

Accurate Inspection Team LLC

Property Inspection Report



9502 Olney Street, Rosemead, CA 91770
Inspection prepared for: Larry & Sheila Larsom
Real Estate Agent: Frank Quintanilla - Remax Champions

Date of Inspection: 9/13/2026 Time: 10:00 am
Age of Home: 1948 Size: 1192 sq ft
Weather: Cloudy & Warm

Inspector: Mike Verlingo

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Report Summary

Interior		
Page 5 Item: 4	Interior Doors	front door drags on the floor
Page 5 Item: 5	Interior Electrical	3 way switch is not operating properly at the south hall, some 3 prong outlets are not grounded throughout the structure
Page 6 Item: 10	Interior Stairs & Handrail	uneven steps
Page 6 Item: 11	Interior Walls	evidence of moisture entering structure at the bonus room, check permits all areas of structure modifications, upgrades & additions
Page 7 Item: 12	Interior Windows	broken and missing secondary window locks at most windows throughout the structure, windows are difficult to open throughout the structure, recommend servicing all windows
Bedrooms		
Page 9 Item: 4	Bedroom Closets	closet doors are missing, closet door frame is separating from the glass
Page 9 Item: 6	Bedroom Electrical	outlet hot wired in reverse at the SE bedroom
Page 10 Item: 9	Bedroom Walls	missing drywall at the inside closet area of the SE bedroom
Page 11 Item: 10	Bedroom Windows	window frame is separating from the glass and did not close completely at the NE bedroom
Bathrooms		
Page 12 Item: 2	Bathroom Cabinets	cabinet has water damage under the sink
Page 13 Item: 13	Shower Fixtures	shower fixture drips
Page 14 Item: 15	Shower Walls	cracked tile, recommend sealing gaps at the plumbing fixtures and the shower wall
Kitchen		
Page 16 Item: 6	Kitchen Electrical	some 3 prong outlets are not grounded, exposed wires at the counter lighting, exposed romex wires in the cabinets
Page 17 Item: 7	Kitchen GFCI	GFCI outlet is not grounded, test did not operate at the island
Page 19 Item: 11	Cook top condition	cooktop burners did not self light
Page 21 Item: 16	Kitchen Exhaust Vent	oven exhaust fan did not operate
Page 21 Item: 18	Kitchen Windows	cracked glass
Laundry		
Page 23 Item: 4	Laundry Dryer Vent	loose exterior cover
Page 24 Item: 7	Laundry Doors	laundry exterior door did not latch

Page 24 Item: 8	Laundry Floor	missing tile in areas
Page 24 Item: 10	Laundry Plumbing	laundry drain pipe is to short
Heating & A/C		
Page 26 Item: 1	Heater Condition	did not test heater due to the interior temperature, recommend heating and ac contractor to evaluate
Page 26 Item: 6	Registers	no vent present at the bonus room
Page 26 Item: 7	Refrigerant Lines	condensation drain line is broken
Page 27 Item: 8	AC Compressor	ac unit did not operate
Water Heater		
Page 28 Item: 3	Water Heater Condition	rust on casing, water heater shows signs of leaking
Page 28 Item: 5	Water Heater Enclosure	bent and broken water heater enclosure door
Page 29 Item: 11	Water Heater Venting	water heater vent pipe is disconnected
Garage Area		
Page 30 Item: 1	Garage Electrical	exposed wires, recmmend remove unused electrical, missing junction box cover, loose outlets
Page 30 Item: 2	Garage GFCI	recommend all garage outlets are GFCI protected
Page 31 Item: 6	Garage Door Parts	recommend servicing, rollers and hardware are noisy
Page 31 Item: 8	Garage Roof	deteriorated roofing material, evidence of leaking, unknown amount of roofing material present, recommend roofing contractor to evaluate
Page 32 Item: 9	Garage Exterior Door	no light at the exterior door to the yard area
Electrical & Gas Main		
Page 33 Item: 1	Electrical Panel	overloaded panel, recommend upgrading service, zinsco panel present, recommend electrician to evaluate all areas of the structure
Page 34 Item: 8	Main Gas Valve	can not determine if gas pipes are protected in the ground
Roof Area		
Page 36 Item: 1	Roof Condition	deteriorated roofing material, irregular installation, recommend roofing contractor to evaluate
Page 37 Item: 2	Roof Flashings	lifting metal flashings, missing in areas, irregular installation
Page 38 Item: 3	Rain Gutters	evidence of leaking, recommend cleaning
Page 38 Item: 5	Roof Vent Caps	plumbing vent does not extent to proper height
Attic		
Page 39 Item: 3	Attic Electrical	missing junction box covers, missing junction boxes at connections, exposed wires and connections

