



## **Inspection Report**

**Pro-Com Products Inc Johnny Zhu  
James Park**

**Property Address:**  
12 Sussex Ct  
Rancho Mirage CA 92270



**Livingston Home Inspections**

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<b>Date:</b> 4/27/2020	<b>Time:</b> 09:30 AM	<b>Report ID:</b> 20200427-12-Sussex-Ct
<b>Property:</b> 12 Sussex Ct Rancho Mirage CA 92270	<b>Customer:</b> Pro-Com Products Inc Johnny Zhu James Park	<b>Real Estate Professional:</b> Joe Chung Compass

### 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.

**Inspected (IN)** = 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.

**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. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Health And Safety (HS)** = Comments highlighted in red are Health and Safety Hazards and should be addressed by a proper Specialist. Health and Safety Hazards are defined as a system or component in or around the property that could cause bodily injury due to a malfunction at any given time.

**Standards of Practice:**

CREIA California

**In Attendance:**

Agent and Inspector

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

35 Years

**Home Faces:**

NE

**Temperature:**

Over 90

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Type of Inspection:**

Pre-Sale

# 1. Roofing / Chimneys / Roof Structure and Attic

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.

## Styles & Materials

**Viewed roof covering from:**

Walked roof

**Roof-Type:**

Flat  
Mansard

**Roof Covering:**

Concrete/Tile  
Polyurethane Foam/Coating

**Chimney (exterior):**

Stone & Mortar

**Sky Light(s) Solar Tube:**

Skylights  
Ten

**Roof Ventilation:**

Soffit Vents  
Roof Vents

**Method used to observe attic:**

Limited From Hatch

**Roof Structure:**

2 X 4 Rafters  
Plywood Sheathing

**Ceiling Structure:**

2X4

**Attic Insulation:**

Fiberglass Batt  
8-10 Inches

		IN	NI	NP	RR	HS
1.0	Roof Coverings	•				
1.1	Flashings	•				
1.2	Skylights, Chimneys and Roof Penetrations				•	
1.3	Roof Ventilation	•				
1.4	Roof Drainage Systems (gutters and downspouts)	•				
1.5	Roof Structure and Attic (Report leak signs or condensation)	•				
1.6	Insulation in Attic	•				
1.7	Visible Electric Wiring in Attic/Roof				•	
1.8	Attic Hatch	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

Comments:

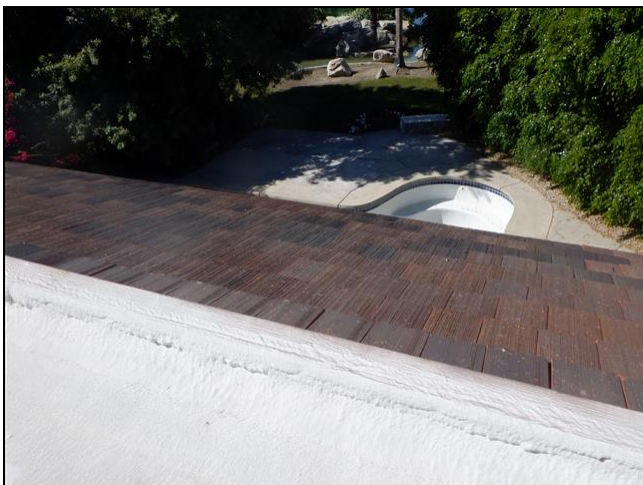
1.0 (1) This roof appeared to be in good condition at the time of inspection. This mansard style roof consist of concrete tiles, no damaged, slipped, cracked, or missing tiles were noted.



1.0 Item 1(Picture) Tile Roof Covering



1.0 Item 2(Picture) Tile Roof Covering



1.0 Item 3(Picture) Tile Roof Covering



1.0 Item 4(Picture) Tile Roof Covering



1.0 Item 5(Picture) Tile Roof Covering



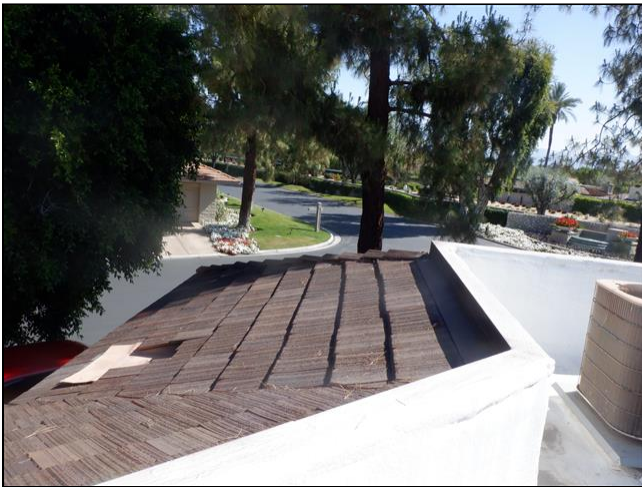
1.0 Item 6(Picture) Tile Roof Covering



1.0 Item 7(Picture) Tile Roof Covering



1.0 Item 8(Picture) Tile Roof Covering



1.0 Item 9(Picture) Tile Roof Covering



1.0 Item 10(Picture) Tile Roof Covering



1.0 Item 11(Picture) Tile Roof Covering

1.0 (2) Low slope and flat roofs are prone to leakage however we did not note any irregularities in this roof at time of inspection. This roof consist of polyurethane foam with a coating. This roof appeared to be in good condition.



1.0 Item 12(Picture) Flat Roof Covering



1.0 Item 13(Picture) Flat Roof Covering



1.0 Item 14(Picture) Flat Roof Covering



1.0 Item 15(Picture) Flat Roof Covering



1.0 Item 16(Picture) Flat Roof Covering



1.0 Item 17(Picture) Flat Roof Covering



1.0 Item 18(Picture) Flat Roof Covering



1.0 Item 19(Picture) Flat Roof Covering



1.0 Item 20(Picture) Flat Roof Covering



1.0 Item 21(Picture) Flat Roof Covering



1.0 Item 22(Picture) Flat Roof Covering



**1.2 (1)** We noted that this chimney has no rain cap. It is recommended that a rain cap be in place to protect the liner and brick from water damage. Water that can get in behind the flue liner can damage the liner itself the brick and interior walls. Recommend installation of rain cap as needed by a specialist.



1.2 Item 1(Picture) Chimney Missing Rain Cap

**1.2 (2)** Skylights are prone to leakage. We noted several of these skylights appeared to have cracks in the outer panes, ten skylights total and at least four of those were cracked. Damaged skylights will eventually lead to leakage. Recommend evaluation and replacement by a licensed roofing contractor.



1.2 Item 2(Picture) Skylight 1 Cracked



1.2 Item 3(Picture) Skylight 2 Good Condition



1.2 Item 4(Picture) Skylight 3 Good Condition



1.2 Item 5(Picture) Skylight 4 Good Condition



1.2 Item 6(Picture) Skylight 5 Cracked



1.2 Item 7(Picture) Skylight 6 Cracked



1.2 Item 8(Picture) Skylight 7 Cracked



1.2 Item 9(Picture) Skylight 8 Good Condition



1.2 Item 10(Picture) Skylight 9 Good Condition



1.2 Item 11(Picture) Skylight 10 Good Condition

1.4 All roof drains appeared to be clear of debris and in good condition.

1.5 Visible portions of the roof decking/sheathing had no evidence of leaks or staining at the time of inspection, as well as all of the portions of the ceilings in the house.



1.5 Item 1(Picture) Roof Framing/Roof Decking



1.5 Item 2(Picture) Roof Framing/Roof Decking



1.5 Item 3(Picture) Roof Framing/Roof Decking



1.5 Item 4(Picture) Roof Framing/Roof Decking



1.5 Item 5(Picture) Roof Framing/Roof Decking

1.6 This attic was insulated with fiberglass batt that was at least 8-10 inches thick.



1.6 Item 1(Picture) Attic Insulation



1.6 Item 2(Picture) Attic Insulation



1.6 Item 3(Picture) Attic Insulation



1.6 Item 4(Picture) Attic Insulation



1.6 Item 5(Picture) Attic Insulation



1.6 Item 6(Picture) Attic Insulation

1.7 We noted at least one electrical outlet in the attic that was missing its cover plate. Recommend insulation of cover plate to avoid any future safety issues.



1.7 Item 1(Picture) Attic Electrical Outlet Missing Cover Plate

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.



## 2. 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  
Wood  
Stone and Motar

**Siding Material:**

Hard Board Siding  
Stucco  
Stone

**Exterior Entry Doors:**

Wood  
Single pane/solid  
Insulated glass  
Sliding Glass Doors  
Steel/Wood  
Byfold Sliding Glass Doors

**Appurtenance:**

Courtyard  
Walkway  
Brick  
Tile

**Driveway:**

Brick

		IN	NI	NP	RR	HS
2.0	Wall Cladding, Flashing and Trim	•				
2.1	Doors (Exterior)				•	
2.2	Windows/Sliding Glass Doors				•	
2.3	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•	
2.5	Eaves, Soffits and Fascias	•				
2.6	Plumbing Water Faucets (hose bibs)				•	
2.7	Outlets/Electrical (Exterior)					•
2.8	Exterior Lights				•	
2.9	Door Bell				•	
2.10	Gate					•
2.11	Block Wall/Fence	•				
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>	<b>HS</b>

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

**Comments:**

**2.1** We noted that the front door appeared weathered at the bottom. Recommend evaluation by a licensed contractor repair replace as needed.



2.1 Item 1(Picture) Front Doors Weathered



2.1 Item 2(Picture) Front Doors Weathered



2.1 Item 3(Picture) Front Doors Weathered

**2.2 (1)** We noted that all window and sliding glass door screens were missing at time of inspection. Recommend replacement of screens as desired.

**2.2 (2)** We noted at least one of the sliding glass doors (master bedroom) appeared to have a bad seal, we also noted that at least two of the living room sliding glass doors were either hard to operate or were inoperable and at least one of them failed to lock. Recommend evaluation by a licensed sliding glass door specialist to repair or replace as needed for proper operation.



2.2 Item 1(Picture) Master Bedroom Slider Bad Seal



2.2 Item 2(Picture) Master Bedroom Slider Bad Seal



2.2 Item 3(Picture) Living Room Sliders Hard To Operate/Inoperable

2.2 (3) We noted that at least one of the bar windows was inoperable at time of inspection, this window was stuck shut. Recommend evaluation by a licensed window specialist to repair or replace as needed for proper operation.



2.2 Item 4(Picture) Bar Window Inoperative



2.2 Item 5(Picture) Bar Window Inoperative

**2.4 (1)** We noted that several of the bricks in the driveway were cracked. These cracks are normal shrinkage cracks for this climate, none of which exceeded 1/8 inch in size. Recommend replace as needed.

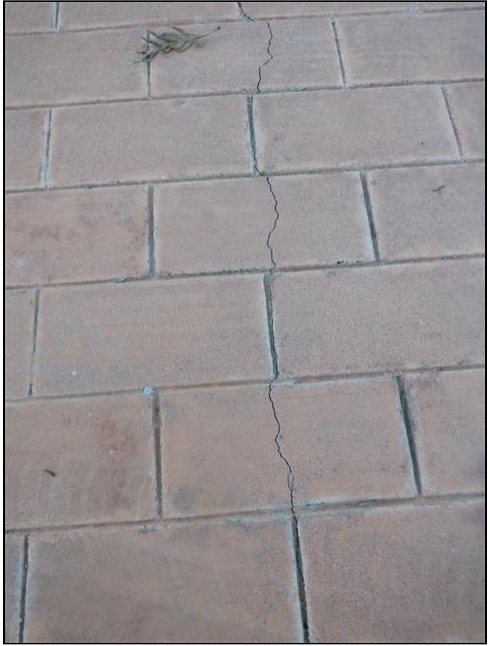


2.4 Item 1(Picture) Driveway



2.4 Item 2(Picture) Driveway Cracked Bricks





2.4 Item 3(Picture) Driveway Cracked Bricks



2.4 Item 4(Picture) Driveway Cracked Bricks



2.4 Item 5(Picture) Driveway Cracked Bricks

**2.4 (2)** We noted a bush or vine plant growing up the wall and into the eaves in the backyard and we also noted that this plant is growing into the pool. This plant should if nothing else be cut back away from eaves and pool. It is possible that damage to the eaves and pool liner will occur if this plant is allowed to grow any further. Recommend trimming bush (Vine) away from eaves and pool.



2.4 Item 6(Picture) Plant Growing Wild

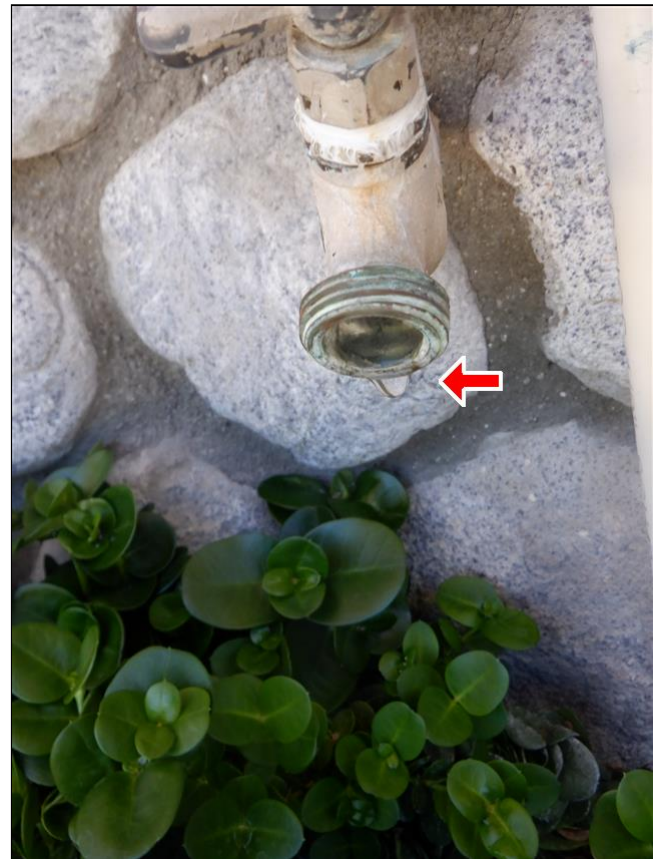
2.6 We noted that the hose bib in the backyard has a constant drip. We believe that this hose bib has a small leak. Recommend evaluation repair replace as needed by a licensed plumbing contractor.



2.6 Item 1(Picture) Hose Bib Leak



2.6 Item 2(Picture) Hose Bib Leak



2.6 Item 3(Picture) Hose Bib Leak

2.7 (1) We noted that the GFCI outlet in courtyard failed to trip upon testing. Any GFCI outlet that is not functioning as intended will be considered a safety issue that should be corrected. Recommend replacing GFCI outlet as needed by a licensed electrical contractor.



2.7 Item 1(Picture) GFCI Outlet Failed To Trip



2.7 Item 2(Picture) GFCI Outlet Failed To Trip

2.7 (2) We noted several exterior outlets that had no power, 2 on the north patio and 1 on the west patio, we also cannot confirm if these outlets are GFCI protected. Recommend evaluation by a licensed electrical contractor to restore power and confirm GFCI protection repair replace as needed.



2.7 Item 3(Picture) North Patio Outlet No Power



2.7 Item 4(Picture) North Patio Outlet No Power



2.7 Item 5(Picture) North Patio Outlet No Power



2.7 Item 6(Picture) West Patio Outlet No Power



2.7 Item 7(Picture) West Patio Outlet No Power

**2.8** We noted several exterior light fixtures that were not functioning. These lights are in the courtyard and back patio. Recommend bulb replacement and further evaluation if needed.



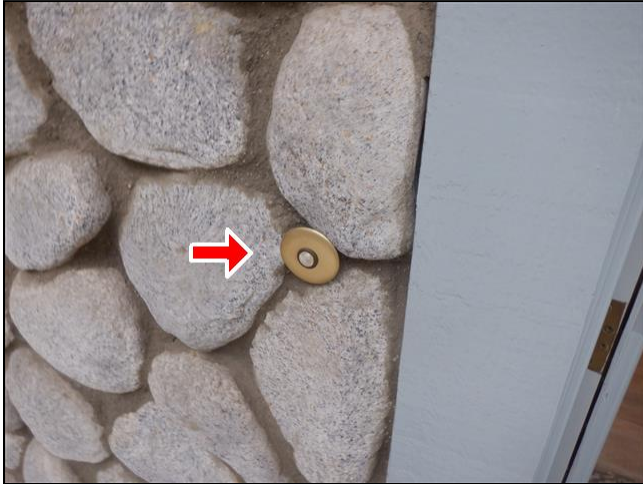
2.8 Item 1(Picture) Courtyard Light Fixture Not Functioning





2.8 Item 2(Picture) Patio Light Fixtures Not Functioning

2.9 We noted that the door bells were inoperative at time of inspection. Recommend evaluation/repair/replace as needed.



2.9 Item 1(Picture) Door Bell Not Functioning



2.9 Item 2(Picture) Door Bell Not Functioning

**2.10** We noted the gate to the backyard on the north side of house has no self closing or self latching hardware. Anytime there is a gate that allows access to a pool in the backyard from the street the gate must have self closing hardware and must be self latching. This is a safety issue that should be corrected. Recommend repair/replace as needed for proper operation.



