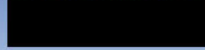




Inspection Report



**Schultz Property
Inspection**

Address: 52695 Avenida Bermudas, La
Quinta, CA 92253



Inspector: Bill Schultz
P.O. Box 3222
Cathedral City, CA 92235
(760) 904-4798
8/30/2023



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Date: 8/30/2023	Time: 09:00 AM	Report ID: 20230830am
Property: 52695 Avenida Bermudas La Quinta CA 92253	Customer: 	Real Estate Professional:

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. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. 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 prior to the close of transaction.

Thermal imaging tools may be used during the inspection to verify HVAC register operating temperatures, and areas suspected to be prone to plumbing fixture leaks. Thermal imaging is not used to scan the entire home for energy efficiency and leaks or damage in all areas.

The subject property is currently occupied and has belongings present. We do not move personal belongings as damage may occur. While the inspector always tries to view as many areas as possible during the inspection, some areas may be covered from view due to these belongings. The inspector has your best interest in mind while inspecting, however areas covered from view can not be visually inspected. We can not and will not be responsible for areas covered from view and that are not readily accessible.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Appears Serviceable (AS) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting. Recommend proper licensed specialist inspect and evaluate further prior to the close of transaction.

Present (P) = This item, component or unit is in this home or building.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor prior to the close of transaction. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Age Of Home:
Over 25 Years

Home Faces:
East

Parties Present:
Client

Weather:

Temperature:

Rain in last 3 days:



Clear

85 to 99 degrees

No





1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Cement stucco

Siding Material:

Masonry

Exterior Entry Doors:

Wood
Metal
Insulated glass

Appurtenance:

Covered Patio

Driveway:

Concrete

Walkways:

Brick
Concrete

Fence:

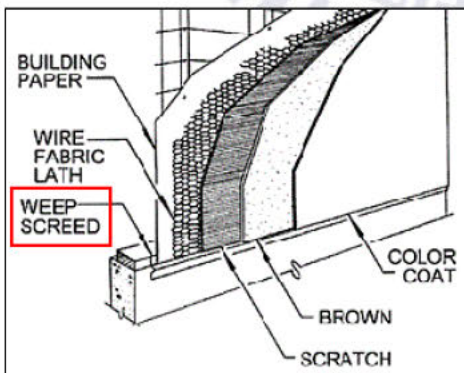
Block Wall
Steel
Wood Plank

Items

1.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

🔧 (1) It should be noted that the stucco weep screed is covered at the exterior in areas and may not allow drainage of the wall cavity. Landscaping and slabs should be 2 to 6 inches below level of weep screed. We are unable to determine if there are any moisture problems in the wall at these areas. If these are areas of concern for buyer, we recommend further evaluation by proper specialist.



1.0 Item 1(Picture) Weep screed



1.0 Item 2(Picture)

🔧 (2) The Stucco coating at the exterior in areas is peeling paint or failing. This is a maintenance issue. I recommend prep and paint using a qualified contractor.



1.0 Item 3(Picture)



1.0 Item 4(Picture)

🔧 (3) The Stucco coating at the exterior is damaged. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.



1.0 Item 5(Picture)



1.0 Item 6(Picture)

🔧 (4) The Stucco coating at the exterior in areas has holes and protrusions that need to be sealed properly. Moisture intrusion may occur if not corrected. A qualified person should repair or replace as needed.



1.0 Item 7(Picture)



1.0 Item 8(Picture)

🐿 (5) The Wood trim at the exterior in areas is peeling paint or failing. This is a maintenance issue. I recommend prep, prime and paint as needed.



1.0 Item 9(Picture)

🐿 (6) The Stucco coating at the left side (facing front) and rear of home shows signs of repair. We are unable to determine if items are flashed properly. A qualified contractor should inspect further and correct as needed.



1.0 Item 10(Picture)



1.0 Item 11(Picture)

🐿 (7) Stucco coating at various areas of exterior is cracked. Cracks are fairly common in stucco. Various stucco associations recommend cracks wider than one-sixteenth of an inch should be sealed. Recommend sealing of cracks to prevent moisture intrusion and further deterioration. If cracks are of concern to buyer, recommend further evaluation by proper specialist be completed.



1.0 Item 12(Picture)



1.0 Item 13(Picture)

1.1 DOORS (Exterior)

Comments: Repair or Replace

🐿 (1) The main entry door (s) are not installed above grade. This may allow moisture intrusion and debris entry. I recommend correct as necessary.



1.1 Item 1(Picture)

🐿 (2) The garage side entry door is missing a stoop (landing). This is a requirement. A repair or replacement is needed. I recommend correct as necessary.



1.1 Item 2(Picture)

🐿 (3) The garage entry door is damaged from moisture. A repair or replacement is needed. A qualified person should repair or replace as needed.

The garage side entry door does not latch. An adjustment/repair is needed. I recommend correct as necessary.



1.1 Item 3(Picture)



1.1 Item 4(Picture)

🐿 (4) Sliding glass doors at all locations have sliding glass door section installed on the exterior. When the sliding door section is installed in this orientation it may allow door to be removed easier by lifting door out of track and compromise security. We are unable to determine if doors were installed in the proper orientation. Sometimes auxiliary lock sets can be installed to lock doors more securely. If this is a concern, we recommend further evaluation by proper licensed specialist.



1.1 Item 5(Picture)

🐿 (5) Sliding screen for glass door unit (s) at Primary bedroom does not travel across tracks properly. This is a maintenance issue and is for your information. I recommend correct as necessary.



1.1 Item 6(Picture)

🐿 (6) Sliding glass door track (s) at rear of home are damaged. This is a maintenance issue and is for your information. I recommend correct as necessary.



1.1 Item 7(Picture)

🔧 (7) The main entry door (s) needs weather-stripping repaired or replaced. This is a maintenance issue and is for your information. I recommend correct as necessary.



1.1 Item 8(Picture)

🔧 (8) The main entry door (s) rubs at jamb when closing. An adjustment/repair is needed. I recommend correct as necessary.



1.1 Item 9(Picture)

1.2 WINDOWS

Comments: Repair or Replace

🔧 🇨🇦 Glass panes within 24 inches of door swing are not marked as tempered glass at left side (facing front). We are unable to verify if glass panes are tempered. While this may not have been required when this home was constructed, we recommend upgrading for safety.



1.2 Item 1(Picture)

1.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Appears Serviceable

1.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Repair or Replace

🔧 (1) There is a negative slope towards the front, rear and sides of home. This area does not appear to drain water away from home and needs landscaping and drainage corrected.

The landscape at the front, rear and sides of home may require a trench or drain if water stands



or puddles after heavy rain. I am unable to determine due to no rain during inspection period. Recommend correct as necessary.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)

🚧 (2) The brick walkway at the front of home is uneven, and can be a tripping hazard. A fall or injury can occur if not corrected. I recommend correct as necessary.



1.4 Item 4(Picture)

🌳 (3) Trees and vegetation planted next to home may cause foundation, plumbing, and/or structural problems if not removed from home. I am unable to determine if any issues exist. Recommend proper specialist evaluate further and correct as necessary to avoid any issues.



1.4 Item 5(Picture)



👉 (4) The concrete drive at the front of home has hairline cracks (typical). We are unable to determine if this situation will worsen over time. I recommend correct as necessary.



1.4 Item 6(Picture)

1.5 EAVES, SOFFITS AND FASCIAS

Comments: Repair or Replace

👉 (1) Staining noted on wood fascia at front, rear and sides of home indicate moisture could possibly be penetrating the Tile roof at [REDACTED] underlayment down to eaves. Recommend further evaluation by a licensed roofing contractor.



1.5 Item 1(Picture)



1.5 Item 2(Picture)

👉 (2) The paint on eave is failing. I recommend prep and paint at the left side (facing front) and front of home.



1.5 Item 3(Picture)

1.6 FENCES / WALLS / GATES

Comments: Repair or Replace

🔧 (1) Gate(s) rubs at jamb when closing and does not latch at left side of home (facing front). I recommend repair as needed.



1.6 Item 1(Picture)

🔧 (2) Wood retaining wall at left side of home (facing front) is deteriorated, and improper for retaining soil. A qualified contractor should inspect further and correct as needed.



1.6 Item 2(Picture)

The exterior of the home 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.





2. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Method used to observe

Crawlspace:

No crawlspace

Floor Structure:

Slab

Wall Structure:

2 X 4 Wood

Ceiling Structure:

2X4

Roof Structure:

Engineered wood trusses

Roof-Type:

Gable

Low Slope

Method used to observe attic:

From entry

Attic info:

Limited Access and View

Visually accessible attic areas:

Partial view

Bedroom 3

Primary Bedroom closet

Kitchen

Primary Bath

Items

2.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES IF APPLICABLE (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Appears Serviceable

2.1 WALLS (Structural)

Comments: Appears Serviceable

2.2 COLUMNS OR PIERS

Comments: Not Present

2.3 FLOORS (Structural) - (All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases.)

Comments: Appears Serviceable

2.4 CEILINGS (structural)

Comments: Appears Serviceable

2.5 ROOF STRUCTURE AND ATTIC

Comments: Repair or Replace

Water signs on plywood and containers resulting from a roof leak found at various areas in the attic. I am unable to determine if leak has been corrected. A qualified roofing contractor should inspect further and correct as needed.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)

The structure of the home 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.

Some limitations:

Anchor bolts are not visible in the subject property due to the type of construction (bolting not verified).

The slab foundation (poured concrete) is not fully visible due to floor coverings and finish flooring (areas of foundation and many plumbing lines will not be visible for this inspection).

The floor and foundation condition are not fully visible because of floor coverings, etc... Wood separation from soil is not determined where not visible or viewed.



3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Low slope roof view



Low slope roof view

Styles & Materials

Roof Covering:

- Concrete
- Tile
- Roll/Selvage

Viewed roof covering from:

Walked roof

Sky Light(s):

One

Chimney (exterior):

Masonry Stucco

Items

3.0 ROOF COVERINGS (This report is an opinion of the general quality and condition of the roofing. * The inspector cannot and does not offer an opinion or warranty as to whether the

roof has leaked in the past, leaks now, or may be subject to future leakage. If a drone was used to inspect the roof, some areas may be blocked or not visible and could not be fully inspected. Drone roof inspections cannot determine the condition of roof coverings as it is not viewed up close. This report is issued in consideration of the foregoing disclaimer.*)

Comments: Repair or Replace

🔍 (1) Tile roof covering appears older and shows normal wear for it's age. Tile roofing has an underlayment system which can deteriorate over time and may need to be replaced. Underlayment is not visible in all areas and could not be evaluated. We are unable to determine remaining useful life expectancy of the underlayment. Recommend a licensed roofing contractor evaluate further.

The tile roof underlayment is deteriorated at front of home. This does not appear adequate. It should be properly repaired or replaced. A qualified contractor should inspect further and correct as needed.



3.0 Item 1(Picture)



3.0 Item 2(Picture)

🔍 (2) The tile roof was installed improperly at front of home. Tile is improperly lapped. This does not appear adequate. It should be properly repaired or replaced. A qualified contractor should inspect further and correct as needed.



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)

⚠ (3) The tile roof has a number of loose tiles at various areas. This does not appear adequate. It should be properly repaired or replaced. A qualified contractor should inspect further and correct as needed.



3.0 Item 6(Picture)



3.0 Item 7(Picture)



3.0 Item 8(Picture)



3.0 Item 9(Picture)



3.0 Item 10(Picture)



3.0 Item 11(Picture)

👉 (4) The tile roof has a number of cracked/damaged tiles at various areas. Some of the damaged tiles have been repaired, however the repairs are not permanent and tiles should be replaced. Cracked or damaged tiles need replacement. A qualified contractor should inspect further and correct as needed.



3.0 Item 12(Picture)



3.0 Item 13(Picture)



3.0 Item 14(Picture)



3.0 Item 15(Picture)

👉 (5) The low slope roof covering has been repaired at front of home. I am unable to determine if this repair will leak or fail. Recommend further evaluation by proper licensed specialist.



3.0 Item 16(Picture)

3.1 FLASHINGS

Comments: Repair or Replace

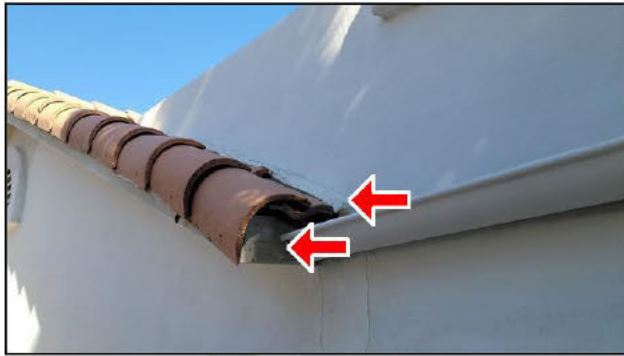
👉 (1) Metal drip edge and flashing are missing at front of home. This does not appear adequate. It should be properly repaired or replaced. A qualified roofing contractor should inspect further and correct as needed.



3.1 Item 1(Picture)



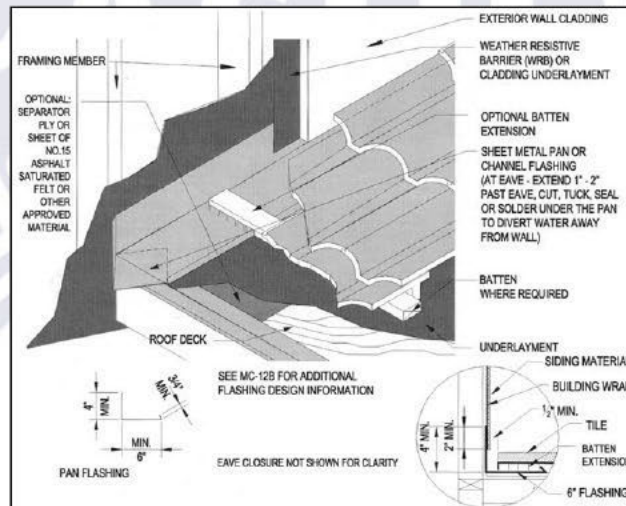
3.1 Item 2(Picture)



3.1 Item 3(Picture)



3.1 Item 4(Picture)



3.1 Item 5(Picture)



🔧 (2) Pan and valley flashings have debris built up and need correcting. These areas require regular maintenance and cleaning. Recommend correct as necessary



3.1 Item 6(Picture)

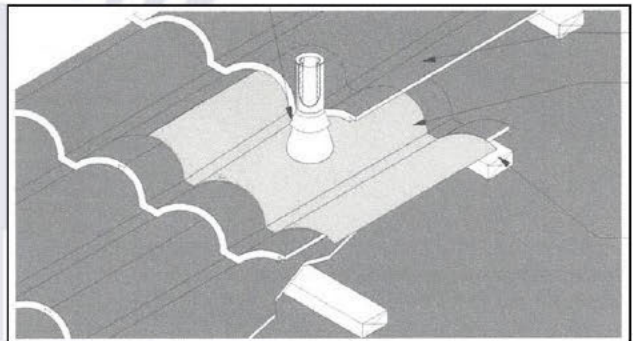
3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Repair or Replace

🔧 (1) Penetrations through roof do not appear to have proper boot flashing installed that should weave into roof tiles. Pipes are sealed with [REDACTED] which is cracked and needs re-sealing. While some jurisdictions do allow this, we recommend correction as necessary.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

🔧 (2) Chimney is missing an approved termination cap. Recommend correct as necessary.