Page 39 Item: 5	Attic Exhaust Vents	exhaust vent terminates in the attic over the bathrooms
Page 40 Item: 6	Attic Insulation	rodent droppings present, recommend vector control to further evaluate, missing and displaced in areas, recommend insulation
Exterior		
Page 41 Item: 1	Exterior Doors	exterior doors are gaped in areas, recommend exterior weather proofing
Page 41 Item: 2	Exterior Eaves & Fascia	deteriorated wood, missing in areas
Page 41 Item: 3	Exterior Paint	peeling and unpainted areas
Page 41 Item: 4	Exterior Siding	consult termite report on all wood area
Page 41 Item: 5	Exterior Stucco	missing in areas, recommend sealing holes at the stucco walls
Foundation		
Page 43 Item: 6	Sub Flooring & Joist	deteriorated wood in areas
Page 45 Item: 9	Foundation Electrical	unsecured wiring, exposed connections, exposed wires, wires laying on the ground
Page 45 Item: 10	Foundation Plumbing	sewer drain line shows signs of leaking, recommend a plumber to evaluate all areas of the structure
Grounds		
Page 47 Item: 2	Patio & Porch Roof	deteriorated wood, evidence of leaking at the back patio roof
Page 47 Item: 5	Exterior & Grounds Electrical	loose outlets, recommend all exterior electrical be weather tight, some 3 prong outlets are not grounded
Page 48 Item: 6	Exterior GFCI Outlets	GFCI is not grounded, test did not operate, all exterior outlets should be GFCI protected
Page 48 Item: 7	Fencing & Walls	separating cracks, leaning and loose at the brick planter box
Page 49 Item: 8	Yard Gates	yard gate drags on the ground
Page 49 Item: 9	Exterior Grading	grade slopes toward the garage structure, poor drainage, recommend servicing all yard drains
Page 49 Item: 10	Exterior & Grounds Plumbing	some hose bibs have no water when testing, exterior plumbing present at the west side to the bathroom, copper to galvanized missing proper connections at the back hose bib/sprinkler connection
Page 50 Item: 11	Grounds Sprinkler System	sprinkler valve is leaking, recommend a complete service of the sprinkler system
Page 51 Item: 12	Water Pressure	• 125 psi • high pressure • recommend 80 psi or less
Page 51 Item: 13	Water Pressure Regulator	recommend installing a pressure regulator
Pool/Spa		
Page 53 Item: 1	Pool Deck	lifting and cracked concrete

Page 53 Item: 4	Pool Area Gate & Fencing	gate to the pool area did not self close and latch, recommend a 4 foot fence or better at the pool area, recommend all safety alarms at all doors and windows leading to the pool area
Page 54 Item: 7	Pool & Spa Heater	solar unit present and not tested by the inspector, consult the owner
Page 54 Item: 8	Pool & Spa Lights	pool and spa light have no GFCI present
Page 55 Item: 13	Pool Tile	missing tiles

Interior

1. Cabinets

Observations: worn hardware

2. Interior Ceiling Fans

Observations: operated, worn unit

3. Ceiling Condition

Materials: drywall • plaster
Observations: patched areas

4. Interior Doors

Observations: worn hardware, security screen door present, **front door drags on the floor**

5. Interior Electrical

Observations: some outlets are not accessible due to personal items or furnishing, **3 way switch is not operating properly at the south hall, some 3 prong outlets are not grounded throughout the structure**



3 way switch is not operating properly at the south hall

6. Interior Floors

Floor Type: carpet • tile • hardwood type
Observations: stained, worn, dirty, uneven areas

7. Interior Sliding Doors

Observations: worn hardware, dirty tracks, tempered glass

8. Screen Doors

Observations: worn hardware

9. Interior Smoke & Carbon Monoxide Detectors

Observations: smoke detector operated, carbon monoxide detector present and operated, recommend smoke & carbon monoxide detectors comply with current city code