2.10 Item 1(Picture) Gate To Backyard

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.

### 3. Garage

#### Styles & Materials

**Garage Door Type:**

One automatic (Single)  
Two automatic (Double)

**Garage Door Material:**

Wood/Composite

**Auto-opener Manufacturer:**

GENIE  
CRUSADER

**Number Of Openers:**

2

		IN	NI	NP	RR	HS
3.0	Garage Ceiling	•				
3.1	Garage Walls (Including Firewall Separation)	•				
3.2	Garage Floor	•				
3.3	Garage Door (s)	•				
3.4	Safety Feature 1 Garage Door Operators (Report whether or not doors will reverse when met with resistance)				•	
3.5	Safety Feature 2 (Sensors) Electronic Eyes	•				
3.6	Outlets/Electrical	•				
3.7	Man Door				•	
3.8	Garage Fixture	•				
3.9	Garage Vents	•				
		IN	NI	NP	RR	HS

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**Comments:**

**3.4 (1)** Although this garage door opener was functioning we believe that it is too old to have any of the safety features of a newer opener. This garage door opener does not have electronic eyes (Sensors) and we do not believe that this garage door opener will reverse when met with resistance. At this point we believe that the only way to get these safety features would be to replace the existing opener with a new one. Recommend installation of new opener as desired. FYI single garage door opener only.



3.4 Item 1(Picture) Single Garage Door Opener Very Old

**3.4 (2)** The garage door opener was functioning properly at time of inspection. This garage door will reverse when met with resistance. FYI double door opener only.

**3.5** The sensors are in place for the garage door(s) and will reverse the door when activated. FYI double door opener only.

**3.7** We noted that the interior of the garage man door is stained and weathered. Recommend repair replace as needed.



3.7 Item 1(Picture) Garage Man Door Stained/Weathered

## 4. Kitchen Components and 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

<b>Dishwasher Brand:</b> BOSCH	<b>Disposer Brand:</b> BADGER	<b>Exhaust/Range hood:</b> UNKNOWN BRAND
<b>Range/Oven/Cooktop:</b> GENERAL ELECTRIC	<b>Number of ovens/stoves:</b> 2	<b>Built in Microwave:</b> GENERAL ELECTRIC
<b>Cabinetry:</b> Wood	<b>Countertop:</b> Stone	<b>Refrigerator:</b> KITCHEN AID
<b>Clothes Dryer Vent Material:</b> Flexible	<b>Dryer Power Source:</b> 220 Electric Gas Connection Both (your choice)	<b>Wine Refrigerator/Mini Refrigerator/Ice Maker:</b> GENERAL ELECTRIC

		IN	NI	NP	RR	HS
4.0	Ceiling	•				
4.1	Walls	•				
4.2	Floor	•				
4.3	Windows/Slider Glass Door/Door	•				
4.4	Counters, Sink and a representative number of Cabinets	•				
4.5	Plumbing Drain and Vent Systems	•				
4.6	Plumbing Water Supply Faucets and Fixtures	•				
4.7	Outlets Wall Switches and Fixtures				•	
4.8	Dishwasher	•				
4.9	Ranges/Ovens/Cooktops	•				
4.10	Range Hood/Exhaust	•				
4.11	Food Waste Disposer				•	
4.12	Microwave Cooking Equipment	•				
4.13	Clothes Dryer Vent Piping	•				
4.14	Kitchen Light Fixtures	•				
4.15	Bar Sink				•	
4.16	Wine Refrigerator/Bar Refrigerator/Mini Refrigerator/Ice Maker	•				
4.17	Refrigerator				•	
		IN	NI	NP	RR	HS

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**Comments:**

**4.7 (1)** We noted a missing outlet cover plate under the sink. Recommend installation of cover plate to avoid any future safety issues.



4.7 Item 1(Picture) Missing Outlet Cover Plate



4.7 (2) Kitchen outlets are GFCI protected

4.8 Unknown age of dishwasher. This unit appeared to be functioning properly at the time of inspection.

4.9 Unknown age of oven and cooktop. All units were functioning properly at the time of inspection.

4.10 Unknown age of range hood. Range hood functioning properly at the time of inspection.

4.11 Although functioning when plugged in we noted that this food waist disposer has no activation switch or button, it appears that one was never installed. Recommend evaluation by a licensed contractor to install and activation switch for proper operation of this unit.



4.11 Item 1(Picture) Disposer No Activation Switch

**4.12** Unknown age of microwave. This unit was functioning properly at the time of inspection.

**4.15** We noted that the bar sink faucet was not supplying water at time of inspection. It appeared that the supply lines were off and upon activation the faucet still did not supply any water. Recommend evaluation by a licensed plumbing contractor repair replace as needed for proper operation. .



4.15 Item 1(Picture) Bar Sink Faucet

**4.16** Bar mini refrigerator functioning properly at the time of inspection.

**4.17** Although this refrigerator appeared to be functioning properly we noted that it was not producing ice. We noted that the ice maker was on. Recommend evaluation and confirmation of proper operation of ice maker repair replace as needed by a licensed appliance contractor.



4.17 Item 1(Picture) Refrigerator



4.17 Item 2(Picture) Refrigerator Ice Maker On

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.

## 5. Rooms

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.

### Styles & Materials

**Ceiling Materials:**

Drywall  
Plaster

**Wall Material:**

Drywall  
Plaster

**Floor Covering(s):**

Area rug  
Carpet  
Tile

**Interior Doors:**

Solid

**Window Types:**

Single pane  
Insulated  
Sliding Glass Doors  
Horizontal Sliders  
Solid

**Window Manufacturer/Slider:**

UNKNOWN

		IN	NI	NP	RR	HS
5.0	Ceilings	•				
5.1	Walls	•				
5.2	Floors	•				
5.3	Doors (Representative number)				•	
5.4	Outlets, Switches and Fixtures	•				
5.5	Closet Doors	•				
		IN	NI	NP	RR	HS

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### Comments:

**5.3** We noted several doors are missing their door stops. We noted that several doors were opening into glass closet doors. Recommend the installation of door stops to prevent drywall and closet glass door damage.

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.

# 6(A) . Master Bath

## Styles & Materials

**Exhaust Fans:**

Fan only

**Bathroom:**

Full Bath

		IN	NI	NP	RR	HS
6.0.A	Counters and Cabinets/Pedestal	•				
6.1.A	Doors (Representative number)	•				
6.2.A	Plumbing Drain, Waste and Vent Systems	•				
6.3.A	Plumbing Water Supply and Distribution Systems and Fixtures	•				
6.4.A	Outlets Switches and Fixtures	•				
6.5.A	Exhaust fan	•				
6.6.A	Toilet	•				
6.7.A	Flooring	•				
6.8.A	Walls/Ceilings	•				
		IN	NI	NP	RR	HS

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### Comments:

**6.4.A** Outlets in master bathroom are GFCI protected.

**6.6.A** This toilet is a 1.6 gallons per flush combo toilet and this toilet appeared to be functioning properly..



6.6.A Item 1(Picture) 1.6 gpf Combo Toilet

# 6(B) . Guest Bath South

## Styles & Materials

**Exhaust Fans:**

Fan

Solid Window

**Bathroom:**

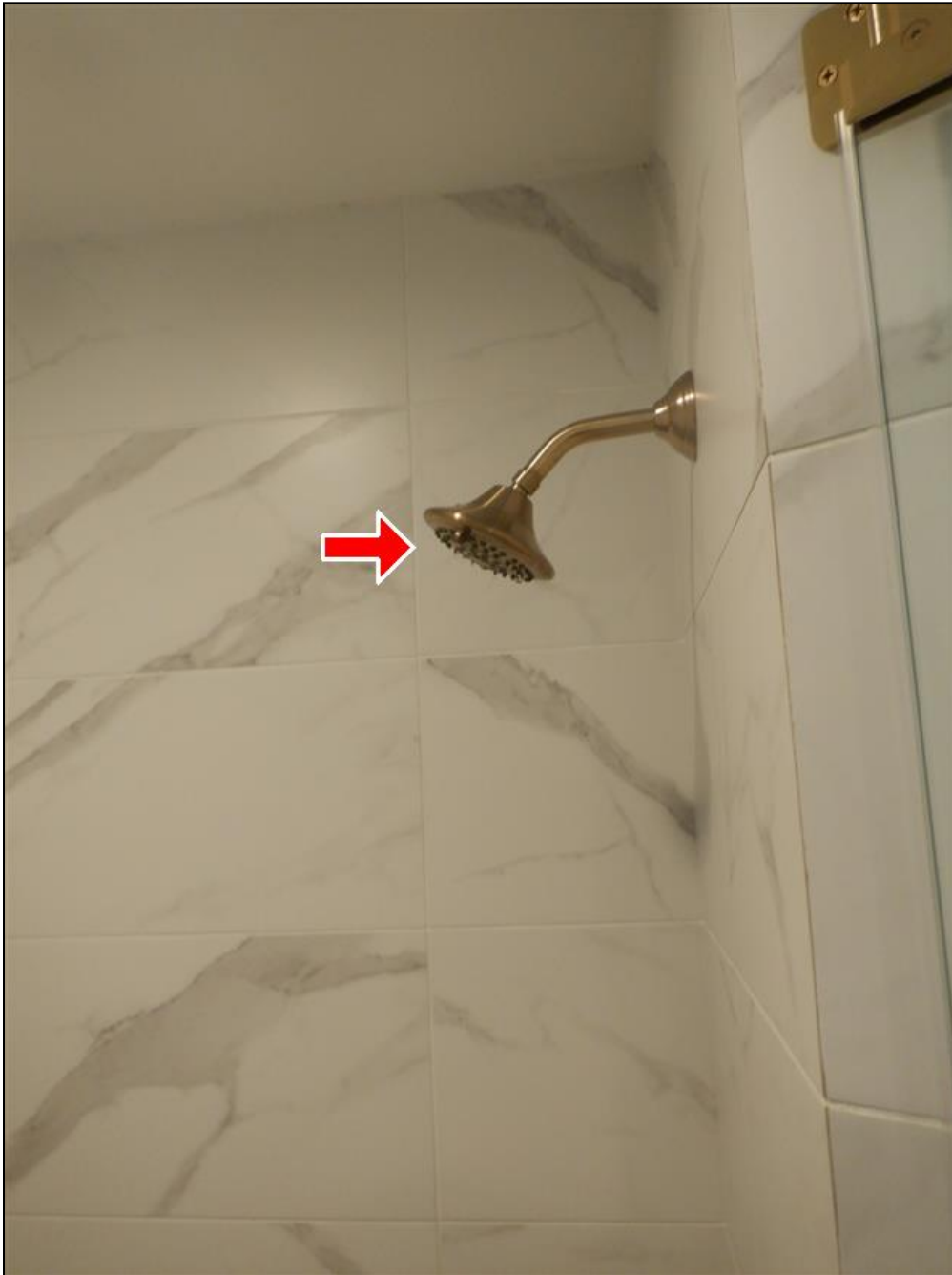
3/4

		IN	NI	NP	RR	HS
6.0.B	Counters and Cabinets/Pedestal	•				
6.1.B	Doors (Representative number)	•				
6.2.B	Windows/Sliders/Door	•				
6.3.B	Plumbing Drain, Waste and Vent Systems	•				
6.4.B	Plumbing Water Supply and Distribution Systems and Fixtures				•	
6.5.B	Outlets Switches and Fixtures	•				
6.6.B	Exhaust fan	•				
6.7.B	Toilet	•				
6.8.B	Flooring	•				
6.9.B	Walls/Ceilings	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

**Comments:**

**6.4.B** We noted that the water supply to the shower head was low. This issue is isolated to this shower fixture only and its possible that the aerator is clogged. Recommend cleaning of aerator and further evaluation as needed by a licensed plumbing contractor.



6.4.B Item 1(Picture) Shower Head Low Flow



6.4.B Item 2(Picture) Shower Head Low Flow

**6.5.B** Outlets in guest bathroom are GFCI protected.

**6.7.B** This toilet is a 1.6 gallons per flush combo toilet and this toilet appeared to be functioning properly..



6.7.B Item 1(Picture) 1.6 gpf Combo Toilet



# 6(C) . Guest Bath North

## Styles & Materials

**Exhaust Fans:**

Fan only

**Bathroom:**

3/4

		IN	NI	NP	RR	HS
6.0.C	Counters and Cabinets/Pedestal	•				
6.1.C	Doors (Representative number)	•				
6.2.C	Plumbing Drain, Waste and Vent Systems	•				
6.3.C	Plumbing Water Supply and Distribution Systems and Fixtures	•				
6.4.C	Outlets Switches and Fixtures	•				
6.5.C	Exhaust fan	•				
6.6.C	Toilet	•				
6.7.C	Flooring	•				
6.8.C	Walls/Ceilings	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

### Comments:

**6.4.C** Outlet in guest bathroom is GFCI protected.

**6.6.C** This toilet is a 1.6 gallons per flush combo toilet and this toilet appeared to be functioning properly..



6.6.C Item 1(Picture) 1.6 gpf Combo Toilet

# 6(D) . Powder Room

## Styles & Materials

**Exhaust Fans:**

Fan only

**Bathroom:**

1/2

		IN	NI	NP	RR	HS
6.0.D	Counters and Cabinets/Pedestal	•				
6.1.D	Doors (Representative number)	•				
6.2.D	Plumbing Drain, Waste and Vent Systems	•				
6.3.D	Plumbing Water Supply and Distribution Systems and Fixtures	•				
6.4.D	Outlets Switches and Fixtures	•				
6.5.D	Exhaust fan	•				
6.6.D	Toilet	•				
6.7.D	Flooring	•				
6.8.D	Walls/Ceilings	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

### Comments:

**6.4.D** Outlet in powder room is GFCI protected.

**6.6.D** This toilet is a 1.6 gallons per flush combo toilet and this toilet appeared to be functioning properly..



6.6.D Item 1(Picture) 1.6 gpf Combo Toilet

## 7. 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

**Floor Structure:**

Not Visible Covered With Finished Materials

**Wall/Ceiling Structure:**

Not Visible Covered By Finished Materials

**Special Limitations:**

Slab Covered By Flooring

Wall Framing Covered By Finished

Materials

		IN	NI	NP	RR	HS
7.0	Foundations, Basements and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				
7.1	Walls (Structural)	•				
7.2	Floors (Structural)	•				
7.3	Ceilings (Structural)	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

### Comments:

**7.0** This house has a poured concrete slab. The slab and its components are difficult to inspect due to finished materials like flooring and wall coverings. We did not note any water intrusion into the house or any other irregularities at time of inspection.

**7.1** The walls in the house are covered by finished materials and structural members are not visible. No obvious problems discovered. I could not see behind these coverings but we did not note any significant deficiencies.

**7.2** Although structural members of the flooring in this home were covered with finished materials and were difficult to inspect we did not note any issues at the time of inspection.

**7.3** The ceilings in the house are covered by finished materials and portions of the structural members are not visible. No obvious problems discovered. I could not see behind these coverings but we did not note any significant deficiencies.

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.