3.2 Item 3(Picture)

3.3 ROOF DRAINAGE SYSTEMS

Comments: Not Inspected, Not Present, Repair or Replace

☞ (1) Rain gutters and drain lines are not installed on all areas of home. Although this region does not typically have a large amount of rainfall, gutters and drain lines are needed or erosion or water intrusion may occur.

☞ (2) Roof drains are very susceptible to leaks. We do not leak test roofing systems. Drains are mostly covered and not visible for inspection. Small leaks can occur even when visually inspected. It is always recommended to have a qualified licensed roofing contractor evaluate drains and maintain on a regular basis.



3.3 Item 1(Picture)

☞ (3) Roof drains should have downspouts, elbows, splashblocks installed and proper drainage away from home at all locations.



3.3 Item 2(Picture)



3.3 Item 3(Picture)

☞ (4) The downspout is dented and loose at the left side of home (facing front). Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed.

The downspout needs an extension and a buried drain line to carry water away from the home at the left side (facing front).



3.3 Item 4(Picture)



The roof of the home 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. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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.





4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Below ground	Panel capacity: 200 AMP	Panel Type: Circuit breakers
Electric Panel Manufacturer: Unknown	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Non-metallic sheathed Conduit

Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Not Inspected, Repair or Replace

Access of service entrance conductors is blocked by utility company panel and could not be inspected. Recommend proper specialist evaluate.

4.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

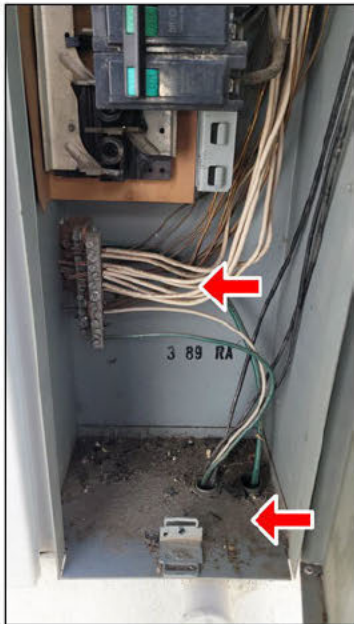
Comments: Repair or Replace

🔧 (1) Screws that hold deadfront cover on electrical main panel should be non-piercing to prevent damage to wiring. Recommend correct with proper screws.

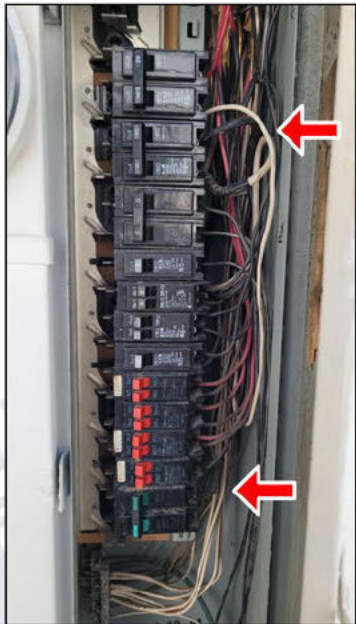


4.1 Item 1(Picture)

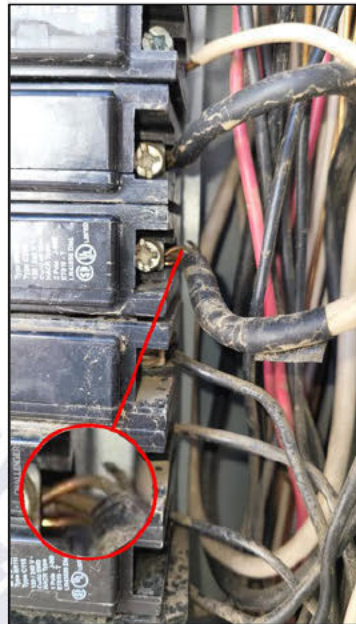
🚨 (2) The problem(s) discovered in the main panel such as foreign debris in panel, too many ground and neutral wires under one lug, breaker(s) are different brands, improperly labeled wiring(color coding), wiring is not fully inserted into breaker, and any other problems that an electrician may discover while performing repairs need correcting. This is a safety issue. I recommend a licensed electrician inspect further and correct as needed.



4.1 Item 2(Picture)



4.1 Item 3(Picture)



4.1 Item 4(Picture)

🚨 (3) Panel deadfront covers appear improper (missing UL listing tag) and do not fit panel properly and need repair or replace.



4.1 Item 5(Picture)

4.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE ("AFCI" type breakers may not be tripped as part of the inspection if house is occupied)

Comments: Appears Serviceable

4.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation

of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

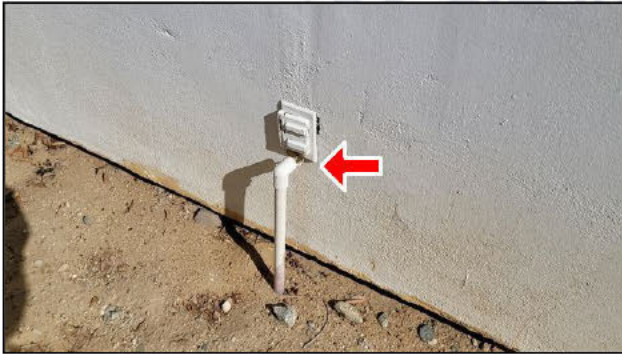
Comments: Repair or Replace

🔧 **+** (1) The light fixture is missing at the garage side entry. This is a requirement and should be corrected. A qualified licensed electrician should inspect further and correct as needed.



4.3 Item 1(Picture)

🔧 **+** (2) Exposed wiring at unknown [REDACTED] outh side of home). Further inspection is needed by a qualified licensed electrician. A qualified licensed electrician should inspect further and correct as needed.

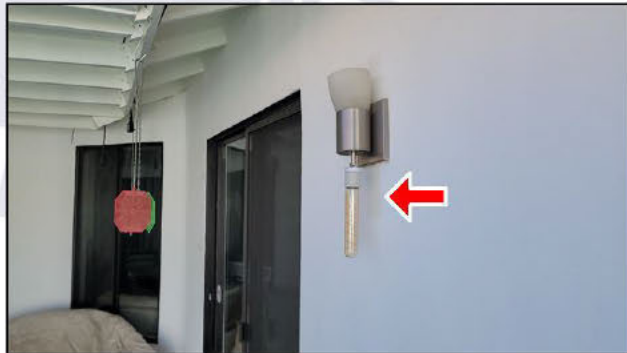


4.3 Item 2(Picture)



4.3 Item 3(Picture)

🔧 **+** (3) The light fixture is missing globe at the rear patio. This is a safety issue that needs to be corrected. I recommend repair or replace as necessary.



4.3 Item 4(Picture)

⚠️ (4) The light fixture (s) may not be rated for wet location use at the rear patio. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



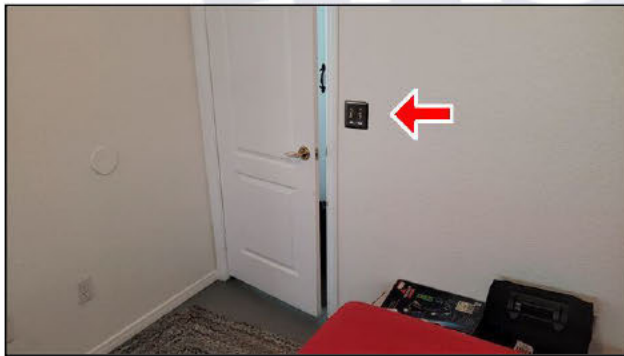
4.3 Item 5(Picture)

⚠️ (5) The wall switch has a damaged "cover-plate" at the rear patio. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



4.3 Item 6(Picture)

⚠️ (6) The wall switches purpose is unknown (could not identify) at multiple locations. A switched outlet may be required at some locations. A qualified licensed electrician should inspect further and correct as needed.



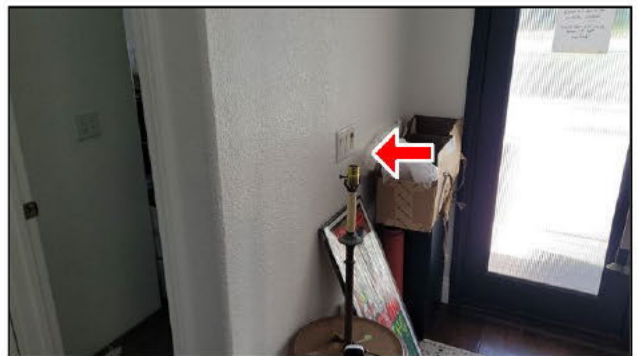
4.3 Item 7(Picture)



4.3 Item 8(Picture)



4.3 Item 9(Picture)



4.3 Item 10(Picture)

🔧 + (7) The light fixture is missing at the Den. Wiring is exposed(dangerous). This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



4.3 Item 11(Picture)

🔧 + (8) The light fixture (s) are loose and do not work (try bulb first) at the main entry. Further inspection is needed by a qualified licensed electrician. I recommend repair or replace as necessary.



4.3 Item 12(Picture)

🔧 + (9) At least one "three-prong" outlet is not protected on a "GFCI" circuit in the primary bath. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



4.3 Item 13(Picture)

🔧 (10) The light fixture (s) does not work (try bulb first) at the primary bath. This is for your information. I recommend repair or replace as necessary.



4.3 Item 14(Picture)

4.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED

STRUCTURE

Comments: Repair or Replace

🔧 + (1) The exterior outlet at the left side of home (facing front) is loose in the wall, and needs to be secured properly and needs a weatherproof cover installed over cords. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



4.4 Item 1(Picture)

🔧 + (2) The GFCI outlet (Ground Fault Circuit Interrupt) at the rear of home needs a weatherproof cover installed over cords. This is a safety issue that needs to be corrected. I recommend repair or replace as necessary.



4.4 Item 2(Picture)

🔧 + (3) GFCI (Ground Fault Circuit Interrupter) outlet at the garage is loose in the wall, and needs to be secured properly. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

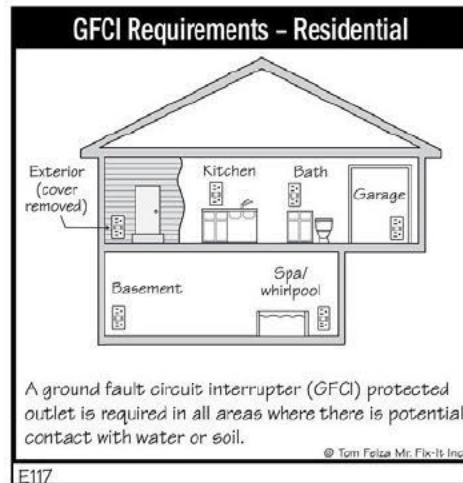


4.4 Item 3(Picture)

4.5 OPERATION AND PRESENCE OF 'GFCI' (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Not Present, Repair or Replace

🚧 "GFCI" protected outlets are not present at all Bathroom locations. Some of these style outlets may not have been required at the time of construction, however we recommend consideration of upgrading to current standards for safety. Recommend a licensed electrician inspect further, evaluate and correct as necessary for safety.



4.5 Item 1(Picture) GFCI locations

4.6 LOCATION OF MAIN AND DISTRIBUTION PANEL

Comments: Appears Serviceable

The main panel box is located at the exterior wall West.

4.7 SMOKE ALARMS (The inspector does not determine whether smoke alarms are hard-wired or whether they need to be. This is outside the scope of the inspection)

Comments: Not Inspected, Repair or Replace

🚧 (1) Smoke alarms were not tested. Testing at time of inspection may give the client a false sense of safety after close of transaction when detectors may not work. Recommend test and evaluate by proper specialist.

The smoke alarms should be tested or replaced at all locations upon taking possession of the property for safety.

🚧 (2) It should be noted that some smoke alarms appear to be very old and may not function properly. Smoke alarms should have 10 year batteries and have labels with date of installation to meet current requirements. I recommend replacing older units for safety.



4.7 Item 1(Picture)

🚩 (3) The smoke alarms need relocating away from HVAC registers. This may divert smoke away from alarm and alarm may not operate when HVAC system is operating. This can be a safety issue. Recommend correct as necessary.

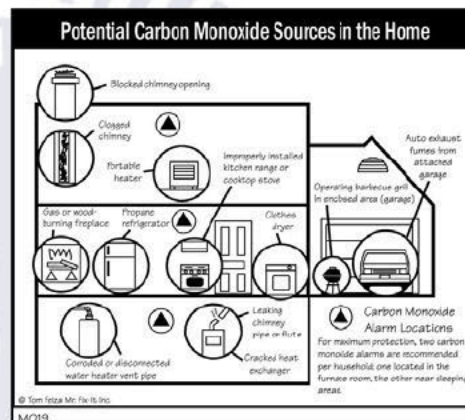


4.7 Item 2(Picture)

4.8 CARBON MONOXIDE DETECTORS

Comments: Not Inspected, Repair or Re

🚩 Carbon monoxide detector's were not tested. Testing at time of inspection may give the buyer a false sense of safety after close of transaction when detectors may not work. Recommend test and evaluate by proper specialist prior to the close of transaction.



4.8 Item 1(Picture) CO Sources

The electrical system of the home 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. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. 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.



