



Inspection Report

John Doe

Property Address:
1234 Masters Cir
Houston TX 77056



Front of home, street view

Master Home Inspectors of Texas, LLC

Amber Diehl TREC # 26115 TREC 26115

PROPERTY INSPECTION REPORT FORM

John Doe	11/25/2025
Name of Client	Date of Inspection
1234 Master Cir, Houston, TX 77056	
Address of Inspected Property	
Amber Diehl TREC # 26115	TREC 26115
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	
TREC License #	

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:

Customer representative/ agent and
Inspector, Customer

Type of building:

Single Family (2 story)

Approximate age of building:

About 7 Years

Temperature:

Bewteen 75 (F) - 80 (F)

Weather:

Sunny, Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Year Built: 2018

Square Footage: 6336

Rooms: 4 Bedrooms, 4 Bathrooms, 2 Half Bathrooms

Property is Vacant

Utilities On: Water, Electricity, Gas

People Present at Inspection: Buyer, Buyer Agent

I. Structural Systems

All terms used to describe direction/ location (right, left, front, and back) are used in reference from the view point of looking at the home from the street. For example, when stated " The right side of the home" it is referring to if you were looking at the front of the house from the end of the driveway.

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

A. Foundations

Type of Foundation(s): Slab on grade

Method used to observe Crawlspace: No crawlspace

Comments:

(1) In the inspectors opinion, the slab foundation performed adequately at the time of the inspection. The following list includes some examples of additional ways of how the foundations performance is indicated:

- open and close all accessible interior/exterior doors and windows to determine if they sit square in their frame and/or are difficult to operate
- look for cracks in exterior/ interior walls, ceilings, floors, etc.
- feel and look for any areas that are not level, are bowing, sagging, sinking, etc.

(2) Vegetation/ bushes made portions of the foundation and exterior siding difficult for the inspector to properly evaluate at the time of the inspection. This is for your information.

B. Grading and Drainage

Comments:

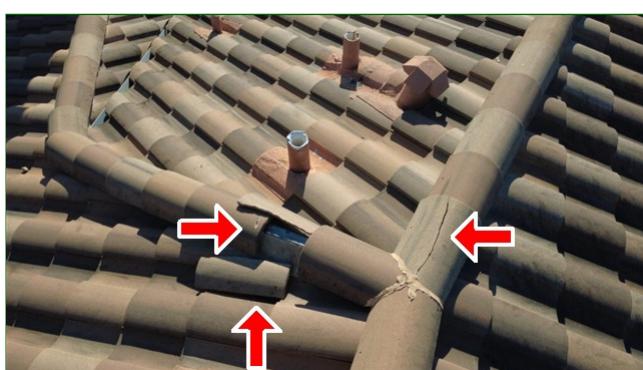
C. Roof Covering Materials

Types of Roof Covering: Tile

Viewed roof covering from: Ground, Second story windows where visible, Binoculars

Comments:

A cracked and missing tile roof covering was observed at the time of the inspection. This is for your information.



C. Item 1 (Picture) Roof, tile covering, cracked & missing

D. Roof Structures and Attics

Roof Structure Type: Dimensional lumber

Method used to observe attic: Walked accessible areas

Attic info: Pull Down stairs

Approximate Average Depth of Insulation: Unable to measure exactly due to the spray foam insulation

Comments:

The attic was spray foam insulated on the underside of the roof decking. As a result, the inspector had minimum visibility of the attic's structural components and was unable to fully inspect the roof structural components at the time of the inspection. This is for your information.

E. Walls (Interior and Exterior)

Wall Structure: Not visible

Siding Material: Stone veneer, Stucco

Comments:

(1) Vegetation/ bushes made portions of the foundation and exterior siding difficult for the inspector to properly evaluate at the time of the inspection. This is for your information.

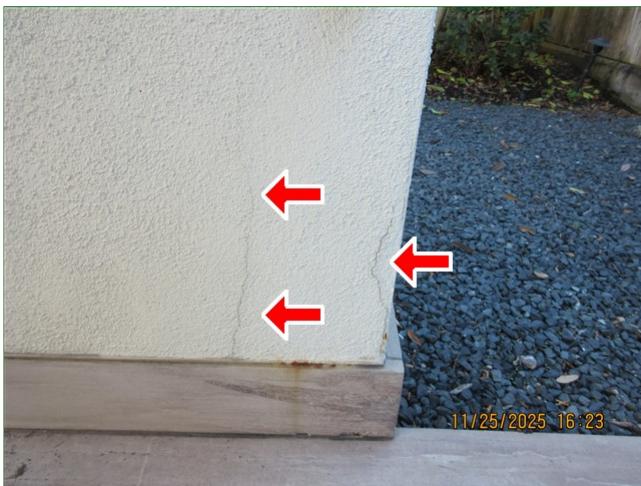
(2) **MINOR DEFECTS:**

Multiple defects were observed in multiple locations of the exterior stucco siding at the time of the inspection. The inspector recommends further evaluation and correction by a qualified contractor if you are concerned. The defects observed are listed below:

- Multiple hairline cracks were observed in multiple locations of the exterior stucco siding at the time of the inspection. In the inspectors opinion, these cracks were a minor concern at the time of the inspection. If you notice the cracks growing in width or if you are concerned, the inspector recommends further evaluation.
- No kick-out flashing was observed at most of the roof or balcony to wall connections.
- Non standard kick-out flashing installation was observed at the balcony to wall connection on the right side of the home.
- Moisture stains were observed on the exterior stucco siding below a section of gutters at the time of the inspection. The inspector recommends further evaluation and correction.



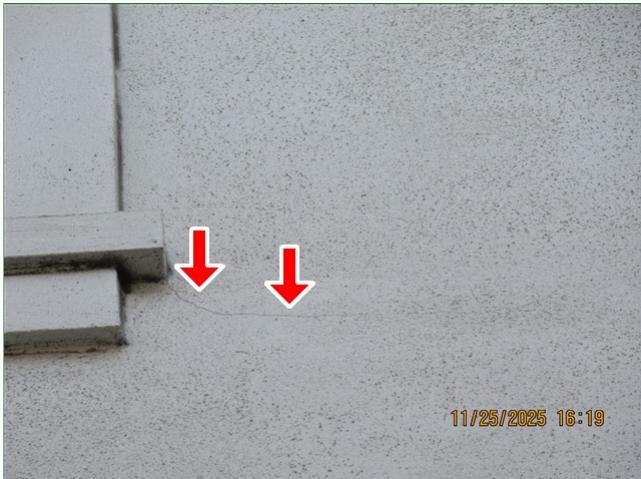
E. Item 1 (Picture) Back of home, stucco siding, hairline cracks



E. Item 2 (Picture) Back of home, stucco siding, hairline cracks



E. Item 3 (Picture) Right of home, stucco siding, hairline crack



E. Item 4 (Picture) Right of home, stucco siding, hairline crack



E. Item 5 (Picture) Front of home, balcony to wall connection, no kick-out flashing



E. Item 6 (Picture) Front of home, balcony to wall connection, no kick-out flashing



E. Item 7 (Picture) Right of home, balcony to wall connection, non standard kick-out flashing



E. Item 8 (Picture) Right of home, balcony to wall connection, non standard kick-out flashing



E. Item 9 (Picture) Back of home, stucco siding, hairline cracks

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

I NI NP D



E. Item 10 (Picture) Back of home, stucco siding, hairline cracks



E. Item 11 (Picture) Back of home, stucco siding, moisture stains



E. Item 12 (Picture) Back of home, stucco siding, moisture stains

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

I NI NP D

(3) Multiple maintenance defects were observed in multiple locations of the exterior stucco siding at the time of the inspection. The inspector recommends further evaluation and correction by a qualified contractor as part of *routine maintenance*. The maintenance defects observed are listed below:

- In the inspectors opinion, evidence of normal wear and tear was observed at the bottom section of the stucco walls. This is for your information.
- A small hole/ damage was observed on the right side. The inspector recommends a qualified contractor repair the small hole.