# 8. 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.

## Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Copper	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Water Heater Manufacturer:</b> A.O. SMITH AMERICAN	<b>Water Heater Power Source:</b> Gas (quick recovery)	<b>Water Heater Location:</b> Garage
<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)	<b>Water Heater Age:</b> 20 Years 36 Years	<b>Service Life:</b> 5-12

**Number Of Water Heaters:**  
2

		IN	NI	NP	RR	HS
8.0	Plumbing Drain, Waste and Vent Systems	•				
8.1	Plumbing Water Supply and Distribution Systems and Fixtures	•				
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				
8.3	Water heater TPRV valve piping					•
8.4	Water Heater Seismic Straps					•
8.5	Main Water Shut-off Device (Describe location) And Water Pressure				•	
8.6	Main Fuel Shut-off (Describe Location)	•				
		IN	NI	NP	RR	HS

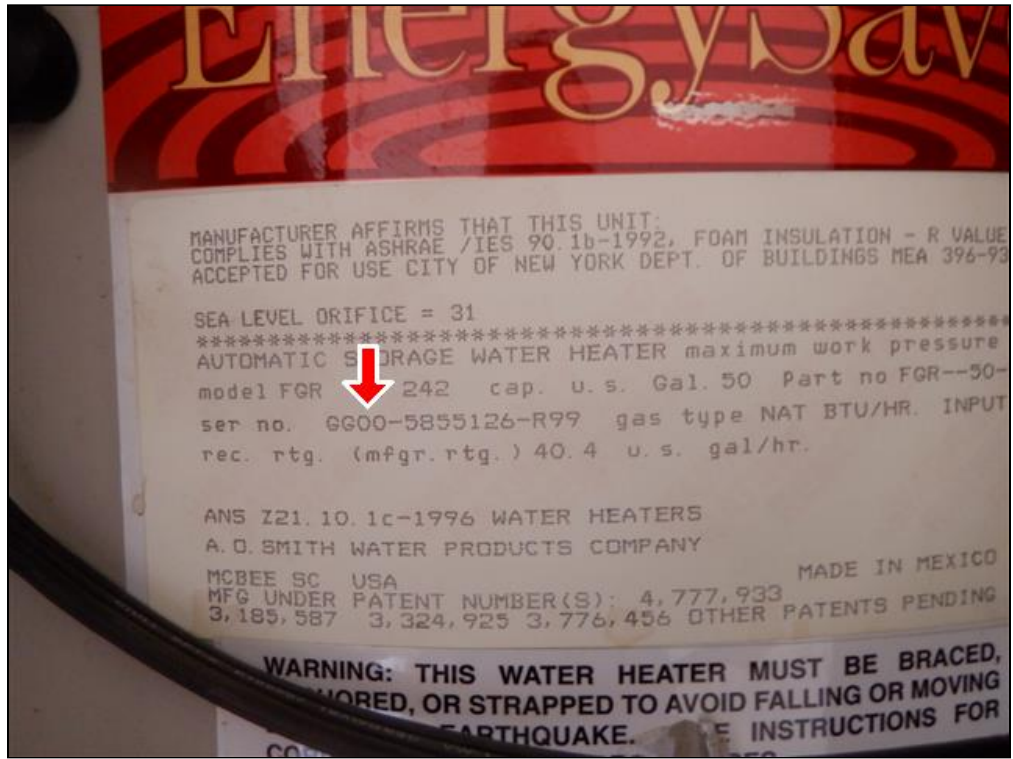
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

**Comments:**

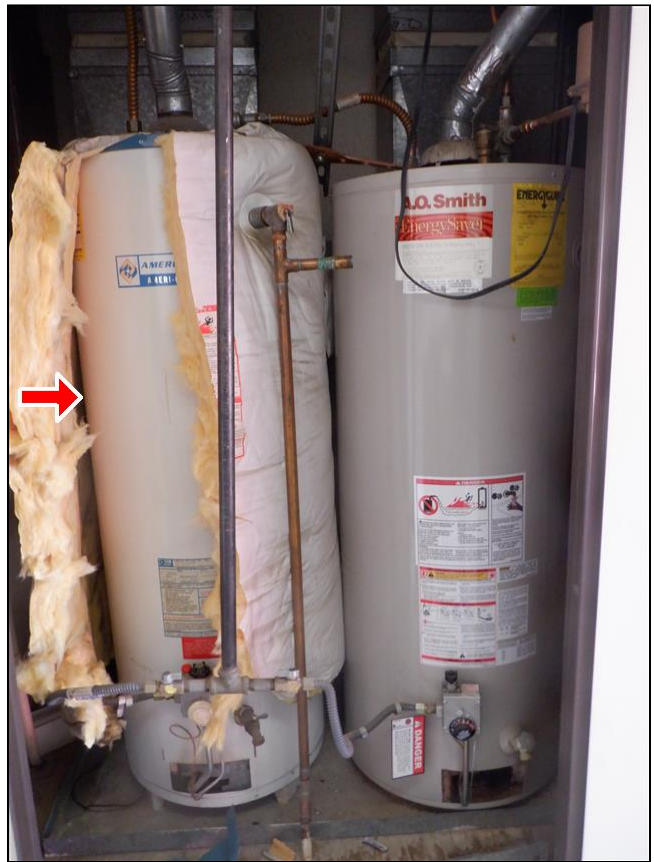
**8.2 (1)** This property has two water heaters. We noted that the main water heater is 20 years old it has a 50 gallon tank, we also noted that the secondary water heater is 36 years old and it also has a 50 gallon tank, this water heater is being used as a storage tank only, this is an outdated old school set up although function its not very efficient. FYI these water heater are older and upon replacement the new water heater should be installed with a fuel line sediment trap and a catch pan.



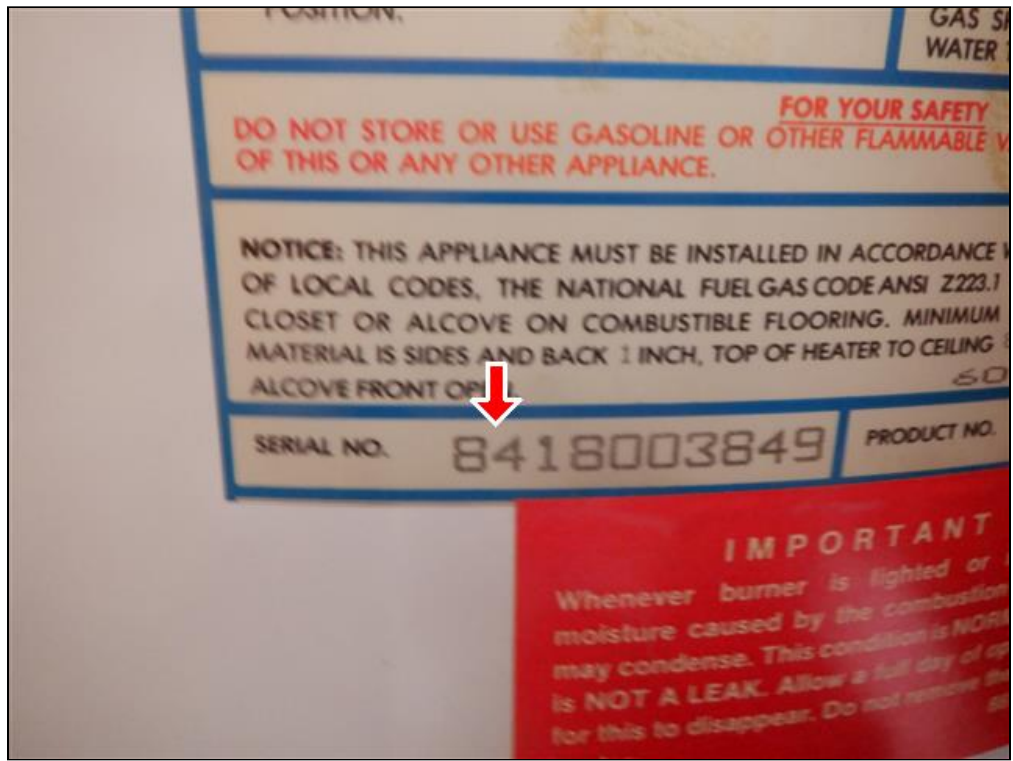
8.2 Item 1(Picture) Water Heaters



8.2 Item 2(Picture) Main Water Heater MFG Date



8.2 Item 3(Picture) Secondary Water Heater



8.2 Item 4(Picture) Secondary Water Heater MFG Date

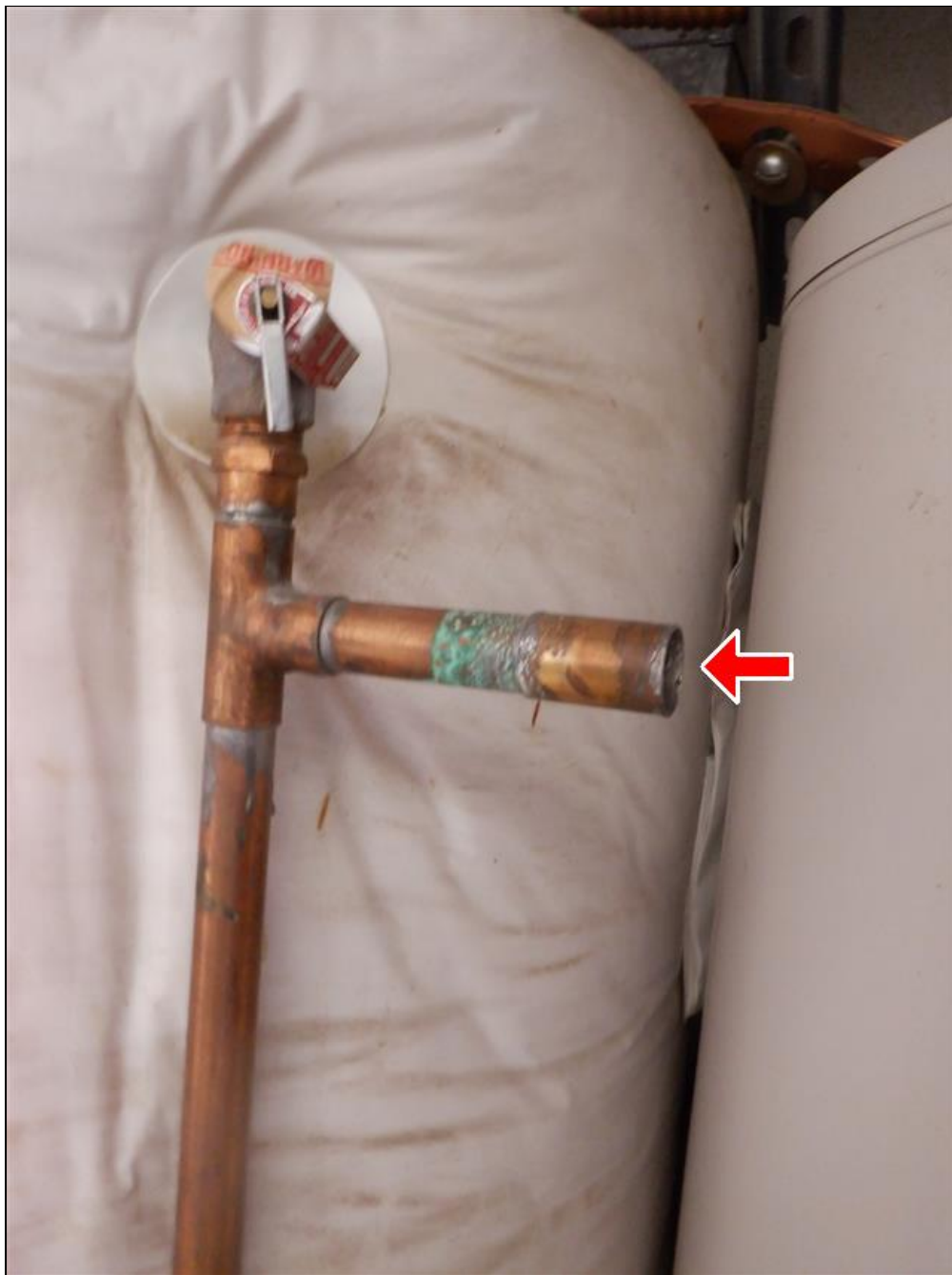
**8.2 (2)** We noted at least one galvanized fitting for the cold water supply that is connected directly to copper pipe (main water heater). This is a improper installation. Galvanized and copper pipe should be separated by at least a 4 inches of brass nipple or a dielectric fitting to avoid electrolysis from dissimilar materials. In this situation we can already see this electrolysis process taking affect. Recommend evaluation and repair by a licensed plumbing contractor.



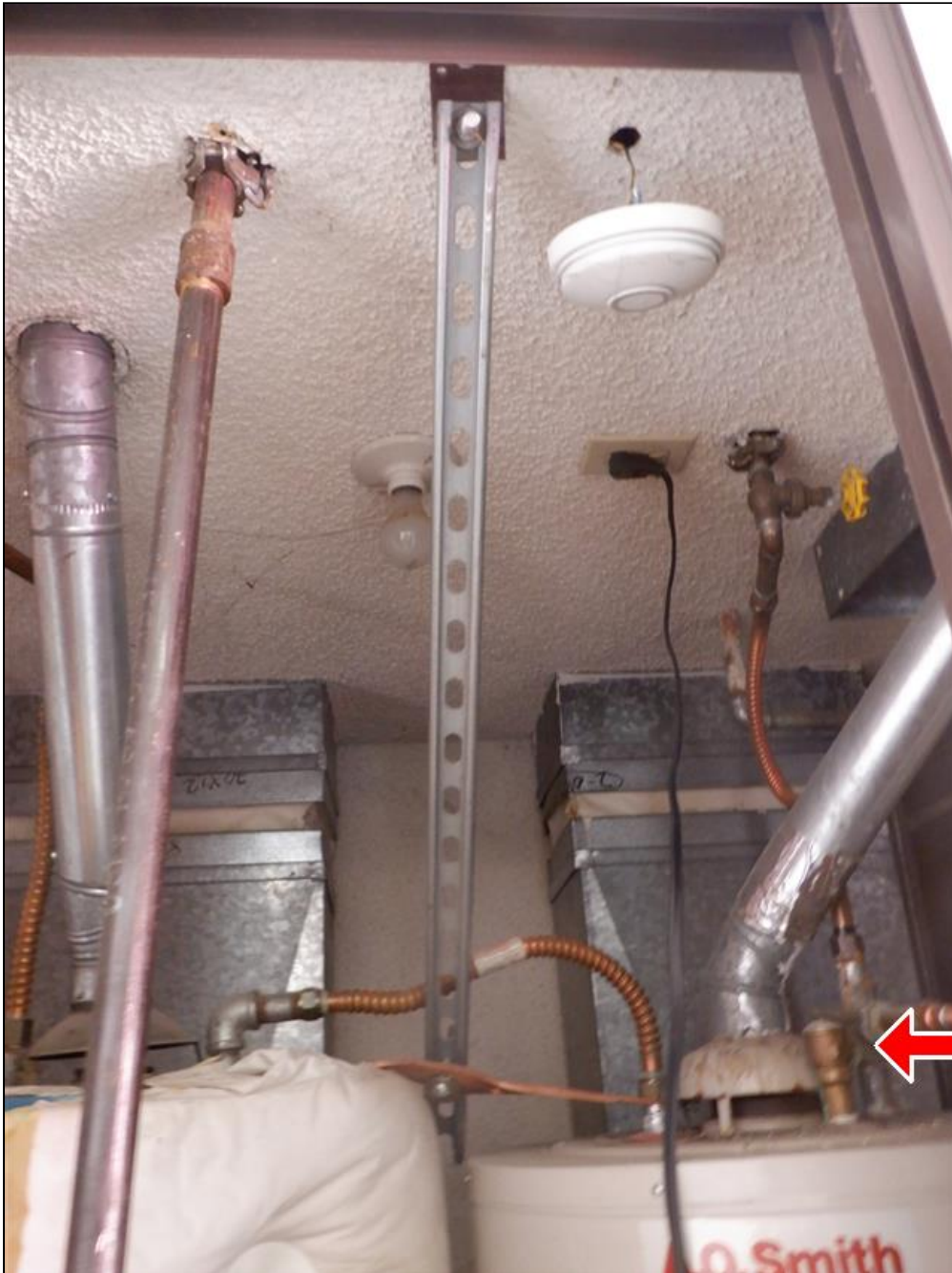
8.2 Item 5(Picture) Copper/Galvanized Pipe



**8.3** We noted that the main water heater it was missing its TPR valve piping, we also noted that the secondary water heaters TPRV valve piping is missing its cap. This is a safety issue that should be corrected. Recommend evaluation of all TPRV piping for both water heaters by a licensed plumbing contractor repair replace as needed to avoid any future safety issues.