5. Garage

Styles & Materials

Garage Door Type:
Two automatic

Garage Door Material:
Metal

Auto-opener Manufacturer:
BLUE MAX

Items

5.0 GARAGE CEILINGS

Comments: Repair or Replace

🔧 The Sheetrock on the ceiling has multiple cracks, is peeling or loose and shows repair signs at the garage. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

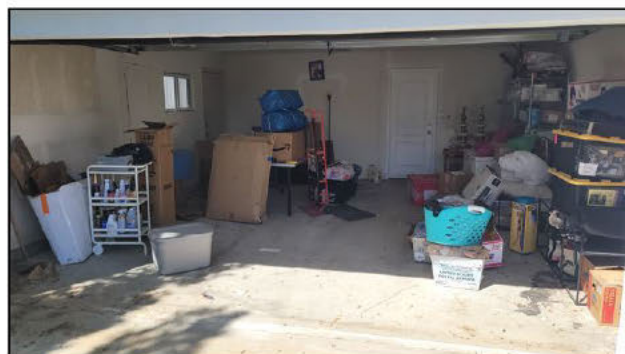


5.0 Item 3(Picture)

5.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Not Inspected, Repair or Replace

🔧 (1) Walls are not fully visible for inspection due to occupants belongings. Recommend further evaluation by proper specialist.



5.1 Item 1(Picture)

🔧 (2) The sheetrock on the wall shows wet stains indicating moisture intrusion did or still may occur at the garage. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.



5.1 Item 2(Picture)



5.1 Item 3(Picture)

🔧 + (3) The fire protection wall that [REDACTED] from heated space has holes that can allow flames to enter wall if a fire were to start in the garage. This is considered unsafe until corrected. A qualified person should correct for safety.

Garage/Home Fire Resistance
© Tom Feiza Mr. Fix-It, Inc.

Fire-resistant materials provide smoke and fire separation between the garage and living space.

REQUIREMENTS:

1. Thicker 5/8" firestop drywall with finished joints and no openings into garage.
2. Solid wood door or metal door into home with closer and weather stripping - fire rated and tagged.
3. Check with local code officials for local requirements.

5067

5.1 Item 4(Picture) Firewall protection



5.1 Item 5(Picture)



5.1 Item 6(Picture)



🔧 (4) The sheetrock on the wall shows signs of repair and is unfinished at the garage. We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.



5.1 Item 7(Picture)

5.2 GARAGE FLOOR AND VENTILATION

Comments: Not Inspected, Repair or Replace

🔧 Floors are not fully visible for inspection due to occupants belongings. Recommend further evaluation by proper specialist. [REDACTED]

5.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Repair or Replace

🔧 **+** Unable to determine if door between home and garage is fire rated(no marking). Recommend proper licensed specialist inspect further.

The door from home to garage is missing weather-stripping. This is part of the fire rating for this door. A qualified person should repair or replace as needed.



5.3 Item 1(Picture)

5.4 GARAGE DOOR (S)

Comments: Repair or Replace

🔧 The garage door at the front of home does not close or seal tight at opening. This is a maintenance issue and is for your information. I recommend correct as necessary.



5.4 Item 1(Picture)

5.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Repair or Replace

🔧 (1) The automatic opener for garage door at the front of home is missing the safety release cord. A repair or replacement is needed. I recommend correct as necessary.



5.5 Item 1(Picture)

🔧 + (2) The automatic opener for garage door at the front of home has button installed too low (under 5 feet) on the wall. This is considered unsafe and needs correcting. I recommend correct as necessary.



5.5 Item 2(Picture)

🔧 + (3) The automatic opener for garage door at the front of home does not have sensors installed so opener will reverse if door is blocked. Doors that will not reverse when met with resistance can kill a child or pet. This is considered unsafe and needs correcting. While this may not have been required at the time of construction, we recommend upgrading for safety.



5.5 Item 3(Picture)

🔧 + (4) The automatic opener for garage door at the front of home will not reverse when met with resistance. Doors that will not reverse when met with resistance can kill a child or pet. This is considered unsafe and needs correcting. A qualified person should repair or replace as needed.



5.5 Item 4(Picture)



🔧 (5) The automatic opener for garage door at the front of home is missing light cover. A repair or replacement is needed. I recommend correct as necessary.



5.5 Item 5(Picture)





6. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

BOSCH

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

SAMSUNG

Range/Oven:

SAMSUNG

Range/Oven Fuel Source:

Gas

Built in Microwave:

SAMSUNG

Trash Compactors:

NONE

Instant Hot Water Heater Brand:

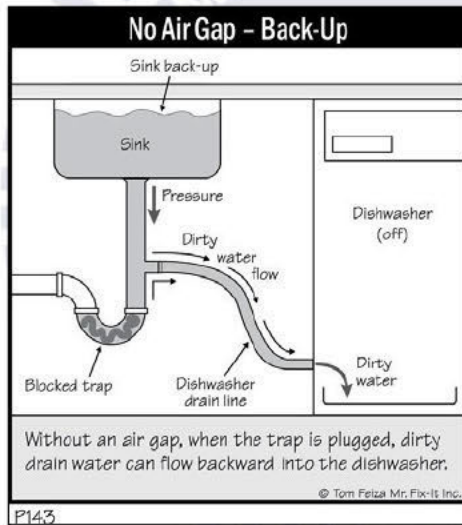
None

Items

6.0 DISHWASHER

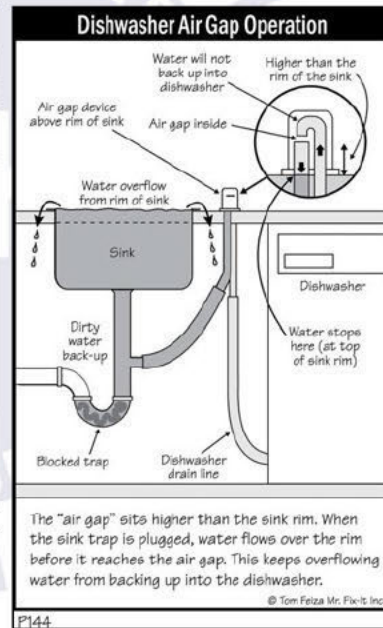
Comments: Repair or Replace

🚧 (1) Dishwasher drain hose is not plumbed through an air gap device which is recommended. A qualified person should repair or replace as needed.



P143

6.0 Item 1(Picture) No Air Gap



P144

6.0 Item 2(Picture) Air Gap Oper.



6.0 Item 3(Picture)

🔧 (2) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.



6.0 Item 4(Picture)

6.1 RANGES/OVENS/COOKTOPS

Comments: Repair or Replace

🚧 No "anti tip" bracket installed on the stove/range to prevent unit from tipping over if oven door were to be used for a step. This is a safety issue. Recommend installation of "anti tip" bracket for safety.



6.1 Item 1(Picture) No anti-tip



6.1 Item 2(Picture)

6.2 RANGE HOOD

Comments: Repair or Replace



🔧 Microwave appears installed too low to burners. Recommend refer to manufacturers minimum distance requirements. .



6.2 Item 1(Picture)

6.3 TRASH COMPACTOR

Comments: Not Present

6.4 FOOD WASTE DISPOSER

Comments: Appears Serviceable



6.5 MICROWAVE COOKING EQUIPMENT (Built In)

Comments: Appears Serviceable

6.6 INSTANT WATER HEATER

Comments: Not Present

6.7 REFRIGERATOR

Comments: Not Inspected, Repair or Replace

🔧 Refrigerators are beyond the scope of the inspection and were not evaluated. Checking to see if refrigerators and freezers are cold is not the proper way to evaluate these systems. Appliance repair professionals have proper equipment to test and evaluate these systems. Recommend proper licensed specialist evaluate these systems.

The built-in appliances of the home were 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.



7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller.

Styles & Materials

Water Source: Public	Plumbing (into home): Copper	Plumbing Water Distribution (inside home): Copper
Plumbing supply size (into home): 3/4 INCH	Plumbing Waste: ABS	Washer Drain Size: 2" Diameter
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 50 Gallon (2-3 people)	Water Heater Manufacturer: A.O. SMITH
Water Heater Age: 1 to 5 years old		

Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS (Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes may appear operational at the time of the inspection. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. This is always recommended, especially when the house is vacant, the plumbing system is older, there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing)

Comments: Repair or Replace

🔧 (1) The stop-valve is missing at the south Hall Bath tub (s). Repairs are needed. I recommend repair or replace as needed.



7.0 Item 1(Picture)

🔧 (2) The toilet is loose at floor, tank is loose and leaks at floor at the hall bath (s). Repairs are

needed. A qualified licensed plumber should repair or correct as needed.



7.0 Item 2(Picture)



7.0 Item 3(Picture)

🔧 (3) The stop-valve is missing at the north Hall Bath sink. Repairs are needed. I recommend repair or replace as needed.



7.0 Item 4(Picture)

🔧 (4) The stop-valve linkage is damaged at the north Hall Bath tub. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



7.0 Item 5(Picture)

🔧 (5) The toilet is loose at floor at the primary bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



7.0 Item 6(Picture)

🔧 (6) Sink drain is slow or clogged at primary bath. I recommend repair or replace as needed



7.0 Item 7(Picture)

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

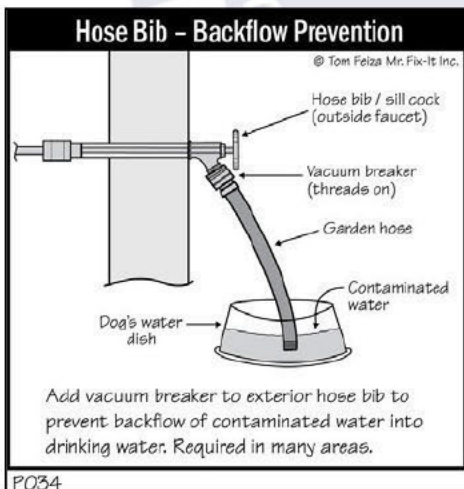
Comments: Not Inspected, Repair or Replace

🔧 (1) Irrigation systems are beyond the scope of the inspection and were not tested or evaluated. Irrigation systems are required to be inspected by proper specialist according to California Assembly bill No. 2371 for proper operation. Recommend further evaluation by proper specialist.



7.1 Item 1(Picture)

🔧 (2) Hose bibs at various locations are missing anti-backflow prevention devices(vacuum breakers). While this may be a newer requirement, we recommend correcting.



7.1 Item 3(Picture)

7.1 Item 2(Picture) Hose bib

🔧 (3) The hose bib is loose, and needs securing to wall at the right side (facing front). Repairs are needed. A qualified licensed plumber should repair or correct as needed.



7.1 Item 4(Picture)

🔧 (4) Exterior PVC plumbing is exposed and subject to damage and deterioration. This is for your information. Recommend repair or replace as needed.

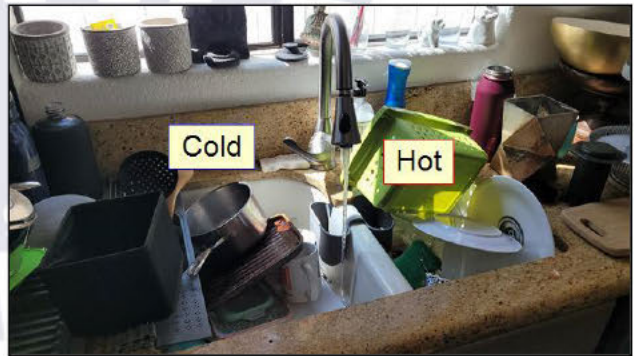


7.1 Item 5(Picture)

🔧 (5) The sink faucets hot control and are cold control is reversed (hot is cold, cold is hot) at the garage and kitchen. This is not considered up to today's standard. I recommend correct as necessary for safety.



7.1 Item 6(Picture)



7.1 Item 7(Picture)



🔧 (6) The tub spout and shower arm are loose in wall at the hall bath (s). Repairs are needed. A qualified licensed plumber should repair or correct as needed.

The shower arm is loose in wall at the primary bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



7.1 Item 8(Picture)



7.1 Item 9(Picture)



7.1 Item 10(Picture)



7.1 Item 11(Picture)



7.1 Item 12(Picture)

🔧 (7) The tub spout diverter leaks a stream through tub spout when shower is on at the south hall bath. When a diverter leaks it can sometimes squirt water back against the cut-out on wall and possibly cause water to go behind wall or simply wastes water. A qualified licensed plumber should repair or correct as needed.



7.1 Item 13(Picture)

🔧 (8) The fiberglass tub is damaged at the north hall bath. This is a cosmetic issue for your information. I recommend repair or replace as needed.



7.1 Item 14(Picture)



7.1 Item 15(Picture)

🔧 (9) The bathtub needs re-sealing at the primary bath. Repairs are needed. I recommend repair or replace as needed.



7.1 Item 16(Picture)

🔧 (10) The shower stall needs re-sealing at the primary bath. Repairs are needed. I recommend repair or replace as needed.



7.1 Item 17(Picture)



7.1 Item 18(Picture)



🔧 (11) The tub faucets cold control does not have a stopping point at the primary bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



7.1 Item 19(Picture)

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace

🔧 **+** (1) The existing piping for T&P valve on water heater should terminate to exterior. This is a safety issue and should be corrected. I recommend a licensed plumber inspect further and repair as necessary.



7.2 Item 1(Picture)

🔧 **+** (2) The water heater drain valve should have the knob removed to prevent accidental opening. This is a safety issue and should be corrected. I recommend correct as necessary for safety.



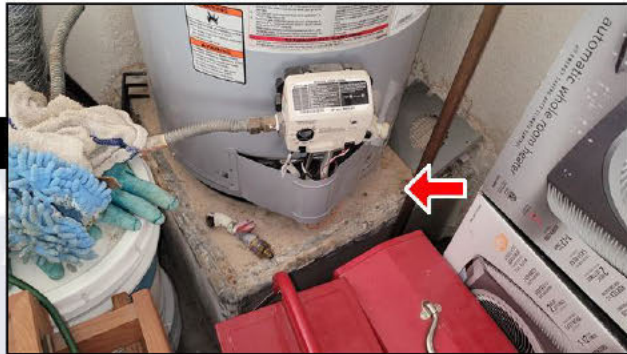
7.2 Item 2(Picture)

🔧 (3) The water heater is strapped but is missing spacers that mount unit solidly to wall. This is a safety issue and should be corrected. A qualified licensed professional should repair as necessary.



7.2 Item 3(Picture)

🔧 (4) The water heater platform shows signs of damage from a leak. We are unable to determine the extent of damage. We recommend further evaluation by proper licensed specialist.



7.2 Item 4(Picture)

Water heater (s) is/are missing a drip pan installed under unit (s) in case of a leak. While this may be a newer requirement, we recommend upgrading with the installation of a drip pan.

7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Appears Serviceable

The main shut off is the red knob located outside on South wall. This is for your information.

Main shut off valve is an older style "gate" valve which is not as reliable as newer style "ball" valves which provide easier operation also. We recommend upgrading to a "ball" valve.



7.3 Item 1(Picture)

7.4 WATER PRESSURE

Comments: Repair or Replace

🔧 Water pressure is 80 psi.

