# SLAB TO SHINGLE INSPECTIONS PLLC



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# TREC REI 7-5

1234 Main St. Mckinney , Texas 75071

> Buyer Name 05/16/2020 9:00AM



Inspector
Rod Little
TREC Professional Inspector license
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Agent Agent Name 555-555-5555 agent@spectora.com



# PROPERTY INSPECTION REPORT

Prepared For: Buyer Name

(Name of Client)

Concerning: 1234 Main St. Mckinney Texas 75071

(Address or Other Identification of Inspected Property)

By: Rod Little - TREC Professional Inspector license #23929 05/16/2020 9:00AM

(Name and License Number of Inspector) (Date)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. If is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (http://www.trec.texas.gov)

(512) 936-3000

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Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) 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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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: Owner, Buyer, Buyer Agent, Selling Agent

Occupancy: Furnished, Occupied

Style: Other

Temperature (approximate): 65 Fahrenheit (F) Weather Conditions: Light Rain, Heavy Rain

Type of Building: Single Family

House faces: North

I NI NP D

### I. STRUCTURAL SYSTEMS

*Type of Foundation(s):* Post tension slab

Comments.

The opinion of the foundation was based on observations made during the inspection. Due to expansive soils in the area, foundations can shift at any time due to changes in moisture and extreme weather conditions. It is imperative that proper soil moisture and drainage be maintained throughout the year. Root barriers should be considered when the foundation is within the drip line of trees. I strongly recommend you consult with a Structural Engineer if you have any concerns for future foundation performance.

Info:

No signs of significant foundation movement observed at the time of the inspection.

#### 1: Cable ends need to be sealed

Recommendation

One or more of the post tension cable ends were observed to be exposed around the perimeter of the foundation. Recommend properly sealing exposed post tension cable ends.

Recommendation: Contact a qualified professional.



West side

**☒ ☐ ☒ B.** Grading and Drainage

Comments:

### 1: High soil on brick

Maintenance Item

High soil along bottom of exterior brick veneer. Note: Should be 4" of clearance between bottom of exterior brick veneer and soil/mulch. Recommend removal to prevent possible moisture penetration.

Recommendation: Contact a qualified landscaping contractor



Backside of guest house

### 2: Trim branches

Maintenance Item

Tree branches or bushes need trimmed away from the exterior of the home in one or more places to prevent damage.

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NI NP D

Recommendation: Contact a qualified landscaping contractor



Southwest side

Recommend trimming vines away from brick

### 3: Root invasion

# Recommendation

Trees too close to structure on one or more sides. Note: May be necessary to install root barriers when large trees with large root stystems are located too close to the structure.

Recommendation: Contact a qualified professional.



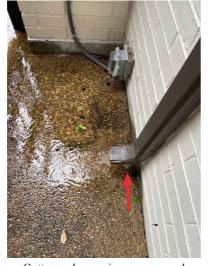
Tree close to home but do not see any current problems

# 4: Disconnected or missing down spouts

### Recommendation

Gutter down spouts are disconnected or missing from the ground drain extensions in various places. Recommend repair as need for proper drainage.

Recommendation: Contact a qualified gutter contractor



Gutter under awning recommend routing to the outside

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I NI NP D

 $\boxtimes$   $\square$   $\boxtimes$  C. Roof Covering Materials

Types of Roof Covering: Asphalt

Viewed From: Ladder

Comments:

This inspection covers the roof covering, flashings, skylights, and roof penetrations.

If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. Feel free to hire one prior to closing. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes.

It is virtually impossible to detect a leak except as it is occurring or by specific water tests which are beyond the scope of our inspection.

Overall roof condition: Average

Roof access:

Roof access can be limited by several factors including steep pitch, multiple stories, eaves too high, may cause damage, etc. Other situations may arise where the inspector deems it unsafe to "walk" a roof (unsafe access point, we/winter conditions, etc).

### 1: Damaged Coverings

Recommendation

Roof coverings exhibited general damage that will affect performance. Appears to have had hail damage and granular loss. Did not see any leakage. Would consult qualified roofer to evaluate if this is of concern. Owner commented she had roof inspected approximately 2 years ago and roofer said it had hail damage but not bad enough for insurance to pay for a new roof.

Recommendation: Contact a qualified roofing professional.



Backside of home

Viewed From: Attic

Backside of home

☑ ☐ ☐ D. Roof Structures & Attics







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NI = Not Inspected

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D = Deficient

I NI NP D

Approximate Average Depth of Insulation: 11 R-value

### Comments:

This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible. Attic space is inspected from accessible areas only and within view from the attic decking if present.





Attic ventilation: soffit vents, wind turbines, exhaust ports

 $\boxtimes$   $\square$   $\boxtimes$  E. Walls (Interior and Exterior)

Comments:

This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Obstructions:

Lots of furniture and personal items restricting view and access







# 1: Damaged siding

Recommendation

Damaged or rot on exterior trim boards and siding observed in one or more areas

Recommendation: Contact a qualified professional.



East side

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

I NI NP D

□ □ □ F. Ceilings and Floors

Comments:

This inspection covers deficiencies of the ceilings, floors and stairways related to structural performance or water penetration.

Occupied house:

Could not observe all floor and wall surfaces due to obstructions



# 1: Ceiling cracks

Recommendation

Ceiling stress and/or joint cracks were observed in one or more areas of the home. Common to see these in locations.

Recommendation: Contact a qualified painting contractor.



Southeast bedroom

☑ ☐ ☑ G. Doors (Interior and Exterior)

Comments:

This inspection covers the condition and operation of interior and exterior doors (including the overhead garage doors).

1: Door Sticks

Recommendation

Door sticks and is tough to open appears out of square. Recommend adjusting hinges or possibly sanding down offending sides.

Here is a helpful DIY article on how to fix a sticking door.

Recommendation: Recommended DIY Project

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NI = Not Inspected

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D = Deficient

NI NP D



Exit door off master bedroom



Guest house French doors

□ □ ■ H. Windows

Comments:

This inspection covers the presence and condition of window and door screens. A visual inspection was conducted for moisture at all visible windows. Due to climate changes windows can loose their seal at any time.

### 1: Failed Seal

Recommendation

Observed condensation between the window panes, which indicates a failed seal in one or more windows. Recommend qualified window contractor evaluate & replace as needed

Recommendation: Contact a qualified window repair/installation contractor.



Southeast bedroom

2: Missing Screen(s)

Recommendation

One or more windows are missing a screen. Recommend replacement if desired.

Recommendation: Contact a qualified window repair/installation contractor.

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I = Inspected NI =

NI = Not Inspected

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NI NP D



Screens not installed in some areas throughout house

## 3: Damaged screen

Recommendation

One or more screens throughout the house has holes or some type of damage.

Recommendation: Contact a qualified window repair/installation contractor.



Master bedroom

 $oxed{\boxtimes}$   $oxed{\Box}$   $oxed{\Box}$  I. Stairways (Interior and Exterior)

Comments:

All components were found to be performing and in satisfactory condition at the time of the inspection

☑ ☐ ☑ ☑ J. Fireplaces and Chimneys

Comments:

This inspection is a visual inspection only and all components of the chimney and chimney flue have not been fully inspected. We recommend that you consult with a Licensed Chimney Sweep Specialist to fully evaluate any fireplace on the property. As a general rule all fireplaces should be serviced once a year and professionally tuned and cleaned.

I = Inspected NI = Not Inspected

NP = Not Present

D = Deficient

NI NP D





Entrance

Living Room

# 1: Missing damper clamp

### ▲ Safety Hazard

No fireplace flue damper clamp installed. Recommend installing to reduce accidental spillage of carbon monoxide into the living space. Note: TREC standards of practice require a damper block be installed on the fireplace flue damper when gas is present to fireplace.

Recommendation: Contact a qualified chimney contractor.





Downstairs entryway fireplace

Living Room

# 

# 1: Fence needs repair

Recommendation

Fence needs repair in one or more areas.

Recommendation: Contact a qualified professional.



Back fence on gate

### II. ELECTRICAL SYSTEMS

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

I NI NP D

# □ □ □ A. Service Entrance and Panels

Comments:

This inspection covers the service entrance wiring, electrical panels and subpanels.



Location: Garage

Service size amperage: 200

Missing screws:

3 screws missing on both panels, was still able to put panel securely back but recommend installing all screws

# 1: Double tapped neutral

# Recommendation

Double tapped neutral wires were observed in the service panel. One neutral wire per screw set is the recommended installation requirement

Recommendation: Contact a qualified electrical contractor.



Right box

 $oxed{\boxtimes} \ oxed{\Box} \ oxed{\boxtimes} \ \ \mathbf{B.}$  B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

This inspection covers electrical receptacles, switches and fixtures.

# 1: Cover Plates Damaged

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I = Inspected NI = No

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**NP** = **Not Present** 

D = Deficient

# NI NP D

# Recommendation

One or more receptacles have a damaged cover plate or receptacle. Recommend replacement.

Recommendation: Contact a qualified electrical contractor.