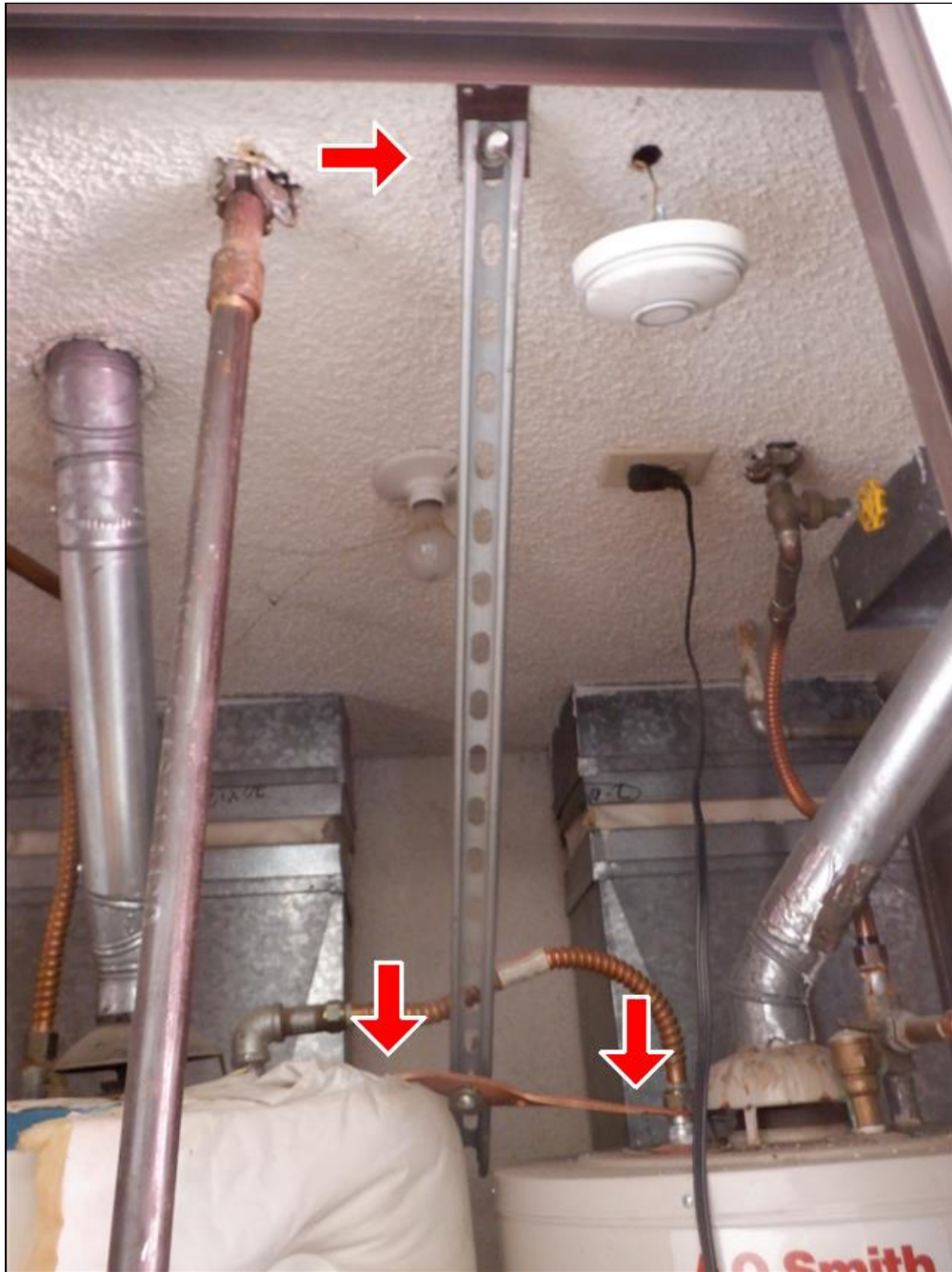


8.3 Item 1(Picture) Secondary Water Heater TPRV Valve Piping Open



8.3 Item 2(Picture) Main Water Heater Missing TPRV Valve Piping

**8.4** We noted the use of improper material for the seismic restraints on these water heaters, the seismic restraint for these water heaters is in the form of a bracket that's connected to the ceiling and then strapped to the units. This existing installation is not approved for water heater seismic straps. The approved seismic straps must be installed in the upper 1/3 and the lower 1/3 of the units and they must be connected to the wall studs. This is a safety issue that should be corrected. Recommend evaluation and installation of proper strapping materials as needed by a licensed plumbing contractor.



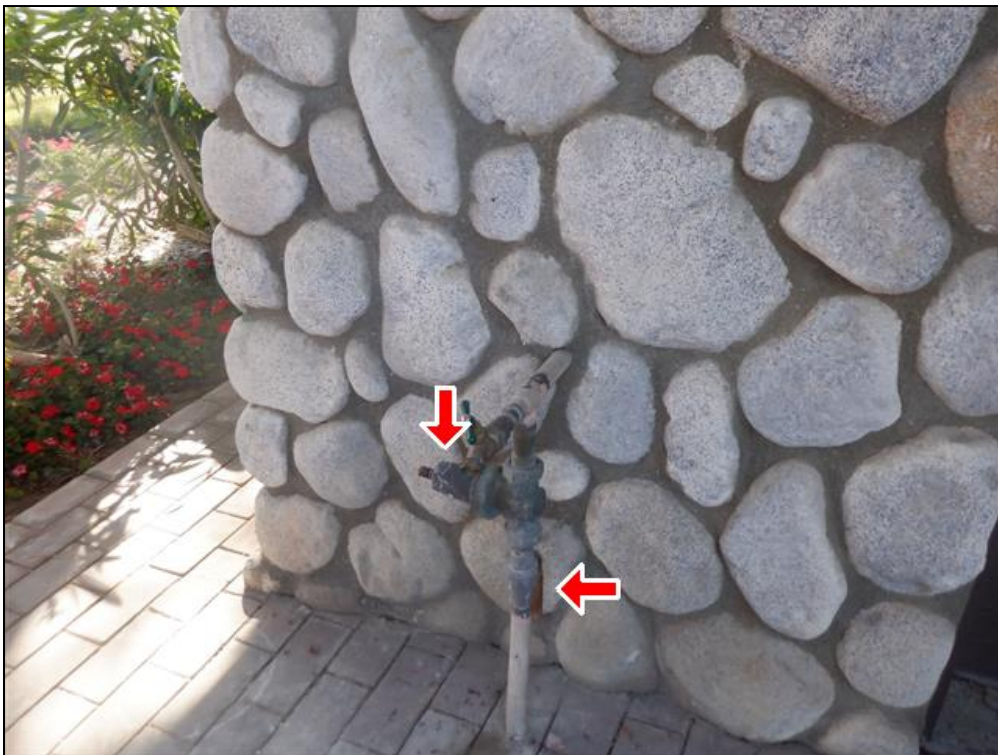
8.4 Item 1(Picture) Existing Seismic Bracing Not Approved

**8.5 (1)** At the time of inspection water pressure tested beyond normal limits of 40-80 psi. At the time of inspection water pressure was 92 psi. We recommend adjustment of the regulator to reduce pressure to within the normal range. Excessive water pressure above 80 psi can cause the water supply lines to fail.



8.5 Item 1(Picture) Water Pressure 92 psi

**8.5 (2)** Main water shut and off and regulator are located at the front of the garage.



8.5 Item 2(Picture) Main Water Shut Off/Regulator

**8.6** Gas meter/shut off is located on the east side of the garage.**8.6 Item 1(Picture) Main Gas Shut Off**

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.

## 9. 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; and Smoke detectors. 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, and operate their test function, if accessible, except when detectors are part of a central system. 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:**
400 AMP  
SUB PANEL 60 AMP
**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

SQUARE D

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**
Romex  
Conduit
**SUB PANEL MANUFACTURER:**

SQUARE D

**Number Of Sub Panels:**

1

		IN	NI	NP	RR	HS
9.0	Service Entrance Conductors		•			
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•	
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•				
9.3	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)	•				
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•				
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
9.6	Smoke Detectors					•
9.7	Carbon Monoxide Detectors	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

**Comments:**

**9.0** Main entrance service conductors are underground and could not be inspected.

**9.1 (1)** The main electrical panel is located on the east side of garage and it has a 400 amp main breaker. We did not find any irregularities in this panel at the time of inspection.

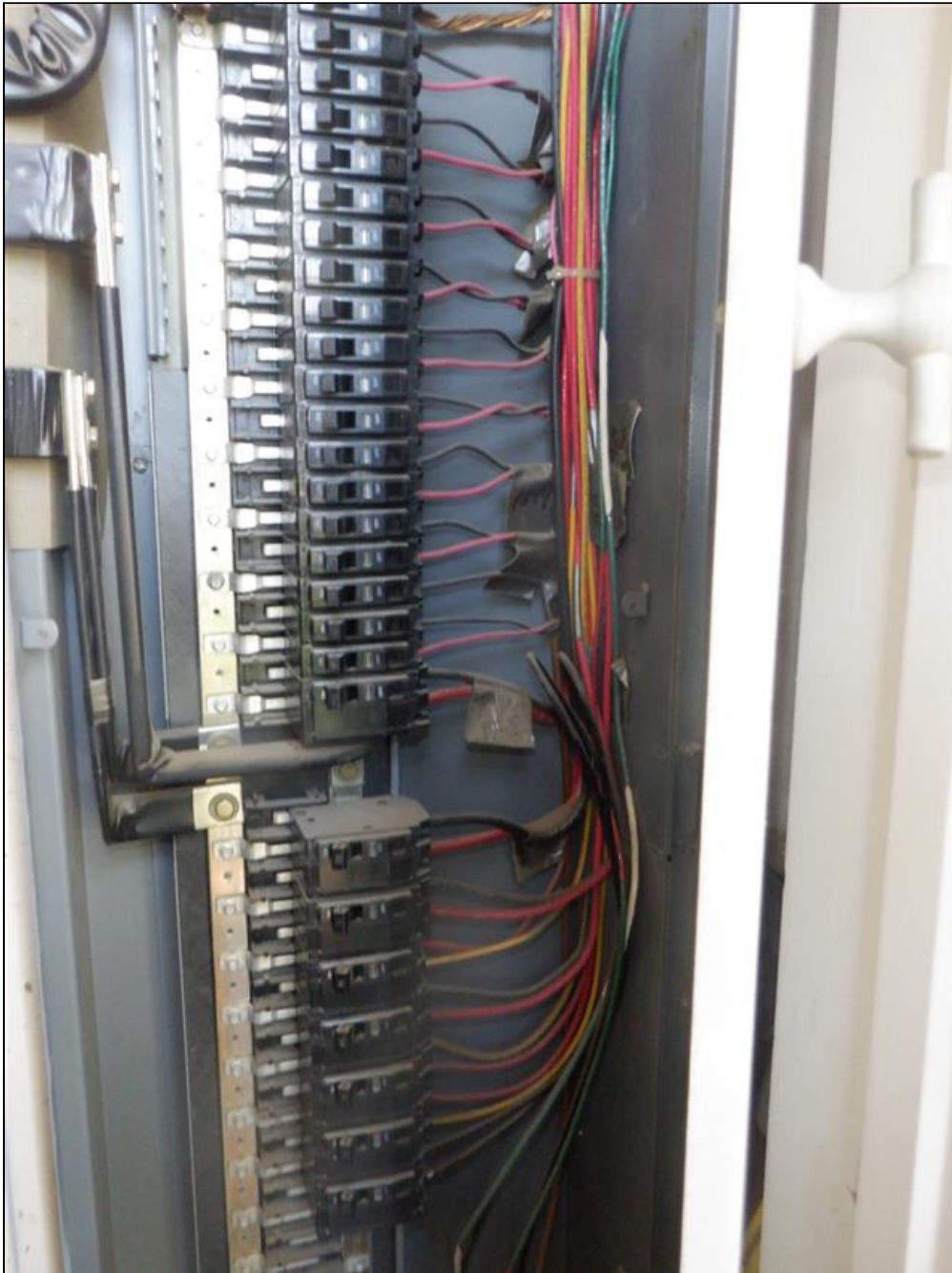


9.1 Item 1(Picture) Main Electrical Panel Disconnect 400 Amp

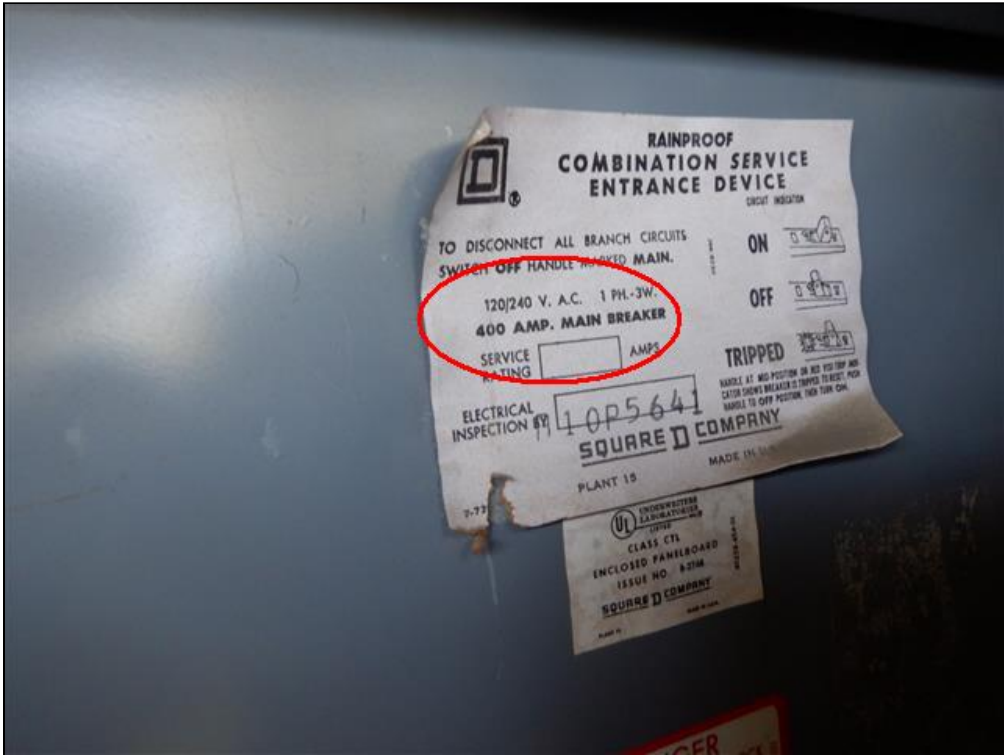


9.1 Item 2(Picture) Main Electrical Panel Distribution





9.1 Item 3(Picture) Main Electrical Panel Breakers/Conductors



9.1 Item 4(Picture) Main Electrical Panel Disconnect 400 Amp



9.1 Item 5(Picture) Main Electrical Panel Disconnect 400 Amp

**9.1 (2)** The electrical sub panel is located in the garage it has a 60 amp main breaker that's located in the main panel. Although we did not find any irregularities in this panel, we noted that not all the circuit breakers were clearly labeled. Recommend evaluation and labeling of all circuits for proper identification and ease of use by a licensed electrician.



9.1 Item 6(Picture) Electrical Sub Panel



9.1 Item 7(Picture) Electrical Sub Panel Breakers Not Clearly Labeled



9.1 Item 8(Picture) Electrical Sub Panel Distribution



9.1 Item 9(Picture) Electrical Sub Panel Breakers/Conductors

**9.6** We noted that not all bedrooms in the house had smoke detectors. Smoke detectors are required in all sleeping areas at all times or becomes a safety issue. Recommend installation of smoke detectors according to local fire and safety codes.

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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.

# 10(A) . HVAC System 1 & 2

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

<b>Heat Type:</b> Forced Air Split System	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> Two
<b>Heat System Brand:</b> LENNOX	<b>Heater Age:</b> 36 Years	<b>Service Life:</b> 15-30
<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable Washable	<b>Filter Size:</b> Cut to fit (Three filters) 20x24
<b>Types of Fireplaces:</b> Brick/Vented/Gas Burner	<b>Operable Fireplaces:</b> One	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Central Air Manufacturer/Wall Unit:</b> LENNOX	<b>Number of AC Only Units:</b> Two	<b>AC Age:</b> 36 Years
<b>Service Life:</b> 10-12	<b>Evaporative Cooler Brand:</b> TRADEWINDS	<b>Number Of Evaporative Cooler Brand:</b> 2

		IN	NI	NP	RR	HS
10.0.A	Heating/Cooling Equipment					•
10.1.A	Heating/Cooling Unit Electrical Supply	•				
10.2.A	Normal Operating Controls	•				
10.3.A	Heater Compartment				•	
10.4.A	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•	
10.5.A	Presence of installed heat/cooling source in each room	•				
10.6.A	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				
10.7.A	Gas/LP Firelogs and Fireplaces				•	
10.8.A	Cooling Equipment				•	
10.9.A	Normal Operating Controls	•				
10.10.A	Presence of installed cooling source in each room	•				
		IN	NI	NP	RR	HS