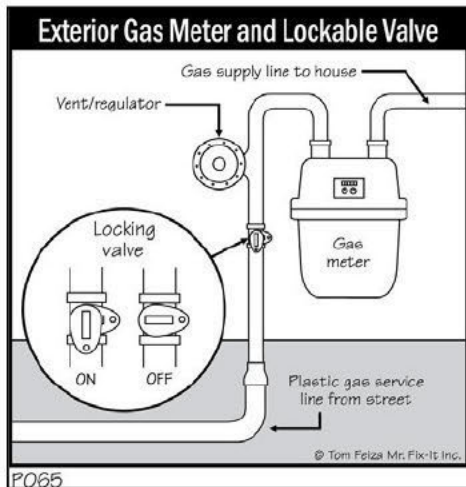
Recommend repair or replacement of water regulator so water pressure is 65-75 psi.

7.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Appears Serviceable

The main fuel shut off is at gas meter outside at left side (facing front). The valve will need a wrench to be operated. While not a requirement, in case of emergency, we recommend an earthquake style wrench with a chain be installed to aid shut off in the event of an emergency.

No earthquake safety gas shut off valve noted.



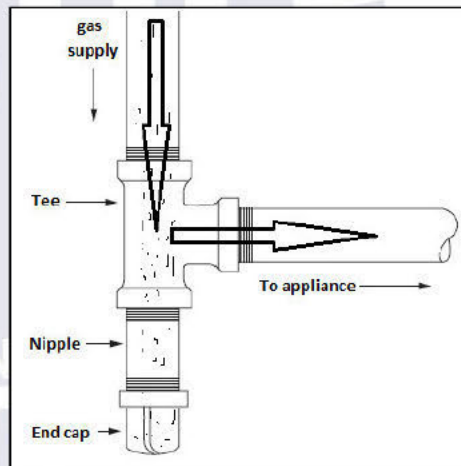
7.5 Item 2(Picture)

7.5 Item 1(Picture) Gas meter

7.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Repair or Replace

🔧 (1) No sediment traps noted at gas appliances. While local jurisdictional authorities may not require this, we recommend installation of sediment traps at gas appliances as per manufacturers installation instructions.



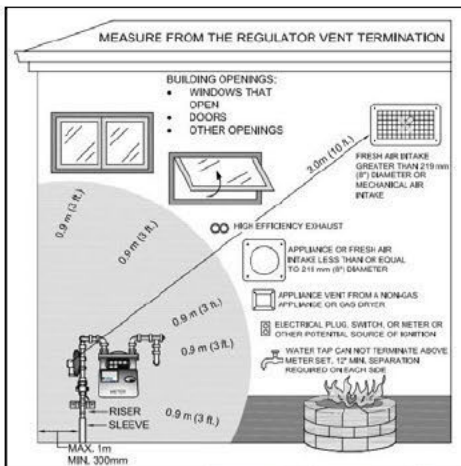
7.6 Item 1(Picture) Sediment trap

🔧 (2) The gas line is rusted at the meter outside. This is a maintenance issue and should be repaired. I recommend prep, prime and paint as needed.



7.6 Item 2(Picture)

🔧 🇨🇦 (3) Gas meter should not have any ventilation or ignition sources within 36 inches. This is a safety issue. Recommend proper licensed specialist evaluate further and correct as necessary.



7.6 Item 4(Picture)

7.6 Item 3(Picture) Gas meter vent

🔧 🇨🇦 (4) Gas appliances in garage are not protected from vehicle damage. Typically a post or bollard is required for proper protection. Recommend correct as necessary.



7.6 Item 5(Picture)

The plumbing in the home 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. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. 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.

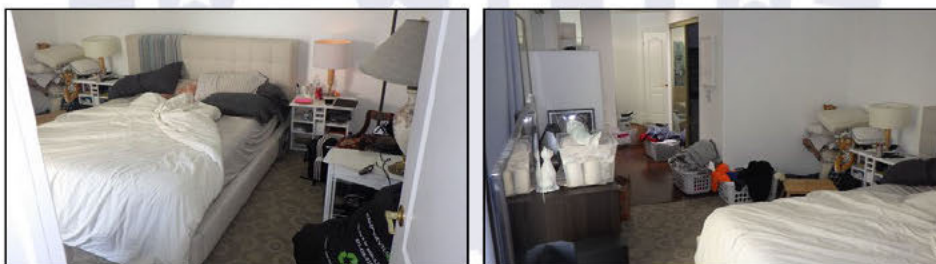
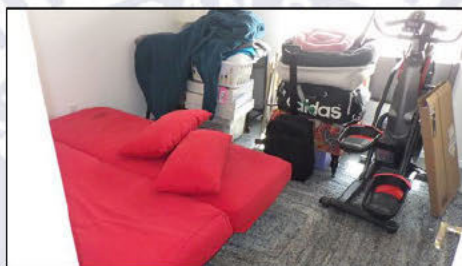


8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

Occupant's belongings blocked areas of walls and floors. We could not visually inspect all interior areas.





Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Carpet
Hardwood T&G
Unfinished

Interior Doors:

Hollow core
Wood

Window Types:

Thermal/Insulated
Sliders

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Stone

Items

8.0 CEILINGS

Comments: Repair or Replace

🔧 (1) The Sheetrock on the ceiling shows repair signs at the Living Room. We are unable to determine the cause for this. Recommend further evaluation by proper licensed specialist.



8.0 Item 1(Picture)

🔧 (2) The Sheetrock on the ceiling is blistered as a result from water leak above at the Guest Bedroom. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.

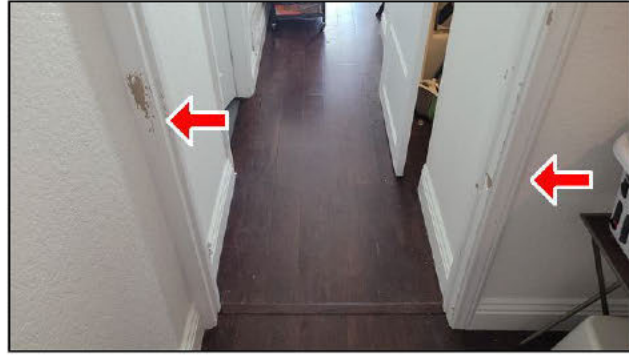


8.0 Item 2(Picture)

8.1 WALLS

Comments: Repair or Replace

🔧 (1) The Moulding, baseboard and sheetrock on the wall is peeling paint and has various blemishes or minor damage at the interior at a number of areas. Repairs are needed. A qualified person should repair or replace as needed.



8.1 Item 1(Picture)

🔧 (2) The baseboard on the wall shows staining from unknown sources at the north Hall Bath and Primary Bath. We are unable to determine the cause for this. Recommend further evaluation by proper licensed specialist.

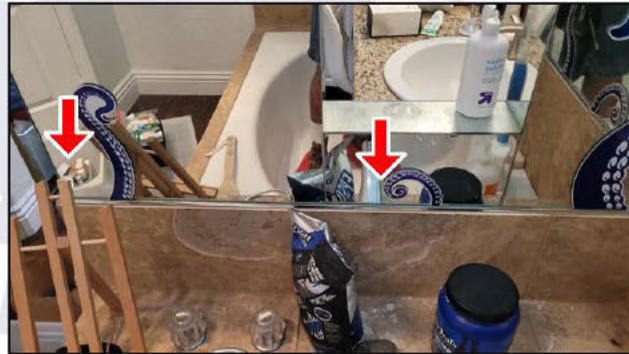


8.1 Item 2(Picture)



8.1 Item 3(Picture)

🔧 (3) The mirror panels on the wall is damaged at the Primary bath. Repairs are needed. I recommend correct as necessary.



8.1 Item 4(Picture)

8.2 FLOORS

Comments: Repair or Replace

👉 (1) The Wood covering is warped or buckled indicating moisture absorption at the bedroom hallways and possibly other areas covered from view. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.



8.2 Item 1(Picture)



8.2 Item 2(Picture)

👉 (2) The Carpet is missing at the south Guest Bedroom. This is for your information. I recommend correct as necessary.



8.2 Item 3(Picture)

👉 (3) The Carpet is mismatched at the rear Guest Bedroom (s). This appears to be a cosmetic issue for your information. I recommend correct as necessary.



8.2 Item 4(Picture)

🐿 (4) The Wood covering shows wet stains indicating moisture or intrusion did or still may occur at the Primary bath. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.



8.2 Item 5(Picture)

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Repair or Replace

🐿 (1) Base cabinetry in hall and primary baths show signs of moisture damage. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.



8.4 Item 1(Picture)



8.4 Item 2(Picture)



8.4 Item 3(Picture)



8.4 Item 4(Picture)

🐿 (2) Base cabinetry is damaged from moisture in the kitchen under sink. We are unable to determine the cause or extent of damage. We recommend further evaluation by proper licensed specialist.

Unknown black staining present at the interior of sink cabinetry in kitchen in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause

is moisture. I recommend you contact a proper specialist or expert for investigation and/or correction if needed.



8.4 Item 5(Picture)



8.4 Item 6(Picture)

(3) Cabinet door (s) and Drawer are missing knob (s) in the kitchen (right of sink). Repairs are needed. I recommend repair or replace as necessary.



8.4 Item 7(Picture)

(4) Countertop is separated in kitchen. Repairs are needed. A qualified licensed professional should repair as necessary.

Countertop is missing end cap at a number of areas in kitchen. Repairs are needed. I recommend repair or replace as needed.



8.4 Item 8(Picture)



8.4 Item 9(Picture)

8.5 DOORS (REPRESENTATIVE NUMBER)

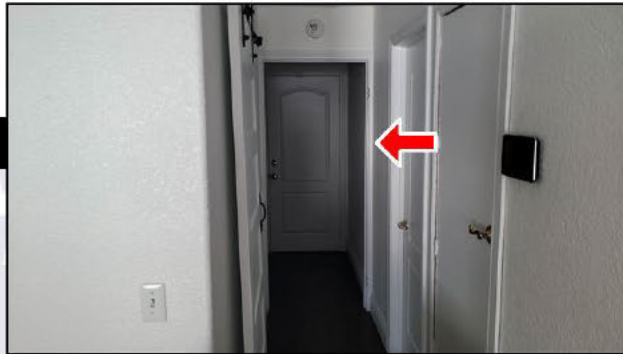
Comments: Repair or Replace

🔧 (1) The sliding door track is loose and will not close at the south hall bath. An adjustment/ repair is needed. A qualified person should repair or replace as needed.



8.5 Item 1(Picture)

🔧 (2) The entry door is missing at the laundry room. A repair or replacement is needed. I recommend repair or replace as necessary.



8.5 Item 2(Picture)

🔧 (3) Doorstops are missing/ damaged at a number of areas. Recommend repair or replace as necessary.



8.5 Item 3(Picture)

🔧 (4) The air handler door does not fit opening properly at the dining room. An adjustment/ repair is needed. I recommend correct as necessary.



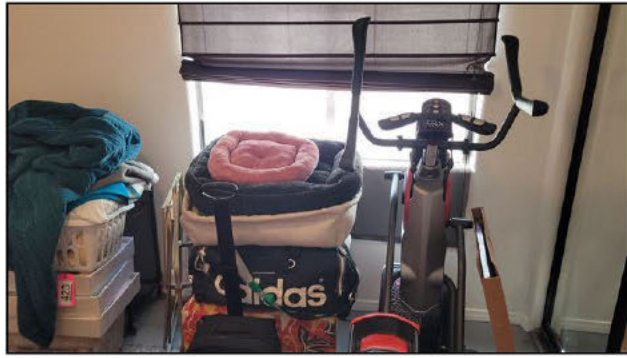
8.5 Item 4(Picture)

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Inspected, Repair or Replace



👉 (1) Some windows were blocked by occupants belongings and could not be tested for proper operation.

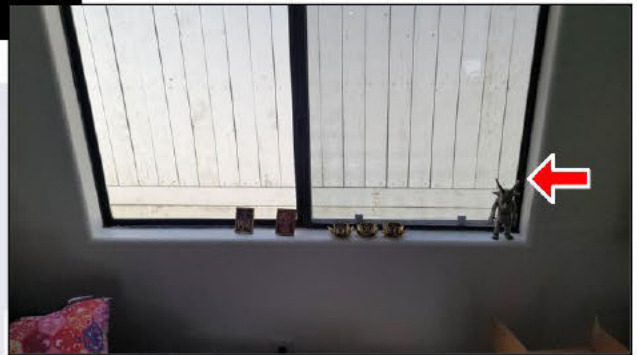


8.6 Item 1(Picture)

👉 (2) Several windows do not travel across tracks smoothly and may need rollers replaced at multiple locations. This is a maintenance issue and is for your information. I recommend correct as necessary.



8.6 Item 2(Picture)



8.6 Item 3(Picture)



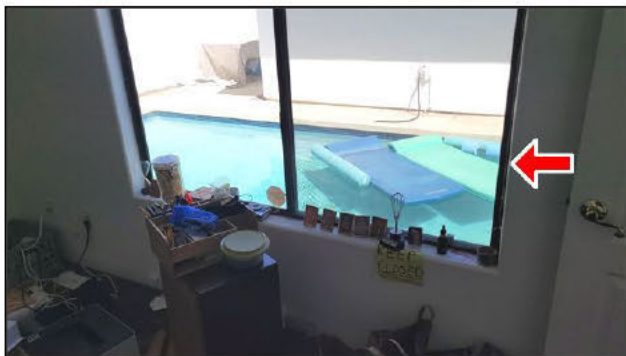
8.6 Item 4(Picture)



8.6 Item 5(Picture)



👉 (3) Two windows are stuck or painted shut at the rear Guest Bedroom and Living Room. A repair may be needed. I recommend correct as necessary.



8.6 Item 6(Picture)



8.6 Item 7(Picture)

8.7 SKYLIGHTS

Comments: Appears Serviceable



The interior of the home 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. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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.





9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Electric	Number of Heat Systems (excluding wood): One
Heat System Brand: LENNOX	BTU's: Unknown	Heat System Age: 1 to 5 years old
Ductwork: Insulated Not Fully Visible	Filter Type: Disposable	Filter Size: N/A
Types of Fireplaces: Vented gas logs	Operable Fireplaces: One	Number of Woodstoves: None
Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity	Number of AC Only Units: One
Cooling Manufacturer: LENNOX	AC Size: 5 Ton	Central Air Conditioning System Age: 1 to 5 years old
Central Air Conditioner Temperature Differential: 10 to 14 degrees (Unacceptable)	Central Air Conditioner Freon Type: R-410A	

Items

9.0 HEATING EQUIPMENT (The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracking or holes, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection.)