Outlet underneath awning

# 2: Light Inoperable

# Maintenance Item

One or more lights are not operating throughout home. Recommend replacement of lightbulb. If this doesn't correct issue recommend repair by electrician

Recommendation: Contact a handyman or DIY project



Hallway outside master bedroom



Guest house Movie room

# III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☑ ☐ ☑ A. Heating Equipment

Type of Systems: Gas-Fired Heat

Energy Sources: Gas

Comments:

This inspection covers gas and electrical heating systems.

NI = Not Inspected

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D = Deficient

# NI NP D







Downstairs

Downstairs

Downstairs







Downstairs

North east unit







East

South

I = Inspected NI = Not Inspected NP = Not F

NI NP D

NP = Not Present D = Deficient



West

# 1: Filter Missing Recommendation

The furnace filter was missing. Recommend replacement.

Recommendation: Contact a qualified HVAC professional.



Northeast unit

# 2: No sediment trap

Recommendation

No sediment trap installed on the furnace gas line at the time of the inspection. Note: This does not meet current building standards or practice. Recommend repair as needed.

Recommendation: Contact a qualified heating and cooling contractor

NI = Not Inspected

**NP** = **Not Present** 

D = Deficient

NI NP D



South unit

# $oxed{oxed}$ $oxed{oxed}$ B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:

This inspection covers the performance of the cooling systems. The HVAC equipment will not be sized or load calculated for any given property by the inspector. Recommend a licensed HVAC technician further evaluate and service the unit(s).







Guest house AC







Temperature differential:

Temperature differential should be between 16-22 degrees greater than supply air. System met this requirement at time of inspection.

NI = Not Inspected

**NP** = **Not Present** 

D = Deficient

NI NP D



Guest house Guest house return air

Upstairs Southwest bathroom

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NI = Not Inspected

NP = Not Present

D = Deficient

# NI NP D



Upstairs living area



Upstairs north east bedroom



Upstairs east return air



Theater room



South east bathroom



Southeast bedroom return air



Southeast bedroom

# 1: Missing insulation on drain

Recommendation

Recommend insulating AC condensate drain pipes within 5' of the evaporator coil to prevent condensation and microbial growth from building up.

Recommendation: Contact a qualified professional.

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NI = Not Inspected **NP** = **Not Present D** = **D**eficient

# NI NP D



Northeast unit

East

# 2: Water in condensate pan

# Recommendation

The condensate pan was observed to be previously or currently holding water and should be further evaluated. The condensate drain is likely clogged

Recommendation: Contact a qualified HVAC professional.



South unit

# 3: Air filter door

Recommendation

Air filter door or cover missing or loose in one or more areas. Recommend repair

Recommendation: Contact a qualified professional.

NI NP D

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West unit

 $oxed{\boxtimes}$   $oxed{\Box}$   $oxed{\Box}$  C. Duct System, Chases, and Vents

This inspection covers the condition and routing of the ducts, vents, fans and filters. Flue systems will also be inspected.

Note: Recommend changing filters after moving into home

# IV. PLUMBING SYSTEMS

 $oxed{oxed}$   $oxed{oxed}$  A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior

Location of Main Water Supply Valve: Unable to locate main water supply valve

Static Water Pressure Reading: 75



### Comments:

This inspection covers the type and condition of all accessible and visible water supply components. The inspector will not function test the shut off valves, isolation valves, cut off valves to any plumbing fixtures.

# 1: Faucet Leaking

Recommendation

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A faucet is leaking. Recommend qualified handyman or plumber evaluate and repair.

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NI NP D

Here is a helpful article in case you DIY.

Recommendation: Contact a qualified plumbing contractor.



Back center exterior faucet

### 2: Seal/caulking around tub missing or loose

Recommendation

Seal/caulking around tub or shower missing, loose or inadequate in one or more areas. Recommend caulking to prevent water intrusion

Recommendation: Contact a qualified professional.



Downstairs Southeast shower







Upstairs southwest tub

oxtimes oxtimes oxtimes B. Drains, Wastes, & Vents

Comments:

This inspection covers the condition of all accessible and visible waste-water and vent pipes.

# 1: Poor/Slow Drainage

Recommendation

Poor/slow drainage was observed at time of inspection. Recommend a qualified professional clear drainage pipe and remove possible obstruction. May simply require sink stopper to be removed and cleaned.

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NI = Not Inspected

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**D** = **Deficient** 

NI NP D

Recommendation: Contact a qualified professional.



Upstairs north east tub

 $oxed{\boxtimes}$   $oxed{\Box}$   $oxed{\Box}$  C. Water Heating Equipment

Energy Sources: Gas Capacity: 100 Gallons







Both units 2012

Comments:

This inspection covers the water heating equipment and its temperature and pressure relief system.