E. Item 13 (Picture) Right of home, stucco siding, damaged



E. Item 14 (Picture) Right of home, stucco siding, damaged

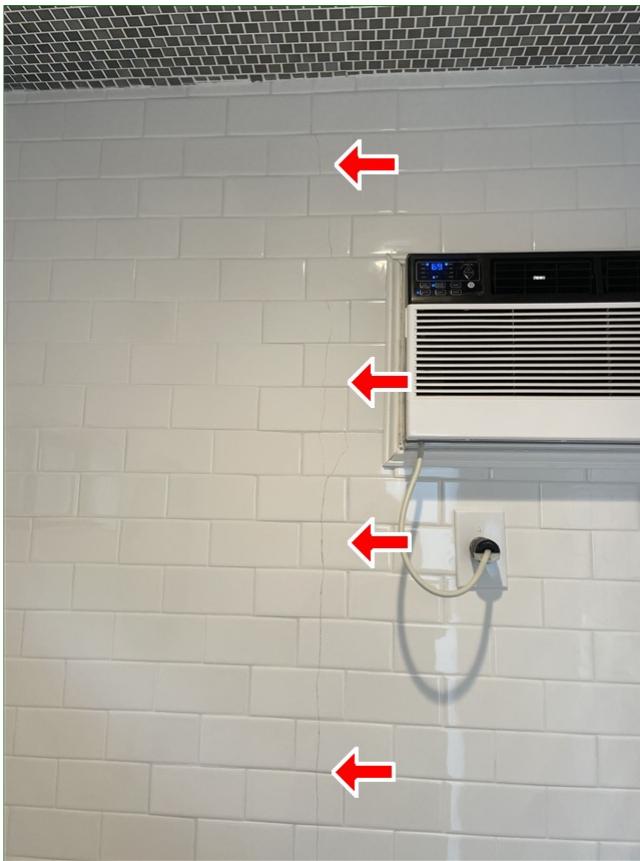


E. Item 15 (Picture) Front of home, stucco siding, normal wear and tear evidence



E. Item 16 (Picture) Front of home, stucco siding, normal wear and tear evidence

(4) A vertical crack was observed on the tile wall covering in the outside pool bathroom at the time of the inspection. This is for your information.



E. Item 17 (Picture) Outside half bathroom, tile wall covering, cracked



F. Ceilings and Floors

Ceiling Structure: Not visible

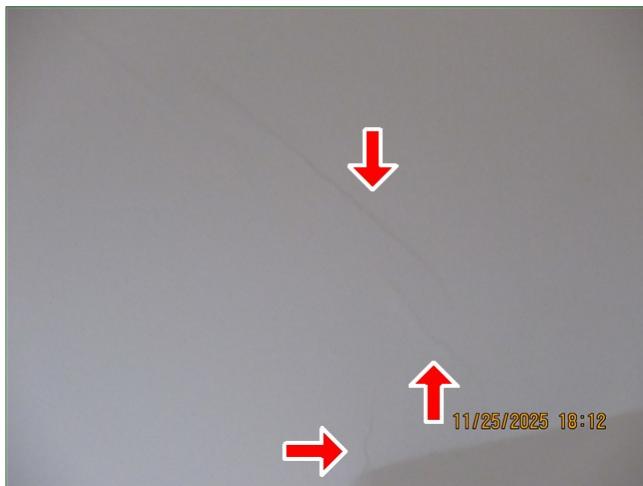
Floor Structure: Not visible

Comments:

Multiple minor hairline corner cracks were observed on the ceiling at the time of the inspection. In the inspectors opinion these appear to be cosmetic cracks at the time of the inspection. The inspector recommends regular evaluation as part of routine maintenance.



F. Item 1 (Picture) Second story, ceiling, minor hairline cracks



F. Item 2 (Picture) Second story, ceiling, minor hairline cracks

G. Doors (Interior and Exterior)

Comments:

Daylight and loose weather stripping was observed at multiple exterior doors at the time of the inspection. The inspector recommends installing new weather strip in these locations.



G. Item 1 (Picture) Back of home, exterior door, loose weather stripping

H. Windows

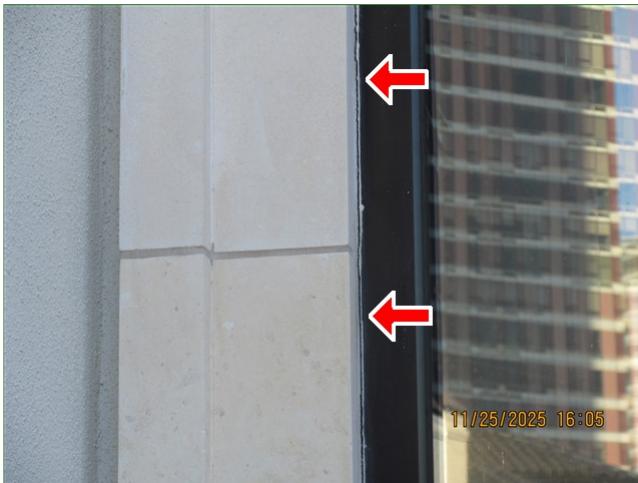
Window Types: Thermal/Insulated, Double pane

Comments:

- (1) The inspector did not open or operate any of the casement windows due to a past experience of the casement window not closing at the time of the inspection. This is for your information.
- (2) In the inspectors opinion, evidence of normal wear & tear of the caulk/ sealant was observed at multiple butt joints on all sides of the home. Caulk/ sealant is not a permanent seal. The inspector recommends a qualified contractor make corrections where needed and check all exterior locations with sealant/ caulk at least once a year as part of routine maintenance.



H. Item 1 (Picture) Front of home, window to stone trim butt joint connections, caulk/ sealant, normal wear & tear



H. Item 2 (Picture) Front of home, window to stone trim butt joint connections, caulk/ sealant, normal wear & tear

(3) A crack was observed at one of the front window's stone trim pieces at the time of the inspection. This is a cosmetic defect and is for your information.



H. Item 3 (Picture) Front of home, stone window trim, cracked

I. Stairways (Interior and Exterior)

Comments:

Loose guard-rails were observed at the interior staircase at the time of the inspection. In the inspectors opinion, this is a common defect as the home ages. The inspector recommends a qualified specialist tighten the guard-rails connection as part of routine maintenance.