Comments: Not Inspected, Repair or Replace

Return air plenum under air handler (s) was not accessible and could not be inspected.



9.0 Item 1(Picture)

9.1 NORMAL OPERATING CONTROLS

Comments: Appears Serviceable

9.2 AUTOMATIC SAFETY CONTROLS

Comments: Appears Serviceable

9.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

🔧 (1) The disposable filter is dirty at the hallway. The filter needs to be replaced. I recommend correct as necessary

Filter location (see photo)



9.3 Item 1(Picture)

🔧 (2) The duct pipe should be supported above insulation to prevent condensation in the attic. While this may or may not have been required at time of construction, we recommend correction. I recommend correct as necessary.



9.3 Item 2(Picture)



9.3 Item 3(Picture)

9.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Appears Serviceable

9.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Repair or Replace

🔧 **+** The vent pipe for gas water heater is in contact with pipe insulation and should be re-routed to prevent damage. This is a safety issue and should be corrected. Recommend correct as necessary.



9.5 Item 1(Picture)

9.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

9.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Inspected, Repair or Re [REDACTED]

🔧 (1) The chimney, liner and all related components are not fully accessible for a visual inspection. It is recommended that a NFPA(National Fire Protection Association) 211(Standards for chimneys, Fireplaces, Vents and Solid Burning Appliances) level II inspection be performed by a proper licensed specialist for safety.

🔧 (2) Fireplace has an improper ventilation hood outside. Recommend correct as necessary with proper licensed specialist.



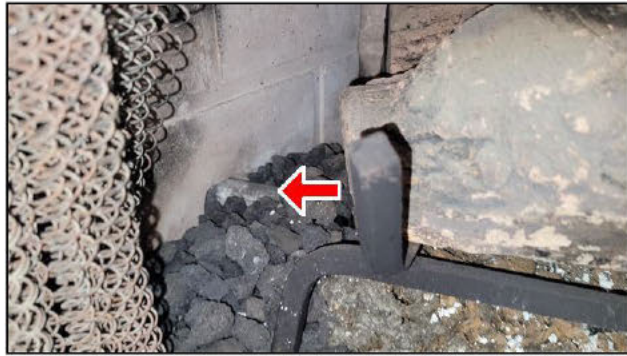
9.7 Item 1(Picture)

🔧 **+** (3) The damper for fireplace at the Living room has the damper spacer installed improperly. The damper spacer should be installed so damper is blocked fully open. Without a clamp to force open the damper fully, it could shut and cause unsafe carbon monoxide to enter into living space. A qualified person should repair or replace as needed.



9.7 Item 2(Picture)

🔧 + (4) The gas line at fireplace in the Living room is not sealed properly where line enters fireplace. This may allow flames into chimney chase area. A qualified person should repair or replace as needed.



9.7 Item 3(Picture)

🔧 + (5) The Tile hearth extension for fireplace at the Living room has flammable items that may ignite when using fireplace and should be distinguishable (different) from surrounding floor covering. This area should be repaired to protect the integrity of the hearth. I recommend correct as necessary.



9.7 Item 4(Picture)

9.8 COOLING AND AIR HANDLER EQUIPMENT (The inspector is not equipped to thoroughly inspect condensers and coil units, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of the inspection.)

Comments: Repair or Replace

🔧 (1) The suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



9.8 Item 1(Picture)

The freon lines do not appear to have proper protection underground. We are unable to verify condition of the lines. I recommend further inspection by a licensed HVAC contractor.

🐿 (2) Condensation line is missing an elbow at termination. Recommend correct as necessary.



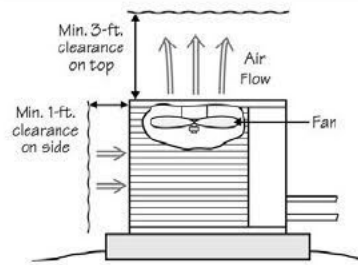
9.8 Item 2(Picture)

🐿 (3) The condenser does not have proper clearance for proper air flow. This may hinder the efficiency of the unit. I recommend correct as necessary.



9.8 Item 3(Picture)

AC Condenser - Clearance to Obstructions

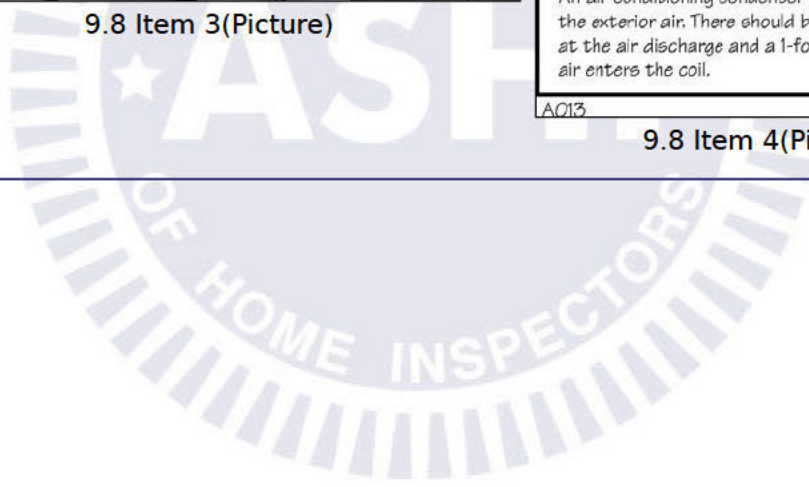


An air conditioning condenser dissipates heat to the exterior air. There should be a 3-foot clearance at the air discharge and a 1-foot clearance where air enters the coil.

© Tom Felza Mr. Fix-It Inc.

AQ13

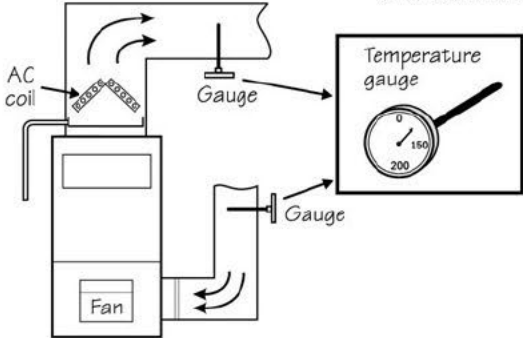
9.8 Item 4(Picture)



(4) The ambient air test was performed by using thermometers on the supply and return air registers of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 59 degrees, and the return air temperature was 71 degrees. This gives a temperature differential of 12 degrees which is inadequate. This indicates that the unit is **not cooling** properly and a licensed Heat/Air contractor should inspect for cause or problem.

Temperature Drop Across AC Coil

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The diagram shows a cross-section of an AC unit. Air is drawn from the bottom through a fan and passes over an AC coil. Two gauges are connected to the air stream: one before the coil and one after. A temperature gauge is shown with a needle pointing to approximately 150, with a scale from 0 to 200.

While the unit operates, the temperature drop across the AC cooling coil is easily measured with a temperature gauge and long probe. The temperature drop should be between 14° and 22° Fahrenheit.

A038



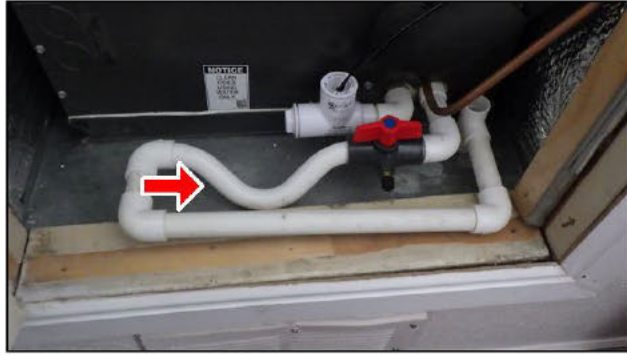
9.8 Item 6(Picture)

9.8 Item 5(Picture) Temperature drop



9.8 Item 7(Picture)

🔧 (5) Condensation line trap is installed improperly (angled). Recommend further evaluation and repair by a licensed HVAC contractor.



9.8 Item 8(Picture)

9.9 NORMAL OPERATING CONTROLS

Comments: Appears Serviceable

9.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Appears Serviceable

The heating and cooling system of this home 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. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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.





10. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Batt
Fiberglass

Ventilation:

Gable vents

Exhaust Fans:

Fan only

Dryer Power Source:

Gas Connection

Dryer Vent:

Flexible Metal

Items

10.0 INSULATION IN ATTIC

Comments: Repair or Replace

🔧 (1) Insulation is missing in areas in attic. Heating / Cooling loss can occur more on this home than one that is properly insulated. I recommend correct as necessary.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

🔧 (2) Attic access cover is missing insulation and needs correction. While this may be a newer requirement, we recommend upgrading for energy efficiency.



10.0 Item 3(Picture)

10.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

10.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present



10.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Appears Serviceable

10.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Appears Serviceable

10.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

The insulation and ventilation of the home 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.



12. Pool Safety Act Requirements

"According to both federal Centers for Disease Control and Prevention's National Center for Injury Prevention and Control and the State Department of Public Health's EpiCenter data, drowning is the second leading cause of death for California children one to four years of age inclusive. EpiCenter data shows that between the years 2010 and 2014 more than 160 children one to four years of age, inclusive, suffered fatal drownings, with the majority of the incidents involving residential pools, and between the years 2010 and 2015 more than 740 children one to four years of age, inclusive, were hospitalized after suffering a near drowning incident with the leading cause of hospitalization being brain injury due to the lack of oxygen, also known as asphyxiation."

"Additional children suffer near drowning incidents and survive, but many of those children suffer irreversible brain injuries, which can lead to lifelong learning deficiencies that impact not only the affected child and his or her family, but also the resources and moneys available to California's health care system, regional centers, and special education school programs. The State Department of Developmental Services reported that as of December 2016 the agency was providing care for more than 755 near-drowning victims with severe brain damage resulting from the near drowning."

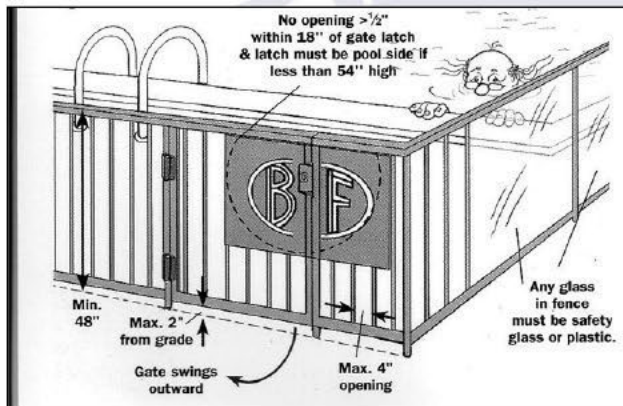
"Close parental supervision of children with access to swimming pools is essential to providing pool safety for children. Barriers, such as those required pursuant to section 115922 of the Health and Safety Code, can help deter young children from gaining unsupervised access to pools."

Items

12.0 ENCLOSURE ("Enclosure" means a fence, wall, or other barrier that isolates a swimming pool from access to the home.")

Comments: Repair or Replace

🚧 🇨🇦 Gates and fencing that access pool area should be proper height (48 inch minimum) and non-climbable with openings no larger than 4 inches. Gates should be self-closing and self latching and should swing outward. Latches should be mounted on the pool side if under 54 inches. No openings greater than one-half an inch within 18 inches of the latch. Gate should be no more than 2 inches above grade and 4 inches above concrete. Some municipalities do not enforce these standards in certain communities. Children can wander in a gate that does not meet these requirements and fall in a body of water 18 inches or deeper and drown. This is a safety issue. Recommend check with local municipalities for proper requirements and correct as necessary.



12.0 Item 1(Picture) Pool gates



12.0 Item 2(Picture)

12.1 REMOVEABLE MESH FENCING ("Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.")

Comments: Not Present



Not present.

12.2 APPROVED SAFETY POOL COVER (AS DEFINED BY ASTM F1346-91)

Comments: Not Present

Not present.

12.3 EXIT ALARMS ("Exit alarms on the private single-family homes doors that provide direct access to the swimming pool or spa. The exit alarms may cause either and alarm noise or a verbal warning, such as a repeated notification that 'the door to the pool is open.'")

Comments: Not Present

Not present.

12.4 SELF CLOSING, SELF LATCHING DOORS ON HOME ("A self-closing, self-latching device with a release mechanism placed no lower than 48 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.")

Comments: Not Present

Not present.

12.5 POOL ALARM ("An alarm, when placed in a swimming pool or spa, will sound upon detection of accidental or an authorized entrance into the water. The alarm shall meet and be independently certified to the ASTM standard F 2208 'Standard Safety Specification for Residential Pool Alarms,' which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or become submerged in water, is not a qualifying drowning prevention safety feature.")

Comments: Not Present

Not present.

12.6 OTHER MEANS OF PROTECTION ("Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the feature set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by ASTM or the American Society of Mechanical Engineers (ASME).")

Comments: Not Present

Not present.

12.7 POOL SAFETY ACT REQUIREMENT (2 of 7 Safety Features Installed)

Comments: Not Present, Repair or Replace

2 of 7 safety features have not been met per California Bill SB 442. Recommend repair or replace as necessary for safety.



1. **Many of the requirements of ASTM F2286 CANNOT be verified by a non-invasive physical examination of the safety feature.**

- There 40% open space requirement in the mesh to allow visibility from the outside to the inside of the mesh fence.
- The posts shall be embedded 3 inches below grade and be spaced no more than 40 inches apart.
- There is a tensile strength test requirement for the mesh material.
- There is a discoloration test for the mesh material.
- There is a specific screw size requirement for attachment of a molding strip to the vertical posts.
- The deck sleeves shall be of a non-conductive material.
- There are specific Vertical Load Test and Impact Tests.
- There are labeling and warning sign requirements for the mesh safety barrier.

2. **Most of the requirements of ASTM F1346 CANNOT be confirmed by means of a non-invasive physical examination.**

3. **Most of the requirements of ASTM F2208-08 CANNOT be confirmed by means of a non-invasive physical examination.**

These include but are not limited to:

- Alarm shall sound within 20 seconds both at the pool and within the residence via a remote receiver.
- The operational condition of the alarm shall be made known by means of an energized lamp at a distance of 10 feet +/- 1 foot and specified at a specified angle of view (45 degrees from perpendicular +/- % degrees).
- The alarm must have a minimum rating of 85 dba.
- If the alarm is battery operated there must be a low-battery indicator.
- The alarm must automatically reset.
- Wireless alarms must be FCC Part-15 compliant.
- If the alarm deactivates or has reduced sensitivity due to environmental factors, the alarm must provide a visual and audible warning.
- There are various tests and test procedures for each type of alarm. Child tests may include repeated drop tests, vertical drop tests and horizontal drop tests using a child intrusion simulator called "Rescue Timmy" who meets the requirements of the National Center(s) for Disease Control for a one year old child.

