

Informational Conditions

- ★There are controls and connections for a humidifier but it has been removed

Metal Ducting

Functional Components and Conditions

- ○The metal ducts have no visible deficiencies

Informational Conditions

- ★A damper control in the basement is stuck due to paint

Chimney

Main Chimney

General Lined Masonry

Informational Conditions

- ★General Lined Masonry Chimney Comments

Common Observations

Informational Conditions

- ★There are small cracks in the chimney walls and grout joints

Weather Cap - Spark Arrestor

Informational Conditions

- ★The chimney has a functional weather cap-spark arrestor

Crown or Termination Cap

Components and Conditions Needing Service

- ★The is crown washed out or deteriorated and should be replaced
- ★The mortar on the crown is not contoured correctly to shed water which is its intended purpose

Chimney Flashings

Components and Conditions Needing Service

- ★The vertical wall flashings of the chimney need to be resealed

Living Room Chimney

General Lined Masonry

Informational Conditions

- ★General Lined Masonry Chimney Comments

Common Observations

Informational Conditions

- ★There are small cracks in the chimney walls and grout joints

Weather Cap - Spark Arrestor

Informational Conditions

- ★The chimney has a functional weather cap-spark arrestor

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Weather Cap and Spark Arrestor

Functional Components and Conditions

- ○The spark arrestor and weather cap on the prefabricated chimney is functional

Fireplace

Components and Conditions Needing Service

- ★There are creosote deposits in the fireplace that could lead to a chimney fire

Family Room Chimney

General Lined Masonry

Informational Conditions

- ★General Lined Masonry Chimney Comments

Weather Cap-Spark Arrestor

Informational Conditions

- ★The chimney has a functional weather cap-spark arrestor

Chimney Flue

Informational Conditions

- ★A complete view of the chimney flue is not possible and you may wish to have it video scanned

Components and Conditions Needing Service

- ★The chimney flue needs to be cleaned or evaluated by a specialist before it is used

Fireplace

Components and Conditions Needing Service

- ❖There are cracks loose bricks or missing mortar in the fireplace that should be serviced
 - ★There are creosote deposits in the fireplace that could lead to a chimney fire

AC Systems

Split AC Systems

Common Observations

Informational Conditions

- ★The split-system is functional but beyond its design life
 - ★The compressor data plate was illegible

Condensate Drainpipe

Informational Conditions

- ★The primary condensate pipe discharges at a point identified within the report

Condensing Coil Disconnect

Informational Conditions

- ★The electrical disconnect at the condensing coil appears to be functional

Refrigerant Lines

Informational Conditions

- ★There was an unusual amount of condensation on the refrigerant lines that should be monitored

Attic

Primary Attic

Attic Access Location

Informational Conditions

- ★The attic can be accessed through a hatch in the hallway ceiling

Method of Evaluation

Informational Conditions

- ★We evaluated the attic by direct access

Common Observations

Informational Conditions

- *Portions of the attic are being used for storage which should be limited to lightweight items
 - *There is no smoke detector in the attic
 - *There is evidence of leaks near the chimney

Framing

Informational Conditions

- *The visible portions of the conventionally stacked roof framing are in acceptable condition

Ventilation

Components and Conditions Needing Service

- *The power ventilation port screens are damaged which will allow rodents or other pests to enter
 - *The soffit vents are covered with insulation

Electrical

Informational Conditions

- *The electrical components that are fully visible appear to be in acceptable condition

Heat Vents

Informational Conditions

- *The heat vents appear to be functional

Plumbing Vents

Informational Conditions

- *The drainpipe vents that are fully visible are in acceptable condition

Exhaust Ducts

Informational Conditions

- *The bathroom vent fan is covered by insulation in the attic

Components and Conditions Needing Service

- *The bathroom exhaust duct should be extended to an exterior vent port

Batt Insulation

Informational Conditions

- *The attic floor is insulated with three-inches of fiberglass batt-insulation
 - *Insulation could be improved by adding more

Bedrooms

1st Guest Bedroom

Location

Informational Conditions

- *The 1st guest bedroom

Outlets

Informational Conditions

- * There are not as many outlets as would be required by current standards
- * None of the outlets could be accessed for testing due to furniture or storage etc

2nd Guest Bedroom

Location

Informational Conditions

- * The 2nd guest bedroom

Outlets

Informational Conditions

- * There are not as many outlets as would be required by current standards

Components and Conditions Needing Service

- * One or more of the outlets has more than a 10% voltage drop and should be evaluated further