10. Interior Stairs & Handrail

Observations: **uneven steps**



uneven steps

11. Interior Walls

Materials: drywall • plaster

Observations: small holes, patched areas, **evidence of moisture entering structure at the bonus room, check permits all areas of structure modifications, upgrades & additions**





evidence of moisture entering structure at the bonus room

12. Interior Windows

Window Type: vinyl

Observations: worn hardware, dirty tracks and glass, **broken and missing secondary window locks at most windows throughout the structure, windows are difficult to open throughout the structure, recommend servicing all windows**



broken and missing secondary window locks at most windows throughout the structure



broken and missing secondary window locks at most windows throughout the structure



broken and missing secondary window locks at most windows throughout the structure

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Bedroom Locations

North East • East • South East

2. Ceiling Condition

Materials: drywall • plaster • open beam • wood

Observations: cracking small, patched areas

3. Ceiling Fans

Observations: operated, worn unit

4. Bedroom Closets

Observations: worn hardware, door sticks at the jamb, **closet doors are missing, closet door frame is separating from the glass**



closet doors are missing



closet door frame is separating from the glass

5. Bedroom Doors

Observations: worn hardware

6. Bedroom Electrical

Observations: worn switches & outlets, some 3 prong outlets are not grounded, **outlet hot wired in reverse at the SE bedroom**



outlet hot wired in reverse at the SE bedroom

7. Bedroom Floors

Floor Type: hardwood type

Observations: normal ware, uneven areas

8. Bedroom Smoke Detectors

Observations: operated

9. Bedroom Walls

Materials: drywall • plaster • wood

Observations: small holes, patched areas, missing drywall at the inside closet area of the SE bedroom





10. Bedroom Windows

Window Type: aluminum • vinyl

Observations: worn hardware, dirty tracks and glass, windows are difficult to operate, window frame is separating from the glass and did not close completely at the NE bedroom



window frame is separating from the glass and did not close completely at the NE bedroom

Bathrooms

1. Bathroom Locations

North Hall Bathroom • South Hall Bathroom

2. Bathroom Cabinets

Observations: worn hardware, faded, **cabinet has water damage under the sink**



cabinet has water damage under the sink

3. Bathroom Ceiling

Materials: drywall • plaster

Observations: patched areas, small stains

4. Bathroom Counters

Observations: stained, worn

5. Bathroom Doors

Observations: worn hardware

6. Bathroom Electrical

Observations: worn switches & outlets

7. Bathroom GFCI Outlets

Observations: test operated

8. Bathroom Exhaust Fan

Observations: bath fan operated, could not fully inspect the venting of the bath fan, older worn unit

9. Bathroom Floors

Floor Type: tile

Observations: stained grout, uneven areas

10. Bathroom Heating

Observations: see heating and ac page

11. Bathroom Mirrors

Observations: functional, worn hardware

12. Bathroom Plumbing

Observations: corrosion present



13. Shower Fixtures

Observations: corrosion present, worn valves, **shower fixture drips**



shower fixture drips

14. Bathtub

Observations: stained, worn, corrosion at fixtures



15. Shower Walls

Observations: stained, cracked tile, recommend sealing gaps at the plumbing fixtures and the shower wall



cracked tile



16. Shower Enclosure

Observations: corrosion present, tempered glass, curtain present

17. Bathroom Sinks

Observations: worn fixtures, worn surface, sink stopper is missing, surface cracks

**18. Bathroom Toilets**

Observations: worn hardware, stained

19. Bathroom Walls

Materials: drywall • plaster

Observations: small holes, patched areas, stained in areas



Kitchen

1. Kitchen Cabinets

Observations: worn hardware

2. Kitchen Counters

Observations: normal wear, stained, worn, recommend caulking

3. Kitchen Ceiling

Materials: drywall • plaster
Observations: patched areas

4. Kitchen Ceiling Fan

Observations: operated, worn unit

5. Dishwasher

Observations: operated, no air gap present, recommend installing an air gap



6. Kitchen Electrical

Observations: some outlets not accessible, worn switches & outlets, **some 3 prong outlets are not grounded, exposed wires at the counter lighting, exposed romex wires in the cabinets**



exposed wires at the counter lighting



exposed wires at the counter lighting



exposed romex wires in the cabinets



exposed romex wires in the cabinets

7. Kitchen GFCI

Observations: test operated, **GFCI** outlet is not grounded, test did not operate at the island



GFCI outlet is not grounded, test did not operate at the island

8. Kitchen Floor

Floor Type: tile

Observations: stained grout

9. Garbage Disposal

Observations: operated



10. Microwave

Observations: operated, dirty



11. Cook top condition

Observations: gas, temperature control knob is broken, cooktop burners did not self light



cooktop burners did not self light

12. Oven & Range

Observations: operated, electric



13. Kitchen Plumbing

Observations: corrosion present



14. Kitchen Sink

Observations: worn fixtures, worn surface



15. Sink Spray Wand

Observations: operated, corrosion present

16. Kitchen Exhaust Vent

Vent Type: ceiling fan

Observations: oven exhaust fan did not operate



oven exhaust fan did not operate

17. Kitchen Walls

Materials: drywall • plaster

Observations: small holes, patched areas, stained in areas

**18. Kitchen Windows**

Window Type: vinyl

Observations: dirty tracks and glass, cracked glass



cracked glass

Laundry

1. Laundry Location

Interior area

2. Laundry Cabinets

Observations: worn hardware, most not accessible due to personal items

3. Laundry Ceiling

Materials: drywall

Observations: patched areas

4. Laundry Dryer Vent

Observations: could not fully inspect, **loose exterior cover**



loose exterior cover

5. Laundry Electrical

Observations: worn switches, worn outlets, 240 volt outlet present, could not access due to the location



240 volt outlet present, could not access due to the location

6. Laundry GFCI

Observations: none visible

7. Laundry Doors

Observations: worn hardware, screen door present, laundry exterior door did not latch



laundry exterior door did not latch

8. Laundry Floor

Floor Type: tile

Observations: stained, worn, missing tile in areas

9. Laundry Gas Valves

Observations: functional, could not access



10. Laundry Plumbing

Observations: worn valves, did not test drain, only inspected supply lines, limited inspection, corrosion present, laundry drain pipe is too short



laundry drain pipe is to short

11. Laundry Walls

Materials: drywall • plaster

Observations: some areas are not accessible due to personal items, small holes, patched areas, washer and dryer present, could not fully inspect



Heating & A/C

1. Heater Condition

Heater Location: roof

Heater Type: gas • forced • dual pack unit

Observations: **did not test heater due to the interior temperature, recommend heating and ac contractor to evaluate**

2. Heater Gas Valve

Observations: worn valve

3. Thermostat

Observations: worn

4. Heater Venting

Observations: could not fully inspect

5. Filter

Filter Location: hall ceiling



6. Registers

Observations: dirty, bent, **no vent present at the bonus room**

7. Refrigerant Lines

Observations: could not fully inspect, **condensation drain line is broken**



condensation drain line is broken

8. AC Compressor

Size: 3 ton ac unit

Condensor Location: roof

Observations: **ac unit did not operate**



Carrier Air Conditioning © 1999 Carrier Corporation, Syracuse, N.Y. 13221			
PACKAGE NO.	48KLA136---321BE		
MODEL NO.	48KLA136---300BE		
INPUT RATE BTU/HR	60000		
OUTPUT CAPACITY BTU/HR			
MOTOR ELECTRICAL DATA		VOLTS	PHASE/HZ
COMPRESSOR		208-230	1/60
CONDENSER FAN MOTOR		208-230	1/60
EVAPORATOR BLOWER MTR		208-230	1/60
ELECTRICAL RATING		208-230	VOLTS 1-60
MINIMUM CIRCUIT		27.6	AMPS
FACTORY CHARGED R22		5	lbs. 6 oz.

Water Heater

1. Water Heater Base

Observations: functional

2. Water Heater Combustion Air

Observations: functional

3. Water Heater Condition

Water Heater Type: gas

Water Heater Location: exterior enclosure

Observations: operated, older water heater, rust on casing, water heater shows signs of leaking



water heater shows signs of leaking

4. Water Heater Capacity

Observations: water heater blanket present, could not see tank storage capacity

5. Water Heater Enclosure

Observations: weathered, could not fully inspect due to the water heater, bent and broken water heater enclosure door