Instructions are required to be shipped with each unit using ANSI Z53 5.6 as a guide. At a minimum the instructions shall address proper installation, any needed adjustments, size and shape limitations of the pool, troubleshooting instructions, contact information for the manufacturer, power or battery requirements, recommended distance from transmitter to receiver and a statement that states: "This device is not intended to replace any other safety consideration; that is, adult supervision, lifeguards, fences, gates, pool covers, locks, and so forth, and some devices may not detect gradual entry."





13. Swimming Pools, Spa and Related 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.ihf.org/foryourhealth/article_children.html

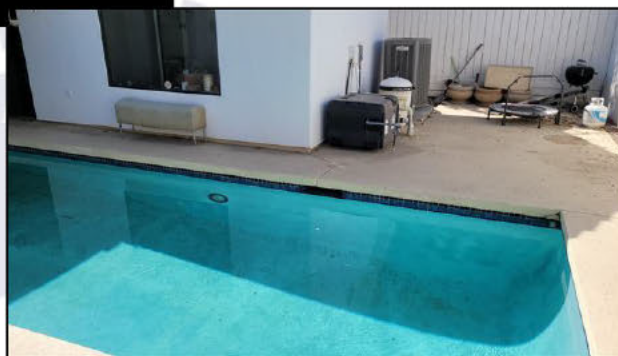
Our company recommends installation of alarms on all windows and doors.

Items

13.0 OPERATIONAL CONDITION OF POOL AND SPA

Comments: Not Inspected, Repair or Replace

🚧 Client waived inspection of all pool and/or spa components. Pool/spa and all related equipment and components were not inspected or tested by my company. Recommend proper licensed specialist inspect immediately for any safety hazards including proper barriers for empty pool and spa to avoid potential safety hazards, and systems and components for proper operation. There will be a return trip charge to come back and evaluate pool and spa systems.



13.0 Item 1(Picture)

13.1 SURFACE WALLS AND FLOOR OF POOL AND SPA

Comments: Not Inspected

13.2 PERMANENT ACCESSORIES CONDITION (Ladders, Steps, Rails and Diving board)

Comments: Not Inspected

13.3 POOL AND SPA DECKING

Comments: Not Inspected

13.4 POOL AND SPA PLUMBING

Comments: Not Inspected

13.5 PUMPS FOR CIRCULATION OF WATER

Comments: Not Inspected

13.6 POOL AND SPA ELECTRICAL

Comments: Not Inspected

13.7 PUMPS FOR SPA JETS



Comments: Not Inspected

13.8 POOL/SPA HEATERS (Heat exchangers can not be visually inspected for wear or damage. This is beyond the scope of the inspection)

Comments: Not Inspected

The inspection is only visual and not to be technically exhaustive. Our company does not dismantle components for inspection. We operate user friendly controls to test components that are readily accessible. We do not test for adequacy or performance of components or systems. Pools and spas are not tested for leaks. Water is not tested for presence and/or levels of chemicals. Salt water systems and solar heating systems are beyond the scope of the inspection and are not evaluated.



Recommended Corrections Overview



P.O. Box 3222
Cathedral City, CA 92235
(760) 904-4798



Address

52695 Avenida Bermudas
La Quinta CA 92253

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. These conditions warrant further evaluation and corrections by the appropriate persons (specialist in the appropriate trade).** This overview shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. **This Overview is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.**

1. Exterior



1.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

- 🔧 (1) It should be noted that the stucco weep screed is covered at the exterior in areas and may not allow drainage of the wall cavity. Landscaping and slabs should be 2 to 6 inches below level of weep screed. We are unable to determine if there are any moisture problems in the wall at these areas. If these are areas of concern for buyer, we recommend further evaluation by proper specialist.
- 🔧 (2) The Stucco coating at the exterior in areas is peeling paint or failing. This is a maintenance issue. I recommend prep and paint using a qualified contractor.
- 🔧 (3) The Stucco coating at the exterior in areas is damaged. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.
- 🔧 (4) The Stucco coating at the exterior in areas has holes and protrusions that need to be sealed properly. Moisture intrusion may occur if not corrected. A qualified person should repair or replace as needed.
- 🔧 (5) The Wood trim at the exterior in areas is peeling paint or failing. This is a maintenance issue. I recommend prep, prime and paint as needed.
- 🔧 (6) The Stucco coating at the left side (facing front) and rear of home shows signs of repair. We are unable to determine if items are flashed properly. A qualified contractor should inspect further and correct as needed.
- 🔧 (7) Stucco coating at various areas of exterior is cracked. Cracks are fairly common in stucco. Various stucco associations recommend cracks wider than one-sixteenth of an inch should be sealed.

Recommend sealing of cracks to prevent moisture intrusion and further deterioration. If cracks are of concern to buyer, recommend further evaluation by proper specialist be completed.

1.1 DOORS (Exterior)

Repair or Replace

- 🔧 (1) The main entry door (s) are not installed above grade. This may allow moisture intrusion and debris entry. I recommend correct as necessary.
- 🔧 (2) The garage side entry door is missing a stoop (landing). This is a requirement. A repair or replacement is needed. I recommend correct as necessary.
- 🔧 (3) The garage entry door is damaged from moisture. A repair or replacement is needed. A qualified person should repair or replace as needed.

The garage side entry door does not latch. An adjustment/repair is needed. I recommend correct as necessary.

- 🔧 (4) Sliding glass doors at all locations have sliding glass door section installed on the exterior. When the sliding door section is installed in this orientation it may allow door to be removed easier by lifting door out of track and compromise security. We are unable to determine if doors were installed in the proper orientation. Sometimes auxiliary lockers are installed to lock doors more securely. If this is a concern, we recommend further evaluation by a licensed specialist.
- 🔧 (5) Sliding screen for glass door unit (s) at Primary bedroom does not travel across tracks properly. This is a maintenance issue and is for your information. I recommend correct as necessary.
- 🔧 (6) Sliding glass door track (s) at rear of home are damaged. This is a maintenance issue and is for your information. I recommend correct as necessary.
- 🔧 (7) The main entry door (s) needs weather-stripping repaired or replaced. This is a maintenance issue and is for your information. I recommend correct as necessary.
- 🔧 (8) The main entry door (s) rubs at jamb when closing. An adjustment/repair is needed. I recommend correct as necessary.

1.2 WINDOWS

Repair or Replace

- 🔧 + Glass panes within 24 inches of door swing are not marked as tempered glass at left side (facing front). We are unable to verify if glass panes are tempered. While this may not have been required when this home was constructed, we recommend upgrading for safety.

1.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

- 🔧 (1) There is a negative slope towards the front, rear and sides of home. This area does not appear to drain water away from home and needs landscaping and drainage corrected.

The landscape at the front, rear and sides of home may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine due to no rain during inspection period. Recommend correct as necessary.

- 🔧 + (2) The brick walkway at the front of home is uneven, and can be a tripping hazard. A fall or injury can occur if not corrected. I recommend correct as necessary.
- 🔧 (3) Trees and vegetation planted next to home may cause foundation, plumbing, and/or structural problems if not removed from home. I am unable to determine if any issues exist. Recommend proper specialist evaluate further and correct as necessary to avoid any issues.
- 🔧 (4) The concrete drive at the front of home has hairline cracks (typical). We are unable to determine if this situation will worsen over time. I recommend correct as necessary.

1.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace

- 🔧 (1) Staining noted on wood fascia at front, rear and sides of home indicate moisture could possibly be penetrating the Tile roof and is draining on underlayment down to eaves. Recommend further evaluation by a licensed roofing contractor.
- 🔧 (2) The paint on eave is failing. I recommend prep and paint at the left side (facing front) and front of

home.

1.6 FENCES / WALLS / GATES

Repair or Replace

- 🔧 (1) Gate(s) rubs at jamb when closing and does not latch at left side of home (facing front). I recommend repair as needed.
- 🔧 (2) Wood retaining wall at left side of home (facing front) is deteriorated, and improper for retaining soil. A qualified contractor should inspect further and correct as needed.

2. Structural Components



2.5 ROOF STRUCTURE AND ATTIC

Repair or Replace

- 🔧 Water signs on plywood and containers resulting from a roof leak found at various areas in the attic. I am unable to determine if leak has been corrected. A qualified roofing contractor should inspect further and correct as needed.

3. Roofing



3.0 ROOF COVERINGS (This report is an opinion of the general quality and condition of the roofing. * The inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. If a drone was used to inspect the roof, some areas may be blocked or not visible and could not be fully inspected. Drone roof inspections cannot determine the condition of roof coverings as it is not viewed up close. This report is issued in consideration of the foregoing disclaimer.*)

Repair or Replace

- 🔧 (1) Tile roof covering appears older and shows normal wear for it's age. Tile roofing has an underlayment system which can deteriorate over time and may need to be replaced. Underlayment is not visible in all areas and could not be evaluated. We are unable to determine remaining useful life expectancy of the underlayment. Recommend a licensed roofing contractor evaluate further.

The tile roof underlayment is deteriorated at front of home. This does not appear adequate. It should be properly repaired or replaced. A qualified contractor should inspect further and correct as needed.
- 🔧 (2) The tile roof was installed improperly at front of home. Tile is improperly lapped. This does not appear adequate. It should be properly repaired or replaced. A qualified contractor should inspect further and correct as needed.
- 🔧 (3) The tile roof has a number of loose tiles at various areas. This does not appear adequate. It should be properly repaired or replaced. A qualified contractor should inspect further and correct as needed.
- 🔧 (4) The tile roof has a number of cracked/damaged tiles at various areas. Some of the damaged tiles have been repaired, however the repairs are not permanent and tiles should be replaced. Cracked or damaged tiles need replacement. A qualified contractor should inspect further and correct as needed.
- 🔧 (5) The low slope roof covering has been repaired at front of home. I am unable to determine if this repair will leak or fail. Recommend further evaluation by proper licensed specialist.

3.1 FLASHINGS

Repair or Replace

- 🔧 (1) Metal drip edge and flashing are missing at front of home. This does not appear adequate. It should be properly repaired or replaced. A qualified roofing contractor should inspect further and correct as needed.
- 🔧 (2) Pan and valley flashings have debris built up and need correcting. These areas require regular maintenance and cleaning. Recommend correct as necessary

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

- 🔧 (1) Penetrations through roof do not appear to have proper boot flashing installed that should weave into roof tiles. Pipes are sealed with mortar which is cracked and needs re-sealing. While some jurisdictions do allow this, we recommend correction as necessary.
- 🔧 (2) Chimney is missing an approved termination cap. Recommend correct as necessary.

3.3 ROOF DRAINAGE SYSTEMS

Not Inspected, Not Present, Repair or Replace

- 🔧 (1) Rain gutters and drain lines are not installed on all areas of home. Although this region does not typically have a large amount of rainfall, gutters and drain lines are needed or erosion or water intrusion may occur.
- 🔧 (2) Roof drains are very susceptible to leaks. We do not leak test roofing systems. Drains are mostly covered and not visible for inspection. Small leaks can occur even when visually inspected. It is always recommended to have a qualified licensed roofing contractor evaluate drains and maintain on a regular basis.
- 🔧 (3) Roof drains should have downspouts, elbows, splashblocks installed and proper drainage away from home at all locations.
- 🔧 (4) The downspout is dented and loose [REDACTED] of home (facing front). Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed.

The downspout needs an extension and a buried drain line to carry water away from the home at the left side (facing front).

4. Electrical System



4.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

- 🔧 + (1) Screws that hold deadfront cover on electrical main panel should be non-piercing to prevent damage to wiring. Recommend correct with proper screws.
- 🔧 + (2) The problem(s) discovered in the main panel such as foreign debris in panel, too many ground and neutral wires under one lug, breaker(s) are different brands, improperly labeled wiring(color coding), wiring is not fully inserted into breaker, and any other problems that an electrician may discover while performing repairs need correcting. This is a safety issue. I recommend a licensed electrician inspect further and correct as needed.
- 🔧 + (3) Panel deadfront covers appear improper (missing UL listing tag) and do not fit panel properly and need repair or replace.

4.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

- 🔧 + (1) The light fixture is missing at the garage side entry. This is a requirement and should be corrected. A qualified licensed electrician should inspect further and correct as needed.
- 🔧 + (2) Exposed wiring at unknown fixture on wall (South side of home). Further inspection is needed by a qualified licensed electrician. A qualified licensed electrician should inspect further and correct as needed.
- 🔧 + (3) The light fixture is missing globe at the rear patio. This is a safety issue that needs to be corrected. I recommend repair or replace as necessary.
- 🔧 + (4) The light fixture (s) may not be rated for wet location use at the rear patio. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
- 🔧 + (5) The wall switch has a damaged "cover-plate" at the rear patio. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

- ⚡ + (6) The wall switches purpose is unknown (could not identify) at multiple locations. A switched outlet may be required at some locations. A qualified licensed electrician should inspect further and correct as needed.
- ⚡ + (7) The light fixture is missing at the Den. Wiring is exposed(dangerous). This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
- ⚡ + (8) The light fixture (s) are loose and do not work (try bulb first) at the main entry. Further inspection is needed by a qualified licensed electrician. I recommend repair or replace as necessary.
- ⚡ + (9) At least one "three-prong" outlet is not protected on a "GFCI" circuit in the primary bath. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
- ⚡ (10) The light fixture (s) does not work (try bulb first) at the primary bath. This is for your information. I recommend repair or replace as necessary.

4.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

- ⚡ + (1) The exterior outlet at the left side of home (facing front) is loose in the wall, and needs to be secured properly and needs a weatherproof cover installed over cords. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
- ⚡ + (2) The GFCI outlet (Ground Fault Circuit Interrupt) at the rear of home needs a weatherproof cover installed over cords. This is a safety issue that needs to be corrected. I recommend repair or replace as necessary.
- ⚡ + (3) GFCI (Ground Fault Circuit Interrupter) outlet at the garage is loose in the wall, and needs to be secured properly. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

4.5 OPERATION AND PRESENCE OF 'GFCI' (GROUND FAULT CIRCUIT INTERRUPTERS)

Not Present, Repair or Replace

- ⚡ + "GFCI" protected outlets are not present at all Bathroom locations. Some of these style outlets may not have been required at the time of construction, however we recommend consideration of upgrading to current standards for safety. Recommend a licensed electrician inspect further, evaluate and correct as necessary for safety.