J. Fireplaces and Chimneys

Chimney (exterior): Stucco

Types of Fireplaces: Gas starter pipe & logs, (2) Electric

Operable Fireplaces: One

Number of Woodstoves: None

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

BALCONIES:

Multiple maintenance defects were observed on the balcony at the time of the inspection. The inspector recommends correction by a qualified contractor as part of routine maintenance. The maintenance defects observed are listed below:

- Loose guard-rails at multiple balconies.
- Some of the tile floor coverings grout/ mortar showed evidence of normal wear & tear at each balcony.
- Cracked tile at a few of the guard-rail connections on the balcony above the garage.



K. Item 1 (Picture) Second story, balcony, tile floor covering, grout/ mortar, normal wear & tear



K. Item 2 (Picture) Second story, balcony, tile floor covering, grout/ mortar, normal wear & tear



K. Item 3 (Picture) Second story, balcony above garage, tile floor covering, cracked

II. Electrical Systems

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Capacity: (2) 150 AMP service panel

Panel Type: Circuit breakers, GFCI Breakers, AFCI Breakers

Electric Panel Manufacturer: EATON

Comments:

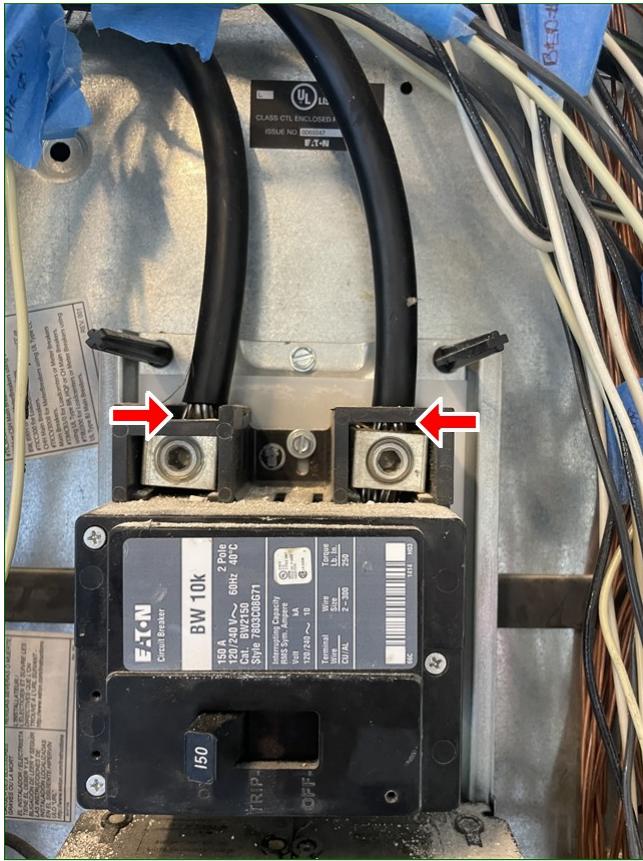
Multiple defects were observed at the main and sub electrical panel boards at the time of the inspection.

The inspector recommends further evaluation by a qualified electrician. The defects observed are listed below:

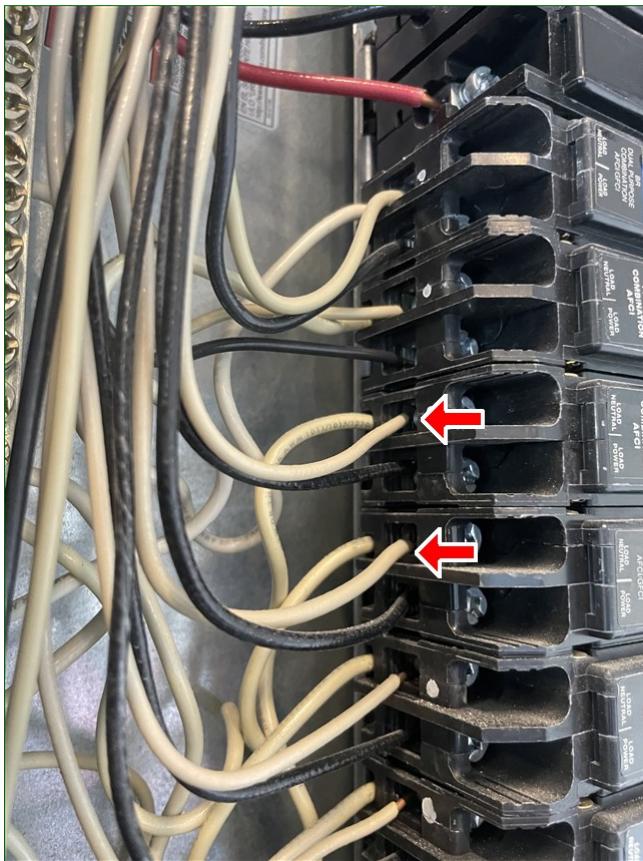
- Multiple circuit breakers did not have an electrical distribution wire connected at the time of the inspection. This is for your information.
- Exposed solid aluminum service cable wires.
- Multiple circuit breakers had double tapped neutrals. Typically, Eaton manufacture installation requirements does not allow double tapped neutrals.
- Multiple double tapped neutrals were also observed on the neutral bus bars.
- A red test light was on at one of the AFCI circuit breakers.



