

# All-Star Home Inspection Services

## Professional Inspection & Energy Consulting Services

P.O. Box 1591 Manteca CA 95336  
Tel: 209-824-5356

### CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**John Smith**

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#### INSPECTION ADDRESS:

2123 Main Street, Modesto, CA 95355

#### INSPECTION DATE:

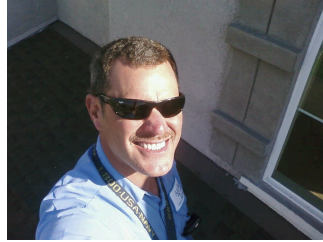
9/24/2009



**This report is the exclusive property of All-Star Home Inspection Services and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.**

## GENERAL INFORMATION

**Inspection Address:** 2123 Main Street, Modesto, CA 95355  
**Inspection Date:** 9/24/2009  
**Weather:** Sunny and Warm  
**Inspected by:** Kirk Dall



**Client Information:** John Smith

**Structure Type:** Gunite  
**Structure Style:** Pool Inspection

**Estimated Year Built:** 2001  
**People on Site At Time of Inspection:** Buyer(s)

### General Property Conditions

#### PLEASE NOTE:

**This report is the exclusive property of All-Star Home Inspection Services and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of All-Star Home Inspection Services, and supercedes any alleged verbal comments. We inspect all of the residential systems, components, and conditions described in accordance with the standards of the National Association of Certified Home Inspectors and those systems or components that we do not inspect are clearly disclaimed in the contract and/or in the afore mentioned organizational standards. The recommendations that we offer in this report should be completed before the close of escrow by licensed specialists, who may identify additional defects or recommend upgrades that could affect your evaluation of the property.**

Report File: 2134 Main Street

# SCOPE OF WORK

## I. Scope of Work

These Standards of Practice provide guidelines for a real estate inspection:

A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

## II. Standards of Practice

### 1. Foundation, Basement, and Under-floor Areas

A. Items to be inspected: 1. Foundation system 2. Floor framing system 3. Under floor ventilation 4. Foundation anchoring and cripple wall bracing 5. Wood separation from the soil 6. insulation

B. The inspector is not required to: 1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems 2. Determine the composition or energy rating of insulation materials

### 2. Exterior

A. Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways, and their enclosures 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings

B. The inspector is not required to: 1. Inspect door or window screens, shutters, awnings, or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components

### 3. Roof Covering

A. Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 6. Skylights

B. The inspector is not required to: 1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector. 2. We do NOT warrant or certify that roof systems, coverings, or components are free from leakage

### 4. Attic Areas and Roof Framing

A. Items to be inspected: 1. Framing 2. Ventilation 3. Insulation

B. The inspector is not required to: 1. Inspect mechanical attic ventilation systems or components 2. Determine the composition or energy rating of insulation materials

### 5. Plumbing

A. Items to be inspected: 1. Water supply piping 2. Drain, waste, and vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and functional drainage

B. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems

### 6. Electrical

A. Items to be inspected: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets, and lighting fixtures

B. The inspector is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates 3. Inspect de-icing systems or components 4. Inspect private or emergency electrical supply systems or components

### 7. Heating and Cooling

A. Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air and exhaust vent systems 5. Condensate drainage 6. Conditioned air distribution systems

B. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect

non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic, or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system 5. Inspect electronic air filtering or humidity control systems or components

#### 8. Fireplaces and Chimneys

A. Items to be inspected: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension

B. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals, or gaskets 3.

Operate any fireplace or determine if a fireplace can be safely used

#### 9. Building Interior

A. Items to be inspected: 1. Walls, ceilings, and floors 2. Doors and windows 3. Stairways, handrails, and guardrails 4. Permanently installed cabinets 5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers 6. Absence of smoke alarms 7. Vehicle doors and openers

B. The inspector is not required to: 1. Inspect window, door, or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate or test smoke alarms or vehicle door safety devices 4. Use a ladder to inspect systems or components

### III. Limitations, Exceptions and Exclusions

A. The following are excluded from a real estate inspection: 1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed. 2. Site improvements or amenities, including, but not limited to; accessory buildings, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, or fountains. 3. Auxiliary features of appliances beyond the appliance's basic function. 4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water. 5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas. 6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions. 7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase. 8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations. 9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood. 10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from. 11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood. 12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water. 13. Determine the integrity of hermetic seals at multi pane glazings. 14. Differentiating between original construction or subsequent additions or modifications. 15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices. 16. Specifying repairs/replacement procedures or estimating cost to correct. 17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components. 18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies. 19. Elevators, lifts, and dumbwaiters. 20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls. 21. Operating shutoff valves or shutting down any system or component. 22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance B. The Inspector may, at his or her discretion: 1. Inspect any building, system, component, appliance, or improvement not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards. 2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report.