4.7 SMOKE ALARMS (The inspector does not determine whether smoke alarms are hard-wired or whether they need to be. This is outside the scope of the inspection)

Not Inspected, Repair or Replace

- ⚡ + (1) Smoke alarms were not tested. Testing at time of inspection may give the client a false sense of safety after close of transaction when detectors may not work. Recommend test and evaluate by proper specialist.

The smoke alarms should be tested or replaced at all locations upon taking possession of the property for safety.

- ⚡ + (2) It should be noted that some smoke alarms appear to be very old and may not function properly. Smoke alarms should have 10 year batteries and have labels with date of installation to meet current requirements. I recommend replacing older units for safety.
- ⚡ + (3) The smoke alarms need relocating away from HVAC registers. This may divert smoke away from alarm and alarm may not operate when HVAC system is operating. This can be a safety issue. Recommend correct as necessary.

4.8 CARBON MONOXIDE DETECTORS

Not Inspected, Repair or Replace

- ⚡ + Carbon monoxide detector's were not tested. Testing at time of inspection may give the buyer a false sense of safety after close of transaction when detectors may not work. Recommend test and evaluate by proper specialist prior to the close of transaction.



5. Garage



5.0 GARAGE CEILINGS

Repair or Replace

- 🔧 The Sheetrock on the ceiling has multiple cracks, is peeling or loose and shows repair signs at the garage. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.

5.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Not Inspected, Repair or Replace

- 🔧 (1) Walls are not fully visible for inspection due to occupants belongings. Recommend further evaluation by proper specialist.
- 🔧 (2) The sheetrock on the wall shows wet stains indicating moisture intrusion did or still may occur at the garage. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.
- 🔧 + (3) The fire protection wall that separates garage from heated space has holes that can allow flames to enter wall if a fire were to start in the [REDACTED]. This is considered unsafe until corrected. A qualified person should correct for safety.
- 🔧 (4) The sheetrock on the wall shows signs of repair and is unfinished at the garage. We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.

5.2 GARAGE FLOOR AND VENTILATION

Not Inspected, Repair or Replace

- 🔧 Floors are not fully visible for inspection due to occupants belongings. Recommend further evaluation by proper specialist.

5.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace

- 🔧 + Unable to determine if door between home and garage is fire rated(no marking). Recommend proper licensed specialist inspect further.

The door from home to garage is missing weather-stripping. This is part of the fire rating for this door. A qualified person should repair or replace as needed.

5.4 GARAGE DOOR (S)

Repair or Replace

- 🔧 The garage door at the front of home does not close or seal tight at opening. This is a maintenance issue and is for your information. I recommend correct as necessary.

5.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Repair or Replace

- 🔧 (1) The automatic opener for garage door at the front of home is missing the safety release cord. A repair or replacement is needed. I recommend correct as necessary.
- 🔧 + (2) The automatic opener for garage door at the front of home has button installed too low (under 5 feet) on the wall. This is considered unsafe and needs correcting. I recommend correct as necessary.
- 🔧 + (3) The automatic opener for garage door at the front of home does not have sensors installed so opener will reverse if door is blocked. Doors that will not reverse when met with resistance can kill a child or pet. This is considered unsafe and needs correcting. While this may not have been required at the time of construction, we recommend upgrading for safety.
- 🔧 + (4) The automatic opener for garage door at the front of home will not reverse when met with resistance. Doors that will not reverse when met with resistance can kill a child or pet. This is considered unsafe and needs correcting. A qualified person should repair or replace as needed.
- 🔧 (5) The automatic opener for garage door at the front of home is missing light cover. A repair or replacement is needed. I recommend correct as necessary.



6. Built-In Kitchen Appliances



6.0 DISHWASHER

Repair or Replace

- (1) Dishwasher drain hose is not plumbed through an air gap device which is recommended. A qualified person should repair or replace as needed.
- (2) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.

6.1 RANGES/OVENS/COOKTOPS

Repair or Replace

- No "anti tip" bracket installed on the stove/range to prevent unit from tipping over if oven door were to be used for a step. This is a safety issue. Recommend installation of "anti tip" bracket for safety.

6.2 RANGE HOOD

Repair or Replace

- Microwave appears installed too low to . Recommend refer to manufacturers minimum distance requirements. .

6.7 REFRIGERATOR

Not Inspected, Repair or Replace

- Refrigerators are beyond the scope of the inspection and were not evaluated. Checking to see if refrigerators and freezers are cold is not the proper way to evaluate these systems. Appliance repair professionals have proper equipment to test and evaluate these systems. Recommend proper licensed specialist evaluate these systems.

7. Plumbing System



- 7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS (Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes may appear operational at the time of the inspection. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. This is always recommended, especially when the house is vacant, the plumbing system is older, there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing)**

Repair or Replace

- (1) The stop-valve is missing at the south Hall Bath tub (s). Repairs are needed. I recommend repair or replace as needed.
- (2) The toilet is loose at floor, tank is loose and leaks at floor at the hall bath (s). Repairs are needed. A qualified licensed plumber should repair or correct as needed.
- (3) The stop-valve is missing at the north Hall Bath sink. Repairs are needed. I recommend repair or replace as needed.
- (4) The stop-valve linkage is damaged at the north Hall Bath tub. Repairs are needed. A qualified licensed plumber should repair or correct as needed.
- (5) The toilet is loose at floor at the primary bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.
- (6) Sink drain is slow or clogged at primary bath. I recommend repair or replace as needed

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Not Inspected, Repair or Replace

- (1) Irrigation systems are beyond the scope of the inspection and were not tested or evaluated. Irrigation systems are required to be inspected by proper specialist according to California Assembly

bill No. 2371 for proper operation. Recommend further evaluation by proper specialist.

- 🔧 (2) Hose bibs at various locations are missing anti-backflow prevention devices(vacuum breakers). While this may be a newer requirement, we recommend correcting.
- 🔧 (3) The hose bib is loose, and needs securing to wall at the right side (facing front). Repairs are needed. A qualified licensed plumber should repair or correct as needed.
- 🔧 (4) Exterior PVC plumbing is exposed and subject to damage and deterioration. This is for your information. Recommend repair or replace as needed.
- 🔧 (5) The sink faucets hot control and are cold control is reversed (hot is cold, cold is hot) at the garage and kitchen. This is not considered up to today's standard. I recommend correct as necessary for safety.
- 🔧 (6) The tub spout and shower arm are loose in wall at the hall bath (s). Repairs are needed. A qualified licensed plumber should repair or correct as needed.

The shower arm is loose in wall at the primary bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

- 🔧 (7) The tub spout diverter leaks a stream through tub spout when shower is on at the south hall bath. When a diverter leaks it can sometimes squirt water back against the cut-out on wall and possibly cause water to go behind wall or simply wastes water. A qualified licensed plumber should repair or correct as needed.
- 🔧 (8) The fiberglass tub is damaged at the north hall bath. This is a cosmetic issue for your information. I recommend repair or replace as needed.
- 🔧 (9) The bathtub needs re-sealing at the primary bath. Repairs are needed. I recommend repair or replace as needed.
- 🔧 (10) The shower stall needs re-sealing at the primary bath. Repairs are needed. I recommend repair or replace as needed.
- 🔧 (11) The tub faucets cold control does not have a stopping point at the primary bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

- 🔧 + (1) The existing piping for T&P valve on water heater should terminate to exterior. This is a safety issue and should be corrected. I recommend a licensed plumber inspect further and repair as necessary.
- 🔧 + (2) The water heater drain valve should have the knob removed to prevent accidental opening. This is a safety issue and should be corrected. I recommend correct as necessary for safety.
- 🔧 + (3) The water heater is strapped but is missing spacers that mount unit solidly to wall. This is a safety issue and should be corrected. A qualified licensed professional should repair as necessary.
- 🔧 (4) The water heater platform shows signs of damage from a leak. We are unable to determine the extent of damage. We recommend further evaluation by proper licensed specialist.

Water heater (s) is/are missing a drip pan installed under unit (s) in case of a leak. While this may be a newer requirement, we recommend upgrading with the installation of a drip pan.

7.4 WATER PRESSURE

Repair or Replace

- 🔧 Water pressure is 80 psi.

Recommend repair or replacement of water regulator so water pressure is 65-75 psi.

7.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Repair or Replace

- 🔧 (1) No sediment traps noted at gas appliances. While local jurisdictional authorities may not require this, we recommend installation of sediment traps at gas appliances as per manufacturers installation instructions.
- 🔧 (2) The gas line is rusted at the meter outside. This is a maintenance issue and should be repaired. I recommend prep, prime and paint as needed.

- 🔧 + (3) Gas meter should not have any ventilation or ignition sources within 36 inches. This is a safety issue. Recommend proper licensed specialist evaluate further and correct as necessary.
- 🔧 + (4) Gas appliances in garage are not protected from vehicle damage. Typically a post or bollard is required for proper protection. Recommend correct as necessary.

8. Interiors



8.0 CEILINGS

Repair or Replace

- 🔧 (1) The Sheetrock on the ceiling shows repair signs at the Living Room. We are unable to determine the cause for this. Recommend further evaluation by proper licensed specialist.
- 🔧 (2) The Sheetrock on the ceiling is blistered as a result from water leak above at the Guest Bedroom. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.

8.1 WALLS

Repair or Replace

- 🔧 (1) The Moulding, baseboard and sheetrock on the wall is peeling paint and has various blemishes or minor damage at the interior at a number of areas. Repairs are needed. A qualified person should repair or replace as needed.
- 🔧 (2) The baseboard on the wall shows staining from unknown sources at the north Hall Bath and Primary Bath. We are unable to determine the cause for this. Recommend further evaluation by proper licensed specialist.
- 🔧 (3) The mirror panels on the wall is damaged at the Primary bath. Repairs are needed. I recommend correct as necessary.

8.2 FLOORS

Repair or Replace

- 🔧 (1) The Wood covering is warped or buckled indicating moisture absorption at the bedroom hallways and possibly other areas covered from view. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.
- 🔧 (2) The Carpet is missing at the south Guest Bedroom. This is for your information. I recommend correct as necessary.
- 🔧 (3) The Carpet is mismatched at the rear Guest Bedroom (s). This appears to be a cosmetic issue for your information. I recommend correct as necessary.
- 🔧 (4) The Wood covering shows wet stains indicating moisture or intrusion did or still may occur at the Primary bath. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.

8.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

- 🔧 (1) Base cabinetry in hall and primary baths show signs of moisture damage. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.
- 🔧 (2) Base cabinetry is damaged from moisture in the kitchen under sink. We are unable to determine the cause or extent of damage. We recommend further evaluation by proper licensed specialist.

Unknown black staining present at the interior of sink cabinetry in kitchen in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a proper specialist or expert for investigation and/or correction if needed.

- 🔧 (3) Cabinet door (s) and Drawer are missing knob (s) in the kitchen (right of sink). Repairs are needed. I recommend repair or replace as necessary.
- 🔧 (4) Countertop is separated in kitchen. Repairs are needed. A qualified licensed professional should repair as necessary.

Countertop is missing end cap at a number of areas in kitchen. Repairs are needed. I recommend

repair or replace as needed.

8.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

- 🔧 (1) The sliding door track is loose and will not close at the south hall bath. An adjustment/repair is needed. A qualified person should repair or replace as needed.
- 🔧 (2) The entry door is missing at the laundry room. A repair or replacement is needed. I recommend repair or replace as necessary.
- 🔧 (3) Doorstops are missing/damaged at a number of areas. Recommend repair or replace as necessary.
- 🔧 (4) The air handler door does not fit opening properly at the dining room. An adjustment/repair is needed. I recommend correct as necessary.

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Not Inspected, Repair or Replace

- 🔧 (1) Some windows were blocked by occupants belongings and could not be tested for proper operation.
- 🔧 (2) Several windows do not travel across tracks smoothly and may need rollers replaced at multiple locations. This is a maintenance issue and is for your information. I recommend correct as necessary.
- 🔧 (3) Two windows are stuck or painted shut in the West Bedroom and Living Room. A repair may be needed. I recommend correct as necessary.

9. Heating / Central Air Conditioning



9.0 HEATING EQUIPMENT (The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracking or holes, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection.)

Not Inspected, Repair or Replace

- 🔧 Return air plenum under air handler (s) was not accessible and could not be inspected.

9.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

- 🔧 (1) The disposable filter is dirty at the hallway. The filter needs to be replaced. I recommend correct as necessary

Filter location (see photo)

- 🔧 (2) The duct pipe should be supported above insulation to prevent condensation in the attic. While this may or may not have been required at time of construction, we recommend correction. I recommend correct as necessary.

9.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Repair or Replace

- 🔧 + The vent pipe for gas water heater is in contact with pipe insulation and should be re-routed to prevent damage. This is a safety issue and should be corrected. Recommend correct as necessary.

9.7 GAS/LP FIRELOGS AND FIREPLACES

Not Inspected, Repair or Replace

- 🔧 (1) The chimney, liner and all related components are not fully accessible for a visual inspection. It is recommended that a NFPA(National Fire Protection Association) 211(Standards for chimneys, Fireplaces, Vents and Solid Burning Appliances) level II inspection be performed by a proper licensed specialist for safety.
- 🔧 (2) Fireplace has an improper ventilation hood outside. Recommend correct as necessary with proper licensed specialist.
- 🔧 + (3) The damper for fireplace at the Living room has the damper spacer installed improperly. The damper spacer should be installed so damper is blocked fully open. Without a clamp to force open the

damper fully, it could shut and cause unsafe carbon monoxide to enter into living space. A qualified person should repair or replace as needed.

- 🔧 + (4) The gas line at fireplace in the Living room is not sealed properly where line enters fireplace. This may allow flames into chimney chase area. A qualified person should repair or replace as needed.
- 🔧 + (5) The Tile hearth extension for fireplace at the Living room has flammable items that may ignite when using fireplace and should be distinguishable (different) from surrounding floor covering. This area should be repaired to protect the integrity of the hearth. I recommend correct as necessary.

9.8 COOLING AND AIR HANDLER EQUIPMENT (The inspector is not equipped to thoroughly inspect condensers and coil units, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of the inspection.)

Repair or Replace

- 🔧 (1) The suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.

The freon lines do not appear to have proper protection underground. We are unable to verify condition of the lines. I recommend further inspection by a licensed HVAC contractor.

- 🔧 (2) Condensation line is missing an elbow at termination. Recommend correct as necessary.
- 🔧 (3) The condenser does not have proper [REDACTED] proper air flow. This may hinder the efficiency of the unit. I recommend correct as necessary.
- 🔧 (4) The ambient air test was performed by using thermometers on the supply and return air registers of Heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 59 degrees, and the return air temperature was 71 degrees. This gives a temperature differential of 12 degrees which is inadequate. This indicates that the unit is **not cooling** properly and a licensed Heat/Air contractor should inspect for cause or problem.
- 🔧 (5) Condensation line trap is installed improperly (angled). Recommend further evaluation and repair by a licensed HVAC contractor.