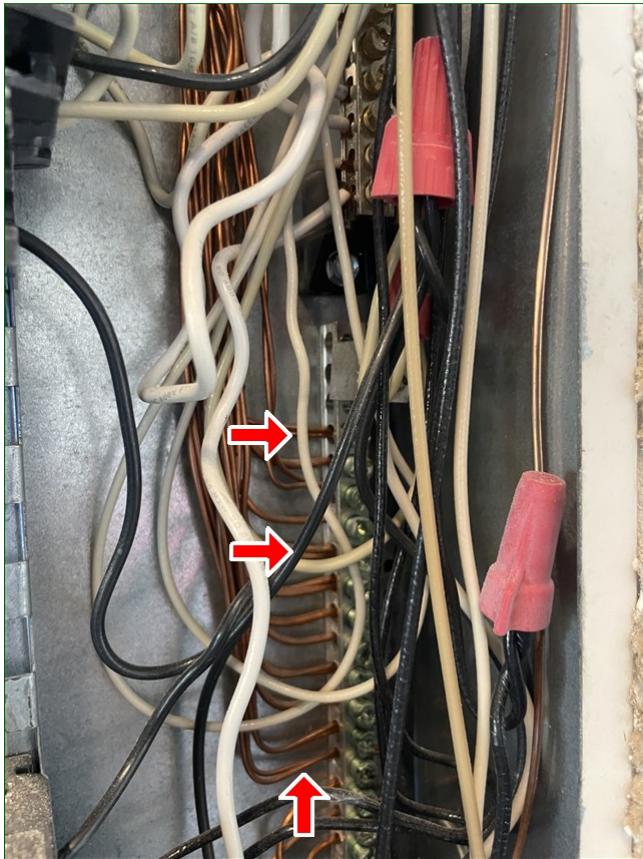
A. Item 1 (Picture) Garage, main paperboard, circuit breakers, no wire connected



A. Item 2 (Picture) Garage, main panel board, solid aluminum service cable wires, exposed



A. Item 3 (Picture) Garage, main panel board, double tapped neutrals



A. Item 4 (Picture) Garage, main panel board, neutral bus bar, double tapped



A. Item 5 (Picture) Garage, main panel board, AFCI breaker, red test light

B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Solid Aluminum

Wiring Methods: Romex

Comments:

(1) The inspector recommends all smoke detectors be tested upon moving in to home. This is for your information.

(2) An exterior fan did not operate at the time of the inspection. This is for your information.



B. Item 1 (Picture) Back of home, exterior fan, not operating

(3) A garage outlet did not trip when tested with a GFCI outlet tester at the time of the inspection. The inspector recommends further evaluation and correction by a qualified electrician.

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

Type of Systems (Heating): Central Forced- Air Split System

Energy Sources: Gas

Number of Heat Systems (excluding wood): Two

Heat System Brand: HEIL

Comments:

Due to the outside temperature being above 75 degrees, the inspector did not operate/ test the heater, at the time of the inspection to protect from causing potential damage to the unit or its components. This is for your information.

B. Cooling Equipment

Type of Systems (Cooling): Central Forced Air Split- System

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: Two

Central Air Brand: CARRIER

Comments:

(1) Damaged condenser coils were observed at the time of the inspection. This may decrease the service life of the air condenser unit. This is for your information.



B. Item 1 (Picture) Left of home, condenser coils, damaged



B. Item 2 (Picture) Left of home, condenser coils, damaged



B. Item 3 (Picture) Left of home, condenser coils, damaged



B. Item 4 (Picture) Left of home, condenser coils, damaged

(2) The A/C supply and return vents were tested with a thermo- gun to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees fahrenheit, which indicates that the unit is cooling as intended. The A/C temperature reading taken at the time of the inspection indicated a sufficient temperature difference at the time of the inspection. This is for your information.