## Pool/Spa

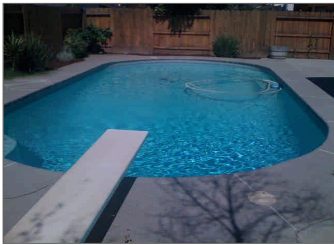
Our inspection of the pool and or spa includes the visually accessible areas of enclosure, deck, finish, skimmer, electrical controls, heater, filters, pumps.

### Pool Inspection

#### General Comments

##### *Informational Condition*

The interior finish of pools and spas rarely remains perfect, and particularly on pools with colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals will have a tendency to leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils, or they confirm the presence of expansive soils, which can be equally destructive, but which should be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist.



#### General Evaluation

##### *Functional Component*

The pool is reasonably level, as is evident from the water line, and the finish is acceptable.

#### Enclosures

##### *Service Needed Immediately*

The gates that give pool access do not fully comply with safety standards. Any gate that gives pool or spa access is required to self-close and include a latch at fifty-four inches, and should open away from the pool or spa, so that a toddler could not simply push open an unlatched gate.

#### Decks

##### *Functional Component*

The pool deck is in acceptable condition.

#### Diving Boards

##### *Service Needed Immediately*

The mounting brackets on the diving board are loose, and the board should not be used until they are serviced and approved by a licensed pool contractor. However, all diving boards are inherently dangerous, and are directly responsible for serious injuries each year, and must be used responsibly.

#### Pool Tiles

##### *Functional Component*

The tiles are in acceptable condition.

#### Skimmers

##### *Maintenance Needed*

The skimmer is missing, and should be replaced.

**Automatic Fill**

*Maintenance Needed*

The shut-off handle is leaking and should be serviced.

**Drain Covers**

*Functional Component*

The drain covers are in acceptable condition.

**Filters**

*Maintenance Needed*

The pressure gauge on the pool filter, which is designed to reveal when the filter needs to be cleaned, and includes a purge valve, is broken and should be replaced.



**Pool Lights**

*Functional Component*

The pool light is in acceptable condition.

**Pool Motors**

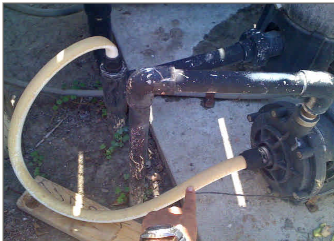
*Functional Component*

The pool motor is in acceptable condition.

**Valves & Piping**

*Maintenance Needed*

The rubber hose should be replaced with a pvc pipe.



The piping is white pvc and should be spray painted gray or black.

**Electrical Issues**

*Maintenance Needed*

The control panel latch is missing and should be replaced.

## **REPORT CONCLUSION**

2123 Main Street, Modesto, CA 95355

Thank you for taking the time to read this report, and please let us know if you have any questions or concerns. We are always attempting to improve the quality of our service and our inspection reports, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect. We are proud of our service, and trust that you will be happy with the quality of our report.

We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It is simply a report on the general condition of a particular property at a given point in time.

### **ENERGY EFFICIENCY AUDITING SERVICE**

From replacing your appliances and light bulbs to heating & cooling duct leak testing services, our energy auditing services can help you lower your monthly energy bills, and help you understand the rebate programs available for your home. Finding out where your heating and cooling system is leaking can have a huge impact on your energy bills. In fact, PG&E states that most homes leak by as much as 60%. We can help you determine where your ducts are leaking and help advise you on the best way to seal them. We can help you find other ways to lower your energy bills and improve your home's overall efficiency. Call us to schedule your energy efficiency audit today!

If you were happy with our services we would really appreciate your comments and referrals.

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Inspection Date/Time: 9/24/2009

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