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Living

General Comments

Environmental Observations

Informational Conditions

- * We recommend more smoke detectors as described in the report
- * We did not see any carbon monoxide alarms which are recommended

Main Entry

Closets

Components and Conditions Needing Service

- * The closet door needs to be shaved or trimmed to close easily and should be serviced

Dining Room

Outlets

Components and Conditions Needing Service

- * One or more outlets have reversed polarity and should be serviced
- * One or more of the outlets has more than a 10% voltage drop and should be evaluated

Office or Library

Outlets

Components and Conditions Needing Service

- * One or more of the outlets has more than a 10% voltage drop and should be evaluated

Location

Informational Conditions

- * The office located on the lower level at the rear of the building

Den

Closets

Components and Conditions Needing Service

- *The closet door is functional but damaged and should be repaired or replaced

Outlets

Informational Conditions

- *There are not as many outlets as would be required by current standards

Components and Conditions Needing Service

- *One or more of the outlets has more than a 10% voltage drop and should be evaluated

Location

Informational Conditions

- *The den is located on the lower level at the front of the home

Sun Room

General Sunroom Comments

Other Conditions

- ☐ Sunrooms or solariums have special considerations some of which are described in the report

Outlets

Components and Conditions Needing Service

- *One or more of the outlets has more than a 10% voltage drop and should be evaluated further
- *One or more of the outlets boxes are loose in the wall and should be repaired by a licensed electrician

Garage

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General Garage Comments

Garage Size

Informational Conditions

- *Garage is a two-car garage

Garage Door & Hardware

Components and Conditions Needing Service

- *One or more of the garage door tracks are not securely attached and should be serviced
- ❖ There is termite damage in and around the garage door which should be further evaluated

Automatic Openers

Informational Conditions

- *One or more openers is not equipped with infra-red sensors that enables the door to auto-reverse
 - *One or more openers is functional but does not auto-reverse or may need to be adjusted
 - *One or more openers is functional but noisy and may need service

Kitchen

Kitchen

A Renovation or Addition

Components and Conditions Needing Service

- ★The fire extinguisher was not found which is recommended

Flooring

Informational Conditions

- ★The floor has no significant defects

Walls & Ceiling

Functional Components and Conditions

- ○The walls and ceiling are in acceptable condition

Dual-Glazed Windows

Functional Components and Conditions

- ○The windows are functional

Sink & Countertop

Informational Conditions

- ★The sink and countertop are functional

Cabinets

Functional Components and Conditions

- ○The cabinets are functional

Valves & Connectors

Functional Components and Conditions

- ○The valves and connector below the sink are functional

Faucet

Functional Components and Conditions

- ○The sink faucet is functional

Trap and Drain

Functional Components and Conditions

- ○The trap and drain are functional

Garbage Disposal

Functional Components and Conditions

- ○The garbage disposal is functional

Gas Range

Functional Components and Conditions

- ○The gas range is functional

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Dishwasher

Functional Components and Conditions

- ○The dishwasher is functional

Exhaust Fan or Downdraft

Functional Components and Conditions

- ○The exhaust fan or downdraft is functional

Lights

Functional Components and Conditions

- ○The lights are functional

Outlets

Components and Conditions Needing Service

- ★One or more of the GFI outlets failed to trip and should be further evaluated
- ★One or more of the outlets boxes are loose in the wall near dining room and should be repaired

Bathrooms

Master Bathroom

Size and Location

Informational Conditions

- ★The master bathroom is a full and is located adjacent to the master bedroom

Doors

Functional Components and Conditions

- ○The door is functional

Flooring

Informational Conditions

- ★The floor has no significant defects

Walls & Ceiling

Informational Conditions

- ★The walls and ceiling are in acceptable condition

Windows

Functional Components and Conditions

- ○The window(s) are functional

Cabinets

Functional Components and Conditions

- ○The cabinets are in acceptable condition

Sink Countertop

Informational Conditions

- ★There is a separation between the sink and the countertop that should be sealed

Sink Faucet Valves & Connectors Trap & Drain

Informational Conditions

- ★The sink employs an unconventional flexible drainpipe that could contribute to blockages

Stall Shower

Functional Components and Conditions

- ○The stall shower is functional

Steam Shower

Functional Components and Conditions

- ○The steam shower is functional

Components and Conditions Needing Service

- ★The steam generator temperature-pressure relief valve should be plumbed to the exterior