B. Item 5 (Picture) Common area, HVAC return vent, temp. reading



B. Item 6 (Picture) Common area, A/C supply vent, temp. reading

C. Duct Systems, Chases and Vents

Ductwork: Insulated

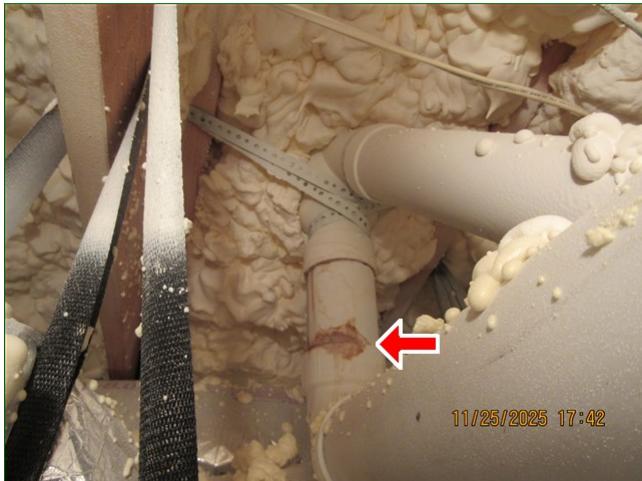
Filter Type: Located at the attic unit

Comments:

Multiple defects were observed at both of the attic HVAC units and their components at the time of the

inspection. The inspector recommends further evaluation by a qualified HVAC technician. The defects observed are listed below:

- In the inspectors opinion, potential organic growth was observed on one of the attic HVAC units. The inspector recommends further evaluation and a *routine* cleaning of both of the HVAC systems and ducts.
- Staining/ discoloration was observed at one of the furnace gas flue vent stacks.



C. Item 1 (Picture) Attic, furnace gas flue vent stack, staining/ discoloration



C. Item 2 (Picture) Attic, furnace vent pipe, potential organic growth



C. Item 3 (Picture) Attic, furnace vent pipe, potential organic growth

I NI NP D

D. Other

Comments:

Moisture stains were observed in the HVAC's drip pans at the time of the inspection. A small drip leak was observed at the refrigerant line connection at the time of the inspection. This is for your information.



D. Item 1 (Picture) Attic, HVAC refrigerant line, small drip leak



D. Item 2 (Picture) Attic, HVAC refrigerant line, small drip leak

IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Water Filters: (We do not inspect filtration systems)

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): PEX

Location of water meter: Front right yard near street

Location of main water supply valve: Not visible

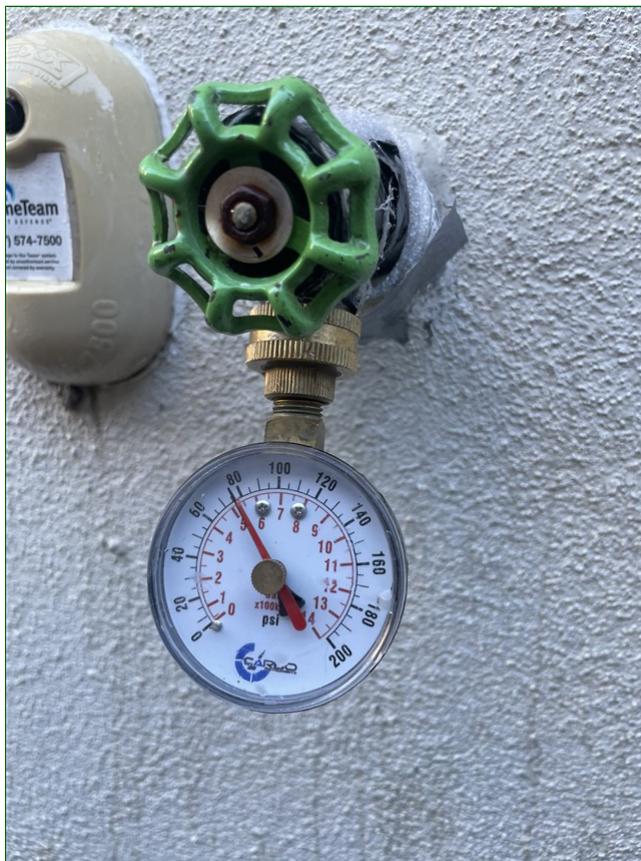
Static water pressure reading: 75 psi

Type of supply piping material: PEX

Type of drain piping material: PVC

Comments:

(1) The water pressure was about 75psi at the time of the inspection. The minimum psi for residential plumbing supply is 40psi, while the maximum is 80psi. This is for your information.



A. Item 1 (Picture) Exterior hose spigot, water pressure, about 75psi

(2) No hot water was observed in the outside pool half bathroom at the time of the inspection. This is for your information.