6. Water Heater Gas Valve

Observations: functional

7. Water Heater Overflow Line

Material Type: copper

8. Water Heater Plumbing

Plumbing Type: galvanized

Observations: corrosion present



9. Water Heater Strapping

Observations: functional, could not fully inspect

10. Temperature Pressure Relieve Valve

Observations: functional

11. Water Heater Venting

Observations: limited inspection only, could not fully inspect, **water heater vent pipe is disconnected**



water heater vent pipe is disconnected

Garage Area

1. Garage Electrical

Observations: some 3 prong outlets are not grounded, worn switches, worn outlets, **exposed wires, recmmend remove unused electrical, missing junction box cover, loose outlets**



loose outlets



exposed wires, recmmend remove unused electrical



missing junction box cover

2. Garage GFCI

Observations: **recommend all garage outlets are GFCI protected**

3. Garage 240 Volt Outlet

Observations: none visible

4. Garage Flooring

Type: concrete

Observations: cracking small, chipped, oil stains



5. Garage Door

Materials: sectional door

Observations: weathered, dented



6. Garage Door Parts

Observations: worn hardware, **recommend servicing, rollers and hardware are noisy**

7. Garage Door Opener

Observations: none

8. Garage Roof

Garage Type: detached structure

Roof Type: asphalt shingles

Observations: **deteriorated roofing material, evidence of leaking, unknown amount of roofing material present, recommend roofing contractor to evaluate**



9. Garage Exterior Door

Observations: worn hardware, gaped in areas, **no light at the exterior door to the yard area**

10. Garage Ceiling & Rafters

Observations: not for heavy storage, stains present, evidence of past leaking

11. Garage Walls & Firewall

Observations: stains present, patched in areas

12. Foundation Bolts

Observations: present in areas where visible

13. Garage Vent Screens

Observations: doors only

Electrical & Gas Main

1. Electrical Panel

Location: south side • garage area

Observations: overloaded panel, recommend upgrading service, zinsco panel present, recommend electrician to evaluate all areas of the structure



zinsco panel present

2. Main Amp Breaker

Observations: 100 amp



100 amp

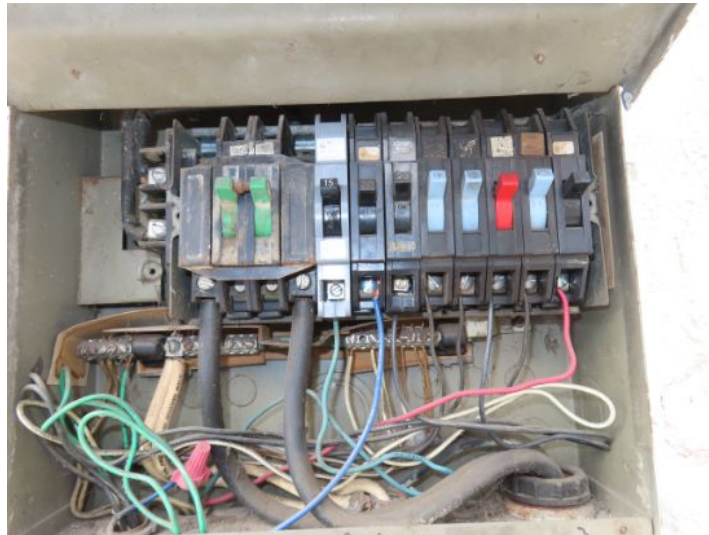
3. Number Of Breakers Off

Observations: 0

4. Main Panel Breakers

Wiring Type: copper

Observations: worn breakers

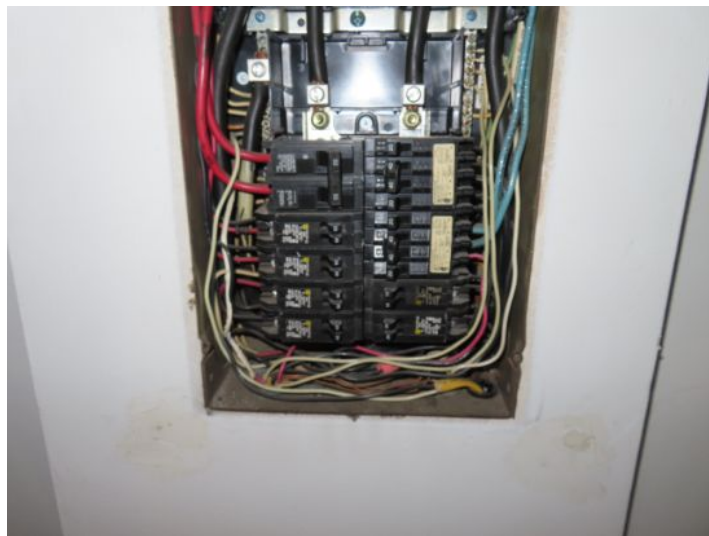


5. Sub Panel Condition

Location: bedroom closet

6. Sub Panel Breakers

Wiring Type: copper



7. Electrical Power Feed

Observations: could not fully inspect

8. Main Gas Valve

Location: east side

Observations: natural gas, no seismic shut off present, can not determine if gas pipes are protected in the ground