10. Insulation and Ventilation



10.0 INSULATION IN ATTIC

Repair or Replace

- 🔧 (1) Insulation is missing in areas in attic. Heating / Cooling loss can occur more on this home than one that is properly insulated. I recommend correct as necessary.
- 🔧 (2) Attic access cover is missing insulation and needs correction. While this may be a newer requirement, we recommend upgrading for energy efficiency.

12. Pool Safety Act Requirements

12.0 ENCLOSURE ("Enclosure" means a fence, wall, or other barrier that isolates a swimming pool from access to the home.")



Repair or Replace

- 🔧 + Gates and fencing that access pool area should be proper height (48 inch minimum) and non-climbable with openings no larger than 4 inches. Gates should be self-closing and self latching and should swing outward. Latches should be mounted on the pool side if under 54 inches. No openings greater than one-half an inch within 18 inches of the latch. Gate should be no more than 2 inches above grade and 4 inches above concrete. Some municipalities do not enforce these standards in certain communities. Children can wander in a gate that does not meet these requirements and fall in a body of water 18 inches or deeper and drown. This is a safety issue. Recommend check with local municipalities for proper requirements and correct as necessary.

12.1 REMOVEABLE MESH FENCING ("Removable mesh fencing that meets American Society for



Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.")

Not Present

  Not present.



12.2 APPROVED SAFETY POOL COVER (AS DEFINED BY ASTM F1346-91)

Not Present

  Not present.



12.3 EXIT ALARMS ("Exit alarms on the private single-family homes doors that provide direct access to the swimming pool or spa. The exit alarms may cause either an alarm noise or a verbal warning, such as a repeated notification that 'the door to the pool is open.'")

Not Present

  Not present.



12.4 SELF CLOSING, SELF LATCHING DOORS ON HOME ("A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.")

Not Present

  Not present.



12.5 POOL ALARM ("An alarm, when placed in a swimming pool or spa, will sound upon detection of accidental or an authorized entrance into the water. The alarm shall meet and be independently certified to the ASTM standard F 2208 'Standard Safety Specification for Residential Pool Alarms,' which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or become submerged in water, is not a qualifying drowning prevention safety feature.")

Not Present

  Not present.


12.6 OTHER MEANS OF PROTECTION ("Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by ASTM or the American Society of Mechanical Engineers (ASME).")

Not Present

  Not present.

12.7 POOL SAFETY ACT REQUIREMENT (2 of 7 Safety Features Installed)


Not Present, Repair or Replace

  2 of 7 safety features have not been met per California Bill SB 442. Recommend repair or replace as necessary for safety.

13. Swimming Pools, Spa and Related Equipment

13.0 OPERATIONAL CONDITION OF POOL AND SPA

Not Inspected, Repair or Replace

 Client waived inspection of all pool and/or spa components. Pool/spa and all related equipment and components were not inspected or tested by my company. Recommend proper licensed specialist inspect immediately for any safety hazards including proper barriers for empty pool and spa to avoid

potential safety hazards, and systems and components for proper operation. There will be a return trip charge to come back and evaluate pool and spa systems.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the efficiency of any system installed to control or remove suspected hazardous substances; Predict failure, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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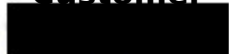


Safety Concern/Correction Overview



P.O. Box 3222
Cathedral City, CA 92235
(760) 904-4798

Customer



Address

52695 Avenida Bermudas
La Quinta CA 92253

The following items or discoveries indicate that these systems or components **may pose a hazard to humans, the building or both; do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. These conditions warrant immediate further evaluation and corrections by the appropriate persons (specialist in the appropriate trade).** This overview shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. **This Overview is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.**

1. Exterior



1.2 WINDOWS

Repair or Replace

- Glass panes within 24 inches of door swing are not marked as tempered glass at left side (facing front). We are unable to verify if glass panes are tempered. While this may not have been required when this home was constructed, we recommend upgrading for safety.

1.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

- (2) The brick walkway at the front of home is uneven, and can be a tripping hazard. A fall or injury can occur if not corrected. I recommend correct as necessary.

4. Electrical System



4.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

- ⚡ + (1) Screws that hold deadfront cover on electrical main panel should be non-piercing to prevent damage to wiring. Recommend correct with proper screws.
- ⚡ + (2) The problem(s) discovered in the main panel such as foreign debris in panel, too many ground and neutral wires under one lug, breaker(s) are different brands, improperly labeled wiring(color coding), wiring is not fully inserted into breaker, and any other problems that an electrician may discover while performing repairs need correcting. This is a safety issue. I recommend a licensed electrician inspect further and correct as needed.
- ⚡ + (3) Panel deadfront covers appear improper (missing UL listing tag) and do not fit panel properly and need repair or replace.

4.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

- ⚡ + (1) The light fixture is missing at the garage side entry. This is a requirement and should be corrected. A qualified licensed electrician should inspect further and correct as needed.
- ⚡ + (2) Exposed wiring at unknown fixture on wall (South side of home). Further inspection is needed by a qualified licensed electrician. A qualified licensed electrician should inspect further and correct as needed.
- ⚡ + (3) The light fixture is missing globe at the rear patio. This is a safety issue that needs to be corrected. I recommend repair or replace as necessary.
- ⚡ + (4) The light fixture (s) may not be rated for wet location use at the rear patio. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
- ⚡ + (5) The wall switch has a damaged "cover-plate" at the rear patio. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
- ⚡ + (6) The wall switches purpose is unknown (could not identify) at multiple locations. A switched outlet may be required at some locations. A qualified licensed electrician should inspect further and correct as needed.
- ⚡ + (7) The light fixture is missing at the Den. Wiring is exposed(dangerous). This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
- ⚡ + (8) The light fixture (s) are loose and do not work (try bulb first) at the main entry. Further inspection is needed by a qualified licensed electrician. I recommend repair or replace as necessary.
- ⚡ + (9) At least one "three-prong" outlet is not protected on a "GFCI" circuit in the primary bath. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

4.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

- ⚡ + (1) The exterior outlet at the left side of home (facing front) is loose in the wall, and needs to be secured properly and needs a weatherproof cover installed over cords. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
- ⚡ + (2) The GFCI outlet (Ground Fault Circuit Interrupt) at the rear of home needs a weatherproof cover installed over cords. This is a safety issue that needs to be corrected. I recommend repair or replace as necessary.
- ⚡ + (3) GFCI (Ground Fault Circuit Interrupter) outlet at the garage is loose in the wall, and needs to be secured properly. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

4.5 OPERATION AND PRESENCE OF 'GFCI' (GROUND FAULT CIRCUIT INTERRUPTERS)

Not Present, Repair or Replace

- ⚡ + "GFCI" protected outlets are not present at all Bathroom locations. Some of these style outlets may not have been required at the time of construction, however we recommend consideration of upgrading to current standards for safety. Recommend a licensed electrician inspect further, evaluate and correct as necessary for safety.

4.7 SMOKE ALARMS (The inspector does not determine whether smoke alarms are hard-wired or whether they need to be. This is outside the scope of the inspection)

Not Inspected, Repair or Replace

- 🔧 + (1) Smoke alarms were not tested. Testing at time of inspection may give the client a false sense of safety after close of transaction when detectors may not work. Recommend test and evaluate by proper specialist.

The smoke alarms should be tested or replaced at all locations upon taking possession of the property for safety.

- 🔧 + (2) It should be noted that some smoke alarms appear to be very old and may not function properly. Smoke alarms should have 10 year batteries and have labels with date of installation to meet current requirements. I recommend replacing older units for safety.
- 🔧 + (3) The smoke alarms need relocating away from HVAC registers. This may divert smoke away from alarm and alarm may not operate when HVAC system is operating. This can be a safety issue. Recommend correct as necessary.

4.8 CARBON MONOXIDE DETECTORS

Not Inspected, Repair or Replace

- 🔧 + Carbon monoxide detector's were not tested at time of inspection may give the buyer a false sense of safety after close of transaction when detectors may not work. Recommend test and evaluate by proper specialist prior to the close of transaction.

5. Garage



5.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Not Inspected, Repair or Replace

- 🔧 + (3) The fire protection wall that separates garage from heated space has holes that can allow flames to enter wall if a fire were to start in the garage. This is considered unsafe until corrected. A qualified person should correct for safety.

5.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace

- 🔧 + Unable to determine if door between home and garage is fire rated(no marking). Recommend proper licensed specialist inspect further.

The door from home to garage is missing weather-stripping. This is part of the fire rating for this door. A qualified person should repair or replace as needed.

5.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Repair or Replace

- 🔧 + (2) The automatic opener for garage door at the front of home has button installed too low (under 5 feet) on the wall. This is considered unsafe and needs correcting. I recommend correct as necessary.
- 🔧 + (3) The automatic opener for garage door at the front of home does not have sensors installed so opener will reverse if door is blocked. Doors that will not reverse when met with resistance can kill a child or pet. This is considered unsafe and needs correcting. While this may not have been required at the time of construction, we recommend upgrading for safety.
- 🔧 + (4) The automatic opener for garage door at the front of home will not reverse when met with resistance. Doors that will not reverse when met with resistance can kill a child or pet. This is considered unsafe and needs correcting. A qualified person should repair or replace as needed.

6. Built-In Kitchen Appliances



6.0 DISHWASHER

Repair or Replace

- 🔧 + (1) Dishwasher drain hose is not plumbed through an air gap device which is recommended. A qualified person should repair or replace as needed.

6.1 RANGES/OVENS/COOKTOPS

Repair or Replace

- 🔧 + No "anti tip" bracket installed on the stove/range to prevent unit from tipping over if oven door were to be used for a step. This is a safety issue. Recommend installation of "anti tip" bracket for safety.

7. Plumbing System



7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

- 🔧 + (1) The existing piping for T&P valve on water heater should terminate to exterior. This is a safety issue and should be corrected. I recommend a licensed plumber inspect further and repair as necessary.
- 🔧 + (2) The water heater drain valve should [REDACTED] removed to prevent accidental opening. This is a safety issue and should be corrected. I recommend correct as necessary for safety.
- 🔧 + (3) The water heater is strapped but is missing spacers that mount unit solidly to wall. This is a safety issue and should be corrected. A qualified licensed professional should repair as necessary.

7.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Repair or Replace

- 🔧 + (3) Gas meter should not have any ventilation or ignition sources within 36 inches. This is a safety issue. Recommend proper licensed specialist evaluate further and correct as necessary.
- 🔧 + (4) Gas appliances in garage are not protected from vehicle damage. Typically a post or bollard is required for proper protection. Recommend correct as necessary.

9. Heating / Central Air Conditioning



9.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Repair or Replace

- 🔧 + The vent pipe for gas water heater is in contact with pipe insulation and should be re-routed to prevent damage. This is a safety issue and should be corrected. Recommend correct as necessary.

9.7 GAS/LP FIRELOGS AND FIREPLACES

Not Inspected, Repair or Replace

- 🔧 + (3) The damper for fireplace at the Living room has the damper spacer installed improperly. The damper spacer should be installed so damper is blocked fully open. Without a clamp to force open the damper fully, it could shut and cause unsafe carbon monoxide to enter into living space. A qualified person should repair or replace as needed.
- 🔧 + (4) The gas line at fireplace in the Living room is not sealed properly where line enters fireplace. This may allow flames into chimney chase area. A qualified person should repair or replace as needed.
- 🔧 + (5) The Tile hearth extension for fireplace at the Living room has flammable items that may ignite when using fireplace and should be distinguishable (different) from surrounding floor covering. This area should be repaired to protect the integrity of the hearth. I recommend correct as necessary.

12. Pool Safety Act Requirements

12.0 ENCLOSURE ("Enclosure" means a fence, wall, or other barrier that isolates a swimming pool from access to the home.")



Repair or Replace

- Gates and fencing that access pool area should be proper height (48 inch minimum) and non-climbable with openings no larger than 4 inches. Gates should be self-closing and self latching and should swing outward. Latches should be mounted on the pool side if under 54 inches. No openings greater than one-half an inch within 18 inches of the latch. Gate should be no more than 2 inches above grade and 4 inches above concrete. Some municipalities do not enforce these standards in certain communities. Children can wander in a gate that does not meet these requirements and fall in a body of water 18 inches or deeper and drown. This is a safety issue. Recommend check with local municipalities for proper requirements and correct as necessary.

12.1 REMOVEABLE MESH FENCING ("Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.")

Not Present

- Not present.

12.2 APPROVED SAFETY POOL COVER (AS DEFINED BY ASTM F1346-91)

Not Present

- Not present.

12.3 EXIT ALARMS ("Exit alarms on the private single-family homes doors that provide direct access to the swimming pool or spa. The exit alarms may cause either an alarm noise or a verbal warning, such as a repeated notification that 'the door to the pool is open.'")

Not Present

- Not present.

12.4 SELF CLOSING, SELF LATCHING DOORS ON HOME ("A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.")

Not Present

- Not present.

12.5 POOL ALARM ("An alarm, when placed in a swimming pool or spa, will sound upon detection of accidental or an authorized entrance into the water. The alarm shall meet and be independently certified to the ASTM standard F 2208 'Standard Safety Specification for Residential Pool Alarms,' which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or become submerged in water, is not a qualifying drowning prevention safety feature.")

Not Present

- Not present.

12.6 OTHER MEANS OF PROTECTION ("Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the feature set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by ASTM or the American Society of Mechanical Engineers (ASME).")

Not Present

- Not present.

12.7 POOL SAFETY ACT REQUIREMENT (2 of 7 Safety Features Installed)

Not Present, Repair or Replace

- 2 of 7 safety features have not been met per California Bill SB 442. Recommend repair or replace as

necessary for safety.

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INVOICE

Schultz Property Inspection
P.O. Box 3222
Cathedral City, CA 92235
(760) 904-4798
Inspected By: Bill Schultz

Inspection Date: 8/30/2023
Report ID: 20230830am

Customer Info:	Inspection Property:
[Redacted]	52695 Avenida Bermudas [Redacted] nta CA 92253
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
1,501 to 2,500 sq ft Home	500.00	1	500.00
			Tax \$0.00
			Total Price \$500.00

Payment Method: Credit Card
Payment Status: Paid At Time Of Inspection
Note:





**P.O. Box 3222
Cathedral City, CA 92235
(760) 904-4798**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. No [REDACTED] had a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

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