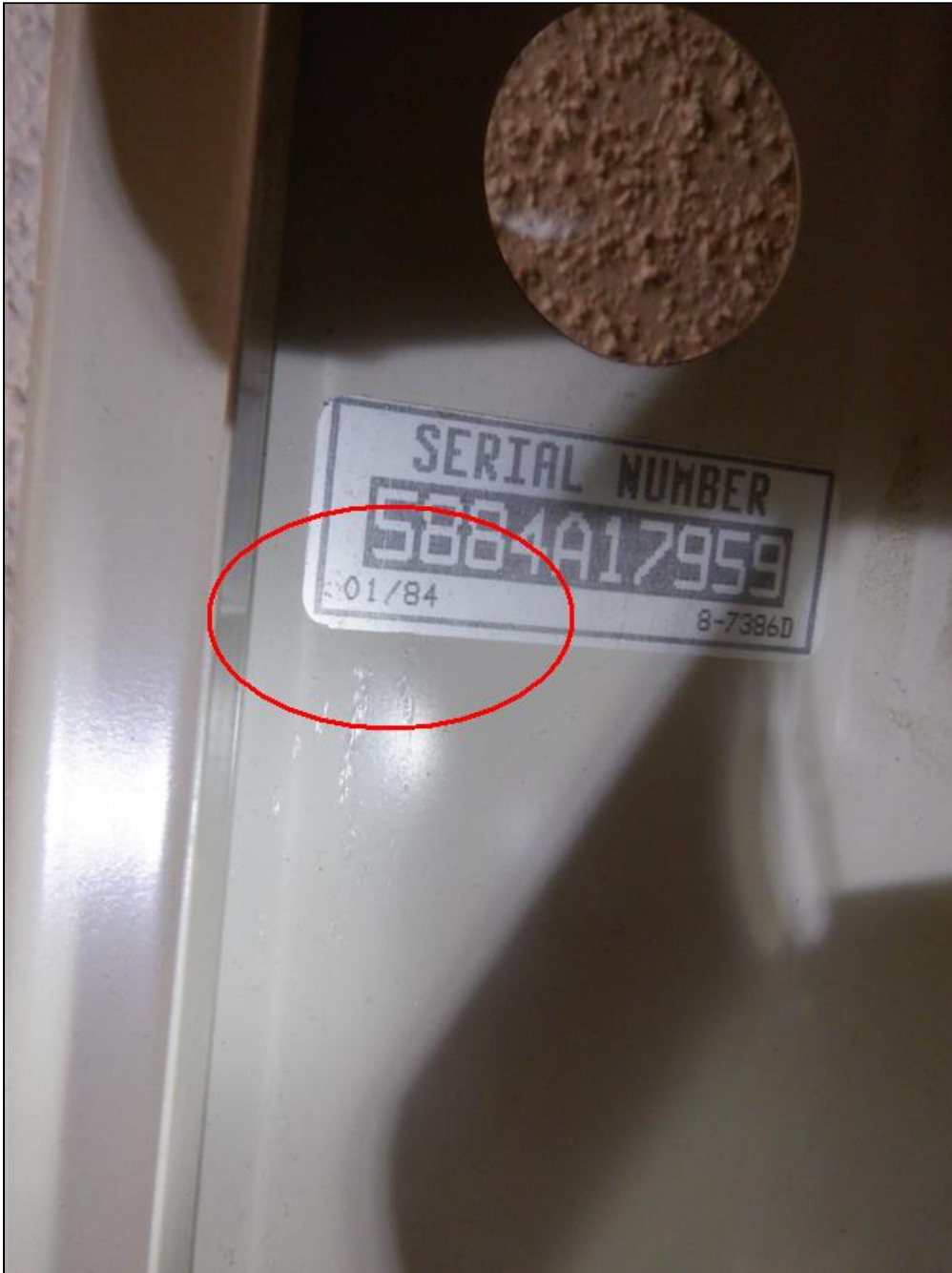
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

**Comments:**

**10.0.A** Although these heater were functioning properly at time of inspection we noted the Installation of a flex hose for the fuel line through the cabinet wall and without some kind of protection this is considered dangerous. Although possibly not a requirement at the time of construction a solid pipe should be installed through the cabinet wall where the flex hose can be used or some kind of impact resistant none flammable protective sleeve should be installed over this flex hose. This safety concern should be corrected one way or another. Recommend evaluation/repair/replace by an licensed HVAC contractor. FYI these units are older at 36 years.



10.0.A Item 1(Picture) Heating Unit 1

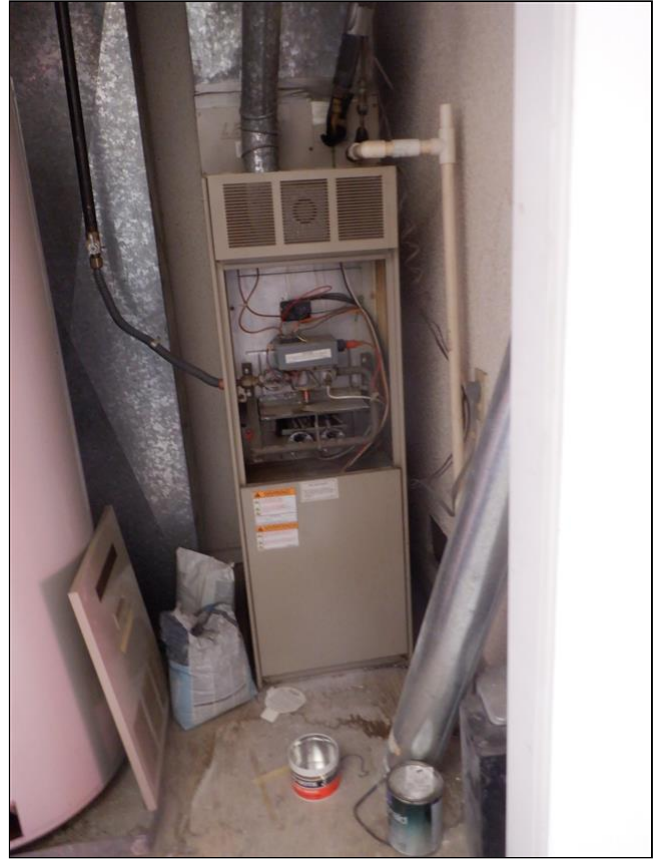


10.0.A Item 2(Picture) Heating Unit 1 MFG Date

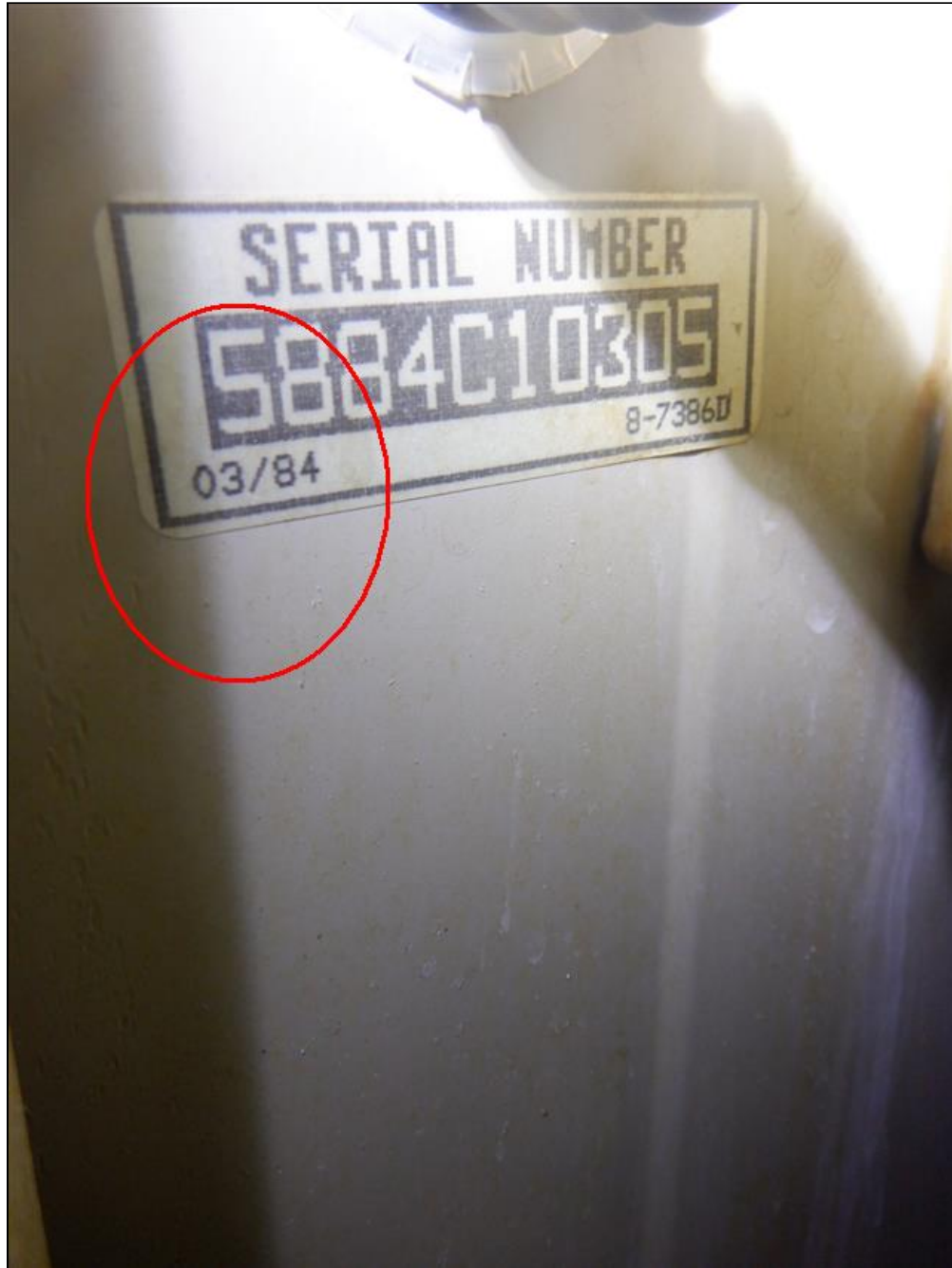




10.0.A Item 3(Picture) Heating Unit 1 Flex Fuel Line



10.0.A Item 4(Picture) Heating Unit 2



10.0.A Item 5(Picture) Heating Unit 2 MFG Date



10.0.A Item 6(Picture) Heating Unit 2 Flex Fuel Line

**10.3.A** We noted moisture staining on the furnace landing around both of the heating units. We believe that these units have been leaking condensate. Recommend evaluation and servicing by a licensed HVAC contractor to confirm that condensate lines are clear of debris and draining properly.



10.3.A Item 1(Picture) Moisture Stains Furnace Landing



10.3.A Item 2(Picture) Moisture Stains Furnace Landing



10.3.A Item 3(Picture) Moisture Stains Furnace Landing

**10.4.A** Although the HVAC ducting in this home was providing air to the registers we believe that this ducting material is older. These ducts should be tested and evaluated by a licensed HVAC contractor for integrity. Recommend evaluation and testing of ducts by a licensed HVAC contractor repair if needed.



10.4.A Item 1(Picture) HVAC Ducting



10.4.A Item 2(Picture) HVAC Ducting

**10.7.A** Level 2 fireplace inspection is required upon the sale or transfer of a property or after an operation malfunction or external event that is likely to have caused damage to the chimney. Building fires, chimney fires, seismic events as well as weather events are all indicators that this level of inspection is warranted. There are no specialty tools (i.e. demolition equipment) required to open doors, panels or coverings in performing a Level 2 inspection. A Level 2 inspection shall also include a visual inspection by video scanning or other means in order to examine the internal surfaces and joints of all flue liners incorporated within the chimney. No removal or destruction of permanently attached portions of the chimney or building structure or finish shall be required by a Level 2 inspection. We highly recommend a level 2 fireplace inspection by a licensed fireplace specialist. Call all seasons Fireplaces at 760.365.6668 Rick Newsom.



10.7.A Item 1(Picture) Fireplace

**10.8.A** These AC units are both extremely old at 36 years and although these units were producing cold air we do not believe that they were operating at peak performance. Recommend evaluation and servicing by a licensed HVAC contractor. FYI the refrigerant in these units is R-22. This refrigerant will be phased out in a few years. We also noted that both of the front covers on these units were detached, these covers should be re-installed.



10.8.A Item 1(Picture) Cooling Units

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(B) . HVAC System 3

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

<b>Heat Type:</b> Packaged Unit Provides Heat/Cooling	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> LENNOX	<b>Heater Age:</b> Not Determined	<b>Service Life:</b> 15-20
<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable	<b>Filter Size:</b> (Two filters) 20x20

		IN	NI	NP	RR	HS
10.0.B	Heating/Cooling Equipment				•	
10.1.B	Normal Operating Controls	•				
10.2.B	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•	
10.3.B	Presence of installed heat/cooling source in each room	•				
10.4.B	Evaporator Cooler				•	
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

**Comments:**

**10.0.B** This unit is called a packaged unit (gas pac) it provides hot and cold air, this unit is extremely old at 36 years and although this unit was producing cold and hot air we do not believe that it was operating at peak performance. Recommend evaluation and servicing by a licensed HVAC contractor. FYI the refrigerant in this unit is R-22. This refrigerant will be phased out in a few years



10.0.B Item 1(Picture) Heating Unit 1 Flex Fuel Line

**10.2.B** (1) Although the HVAC ducting in this home was providing air to the registers we believe that this ducting material is older. These ducts should be tested and evaluated by a licensed HVAC contractor for integrity. Recommend evaluation and testing of ducts by a licensed HVAC contractor repair if needed.

**10.2.B** (2) FYI. Its extremely important to keep your fresh air filters clean at all time as part of and ongoing properly maintained HVAC system. Damage may occur to the HVAC system if filters are not kept clean or system is not properly maintained. We recommend, at a minimum, of having your system serviced at least once a year and changing your filters at least every 3 months and possibly more if your system is older. This service should include condensate pumps and electronic air cleaners (if applicable) and condensate line maintenance.

**10.4.B** We noted 2 evaporative coolers on the roof of this home. We also noted that there are no controls on the interior of this home for these units. We believe that these units have been abandon. Recommend removal of units.



10.4.B Item 1(Picture) Evaporative Cooler 1



10.4.B Item 2(Picture) Evaporative Cooler 2



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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.

## 11. Swimming Pools, Equipment and Safety

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](http://www.ihf.org/foryourhealth/article_children.html)

### Styles & Materials

**Style:**

In ground

**Shape:**

Freeform

**Wall Material:**

Concrete

		IN	Yes	NI	NP	RR	No	HS
11.0	Pool Safety Act Senate Bill 442 Requirements 2 out of the following 7 Drowning prevention safety features	•						
11.1	An Encloser That Meets The Requirements Of Section 115923 And Isolates The Swimming Or Spa From The Private Single Family Home				•			
11.2	Removable mesh fencing that meets American Society for testing and materials (ASTM) specifications f2286 standards in conjunction with a gate that has self closing and self latching hardware and can accommodate a key lock device				•			
11.3	An Approved Pool/Spa Safety Cover, As Described in Subdivision (D) Of Section 115921				•			
11.4	Exit alarms on the single family homes doors that provide direct access to the swimming pool/spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification the door to the pool is open, slinding glass doors, and windows included.				•			
11.5	A Self Closing Self Latching Device With Release Mechanism Placed No Lower Than 54 Inches Above The Floor On The Private Single Family Home,s Doors Providing Access To The Swimming Pool/Spa				•			
11.6	An alarm when placed in a swimming pool/spa will sound upon detection of accidental or unauthorized entrance into the water.				•			
11.7	Is There Any Other Means Of Safety Protection Equil To Or Greater Than Any Above Mentioned Items				•			
		IN	Yes	NI	NP	RR	No	HS

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No, HS= Health Safety

**Comments:**

**11.0** The pool safety act senate bill SB 442 requires home inspectors to confirm or not confirm the presence of any of the 2 following safety provisions. We as home inspectors are not required to make any recommendations on the following however we highly recommend the installation of at least 2 of the following.

**11.1** This safety feature was not present.

**11.2** This safety feature was not present.

**11.3** This safety feature was not present.

**11.4** This safety feature was not present.

**11.5** This safety feature was not present.

**11.6** This safety feature was not present.

**11.7** No other safety provisions were noted at time of inspection.

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Unless so mentioned in this report, I did not test water for bacteria or quality. The pool 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.

## General Summary



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### Customer

Pro-Com Products Inc Johnny Zhu

James Park

### Address

12 Sussex Ct

Rancho Mirage CA 92270

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**. This summary 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 Summary 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. Roofing / Chimneys / Roof Structure and Attic

### 1.2 Skylights, Chimneys and Roof Penetrations

#### Repair or Replace

(1) We noted that this chimney has no rain cap. It is recommended that a rain cap be in place to protect the liner and brick from water damage. Water that can get in behind the flue liner can damage the liner itself the brick and interior walls. Recommend installation of rain cap as needed by a specialist.



1.2 Item 1(Picture) Chimney Missing Rain Cap

(2) Skylights are prone to leakage. We noted several of these skylights appeared to have cracks in the outer panes, ten skylights total and at least four of those were cracked. Damaged skylights will eventually lead to leakage. Recommend evaluation and replacement by a licensed roofing contractor.



1.2 Item 2(Picture) Skylight 1 Cracked



1.2 Item 3(Picture) Skylight 2 Good Condition



1.2 Item 4(Picture) Skylight 3 Good Condition



1.2 Item 5(Picture) Skylight 4 Good Condition



1.2 Item 6(Picture) Skylight 5 Cracked



1.2 Item 7(Picture) Skylight 6 Cracked



1.2 Item 8(Picture) Skylight 7 Cracked



1.2 Item 9(Picture) Skylight 8 Good Condition



1.2 Item 10(Picture) Skylight 9 Good Condition



1.2 Item 11(Picture) Skylight 10 Good Condition

**1.7 Visible Electric Wiring in Attic/Roof**

**Repair or Replace**

We noted at least one electrical outlet in the attic that was missing its cover plate. Recommend insulation of cover plate to avoid any future safety issues.