☐ ☐ ☑ ☐ D. Hydro-Massage Therapy Equipment Comments:

# V. APPLIANCES

□ □ □ A. Dishwashers

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

□ □ □ B. Food Waste Disposers

Comments:

The inspection covers the splashguard, grinding components, and exterior.

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1: Auto Reverse Sensor Not Working

▲ Safety Hazard

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NI NP D

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation: Contact a qualified garage door contractor.

### 2: Automatic gate



Automatic gate not functioning properly. Recommend evaluation and repair

Recommendation: Contact a qualified professional.



# ☑ ☐ ☐ H. Dryer Exhaust Systems

Comments:

Only the end of the dryer vent could be viewed at time of inspection. Cleaning is recommended on move-in and then at regular intervals.

Obstructions:

Obstructions blocking view



### VI. OPTIONAL SYSTEMS

☑ ☐ ☑ A. Landscape Irrigation (Sprinkler) Systems

Comments:

The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves, function of the shut off valves, isolation valves, or backflow preventers.

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# NI NP D

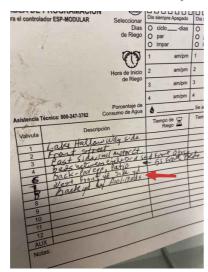


# 1: Zone Not Working

Recommendation

One or more zones was observed to not be working. May be buried soaker and unseen. Recommend a qualified contractor check for issues on bad zones.

Recommendation: Contact a qualified professional.



Did not observe zone 8 a working, May be buried soaker

# 2: Sprinkler head adjustment

Recommendation

One or more heads on the sprinkler system need to be adjusted or replaced with a different head.

Recommendation: Contact a qualified professional.

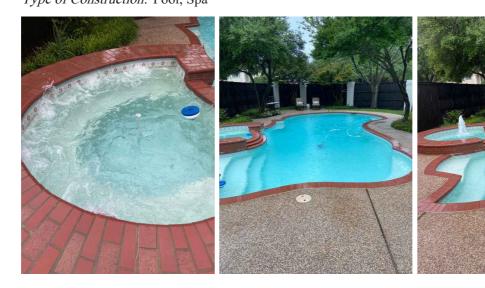
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NI = Not Inspected NP = Not Present D = Deficient

I NI NP D



Zone seven



Decking type: Concrete, Brick Interior Finish: Plaster/gunite

Filtration type/treatment: Diatomaceous earth





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I NI NP D

### Comments:

Barrier (Fence, Gates, Door Alarms): All pools are required to have a secure boundary to prevent unsupervised persons (children) from accessing the pool. This requirement is as much to protect the pool owner from liability as it is to protect the public. To paraphrase the International Code Council, a fence/gates/structure must provide an uninterrupted barrier around the pool, be at least 48" in height above grade facing the pool, not be easily climbable, and have no gaps greater than 4" wide. The gates need lockable self-closing & self-latching mechanisms installed and must open away from the pool yard to meet the boundary requirement. Adequate gate hardware is inexpensive and can be acquired at most home improvement stores. Fence repairs come in a variety of options to meet the minimum requirements. Fencing companies and "handyman" businesses can provide repair or installation services at varying rates. (Note: The requirements and standards for door/window alarms vary by location (city/county).

Pool barriers: Perimeter yard fencing, Door alarms

### 1: Gates not self-latching or self-closing

### A Safety Hazard

The perimeter gates that provide access to the pool/spa area should be self-closing and self-latching and open away from the pool area.

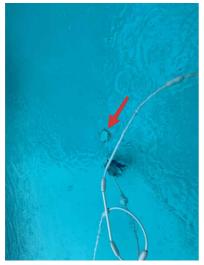
Recommendation: Contact a qualified professional.

### 2: Single blockable main drain

# ▲ Safety Hazard

Pool had only one central drain. This can be a potential entrapment hazard by creating a suction at the bottom especially to children.

Recommendation: Contact a qualified professional.



Was not code went home was built but is currently

### 3: Cracked tile

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Recommendation

Observed cracked tile or mortar around the pool in one or more areas. Recommend they be evaluated and repaired as needed by a qualified pool contractor.

Recommendation: Contact a qualified professional.

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NI NP D



Section is loose recommend repair

# 4: Reseal coping

Recommendation

The seal between the deck and coping is missing or deteriorating in one or more areas. Recommend resealing to prevent water from leaking behind the pool walls.

Recommendation: Contact a qualified professional.



In multiple places around edge of pool

## 5: Pool/spa heater

Recommendation

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Pool and spa heater does not appear to be operational at time of inspection.

Recommendation: Contact a qualified professional.



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I NI NP D