can not determine if gas pipes are protected in the ground



can not determine if gas pipes are protected in the ground

Roof Area

1. Roof Condition

Roof Type: asphalt shingles

Observations: weathered, unknown amount of roofing material present, **deteriorated roofing material, irregular installation, recommend roofing contractor to evaluate**





deteriorated roofing material



2. Roof Flashings

Observations: some are not visible, **lifting metal flashings, missing in areas, irregular installation**



lifting metal flashings

3. Rain Gutters

Observations: bent, rusted, **evidence of leaking, recommend cleaning**

4. Roof Sky Lights

Observations: present could not fully inspect

5. Roof Vent Caps

Observations: limited inspection only, **plumbing vent does not extent to proper height**



plumbing vent does not extent to proper height

Attic

1. Attic Access

Observations: limited space, could not access all areas

2. Attic Ducting

Observations: some ducting is not accessible, old duct work present

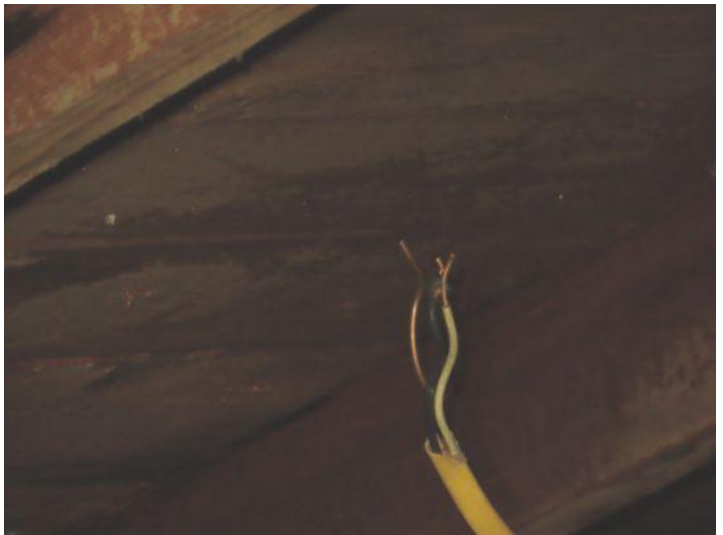


3. Attic Electrical

Observations: most electrical is not accessible due to insulation and location, unsecured electrical, **missing junction box covers, missing junction boxes at connections, exposed wires and connections**



exposed wires and connections



exposed wires and connections

4. Attic Plumbing

Observations: most not visible due to insulation and location

5. Attic Exhaust Vents

Observations: could not access some, **exhaust vent terminates in the attic over the bathrooms**



exhaust vent terminates in the attic over the
bathrooms



exhaust vent terminates in the attic over the
bathrooms

6. Attic Insulation

Insulation Type: fiberglass batt • blown in insulation

Insulation Depth: 5 • inches

Observations: rodent droppings present, recommend vector control to further evaluate, missing and displaced in areas, recommend insulation

7. Attic Structure

Observations: stains in areas, could not access all areas



8. Attic Vent Screens

Observations: some attic vents are not accessible due to the location and space

Exterior

1. Exterior Doors

Observations: exterior doors are gaped in areas, recommend exterior weather proofing

2. Exterior Eaves & Fascia

Observations: stained, cracked, weathered, deteriorated wood, missing in areas



deteriorated wood



deteriorated wood

3. Exterior Paint

Observations: weathered, fading, cracked, peeling and unpainted areas

4. Exterior Siding

Siding Type: wood

Observations: stained, cracked, weathered, consult termite report on all wood area

5. Exterior Stucco

Observations: stained, fading, blistered, patched areas, some exterior areas are not accessible, missing in areas, recommend sealing holes at the stucco walls



missing in areas

6. Exterior Windows

Observations: weathered

Foundation

1. Slab Foundation

Observations: slab not visible due to floor coverings, Raised Foundation In Areas