1.7 Item 1(Picture) Attic Electrical Outlet Missing Cover Plate

## 2. Exterior

### 2.1 Doors (Exterior)

#### Repair or Replace

We noted that the front door appeared weathered at the bottom. Recommend evaluation by a licensed contractor repair replace as needed.



2.1 Item 1(Picture) Front Doors Weathered



2.1 Item 2(Picture) Front Doors Weathered



2.1 Item 3(Picture) Front Doors Weathered

**2.2 Windows/Sliding Glass Doors**

**Repair or Replace**

(1) We noted that all window and sliding glass door screens were missing at time of inspection. Recommend replacement of screens as desired.

(2) We noted at least one of the sliding glass doors (master bedroom) appeared to have a bad seal, we also noted that at least two of the living room sliding glass doors were either hard to operate or were inoperable and at least

one of them failed to lock. Recommend evaluation by a licensed sliding glass door specialist to repair or replace as needed for proper operation.



2.2 Item 1(Picture) Master Bedroom Slider Bad Seal



2.2 Item 2(Picture) Master Bedroom Slider Bad Seal



2.2 Item 3(Picture) Living Room Sliders Hard To Operate/Inoperable

(3) We noted that at least one of the bar windows was inoperable at time of inspection, this window was stuck shut. Recommend evaluation by a licensed window specialist to repair or replace as needed for proper operation.



2.2 Item 4(Picture) Bar Window Inoperative



2.2 Item 5(Picture) Bar Window Inoperative

**2.4 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) We noted that several of the bricks in the driveway were cracked. These cracks are normal shrinkage cracks for this climate, none of which exceeded 1/8 inch in size. Recommend replace as needed.

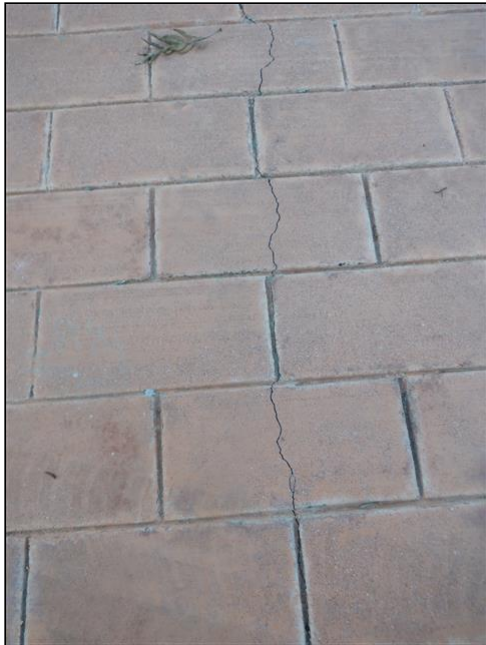


2.4 Item 1(Picture) Driveway

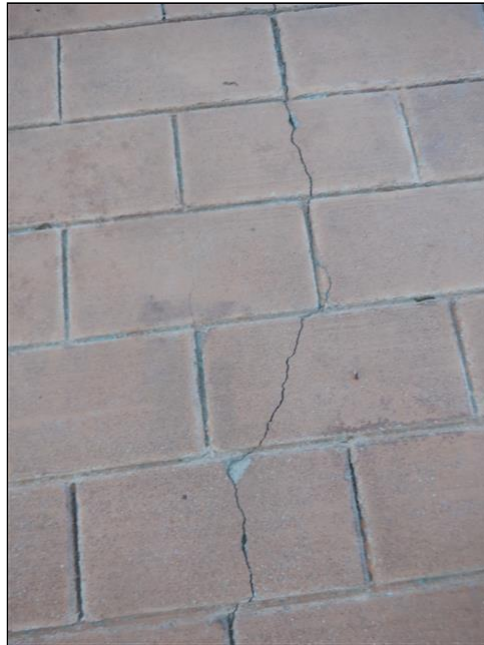


2.4 Item 2(Picture) Driveway Cracked Bricks





2.4 Item 3(Picture) Driveway Cracked Bricks



2.4 Item 4(Picture) Driveway Cracked Bricks



2.4 Item 5(Picture) Driveway Cracked Bricks

(2) We noted a bush or vine plant growing up the wall and into the eaves in the backyard and we also noted that this plant is growing into the pool. This plant should if nothing else be cut back away from eaves and pool. It is possible that damage to the eaves and pool liner will occur if this plant is allowed to grow any further. Recommend trimming bush (Vine) away from eaves and pool.



2.4 Item 6(Picture) Plant Growing Wild

**2.6 Plumbing Water Faucets (hose bibs)**

**Repair or Replace**

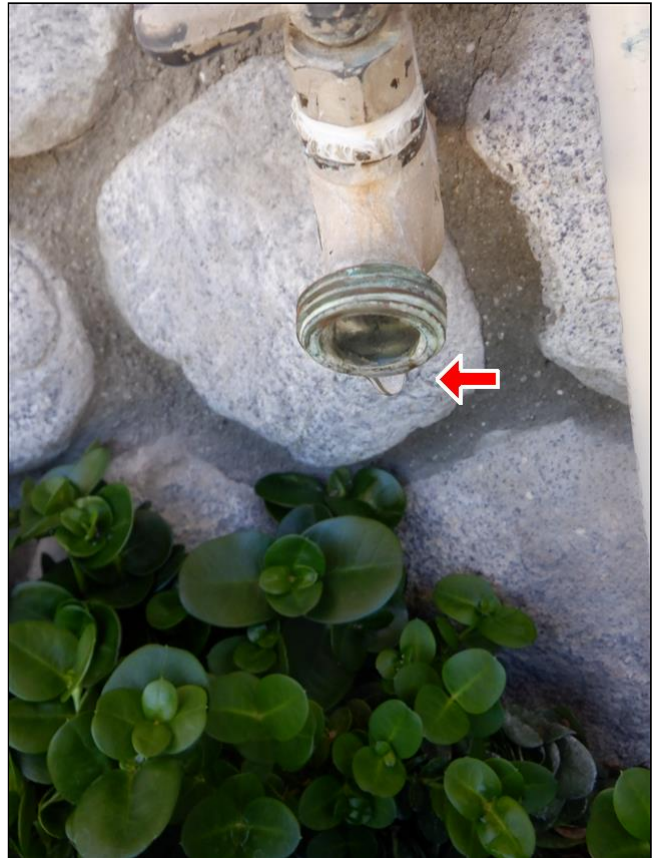
We noted that the hose bib in the backyard has a constant drip. We believe that this hose bib has a small leak. Recommend evaluation repair replace as needed by a licensed plumbing contractor.



2.6 Item 1(Picture) Hose Bib Leak



2.6 Item 2(Picture) Hose Bib Leak



2.6 Item 3(Picture) Hose Bib Leak

**2.8 Exterior Lights**

**Repair or Replace**

We noted several exterior light fixtures that were not functioning. These lights are in the courtyard and back patio. Recommend bulb replacement and further evaluation if needed.



2.8 Item 1(Picture) Courtyard Light Fixture Not Functioning



2.8 Item 2(Picture) Patio Light Fixtures Not Functioning

**2.9 Door Bell**

**Repair or Replace**

We noted that the door bells were inoperative at time of inspection. Recommend evaluation/repair/replace as needed.



2.9 Item 1(Picture) Door Bell Not Functioning



2.9 Item 2(Picture) Door Bell Not Functioning

### 3. Garage

#### 3.4 Safety Feature 1 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

##### Repair or Replace

(1) Although this garage door opener was functioning we believe that it is too old to have any of the safety features of a newer opener. This garage door opener does not have electronic eyes (Sensors) and we do not believe that this garage door opener will reverse when met with resistance. At this point we believe that the only way to get these safety features would be to replace the existing opener with a new one. Recommend installation of new opener as desired. FYI single garage door opener only.



3.4 Item 1(Picture) Single Garage Door Opener Very Old

(2) The garage door opener was functioning properly at time of inspection. This garage door will reverse when met with resistance. FYI double door opener only.

3.7 **Man Door**

**Repair or Replace**

We noted that the interior of the garage man door is stained and weathered. Recommend repair replace as needed.



3.7 Item 1(Picture) Garage Man Door Stained/Weathered

#### 4. Kitchen Components and Appliances

##### 4.7 Outlets Wall Switches and Fixtures

###### Repair or Replace

(1) We noted a missing outlet cover plate under the sink. Recommend installation of cover plate to avoid any future safety issues.



4.7 Item 1(Picture) Missing Outlet Cover Plate

(2) Kitchen outlets are GFCI protected

#### 4.11 Food Waste Disposer

##### Repair or Replace

Although functioning when plugged in we noted that this food waist disposer has no activation switch or button, it appears that one was never installed. Recommend evaluation by a licensed contractor to install and activation switch for proper operation of this unit.



4.11 Item 1(Picture) Disposer No Activation Switch

#### 4.15 Bar Sink

##### Repair or Replace

We noted that the bar sink faucet was not supplying water at time of inspection. It appeared that the supply lines were off and upon activation the faucet still did not supply any water. Recommend evaluation by a licensed plumbing contractor repair replace as needed for proper operation. .





4.15 Item 1(Picture) Bar Sink Faucet

**4.17 Refrigerator**

**Repair or Replace**

Although this refrigerator appeared to be functioning properly we noted that it was not producing ice. We noted that the ice maker was on. Recommend evaluation and confirmation of proper operation of ice maker repair replace as needed by a licensed appliance contractor.



4.17 Item 1(Picture) Refrigerator



4.17 Item 2(Picture) Refrigerator Ice Maker On

**5. Rooms**

- 5.3 Doors (Representative number)
- Repair or Replace

We noted several doors are missing their door stops. We noted that several doors were opening into glass closet doors. Recommend the installation of door stops to prevent drywall and closet glass door damage.

## 6(B) . Guest Bath South

### 6.4.B Plumbing Water Supply and Distribution Systems and Fixtures

#### Repair or Replace

We noted that the water supply to the shower head was low. This issue is isolated to this shower fixture only and its possible that the aerator is clogged. Recommend cleaning of aerator and further evaluation as needed by a licensed plumbing contractor.



6.4.B Item 1(Picture) Shower Head Low Flow



6.4.B Item 2(Picture) Shower Head Low Flow

## 8. Plumbing System

### 8.5 Main Water Shut-off Device (Describe location) And Water Pressure

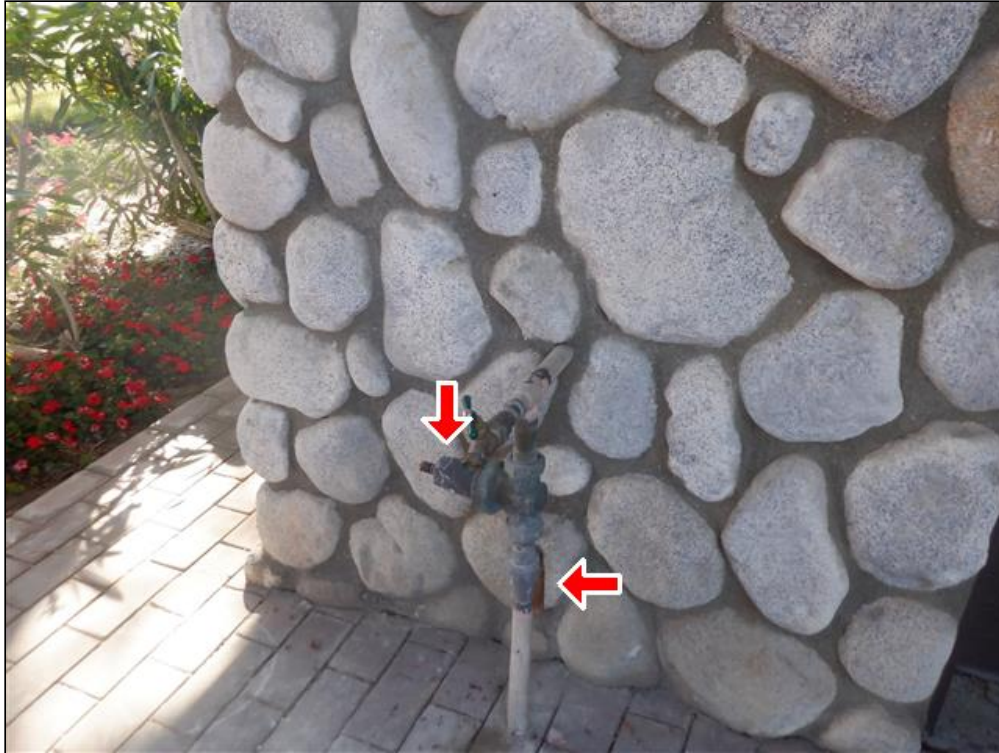
#### Repair or Replace

(1) At the time of Inspection water pressure tested beyond normal limits of 40-80 psi. At the time of inspection water pressure was 92 psi. We recommend adjustment of the regulator to reduce pressure to within the normal range. Excessive water pressure above 80 psi can cause the water supply lines to fail.



8.5 Item 1(Picture) Water Pressure 92 psi

(2) Main water shut and off and regulator are located at the front of the garage.



8.5 Item 2(Picture) Main Water Shut Off/Regulator

## 9. Electrical System

### 9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

#### Repair or Replace

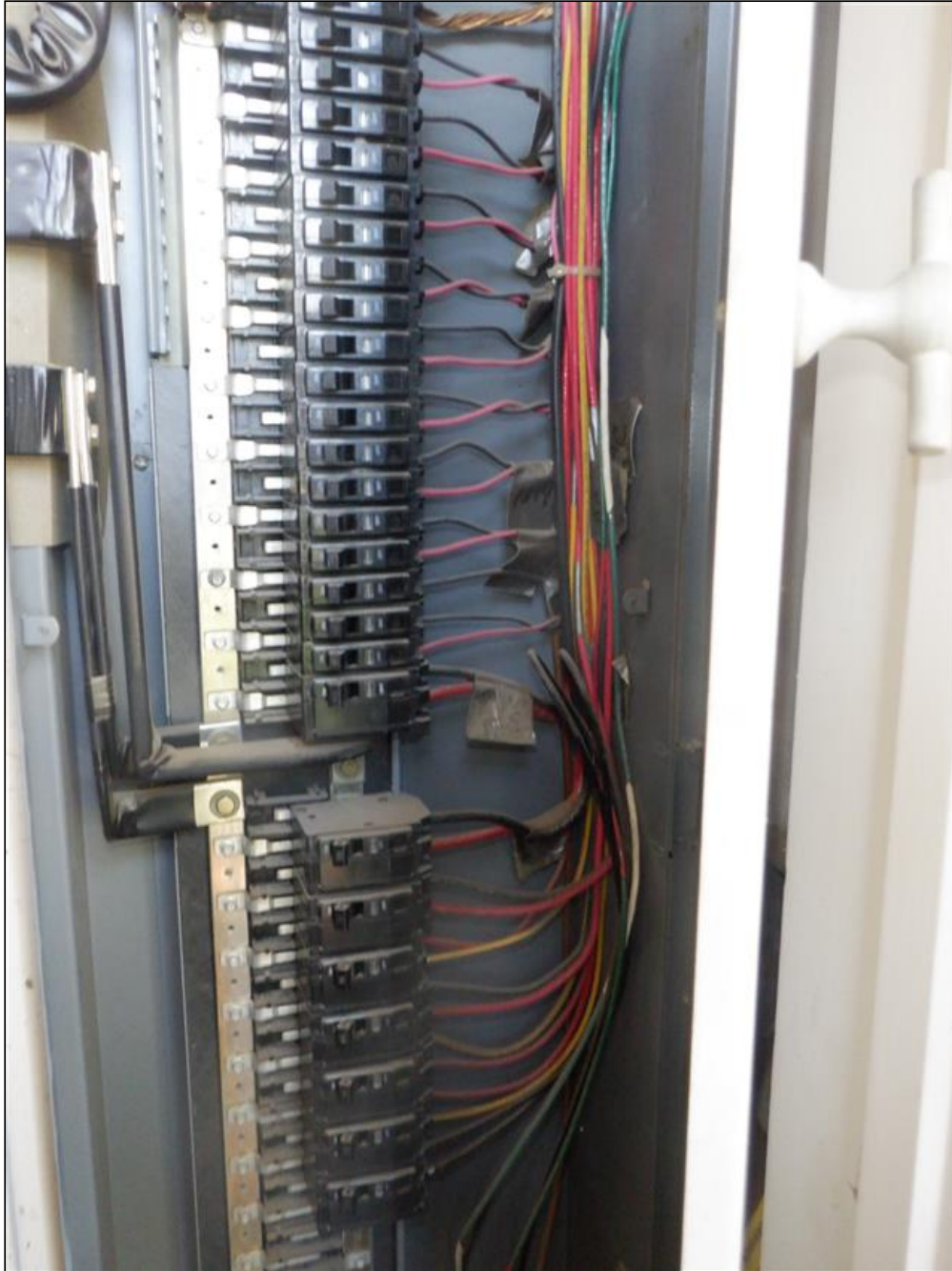
(1) The main electrical panel is located on the east side of garage and it has a 400 amp main breaker. We did not find any irregularities in this panel at the time of inspection.