I NI NP D

B. Drains, Waste and Vents

Plumbing Waste: PVC

Comments:

C. Water Heating Equipment

Water Heater energy sources: Gas

Water Heater Capacity: (2) Tankless

Water Heater Location: Attic

WH Manufacturer: RINNAI

Comments:

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Left side of home

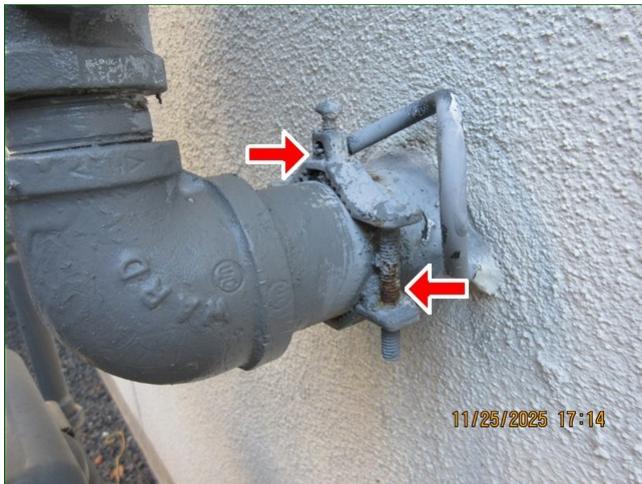
Type of gas distribution piping material: Black steel

Comments:

Rust and paint were observed on the gas supply's bonding clamp at the time of the inspection. This may cause resistance in the electrical bonding wires. Rust was also observed at multiple gas supply pipe connections at the time of the inspection. The inspector recommends further evaluation by a qualified specialist to determine if immediate attention is required.



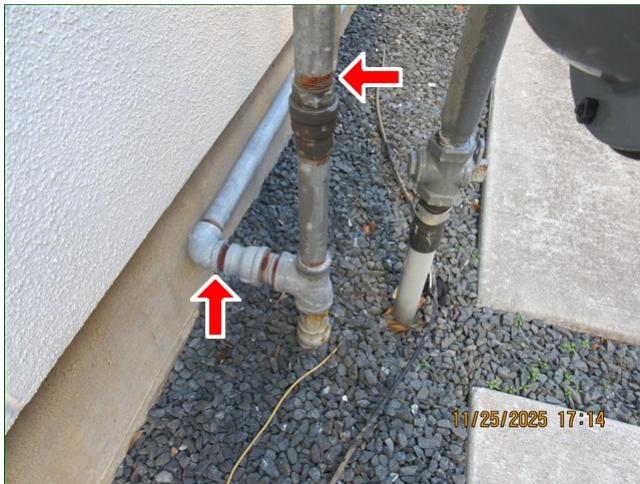
E. Item 1 (Picture) Left of home, gas meter, supply line bonding clamp, rusted and painted



E. Item 2 (Picture) Left of home, gas meter, supply line bonding clamp, rusted and painted



E. Item 3 (Picture) Left of home, gas meter, supply line connections, rust



E. Item 4 (Picture) Left of home, gas meter, supply line connections, rust

V. Appliances

A. Dishwasher

Dishwasher Brand: THERMADOR

Comments:

The inspector did not operate the dishwasher due to dishes being inside the dishwasher at the time of the inspection. This is for your information.

B. Food Waste Disposers

Disposer Brand: IN SINK ERATOR

Comments:

C. Range Hood and Exhaust System

Exhaust/Range hood: THERMADOR

Comments:

D. Ranges, Cooktops and Ovens

Range/Oven: THERMADOR

Comments:

The oven did not produce heat at the time of the inspection. It appeared the oven may need to be connected to wifi to function. This is for your information.

E. Microwave Ovens

Built in Microwave: THERMADOR

Comments:

F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

G. Garage Door Operator(s)

Auto-opener Manufacturer: LIFT-MASTER

Garage Door Type: One automatic

Garage Door Material: Metal with glass

Comments:

(1) The manual lock was not permanently disengaged at the time of the inspection. This is a safety hazard and the inspector recommends disengaging the manual lock.

(2) The garage door did not auto reverse when met with resistance at the time of the inspection. This is a safety hazard. The inspector recommends adjusting the sensor on the door operators motor.

H. Dryer Exhaust System

Comments:

XII. Outdoor Cooking Equipment

A. Cooking Equipment

Fuel Source: Natural gas

Comments:

The range hood exhaust fan did not function at the time of the inspection. This is for your information.

XIII. Swimming Pools, Spas, Hot Tubs and Equipment

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A **pool alarm** with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.hf.org/foryourhealth/article_children.html

A. Operational Condition of Pool

Type of Construction: In ground

Comments:

The inspector was unable to determine where the main fill pipe terminated at the time of the inspection. This is for your information.

B. Pool Liner Condition

Comments:

C. Surface Walls and Floor of Pool

Shape: Rectangle

Comments:

D. Permanent Accessories Condition

Comments:

The pool's water slide accessory did not function at the time of the inspection. This is for your information.