2. Foundation Perimeter

Observations: partially visible

3. Foundation Access

Observations: limited space



4. Foundation Ventilation

Observations: functional

5. Foundation Vent Screens

Observations: torn foundation vent screens

6. Sub Flooring & Joist

Observations: stained in areas, could not access all areas, **deteriorated wood in areas**



deteriorated wood in areas



deteriorated wood in areas

7. Foundation Walls

Observations: could not access all areas



8. Foundation Bolts

Observations: present in areas where visible

9. Foundation Electrical

Observations: **unsecured wiring, exposed connections, exposed wires, wires laying on the ground**



unsecured wiring



exposed wires



exposed connections

10. Foundation Plumbing

Plumbing Type: galvanized

Observations: corrosion present, **sewer drain line shows signs of leaking, recommend a plumber to evaluate all areas of the structure**



sewer drain line shows signs of leaking

Grounds

1. Driveway

Materials: concrete • brick • dirt • pavers

Observations: stained, small cracking, trip hazards

2. Patio & Porch Roof

Roof Type: same as main structure • wood patio cover • rolled material

Observations: weathered, **deteriorated wood, evidence of leaking at the back patio roof**



deteriorated wood



3. Walkways, Patio & Porch Deck

Observations: small cracking, trip hazards, chipped

4. Exterior Stairs & Handrail

Observations: steps only

5. Exterior & Grounds Electrical

Observations: consult the owner on all exterior electrical, any lighting that is on sensors is not tested by the inspector, **loose outlets, recommend all exterior electrical be weather tight, some 3 prong outlets are not grounded**



loose outlets

6. Exterior GFCI Outlets

Observations: test operated, GFCI is not grounded, test did not operate, all exterior outlets should be GFCI protected



GFCI is not grounded, test did not operate

7. Fencing & Walls

Fence Type: block • wood • brick

Observations: could not fully inspect, weathered, separating cracks, leaning and loose at the brick planter box



separating cracks, leaning and loose at the brick planter box

8. Yard Gates

Gate Type: wood

Observations: **yard gate drags on the ground**

9. Exterior Grading

Observations: signs of poor drainage, drains present, not tested by the inspector, trip hazards, sheds are excluded from this report, **grade slopes toward the garage structure, poor drainage, recommend servicing all yard drains**



grade slopes toward the garage structure, poor drainage

10. Exterior & Grounds Plumbing

Plumbing Type: copper • galvanized • PVC

Observations: corrosion present, **some hose bibs have no water when testing, exterior plumbing present at the west side to the bathroom, copper to galvanized missing proper connections at the back hose bib/sprinkler connection**



copper to galvanized missing proper connections
at the back hose bib/sprinkler connection



some hose bibs have no water when testing



exterior plumbing present at the west side to the bathroom

11. Grounds Sprinkler System

Observations: on timers, consult the owner on the operation of the system, **sprinkler valve is leaking, recommend a complete service of the sprinkler system**



sprinkler valve is leaking

12. Water Pressure

Observations: 125 psi • high pressure • recommend 80 psi or less



high pressure

13. Water Pressure Regulator

Observations: recommend installing a pressure regulator

14. Main Water Shut Off Valve

Location: front of structure
Observations: corrosion present



Pool/Spa

1. Pool Deck

Materials: n/a see grounds page for material type

Observations: **lifting and cracked concrete**



lifting and cracked concrete

2. Pool Electrical

Observations: functional

3. Pool GFCI

Observations: test operated

4. Pool Area Gate & Fencing

Type: see grounds page

Observations: **gate to the pool area did not self close and latch, recommend a 4 foot fence or better at the pool area, recommend all safety alarms at all doors and windows leading to the pool area**

5. Pool Filter

Observations: functional



6. Pool Skimmer & Basket

Observations: functional, limited inspection only



7. Pool & Spa Heater

Heater Type: gas

Observations: operated, older unit, solar unit present and not tested by the inspector, consult the owner



8. Pool & Spa Lights

Observations: operated, pool and spa light have no GFCI present



9. Filter Pressure Gauge

Observations: present

10. Pool Pump

Observations: operated



11. Spa Jets

Observations: consult the owner on all operations of the pool and spa

12. Pool Structure

Pool Type: below ground

Materials: gunite • plaster

Observations: stained, Limited Inspection Only

13. Pool Tile

Observations: stained, missing tiles



missing tiles

14. Pool Timer

Observations: present



15. Pool Water

Observations: clear



Photos



deteriorated wood