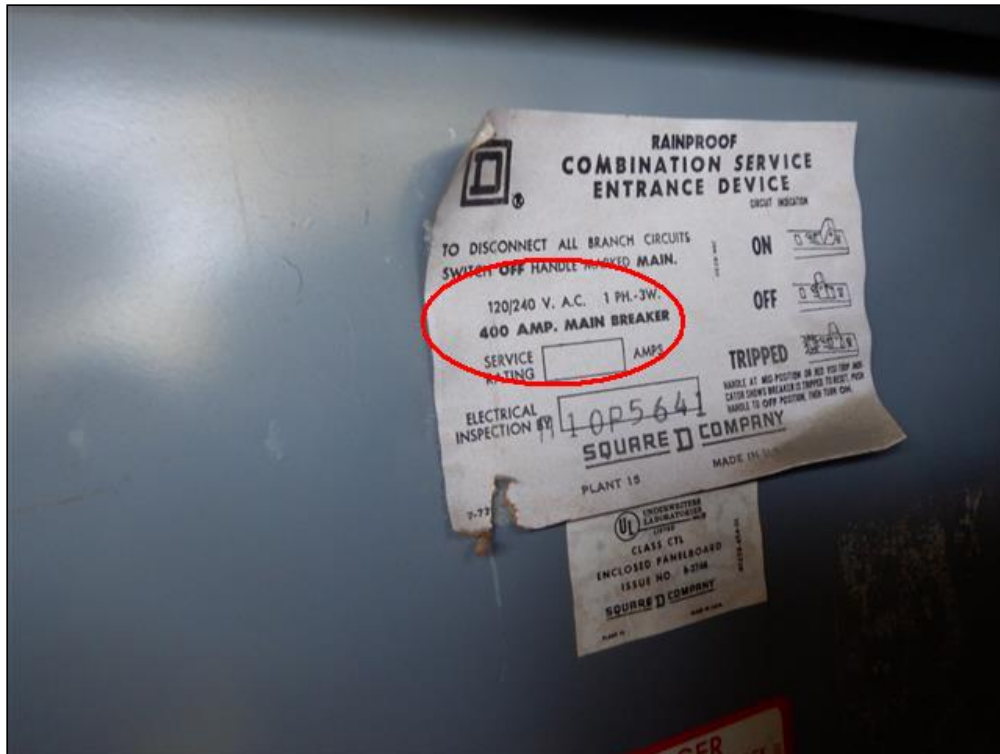
9.1 Item 1(Picture) Main Electrical Panel Disconnect 400 Amp



9.1 Item 2(Picture) Main Electrical Panel Distribution



9.1 Item 3(Picture) Main Electrical Panel Breakers/Conductors



9.1 Item 4(Picture) Main Electrical Panel Disconnect 400 Amp



9.1 Item 5(Picture) Main Electrical Panel Disconnect 400 Amp

(2) The electrical sub panel is located in the garage it has a 60 amp main breaker that's located in the main panel. Although we did not find any irregularities in this panel, we noted that not all the circuit breakers were clearly labeled. Recommend evaluation and labeling of all circuits for proper identification and ease of use by a licensed electrician.





9.1 Item 6(Picture) Electrical Sub Panel



9.1 Item 7(Picture) Electrical Sub Panel Breakers Not Clearly Labeled



9.1 Item 8(Picture) Electrical Sub Panel Distribution



9.1 Item 9(Picture) Electrical Sub Panel Breakers/Conductors

## 10(A) . HVAC System 1 & 2

### 10.3.A Heater Compartment

#### Repair or Replace

We noted moisture staining on the furnace landing around both of the heating units. We believe that these units have been leaking condensate. Recommend evaluation and servicing by a licensed HVAC contractor to confirm that condensate lines are clear of debris and draining properly.



10.3.A Item 1(Picture) Moisture Stains Furnace Landing



10.3.A Item 2(Picture) Moisture Stains Furnace Landing



10.3.A Item 3(Picture) Moisture Stains Furnace Landing

#### 10.4.A Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

##### Repair or Replace

Although the HVAC ducting in this home was providing air to the registers we believe that this ducting material is older. These ducts should be tested and evaluated by a licensed HVAC contractor for integrity. Recommend evaluation and testing of ducts by a licensed HVAC contractor repair if needed.



10.4.A Item 1(Picture) HVAC Ducting



10.4.A Item 2(Picture) HVAC Ducting

### 10.7.A Gas/LP Firelogs and Fireplaces

#### Repair or Replace

Level 2 fireplace inspection is required upon the sale or transfer of a property or after an operation malfunction or external event that is likely to have caused damage to the chimney. Building fires, chimney fires, seismic events as well as weather events are all indicators that this level of inspection is warranted. There are no specialty tools (i.e. demolition equipment) required to open doors, panels or coverings in performing a Level 2 inspection. A Level 2 inspection shall also include a visual inspection by video scanning or other means in order to examine the internal surfaces and joints of all flue liners incorporated within the chimney. No removal or destruction of permanently attached portions of the chimney or building structure or finish shall be required by a Level 2 inspection. We highly recommend a level 2 fireplace inspection by a licensed fireplace specialist. Call all seasons Fireplaces at 760.365.6668 Rick Newsom.



10.7.A Item 1(Picture) Fireplace

### 10.8.A Cooling Equipment

#### Repair or Replace

These AC units are both extremely old at 36 years and although these units were producing cold air we do not believe that they were operating at peak performance. Recommend evaluation and servicing by a licensed HVAC contractor. FYI the refrigerant in these units is R-22. This refrigerant will be phased out in a few years. We also noted that both of the front covers on these units were detached, these covers should be re-installed.



10.8.A Item 1(Picture) Cooling Units

### 10(B) . HVAC System 3

#### 10.0.B Heating/Cooling Equipment

##### Repair or Replace

This unit is called a packaged unit (gas pac) it provides hot and cold air, this unit is extremely old at 36 years and although this unit was producing cold and hot air we do not believe that it was operating at peak performance. Recommend evaluation and servicing by a licensed HVAC contractor. FYI the refrigerant in this unit is R-22. This refrigerant will be phased out in a few years



10.0.B Item 1(Picture) Heating Unit 1 Flex Fuel Line

#### 10.2.B Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

##### Repair or Replace

(1) Although the HVAC ducting in this home was providing air to the registers we believe that this ducting material is older. These ducts should be tested and evaluated by a licensed HVAC contractor for integrity. Recommend evaluation and testing of ducts by a licensed HVAC contractor repair if needed.

(2) FYI. Its extremely important to keep your fresh air filters clean at all time as part of and ongoing properly maintained HVAC system. Damage may occur to the HVAC system if filters are not kept clean or system is not properly maintained. We recommend, at a minimum, of having your system serviced at least once a year and changing your filters at least every 3 months and possibly more if your system is older. This service should include condensate pumps and electronic air cleaners (if applicable) and condensate line maintenance.

#### 10.4.B Evaporator Cooler

##### Repair or Replace

We noted 2 evaporative coolers on the roof of this home. We also noted that there are no controls on the interior of this home for these units. We believe that these units have been abandon. Recommend removal of units.



10.4.B Item 1(Picture) Evaporative Cooler 1



10.4.B Item 2(Picture) Evaporative Cooler 2

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 effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, 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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## Health Safety



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### Customer

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James Park

### Address

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## 2. Exterior

### 2.7 Outlets/Electrical (Exterior)

#### Health/Safety

(1) We noted that the GFCI outlet in courtyard failed to trip upon testing. Any GFCI outlet that is not functioning as intended will be considered a safety issue that should be corrected. Recommend replacing GFCI outlet as needed by a licensed electrical contractor.





2.7 Item 1(Picture) GFCI Outlet Failed To Trip



2.7 Item 2(Picture) GFCI Outlet Failed To Trip

(2) We noted several exterior outlets that had no power, 2 on the north patio and 1 on the west patio, we also cannot confirm if these outlets are GFCI protected. Recommend evaluation by a licensed electrical contractor to restore power and confirm GFCI protection repair replace as needed.



2.7 Item 3(Picture) North Patio Outlet No Power



2.7 Item 4(Picture) North Patio Outlet No Power



2.7 Item 5(Picture) North Patio Outlet No Power



2.7 Item 6(Picture) West Patio Outlet No Power



2.7 Item 7(Picture) West Patio Outlet No Power

**2.10 Gate**

**Health/Safety**

We noted the gate to the backyard on the north side of house has no self closing or self latching hardware. Anytime there is a gate that allows access to a pool in the backyard from the street the gate must have self closing hardware and must be self latching. This is a safety issue that should be corrected. Recommend repair/replace as needed for proper operation.



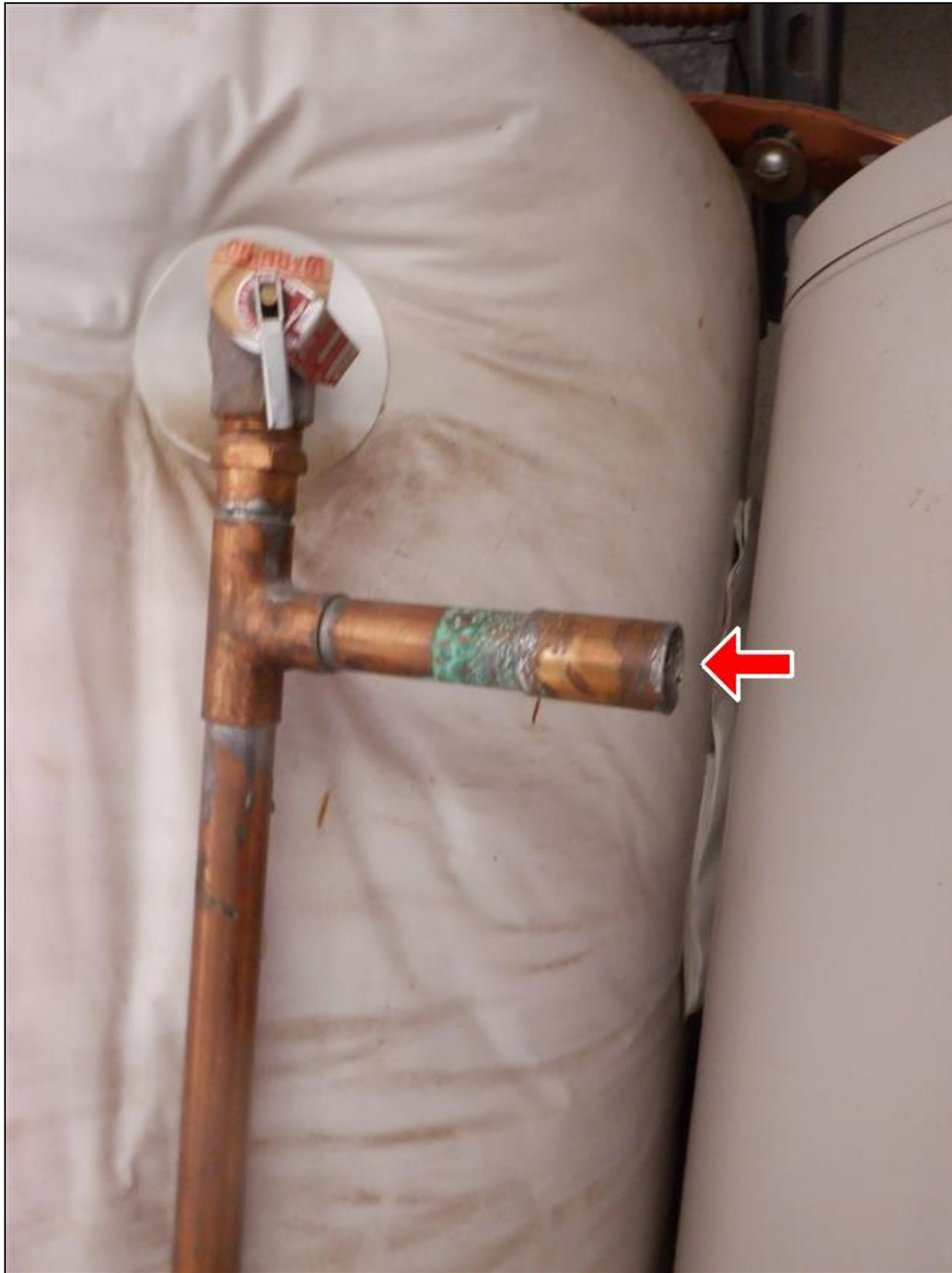
2.10 Item 1(Picture) Gate To Backyard

## 8. Plumbing System

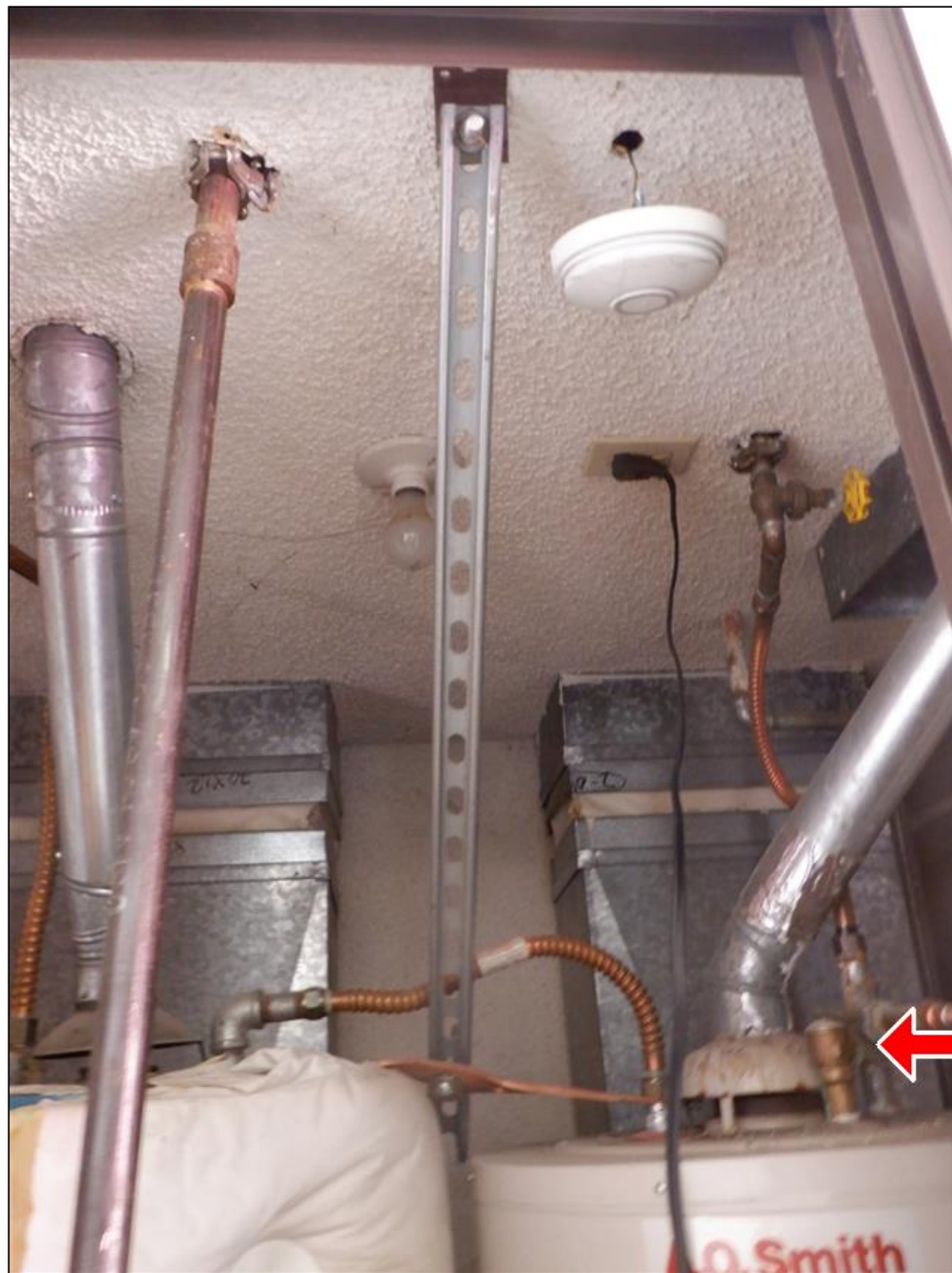
### 8.3 Water heater TPRV valve piping

#### Health/Safety

We noted that the main water heater it was missing its TPR valve piping, we also noted that the secondary water heaters TPRV valve piping is missing its cap. This is a safety issue that should be corrected. Recommend evaluation of all TPRV piping for both water heaters by a licensed plumbing contractor repair replace as needed to avoid any future safety issues.