D. Item 1 (Picture) Pool, water slide, not functioning

E. Pumps for Circulation of Water

Comments:

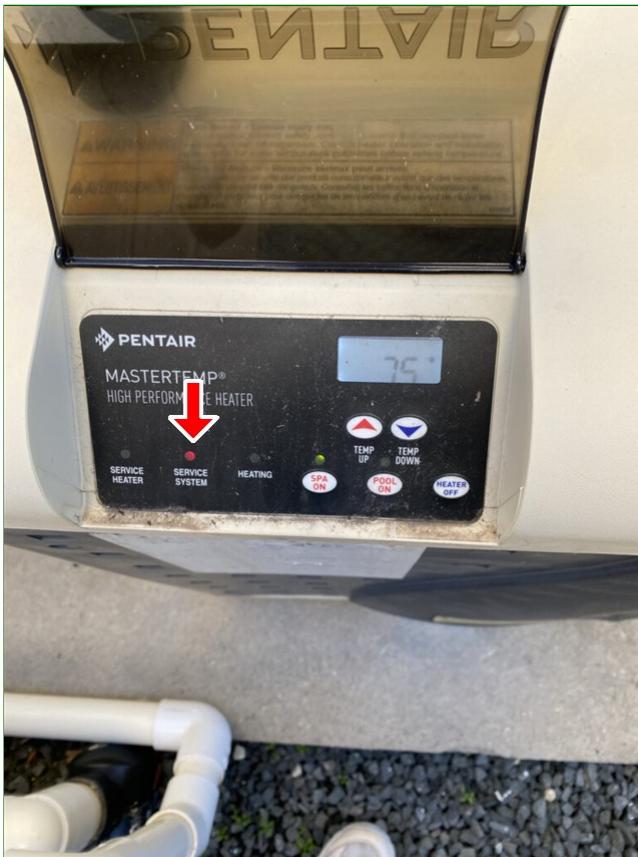
F. Pumps for Vacuum or Cleaning

Comments:

G. Pool Heaters

Comments:

The pool and spa's heater "service system" light was on and the water did not warm up at the time of the inspection. The inspector recommends further evaluation and correction by a qualified professional.



G. Item 1 (Picture) Pool & spa heater, service system light on

H. Verify the Electrical outlet (s) and any Lighting for Pools is on a Ground Fault Circuit (GFCI)

Comments:

I. Overflow Skimmers and Drains

Comments:

J. Chemicals for Pool (Capable of being stored with a lock)

Comments:

No stored chemicals were observed at the time of the inspection. However, a chlorine tablet was observed in one of the overflow skimmer baskets at the time of the inspection. This is for your information.

K. Does Pool have any rescue equipment?

Comments:

No rescue equipment was observed near the pool at the time of the inspection. This is for your information.

I NI NP D

L. Do Steps and ladders exist on both sides of the pool?

Comments:

Steps were observed on one side of the pool at the time of the inspection. This is for your information.

M. Is the Pool depth marked on outside area of Pool?

Comments:

No, the pools depth was not marked on the outside of the pool at the time of the inspection. This is for your information.

N. Is there a depth of at least eight feet to allow for safe diving?

Comments:

In the inspectors opinion, there was no surface observed that appeared safe to dive into the pool from, at the time of the inspection. As a result, the inspector did not measure the pools depth. This is for your information.

O. Are there any obstructions (walls, shrubs, etc.) that would prevent full view of pool from home?

Comments:

No obstructions were observed that would prevent full view of the pool, at the time of the inspection. This is for your information.

P. Is the pool fenced?

Comments:

Yes, the pool was fenced at the time of the inspection. This is for your information.

Q. Does the fence have a self closing latch and a lock on door?

Comments:

Yes, the fence has a self closing and a self locking mechanism on the gate "door." This is for your information.

R. Can someone climb the fence by the use of personal items or structures against fence?

Comments:

No personal items or structures were observed against the fence at the time of the inspection. This is for your information.

S. Does the door latch height and location attempt to make difficult for young children to reach?

Comments:

Yes, the doors latch height and location attempt to make it difficult for young children to reach. This is for your information.

T. Are Electric Lights Secure?

Comments:

Only 1 pool light functioned at the time of the inspection. The remaining pool lights were not functioning and appeared to have rust built up behind the light cover at the time of the inspection. The inspector recommends further evaluation and correction by a qualified professional.



T. Item 1 (Picture) Hot tub, light, not functioning & possible rust build up



T. Item 2 (Picture) Pool light, not functioning & possible rust build up

U. Water Level should be within inches from Rim to allow an easier climb out.

Comments:

The water level was about 3 inches from the pools rim. This is for your information.

V. Pool Design at waters edge should not include protrusions that could injure swimmer

Comments:

W. Does the surface around pool encourage drainage away from pool?

Comments:

The surface around the pool does encourage drainage away from the pool.

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.