Toilet & Bidet

Functional Components and Conditions

- ○The toilet is functional
- ○The bidet is functional

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Outlets

Functional Components and Conditions

- ○The outlets are functional and include ground-fault protection

Main Hallway Bathroom

Size and Location

Informational Conditions

- ★The main hallway bathroom is a full

Doors

Functional Components and Conditions

- ○The door is functional

Flooring

Informational Conditions

- ★The floor has no significant defects

Walls & Ceiling

Informational Conditions

- ★The walls and ceiling are in acceptable condition

Windows

Functional Components and Conditions

- ○The window(s) are functional

Cabinets

Functional Components and Conditions

- ○The cabinets are in acceptable condition

Sink Countertop

Informational Conditions

- ★There is a separation between the sink and the countertop that should be sealed

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

- ★The mechanical sink stopper is incomplete and should be serviced

Hydro - Spa

Functional Components and Conditions

- ○The hydro-spa is functional but should be flushed with a cleanser if not used frequently

Components and Conditions Needing Service

- ★The mechanical stopper does not engage
- ★There is no apparent access to service the hydro-spa motor which is essential and should be provided

Toilet & Bidet

Functional Components and Conditions

- ○The toilet is functional

Components and Conditions Needing Service

- ★The flapper valve in the toilet tank sticks and should be serviced

Exhaust Fan

Components and Conditions Needing Service

- ★The exhaust fan did not respond and should be serviced

Lights

Functional Components and Conditions

- ○The lights are functional

Outlets

Components and Conditions Needing Service

- ★One or more of the outlets has more than a 10% voltage drop and should be evaluated further
- ★One or more of the outlets boxes are loose in the wall and should be repaired by a licensed electrician

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1st Guest Bathroom

Size and Location

Informational Conditions

- ★The 1st guest bathroom is a full

Doors

Functional Components and Conditions

- ○The door is functional

Flooring

Informational Conditions

- ★The floor has no significant defects

Walls & Ceiling

Informational Conditions

- ★The walls and ceiling are in acceptable condition

Cabinets

Functional Components and Conditions

- ○The cabinets are in acceptable condition

Sink Countertop

Informational Conditions

- ★There is a separation between the sink and the countertop that should be sealed

Sink Faucet Valves & Connectors Trap & Drain

Components and Conditions Needing Service

- ★The mechanical sink stopper is incomplete and should be serviced

Stall Shower

Components and Conditions Needing Service

- ★The hand sprayer is a replacement and does not fit in the holder and should be replaced

Steam Shower

Components and Conditions Needing Service

- ★The steam shower needs to be serviced
- ★The steam generator temperature-pressure relief valve should be plumbed to the exterior

Outlets

Informational Conditions

- ★There is no outlet close to the basin

Laundry

Laundry Area

Sink

Functional Components and Conditions

- ○The laundry sink is functional

Faucet

Functional Components and Conditions

- ○The laundry sink faucet is functional

Valves & Connectors

Functional Components and Conditions

- ○The valves and connectors are functional

Informational Conditions

- ★We recommend replacing the rubber supply hoses with metal-braided ones

Trap & Drain

Components and Conditions Needing Service

- ★The washer discharges into a sewer clean-out
-

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Dryer Vent

Components and Conditions Needing Service

- ★The dryer vents vertically and should be kept free of lint

Laundry Ejection Pump

Informational Conditions

- ★Pump is rusty and shows signs of aging

Stairs

Main Stairs

Handrails & Guardrails

Informational Conditions

- ★If small children occupy or visit this residence suitable precautions should be taken to safeguard them

Pool/Spa

Pool & Spa

General Comments

Informational Conditions

- ★General Comments and Description

Other Conditions

- □We recommend that new pool owner attend Pool School which is described in the report

Enclosure Safety Observations

Components and Conditions Needing Service

- ★Areas of the enclosure do not meet common safety standards and should be serviced

Pool & Spa Observations

Functional Components and Conditions

- ○We do not evaluate pools or spas as part of our inspection service

Diving Board

Informational Conditions

- ★Diving boards are inherently dangerous and we recommend removing them

Heater

Informational Conditions

- ★The pool or spa heater is functional but should be kept clean and serviced seasonally
- ★The white PVC pipes at the pool-spa heater should be painted to forestall ultra-violet deterioration

Components and Conditions Needing Service

- ★The pool heater gas line is rusted and should be inspected by a licensed plumber
-