8.3 Item 1(Picture) Secondary Water Heater TPRV Valve Piping Open

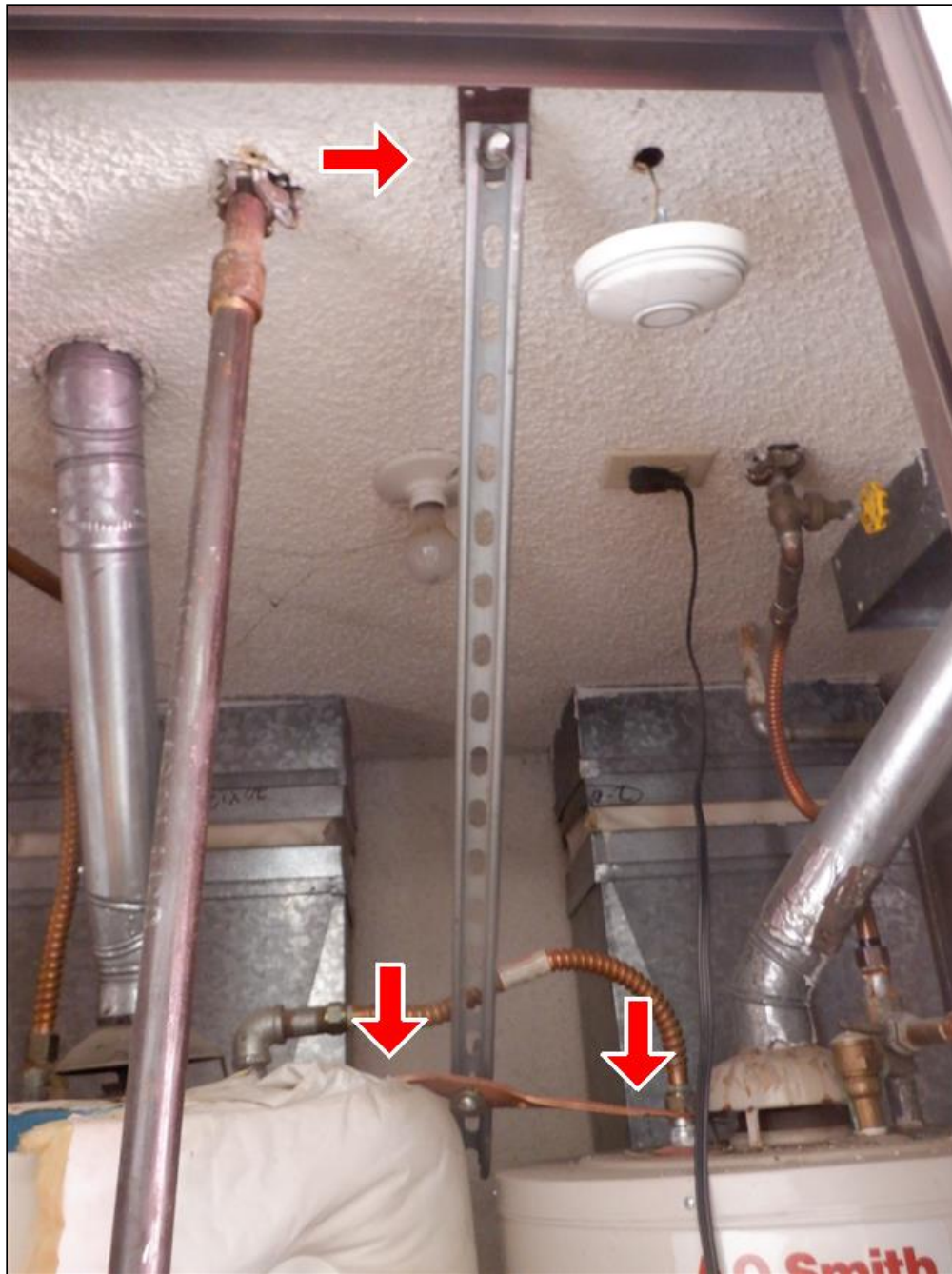


8.3 Item 2(Picture) Main Water Heater Missing TPRV Valve Piping

#### 8.4 Water Heater Seismic Straps

##### Health/Safety

We noted the use of improper material for the seismic restraints on these water heaters, the seismic restraint for these water heaters is in the form of a bracket that's connected to the ceiling and then strapped to the units. This existing installation is not approved for water heater seismic straps. The approved seismic straps must be installed in the upper 1/3 and the lower 1/3 of the units and they must be connected to the wall studs. This is a safety issue that should be corrected. Recommend evaluation and installation of proper strapping materials as needed by a licensed plumbing contractor.



8.4 Item 1(Picture) Existing Seismic Bracing Not Approved

## 9. Electrical System

### 9.6 Smoke Detectors

#### Health/Safety

We noted that not all bedrooms in the house had smoke detectors. Smoke detectors are required in all sleeping areas at all times or becomes a safety issue. Recommend installation of smoke detectors according to local fire and safety codes.

## 10(A) . HVAC System 1 & 2

### 10.0.A Heating/Cooling Equipment

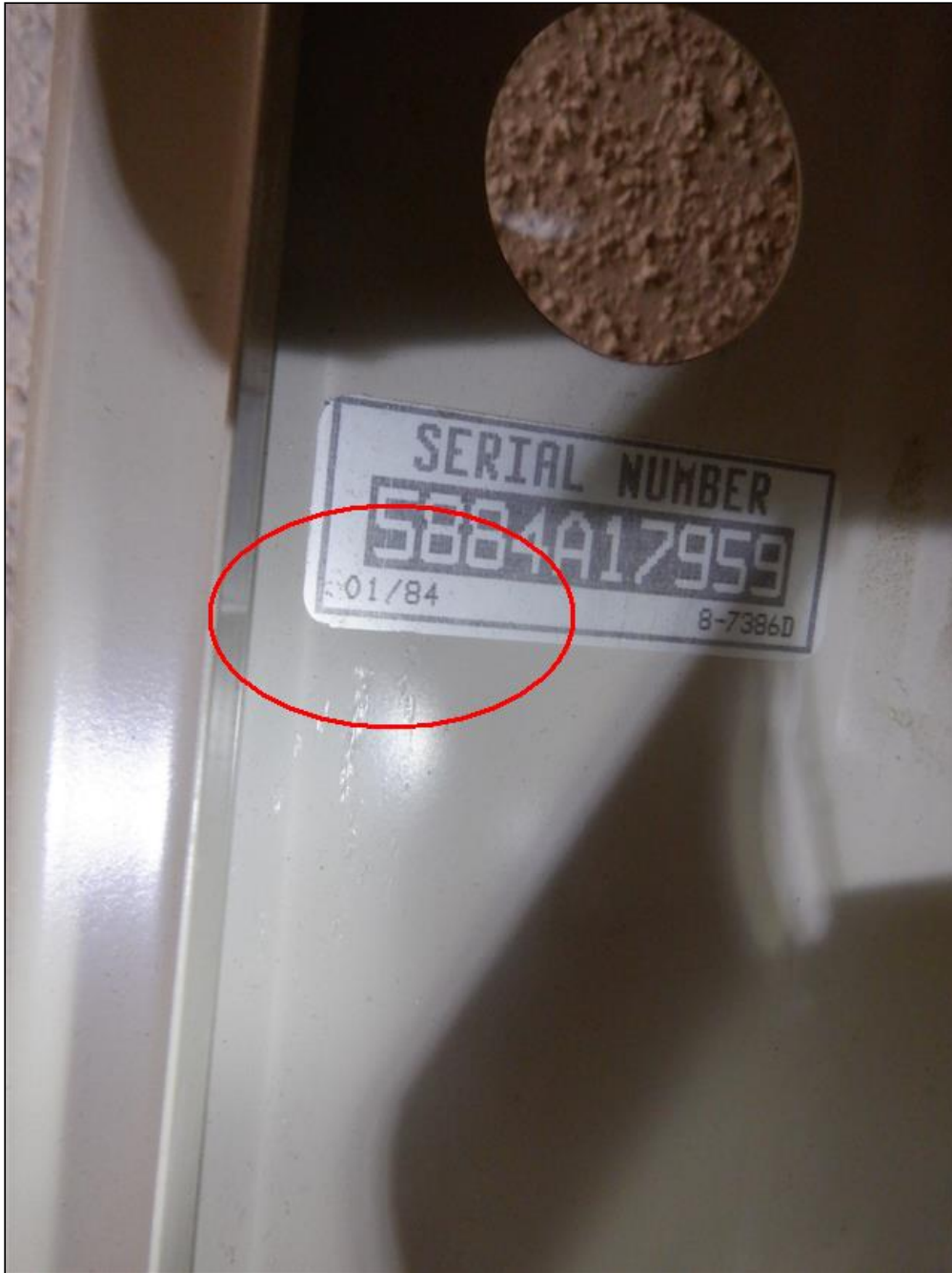


**Health/Safety**

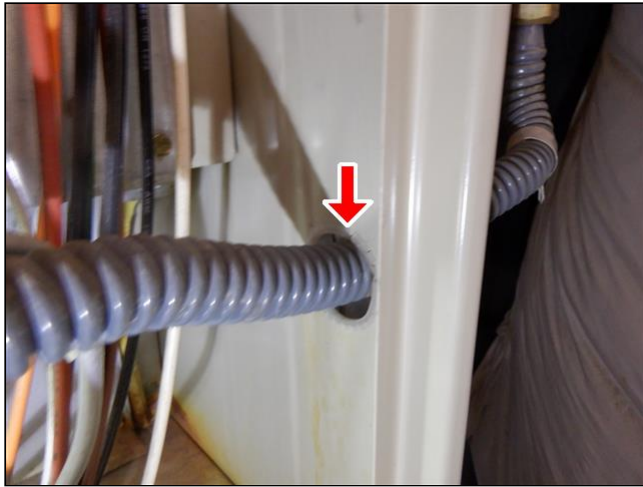
Although these heater were functioning properly at time of inspection we noted the Installation of a flex hose for the fuel line through the cabinet wall and without some kind of protection this is considered dangerous. Although possibly not a requirement at the time of construction a solid pipe should be installed through the cabinet wall where the flex hose can be used or some kind of impact resistant none flammable protective sleeve should be installed over this flex hose. This safety concern should be corrected one way or another. Recommend evaluation/repair/replace by an licensed HVAC contractor. FYI these units are older at 36 years.



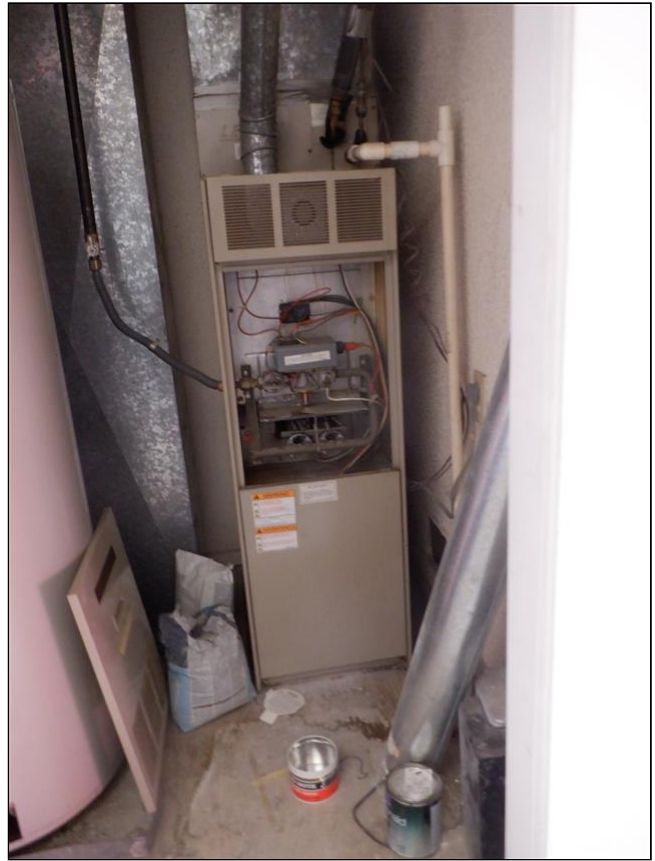
10.0.A Item 1(Picture) Heating Unit 1



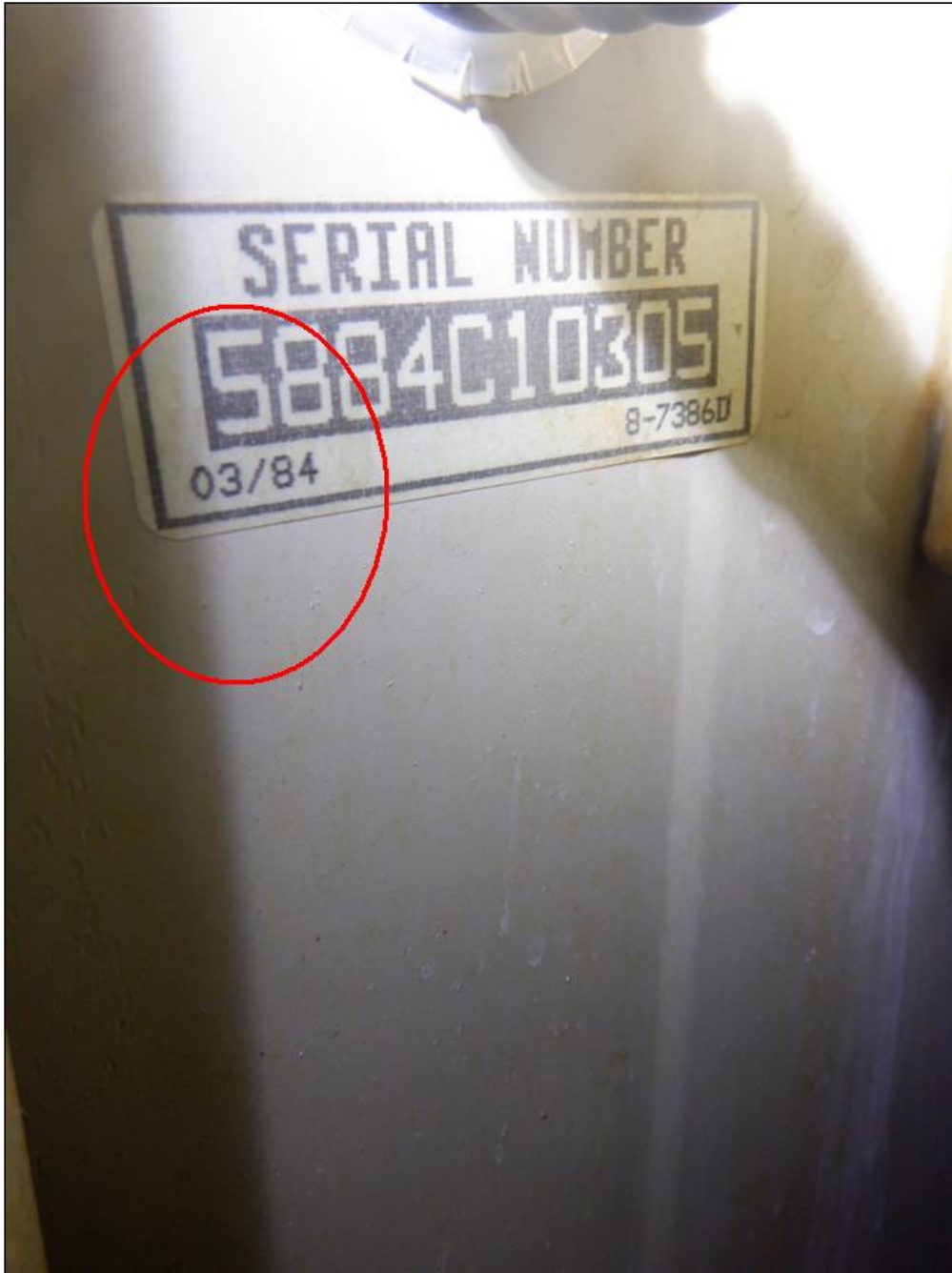
10.0.A Item 2(Picture) Heating Unit 1 MFG Date



10.0.A Item 3(Picture) Heating Unit 1 Flex Fuel Line



10.0.A Item 4(Picture) Heating Unit 2



10.0.A Item 5(Picture) Heating Unit 2 MFG Date



10.0.A Item 6(Picture) Heating Unit 2 Flex Fuel Line

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**INVOICE**

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**Inspected By: Michael Livingston**

**Inspection Date: 4/27/2020**  
**Report ID: 20200427-12-Sussex-Ct**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Pro-Com Products Inc Johnny Zhu James Park  <b>Customer's Real Estate Professional:</b> Joe Chung Compass	12 Sussex Ct Rancho Mirage CA 92270

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Sq Ft 3,001 - 3,500	495.00	1	495.00
			<b>Tax \$0.00</b>
			<b>Total Price \$495.00</b>

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

