



Advanced Property Inspections LLC

Home Inspection Report

May 28th 2021, 8:00 am

Inspection performed by:

Randy Marroquin

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General Information

BUILDING ADDRESS: 1150 E. Amado Rd. #8A1
Palm Springs, CA 92262

INSPECTION DESCRIPTION: Home Inspection

SQUARE FOOTAGE: 633 sq. ft.

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client? Yes

Is the client present for the inspection? Yes

Is the real estate agent present for the inspection? Yes

EXTERNAL AMENITIES

GATE Satisfactory



FENCE N/A

ROOF EXTERIOR

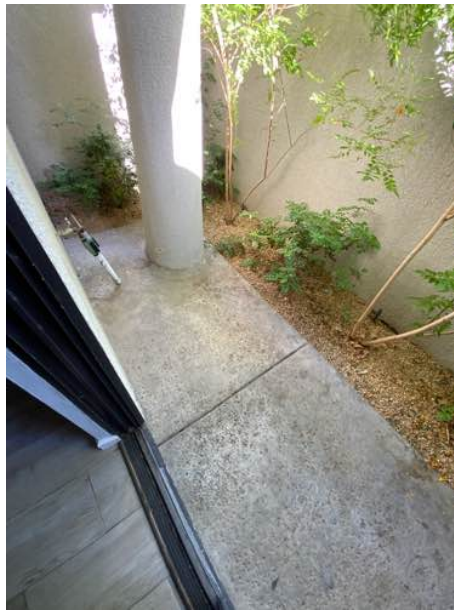
SIDING MATERIAL Stucco

SIDING CONDITION Satisfactory



FLASHING N/A

PATIO Satisfactory



STEPS N/A

LANDSCAPE

VEGETATION Satisfactory



GRADING Satisfactory

SURFACE DRAINAGE Satisfactory

RETAINING WALL N/A

BATHROOM 1

DOORS Satisfactory



FLOORING Satisfactory



WALLS Satisfactory



CEILING Satisfactory



COUNTERS Satisfactory



SINKS Satisfactory



BATHTUB / SHOWER Inspected

Notes:

- * Drain stopper missing in tub. Recommend replacing.
- * Discoloration and minor chipping on shower wall. Recommend further evaluation by a qualified professional.



TOILET Satisfactory



OUTLETS Satisfactory



LIGHTING Satisfactory



VENTING Satisfactory



BEDROOM 1

DOORS Satisfactory



FLOORING Satisfactory



WALLS Satisfactory



WINDOWS Satisfactory





CEILINGS Satisfactory

CLOSETS Satisfactory



OUTLETS Satisfactory



LIGHTING Satisfactory



CEILING FANS Satisfactory



LIVING AREA 1

FLOORING Satisfactory



WALLS Satisfactory



WINDOWS Inspected

Notes: Screen missing on window. Recommend further evaluation by a qualified professional.



CEILING Satisfactory

OUTLETS Satisfactory



LIGHTING Satisfactory

CEILING FANS Satisfactory



FIREPLACE N/A

KITCHEN

FLOORING Satisfactory



WALLS Satisfactory



CEILING Satisfactory



COUNTERTOPS Satisfactory



CABINETS Satisfactory



SINK / GARBAGE DISPOSAL Satisfactory



DISHWASHER Satisfactory



STOVE / OVEN Satisfactory



EXHAUST HOOD N/A

REFRIGERATOR Satisfactory



OUTLETS Satisfactory



DINING ROOM

DOORS Satisfactory



FLOORING Satisfactory



WALLS Satisfactory



WINDOWS N/A

CEILING Satisfactory



OUTLETS Satisfactory



LIGHTING Satisfactory



LAUNDRY ROOM

OUTLETS Not Inspected

Notes: Unable to inspect due to access limitations.

GAS SUPPLY Not Inspected

Notes: Unable to inspect due to access limitations.

WATER SUPPLY Not Inspected

Notes: Unable to inspect due to access limitations.

DRAINAGE Not Inspected

Notes: Unable to inspect due to access limitations.

VENTILATION Not Inspected

Notes: Unable to inspect due to access limitations.

FOUNDATION

FOUNDATION MATERIAL Poured Concrete

SLAB Satisfactory

WALLS N/A

PLUMBING

WATER SUPPLY PRESSURE Satisfactory

WATER SUPPLY PIPING SIZE Satisfactory

MAIN SHUTOFF VALVE Not Inspected

SINK / TOILET SHUTOFF VALVES Satisfactory

PRESSURE AT FAUCETS Satisfactory

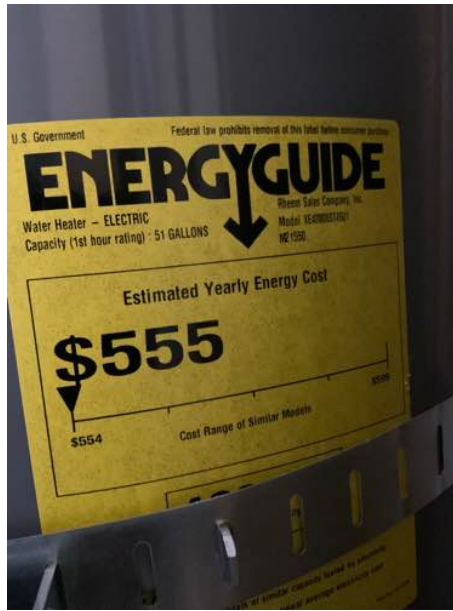
DRAINAGE Satisfactory

SEWER / SEPTIC N/A

WATER HEATER Satisfactory



VENT SYSTEM N/A



ELECTRICAL

OVERCURRENT PROTECTION Satisfactory

RECEPTACLES Satisfactory

AMP RATING N/A

CIRCUIT PANEL Satisfactory



HEATING & COOLING

ENERGY SOURCE Electric

VENTING / CHIMNEY N/A Notes:

HEATING SYSTEM Electric Heat



HEATING SYSTEM OPERATION Satisfactory

DUCTWORK / PIPING Not Inspected

Notes: Unable to inspect due to access limitations.

COOLING SYSTEM Satisfactory

COOLING SYSTEM OPERATION Satisfactory

THERMOSTAT Satisfactory



AIR FILTER(S) Not Inspected Notes:
Recommend changing out regularly.

SMOKE ALARM(S) Satisfactory



CARBON MONOXIDE ALARM(S) Inspected Notes: Carbon monoxide not present at time of inspection.

ADDITIONAL DETAILS

SUMMARY:

POTENTIAL SAFETY CONCERNS

No known safety concerns identified.

RECOMMENDATIONS

Bathroom 1- Bathtub:

* Drain stopper missing in tub. Recommend replacing.

Bathroom 1 - Bathtub/shower:

* Discoloration and minor chipping on shower wall. Recommend further evaluation by a qualified professional.

Living Area 1 - Windows: Screen missing on window. Recommend further evaluation and/or replacement by a qualified professional.