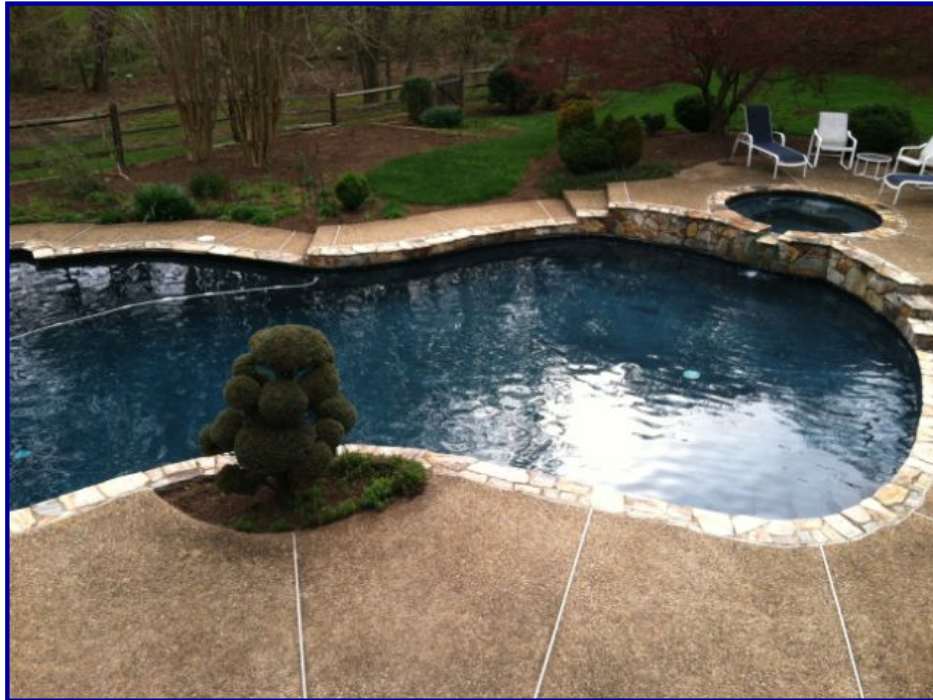


Capital Inspection Services

Property Inspection Report



1234 Swimming Lane, Fairfax, VA 22152
Inspection prepared for: Joe Swimmer & Joe Swimmer
Real Estate Agent: Linda DeFelice - Keller Williams

Date of Inspection: 4/15/2013 Time: 8:30 Am
Weather: cloudy

Inspector: Paul DeFelice
License # 3380000534--VA Certification
2616 Morse Lane, Woodbridge, VA 22192
Phone: 703 595-8431
Email: paul@capital-inspect.com
capital-inspect.com

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Pool		
Page 4 Item: 1	Air Booster Pump	<ul style="list-style-type: none"> • bushes should be trimmed back.
Page 4 Item: 2	Deck Condition	<ul style="list-style-type: none"> • One section is raised and is a trip hazard. • Two low sections will hold water, addition of drains would be helpful.
Page 4 Item: 3	Gate & Fence Condition	<ul style="list-style-type: none"> • Gate did not self latch. • Fence openings do not meet current building codes.
Page 5 Item: 6	Pool Heater Condition	<ul style="list-style-type: none"> • missing
Page 5 Item: 10	Jets	<ul style="list-style-type: none"> • Missing return fittings
Page 5 Item: 11	Structure Condition	<ul style="list-style-type: none"> • Drain lids are old style recommend replacing with new anti vortex drain lids. • No cover for the spa present. • Pool cover was not installed. No representation can be made.
Page 6 Item: 12	Tile	<ul style="list-style-type: none"> • missing tile • Coping was loose in several sections.
Page 6 Item: 14	Water Condition	<ul style="list-style-type: none"> • clear • No chemicals were in water at time of inspection.
Page 6 Item: 15	Water Fill Unit	<ul style="list-style-type: none"> • none
Page 6 Item: 17	GFCI	<ul style="list-style-type: none"> • GFCI in place and operational.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present • Bill Schade Pool Inspector

2. Home Type

Home Type: Single Family Home

3. Occupancy

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None
X				

Observations:
 • bushes should be trimmed back.

2. Deck Condition

Good	Fair	Poor	N/A	None
	X			

Observations:
 • One section is raised and is a trip hazard.
 • Two low sections will hold water, addition of drains would be helpful.



3. Gate & Fence Condition

Good	Fair	Poor	N/A	None
X		X		

Materials: Split rail with wire mesh.
 Observations:
 • Gate did not self latch.
 • Fence openings do not meet current building codes.



4. Filter

Good	Fair	Poor	N/A	None
X				

Observations:
 • Sand filter noted.

5. Skimmer and Basket

Good	Fair	Poor	N/A	None
X				

Observations:
 • Functional.

6. Pool Heater Condition

Good	Fair	Poor	N/A	None
				X

Observations:
 • missing

7. Lights

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated

8. Pressure Gauge

Good	Fair	Poor	N/A	None
X				

Observations:
 • Present on filter housing.

9. Pumps

Good	Fair	Poor	N/A	None
X				

Observations:
 • operated



10. Jets

Good	Fair	Poor	N/A	None
		X		

Observations:
 • operated
 • Missing return fittings

11. Structure Condition

Good	Fair	Poor	N/A	None
X	X			

Type: below ground
 Materials: gunite
 Observations:
 • stained black
 • Drain lids are old style recommend replacing with new anti vortex drain lids.
 • No cover for the spa present.
 • Pool cover was not installed. No representation can be made.

12. Tile

Good	Fair	Poor	N/A	None
	X			

Observations:

- missing tile
- Coping was loose in several sections.

13. Timer

Good	Fair	Poor	N/A	None
X				

Observations:

- present

14. Water Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- clear
- No chemicals were in water at time of inspection.

15. Water Fill Unit

Good	Fair	Poor	N/A	None
			X	X

Observations:

- none

16. Electrical

Good	Fair	Poor	N/A	None
X				

17. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational.