



# Inspection Report

**Sara Rostand, Trustee**

**Property Address:**  
72543 Beavertail St  
Palm Desert CA 92260



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<b>Date:</b> 10/2/2023	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 20231002-72543-Beavertail-St
<b>Property:</b> 72543 Beavertail St Palm Desert CA 92260	<b>Customer:</b> Sara Rostand, Trustee	<b>Real Estate Professional:</b> Richard Von Ernst 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:**

58 Years

**Home Faces:**

North

**Temperature:**

Over 80

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 5 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

<p><b>Viewed roof covering from:</b> Ladder</p>	<p><b>Roof-Type:</b> Gable</p>	<p><b>Roof Covering:</b> Asphalt/Fiberglass/Composite Shingle Asphalt/Fiberglass/Composite Roll Roofing</p>
<p><b>Chimney (exterior):</b> Brick Clay Flue Liner</p>	<p><b>Roof Ventilation:</b> Roof Vents</p>	<p><b>Method used to observe attic:</b> Limited From Hatch</p>
<p><b>Roof Structure:</b> 2 X 6 Rafters 2 X 8 Rafters Plywood Sheathing</p>	<p><b>Ceiling Structure:</b> 2X4</p>	<p><b>Attic info:</b> Limited View</p>
<p><b>Attic Insulation:</b> Fiberglass Batt 4-6 Inches</p>	<p><b>Specail Limitations:</b> Several Areas Of Roof Were Covered With Solar Panels</p>	

		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 Structure and Attic (Report leak signs or condensation)	•				
1.5	Insulation in Attic	•				
1.6	Tree Limbs/Debris				•	
1.7	Attic Hatch	•				
1.8	Solar Panels				•	
		IN	NI	NP	RR	HS

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

**Comments:**

**1.0** This roof consist of Asphalt/Composite roofing shingles. No damaged, deteriorating or missing shingles were noted. This roof appeared to be in serviceable condition (useable/functional).



1.0 Item 1(Picture) Roof Covering



1.0 Item 2(Picture) Roof Covering



1.0 Item 3(Picture) Roof Covering



1.0 Item 4(Picture) Roof Covering



1.0 Item 5(Picture) Roof Covering



1.0 Item 6(Picture) Roof Covering



1.0 Item 7(Picture) Roof Covering



1.0 Item 8(Picture) Roof Covering





1.0 Item 9(Picture) Roof Covering



1.0 Item 10(Picture) Roof Covering



1.0 Item 11(Picture) Roof Covering



1.0 Item 12(Picture) Roof Covering



1.0 Item 13(Picture) Roof Covering

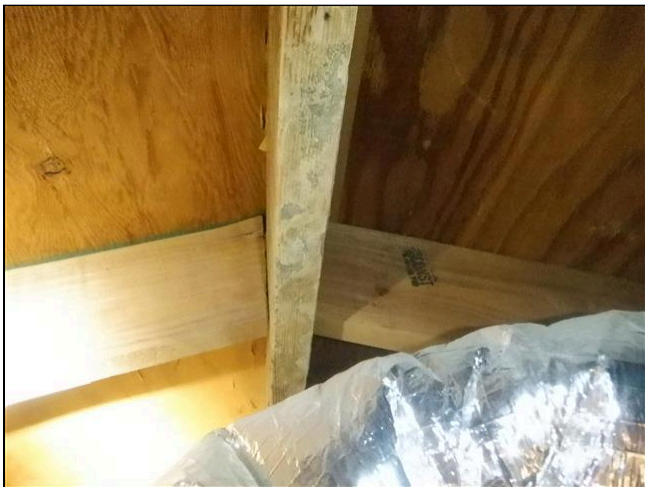


1.0 Item 14(Picture) Roof Covering



1.0 Item 15(Picture) Roof Covering

**1.4** Although we had a limited view in this attic 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.



1.4 Item 1(Picture) Roof Framing/Roof Decking



1.4 Item 2(Picture) Roof Framing/Roof Decking



1.4 Item 3(Picture) Roof Framing/Roof Decking



1.4 Item 4(Picture) Roof Framing/Roof Decking



1.4 Item 5(Picture) Roof Framing/Roof Decking



1.4 Item 6(Picture) Roof Framing/Roof Decking



1.4 Item 7(Picture) Roof Framing/Roof Decking

**1.5** This attic is insulated with fiberglass batt that 4-6 thick if that. Requirements for attic insulation have changed over the years and in this climate a correctly insulated attic consist of at least R-30 about 8-10 inches of insulation. Recommend evaluation by a specialist to determine if more insulation needs to be added and to add if needed. FYI this attic appears under insulated.



1.5 Item 1(Picture) Attic Insulation



1.5 Item 2(Picture) Attic Insulation



1.5 Item 3(Picture) Attic Insulation



1.5 Item 4(Picture) Attic Insulation



1.5 Item 5(Picture) Attic Insulation

**1.6** (1) The tree limbs that are in contact with roof or hanging near roof should be trimmed. Trees/ bushes that grow close to or onto the roof can damage roofing materials as well as allowing rodents and pests access to the attic areas.



1.6 Item 1(Picture) Roof Tree Contact



**1.6** (2) We noted debris on this roof in several locations. It is possible for this debris to impede drainage in a rain event. Recommend removal of debris to insure proper drainage.



1.6 Item 2(Picture) Roof Debris



1.6 Item 3(Picture) Roof Debris



1.6 Item 4(Picture)

**1.8** We noted that this house is equipped with solar panels/solar equipment. Our company dose not inspect solar panels/equipment and we have no way of telling if they are functioning properly or if they were installed correctly. Improperly installed solar panels can lead to roof leaks. This solar equipment should be evaluated by a licensed specialist. FYI recommend reaching out to the manufacture or installer for information on existing warranties and maintenance schedules.



1.8 Item 1(Picture) Solar Panels



1.8 Item 2(Picture) Solar Panels



1.8 Item 3(Picture) Solar Equipment

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

**Siding Material:**

Stucco

**Exterior Entry Doors:**

Insulated glass

Sliding Glass Doors

Wood With Glass Panels

**Appurtenance:**

Courtyard

Concrete

Flagstone

**Driveway:**

Concrete

		IN	NI	NP	RR	HS
2.0	Wall Cladding, Flashing and Trim	•				
2.1	Doors (Exterior)				•	
2.2	Windows/Sliding Glass Doors				•	
2.3	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•	
2.4	Eaves, Soffits and Fascias				•	
2.5	Plumbing Water Faucets (hose bibs)	•				
2.6	Outlets/Electrical (Exterior)				•	
2.7	Exterior Lights	•				
2.8	Door Bell	•				
2.9	Block Wall/Fence	•				
2.10	Exterior Fan (s)	•				
2.11	Island Sink/Electrical/Plumbing/Firepit/Pergola	•				
2.12	Cable Box Cover/Cable/Phone/Exterior Lighting				•	
		IN	NI	NP	RR	HS

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**Comments:**

**2.1** We noted that the heating and water heater compartment doors appeared weathered and damaged. Recommend evaluation by a licensed contractor repair replace as needed.



2.1 Item 1(Picture) Utility Room Doors Weathered



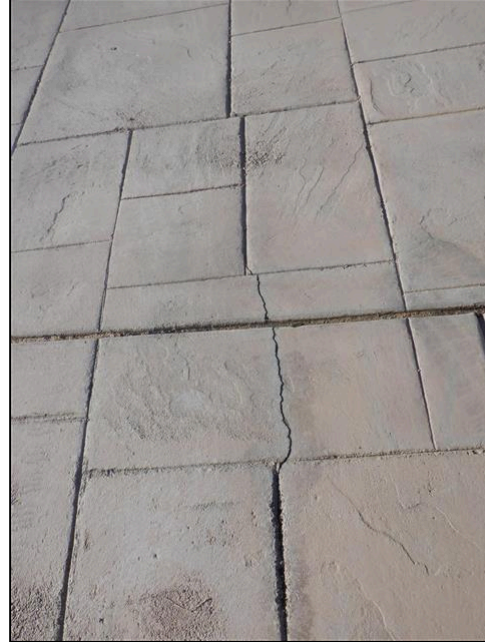
2.1 Item 2(Picture) Utility Room Doors Weathered

**2.2** We noted that several of the window screens appeared older and deteriorating. Recommend evaluation of all window screens repair replace all deteriorated screens as needed.

**2.3 (1)** Cracks were noted in the concrete driveway and patio slab. These slab cracks are normal shrinkage cracks for this climate, none of which exceeded 1/8 inch in size. Recommend repair as desired.



2.3 Item 1(Picture) Driveway Cracks



2.3 Item 2(Picture) Driveway Cracks



2.3 Item 3(Picture) Driveway Cracks



2.3 Item 4(Picture) Driveway Cracks

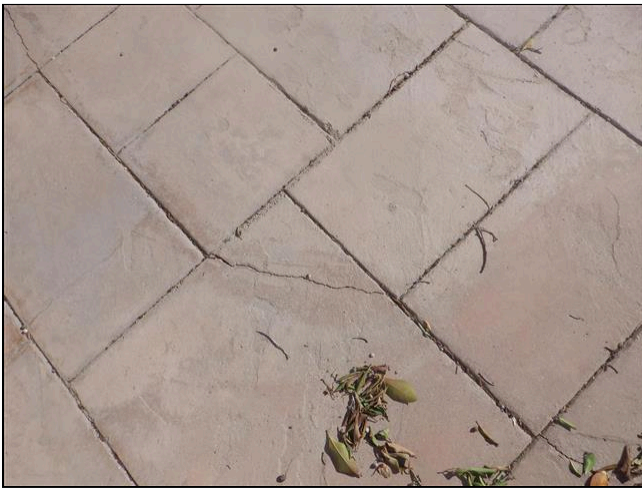




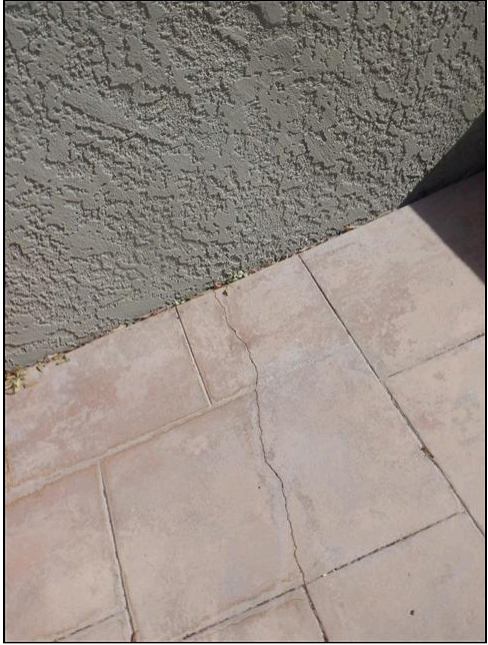
2.3 Item 5(Picture) Driveway Cracks



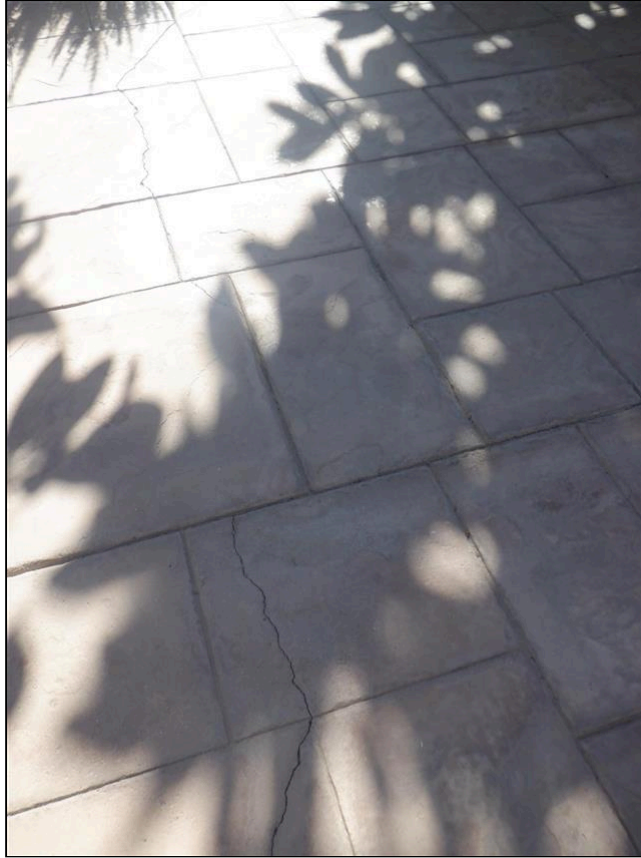
2.3 Item 6(Picture) Driveway Cracks



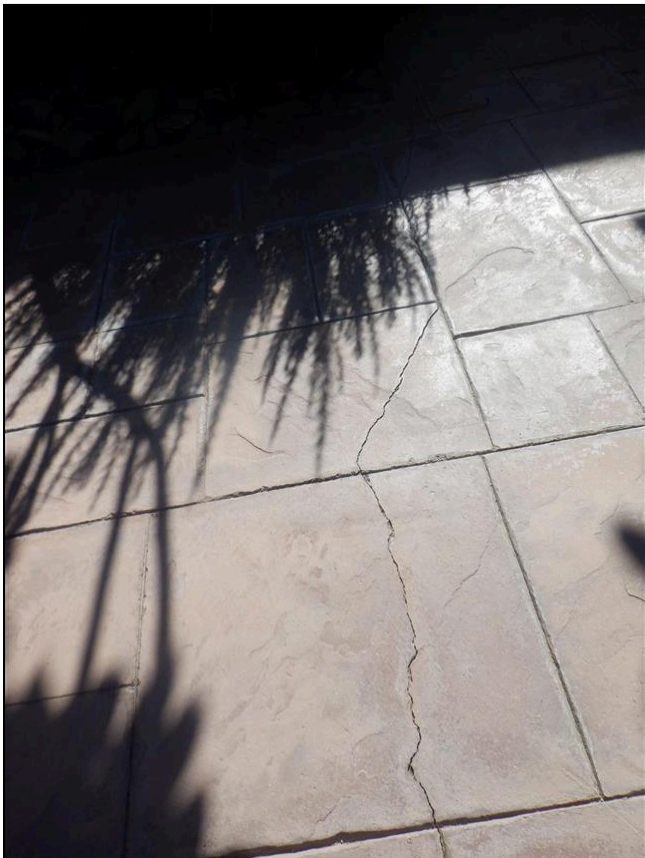
2.3 Item 7(Picture) Patio Cracks



2.3 Item 8(Picture) Patio Cracks



2.3 Item 9(Picture) Patio Cracks



2.3 Item 10(Picture) Patio Cracks

**2.3 (2)** We noted that a portion of the slab in the courtyard has an even grade and there appears to be only one way the water during rain events can drain out of this area (through the gate). Recommend adding a rain gutter system to the eaves and drilling weep holes in the courtyard walls by a licensed contractor.



2.3 Item 11(Picture) Rain Gutters Needed



2.3 Item 12(Picture) Weep Holes Needed

**2.4** The paint on the eaves and the fascia boards appears to be peeling and failing in at least one area (rear patio). We also noted damaged wood in at least one area. Recommend evaluation and repair of any damaged wood prep and painting of the fascia boards and eaves to insure future integrity of wood by a licensed contractor.



2.4 Item 1(Picture) Damaged Wood



2.4 Item 2(Picture) Damaged Wood



2.4 Item 3(Picture) Damaged Wood



2.4 Item 4(Picture) Failing Paint



2.4 Item 5(Picture) Failing Paint



2.4 Item 6(Picture) Failing Paint

**2.6** Although most exterior outlets were GFCI protected we noted at least one that was not. All exterior outlets should be GFCI protected, we highly recommend the installation of GFCI outlets by a licensed electrical contractor for proper shock protection and to avoid any safety issues. Location of none GFCI protected outlets as follows



2.6 Item 1(Picture) Outlet No GFCI Protection



2.6 Item 2(Picture) Outlet No GFCI Protection

**2.8** Door bell functioning properly at the time of inspection.

**2.9** Although we could not inspect all portions of the perimeter fencing and block wall due to heavy vegetation the areas we could inspect appeared to be in good condition, we had very limited view and access.

**2.10** Patio fan appeared to be functioning properly.

**2.11 (1)** BBQ appeared to be functioning properly at the time of inspection.



2.11 Item 1(Picture) BBQ



2.11 Item 2(Picture) BBQ Functioning

**2.11 (2)** All outlets on BBQ island are GFCI protected.

**2.12** We noted that the cable box cover on the south side of home was missing. This missing cover will allow moisture and pest into wall cavity and cause damage. Recommend installation of cover.



2.12 Item 1(Picture) Missing Cable Box Cover

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:**

Two automatic (Double)

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

GENIE

**Limitations:**

Storage

		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 2 (Sensors) Electronic Eyes	•				
3.5	Outlets/Electrical	•				
3.6	Pedestrian Door/s				•	
3.7	Garage Fixture	•				
3.8	Garage Vents	•				
		IN	NI	NP	RR	HS

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**Comments:**

**3.4** The sensors are in place for the garage door(s) and will reverse the door when activated.

**3.6 (1)** We noted that the paint on the exterior door jam around the main garage pedestrian door appears to be bubbling and failing. Recommend prep and paint door jam as needed to ensure future integrity of the wood.



3.6 Item 1(Picture) Failing Trim Paint



3.6 Item 2(Picture) Failing Trim Paint





3.6 Item 3(Picture) Failing Trim Paint



3.6 Item 4(Picture) Failing Trim Paint

**3.6** (2) We noted that the locks on the auxiliary garage pedestrian door were not functioning at time of inspection. Recommend evaluation by a licensed contractor repair replace as needed.



3.6 Item 5(Picture) Locks Not Functioning

# 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

**Dishwasher Brand:**

BOSCH

**Disposer Brand:**

BADGER

**Exhaust/Range hood:**

KITCHEN AID

**Range/Oven/Cooktop:**

BOSCH

KITCHEN AID

**Built in Microwave:**

OSTER

**Cabinetry:**

Wood

**Countertop:**

Quartz

**Refrigerator:**

BOSCH

**Clothes Dryer Vent Material:**

Flexible

**Dryer Power Source:**

Gas Connection

		IN	NI	NP	RR	HS
4.0	Ceiling	•				
4.1	Walls	•				
4.2	Floors	•				
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	Laundry Room/Sink/GFCI/Plumbing					•
4.15	Refrigerator	•				
4.16	Washer/Dryer	•				
		IN	NI	NP	RR	HS

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**Comments:**

**4.7** Kitchen countertop outlets are GFCI protected

**4.8** Unknown age of dishwasher. This unit was activated and appeared to be cycling at the time of inspection.

**4.9** Although the oven and all burners were function we noted that the center cooktop burner and igniter were not functioning properly. The igniter would not light the burner and the burner did not appear to the functioning as intended. Recommend evaluation by a licensed appliance contractor repair replace as needed.



4.9 Item 1(Picture) Center Burner/Igniter

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

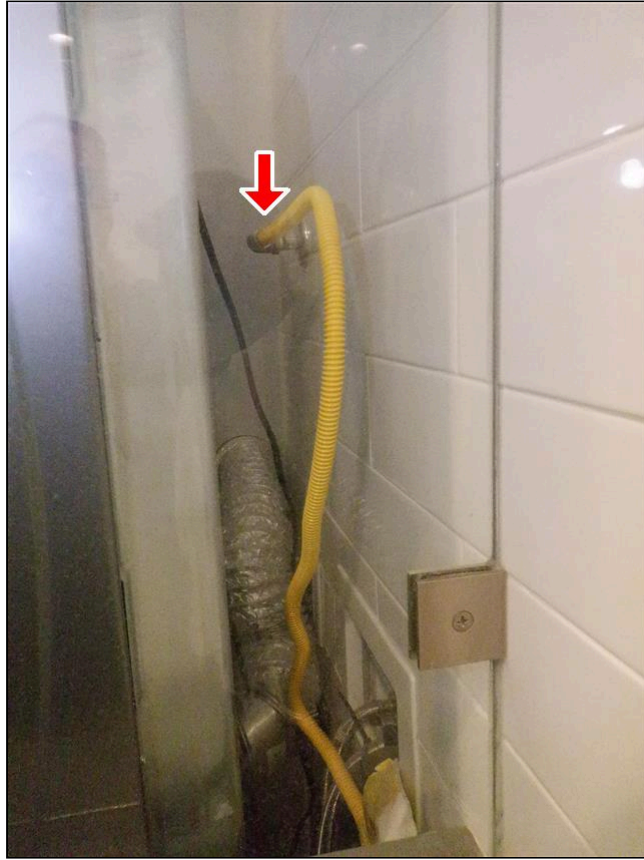
**4.11** We noted that the food waist disposal was inoperative (frozen) at time of inspection. Recommend evaluation repair replace as needed by an appliance contractor.



4.11 Item 1(Picture) Food Waist Disposer

**4.12** Unknown age of microwave. This unit appeared to be functioning at the time of inspection.

**4.14** Although this gas dryer was functioning we noted that this dryers gas line dose not have a fuel line shut off valve in plain sight at the unit. This is a safety issue that should be corrected. All appliances must be equipped with a fuel line shut off within line of sight of unit. Recommend evaluation and repair by a licensed plumbing contractor to avoid any future safety issues. FYI we believe that the shut off for this unit is in the utility room for the furnace and dryer.



4.14 Item 1(Picture) Dryer Gas Supply No Shut Off

**4.15** Refrigerator appeared to be functioning at the time of inspection.

**4.16** The washer and dryer were activated and appeared to be cycling at time of inspection. FYI clothes were not washed or dried in these appliances.

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  
Tongue And Groove

**Wall Material:**

Drywall

**Floor Covering(s):**

Laminated T&G  
Tile

**Interior Doors:**

Wood With Frosted Glass Panels  
Pocket Doors

**Window Types:**

Insulated  
Sliding Glass Doors  
Horizontal Sliders

**Window Manufacturer:**

UNKNOWN

**Limitations:**

Unable to check all outlets in home  
due to furniture and storage  
Furnishings

		IN	NI	NP	RR	HS
5.0	Ceilings	•				
5.1	Walls	•				
5.2	Floors	•				
5.3	Doors (Representative number)	•				
5.4	Windows/Sliding Glass Doors (Representative number)	•				
5.5	Outlets, Switches and Fixtures	•				
5.6	Ceiling Fans	•				
5.7	Closet Doors	•				
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>	<b>HS</b>

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### Comments:

**5.2** We were unable to inspect all portions of flooring in this home due to furniture however the areas that we could inspect appeared to be in good condition.

**5.5** Although we were unable to test all outlets in this home due to furnishings the outlets that we did test were functioning properly.

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) . Primary Bathroom

## Styles & Materials

**Exhaust Fans:**

Operable Window  
Fan/Heat Combo

**Bathroom:**

3/4

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

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### Comments:

**6.5.A Bathroom GFCI was not functioning properly. This GFCI failed to trip when tested. Any GFCI outlet that dose not function as intended will be consider a safety issue. This is a possible shock hazard that should be corrected. Recommend evaluation by an electrical contractor and installation of new GFCI as needed.**



6.5.A Item 1(Picture) GFCI Not Functioning Properly

**6.7.A** This toilet is a low flow combo gpf toilet and it appeared to be functioning properly.



6.7.A Item 1(Picture) Low Flow Combo Toilet

**6.10.A** We noted several tiles on the outside of this shower that were damaged. Recommend evaluation and repair as needed by a licensed contractor.



6.10.A Item 1(Picture) Damaged Tiles



# 6(B) . Guest Bathroom

## Styles & Materials

**Exhaust Fans:**

Fan only

Operable Window

**Bathroom:**

3/4

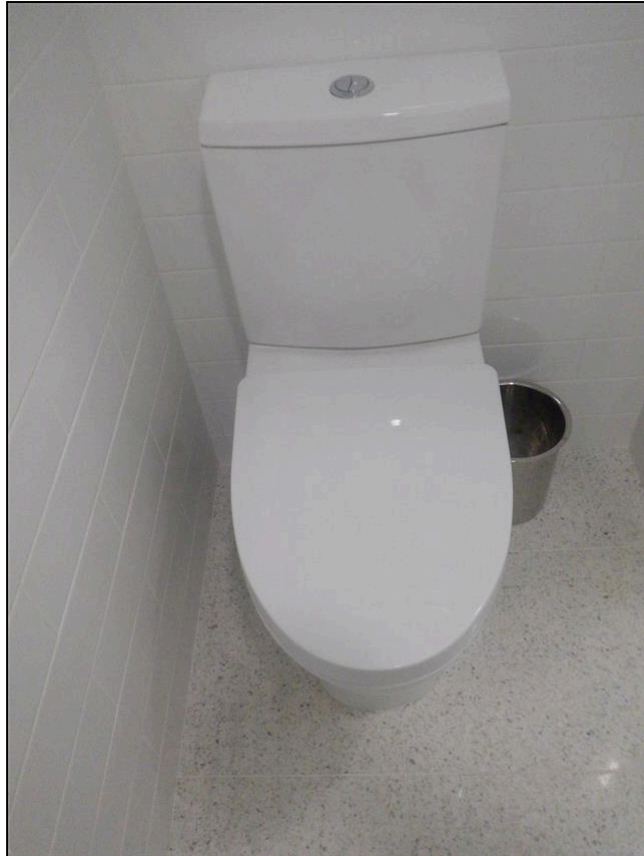
		IN	NI	NP	RR	HS
6.0.B	Counters and Cabinets/Pedestal/Back Splash	•				
6.1.B	Doors (Representative number)	•				
6.2.B	Windows/Sliders/Door	•				
6.3.B	Plumbing Drain, Waste and Vent Systems	•				
6.4.B	Plumbing Water Supply and Distribution Systems and Fixtures	•				
6.5.B	Outlets Switches and Fixtures	•				
6.6.B	Exhaust fan (s)	•				
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:**

**6.5.B** Outlet in hall bathroom is GFCI protected.

**6.7.B** This toilet is a low flow combo gpf toilet and it appeared to be functioning properly.



6.7.B Item 1(Picture) Low Flow Combo Toilet

## **7. Structural Components**

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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 home 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** Portions of the ceilings in the house are covered by finished materials and portions of the structural members are not visible. No obvious problems discovered, 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 Supply in home (distribution):</b> Copper
<b>Washer Drain Size:</b> 2" Diameter or better	<b>Water Heater Manufacturer:</b> A.O. SMITH	<b>Water Heater Power Source:</b> Gas (quick recovery)
<b>Water Heater Location:</b> Outside Utility Room	<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)	<b>Water Heater Age:</b> 6 Years
<b>Service Life:</b> 5-12		

		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/Miscellaneous Hazards					•
8.4	Water Heater Seismic Straps/Vehicle Protection Bollard					•
8.5	Main Water Shut-off Device (Describe location) And Water Pressure	•				
8.6	Main Fuel Shut-off (Describe Location)	•				
8.7	Irrigation		•			
		IN	NI	NP	RR	HS

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

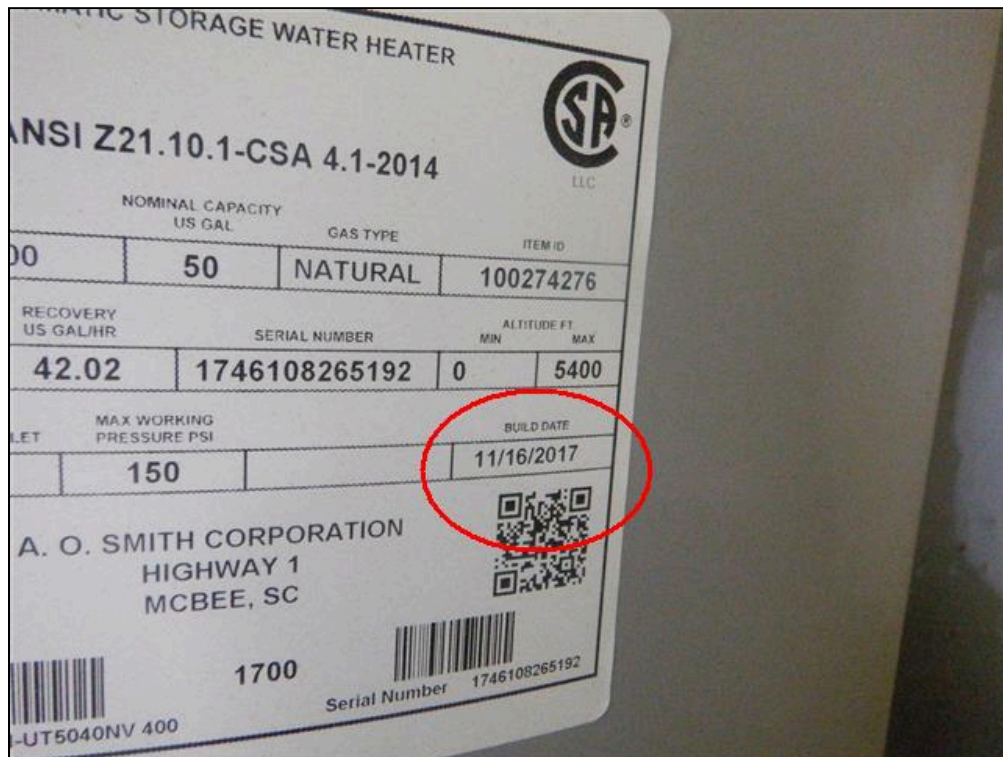
### Comments:

**8.2 (1)** Although this water heater was functioning at time of inspection we noted that there was no sediment trap (Drip Leg) installed on the fuel line. The installation of fuel line sediment traps have been required for many years. We highly recommend installation of sediment traps (Drip Legs) on all gas fired tankless and tank type water heaters they are installed per manufactures installation requirements to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing safety issues with combustion. The installation of sediment traps may extend the life of an appliance. Recommend evaluation and installation of sediment trap by a licensed plumbing contractor. This unit has a 50 gallon tank it is 6 years old. FYI the lack of a sediment trap may

void the manufactures warranty if applicable.



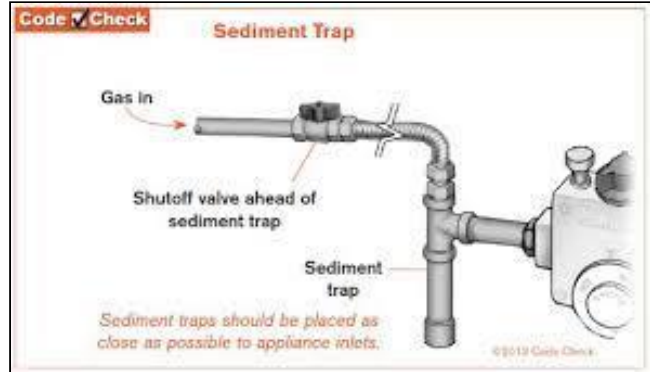
8.2 Item 1(Picture) Water Heater



8.2 Item 2(Picture) Water Heater MFG Date 2017

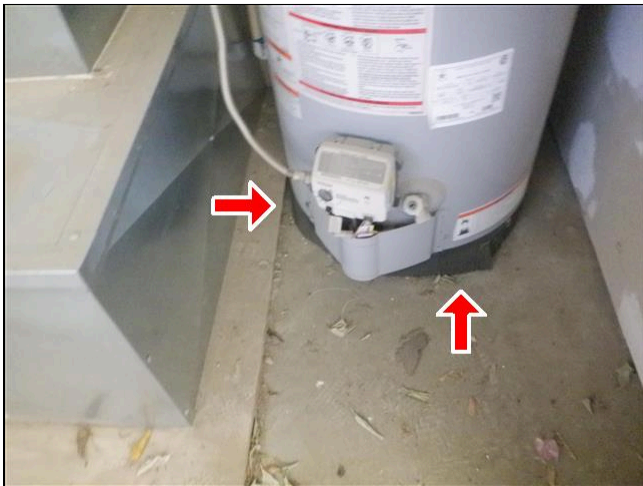


8.2 Item 3(Picture) Water Heater Fuel Line Missing Sediment Trap



8.2 Item 4(Picture) Sediment Trap Sample

**8.2 (2)** We also noted that this water heater has no catch pan under it. Catch pans have been required now for many years, they are required where damage to wall and framing members could occur from leakage (this includes all tank type and tankless water heaters). Considering the age of this water heater a catch pan should have been installed. Recommend installation of catch pan.



8.2 Item 5(Picture) Water Heater Missing Catch Pan



8.2 Item 6(Picture) Catch Pan Sample

**8.3** Although this water heater appeared to be functioning at the time of inspection, we noted that it was missing its TPR valve piping. TPR valve piping is required on all tank type and tankless gas water heaters. This is a safety issue that should be corrected. Recommend installation of TPR valve piping to avoid any future safety issues by a licensed plumbing contractor.



8.3 Item 1(Picture) Water Heater Missing TPR Valve Piping

**8.4** We noted that this water heater only had 1 seismic strap at time of inspection. All tank type water heaters are required to have a minimum of at least 2 seismic straps at all times, these seismic straps must be installed in the upper one third and lower one third of the unit, this is a hazard that should be corrected. Recommend evaluation and installation of second strap as needed by a licensed plumbing contractor.



8.4 Item 1(Picture) Water Heater One Seismic Strap Only

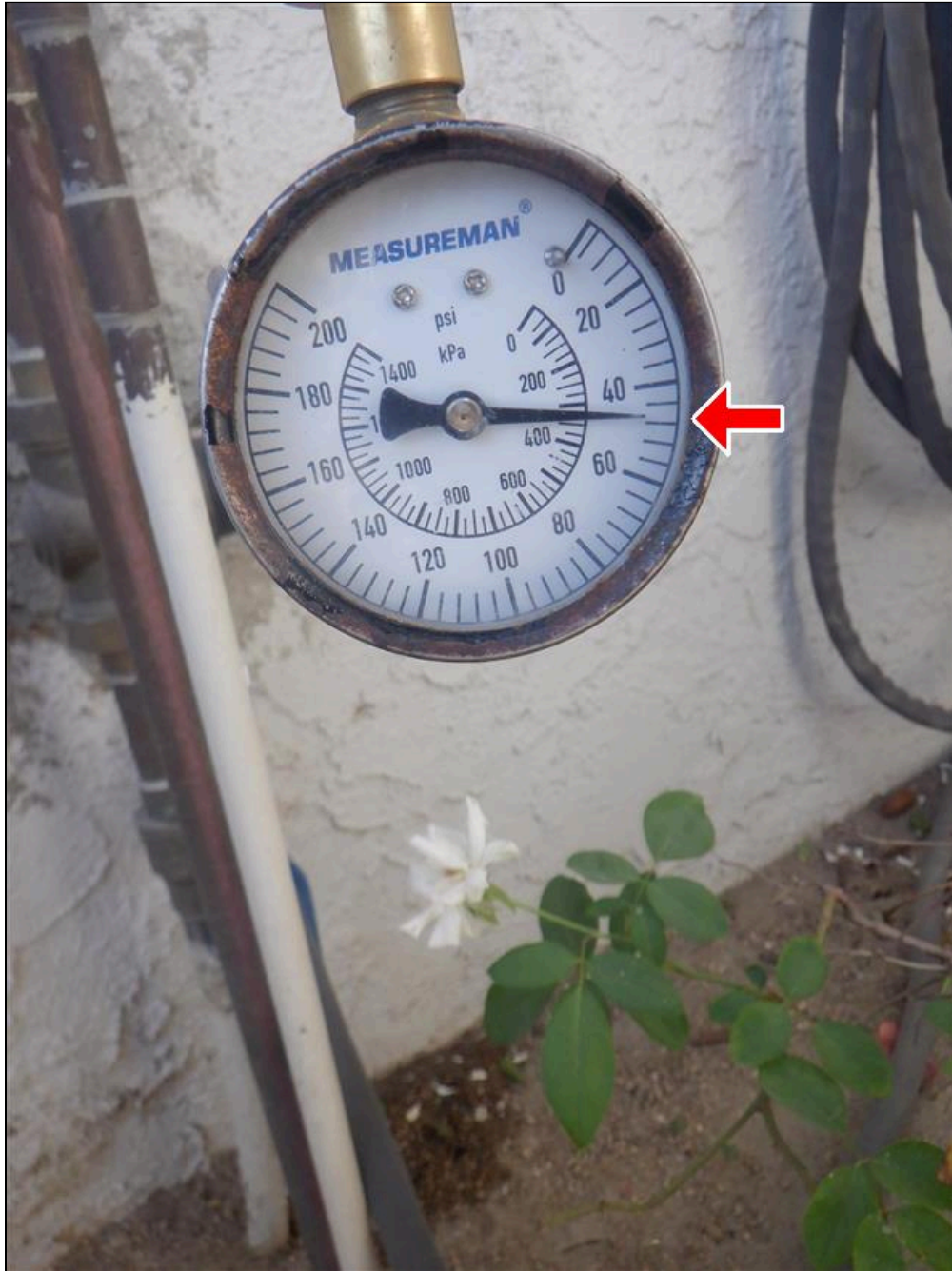


**8.5** (1) Main water shut and off and regulator are located at the front of house.



8.5 Item 1(Picture) Main Water Shut Off/Regulator

8.5 (2) Water pressure tested within normal range of 40-80 psi. Water pressure at the time of inspection was 49 psi.



8.5 Item 2(Picture) Water Pressure 49 psi

**8.6** Gas meter/shut off is located on the east side of the home. FYI main gas shut off wrenches are usually available at your local hardware store



8.6 Item 1(Picture) Main Gas Shut Off

**8.7** Irrigation systems are not inspected by our company. These systems do need maintenance and adjusting periodically, see your landscape contractor for maintenance details.

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:**

Overhead service

**Panel capacity:**

Sub Panel 200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

EATON

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex  
Conduit  
Cloth Covered (Old Style)

		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 Compatability 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** The main electrical panel is located east side of the home it has a 200 amp main breaker. We did not find any irregularities in this panel at the time of inspection.



9.1 Item 1(Picture) Electrical Panel



9.1 Item 2(Picture) Electrical Panel Disconnect 200 Amp



9.1 Item 3(Picture) Electrical Panel Distribution



9.1 Item 4(Picture) Electrical Panel Breakers/ Conductors

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. 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

<b>Heat Type:</b> Forced Air Split System	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> CARRIER	<b>Heater Age:</b> 3 Years	<b>Service Life:</b> 15-30
<b>Refrigerant:</b> R-410A	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> 20x25	<b>Types of Fireplaces:</b> Brick/Vented/Gas Burner	<b>Operable Fireplaces:</b> One
<b>Cooling Equipment Type:</b> Air Conditioner Unit Forced Air Split System	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer/Wall Unit:</b> CARRIER
<b>Number of AC Only Units:</b> One	<b>AC Age:</b> 3 Years	<b>Service Life:</b> 10-12

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

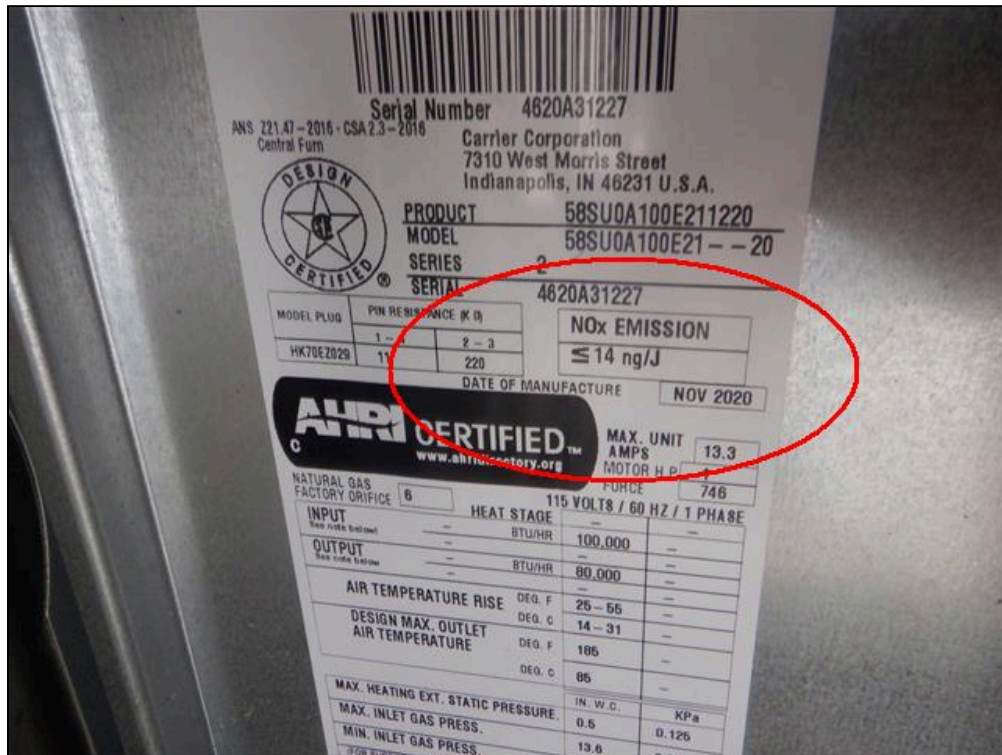
### Comments:

**10.0** (1) Although this heater is newer (3 years old) we noted that it failed to activate when thermostat was turned to heat mode. Recommend evaluation repair replace as needed by a licensed

HVAC contractor.

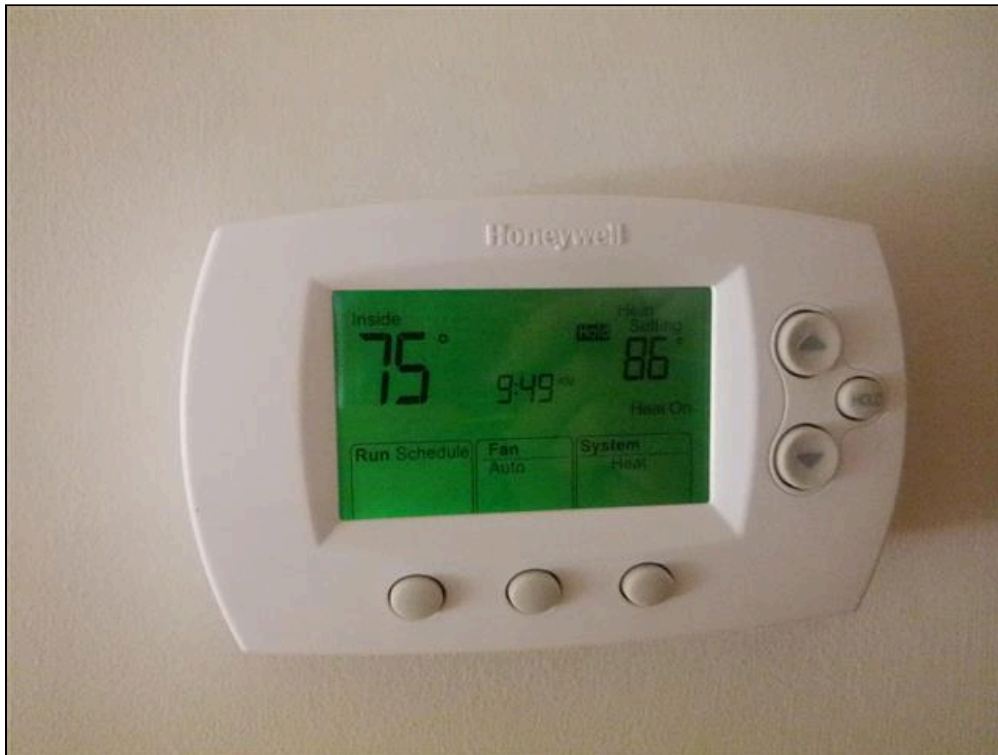


10.0 Item 1(Picture) Heating Unit



10.0 Item 2(Picture) Heating Unit MFG Date 2020





10.0 Item 3(Picture) Thermostat In Heat Mode

**10.0 (2)** This heater is 3 years old and although it failed to functioning at the time of inspection we noted that its missing its condensate safety micro switch, any unit installed on the interior of a home, utility room or garage should have a condensate safety switch, any blockage or overflow of condensate can cause damaged to interior drywall and framing members. Recommend evaluation and installation of a condensate safety switch by a licensed HVAC contractor.



10.0 Item 4(Picture) Heating Unit Missing Condensate Safety Switch



10.0 Item 5(Picture) Condensate Safety Switch Sample

**10.2 (1)** Although we could not visually inspect the ducting, supports, and the insulation surrounding the ducts, we did note good airflow to all the registers at the time of inspection.

**10.2 (2)** (Healthy HVAC System) FYI, Its extremely important to keep your fresh air filters clean at all

times as part of an 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 twice a year and changing or cleaning your filters at least every 3 months and possibly more if your system is older. This service should include condensate pumps, electronic air cleaners (if applicable) and condensate line maintenance.

**10.5** Level 2 fireplace inspection should be conducted 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 clay or metal 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. FYI brick fireplaces have clay flue liners that are susceptible to damage during seismic events that's why we highly recommend this fireplace inspection.



10.5 Item 1(Picture) Fireplace

**10.6** This cooling unit is 3 years old and appeared to be functioning however we noted that it was not secured to the appliance pad at time of inspection. Recommend evaluation and repair by a licensed HVAC contractor.



10.6 Item 1(Picture) Cooling Unit Not Secured



10.6 Item 2(Picture) Cooling Unit

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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

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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)**

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### Styles & Materials

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**Style:**

In ground  
Un-heated

**Shape:**

Rectangle

**Wall Material:**

Gunite (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. FYI these alarms may be required in certain jurisdictions For a vacation rental permits.				•			
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				•			
11.8	Gate pool area access							•
11.9	Operational Condition of Pool/Spa	•						
11.10	Pool/Spa Liner Condition	•						
11.11	Overflow Skimmers	•						
11.12	Pool/Spa Decking	•						
11.13	Auto Fill Feature/Manual Fill					•		
11.14	Tile/Coping/Stone	•						
11.15	Surface Walls and Floor of Pool	•						
11.16	Pool/Spa Light Fixture	•						
11.17	Verify the Electrical Outlet (s) and any Lighting for Pool is on a GFCI circuit	•						
11.18	Pumps for circulation of water	•						
11.19	Does pool have any rescue equipment						•	
11.20	Do steps or ladders exist on both sides of the pool						•	
11.21	Is the pool depth marked on outside area of pool						•	
11.22	Is there a depth of at least 8 feet to allow safe diving						•	
11.23	Are there any obstructions (walls, shrubs etc.) that would prevent full view of pool from home						•	
11.24	Water level should be within inches from rim to allow an easier climb out		•					
		IN	Yes	NI	NP	RR	No	HS

		IN	Yes	NI	NP	RR	No	HS
11.25	Does the surface around pool encourage drainage away from pool		•					
11.26	Pool/Spa Heaters			•				
11.27	Pool/SpaElectrical							•
11.28	Pool/Spa/Electrical/Sub Panel/GFCI Protection					•		
11.29	Pool/Spa Controls	•						
11.30	Pool/Spa Drain Covers/Drains	•						
11.31	Pool/Spa Filter	•						
11.32	Pool/Spa Salt System/Chlorination System					•		
		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. FYI keep in mind that these safety features are designed to keep children safe.

**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. FYI this safety feature maybe required for a vacation rental permit.

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

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

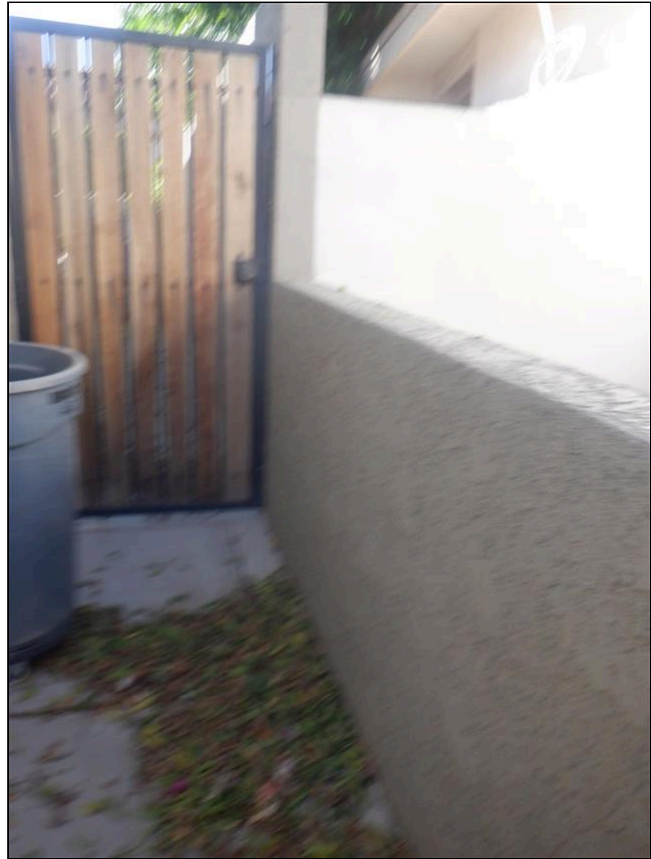
**11.7** No other safety provisions were noted at time of inspection.

**11.8** We noted that this home has multiple gates that access the backyard from the street, all gates that can access the pool area from the street are required to have self closing self latching hardware, they are also required to open outwards towards the street and the self latching hardware cannot be any lower that 54 inches from grade any deviation in these requirements results in a safety issues. These safety requirements are designed to keep young children away from the pool area and safe. Recommend evaluation of all gates and repair of all the above mentioned issues by a licensed contractor who is familiar with these pool safety features. FYI these gates do not meet these safety protocols. Gate 1 (courtyard) opens inward and dose not have self closing or self latching hardware

gate 2 opens outward and dose not have self closing or self latching hardware.



11.8 Item 1(Picture) Gate 1

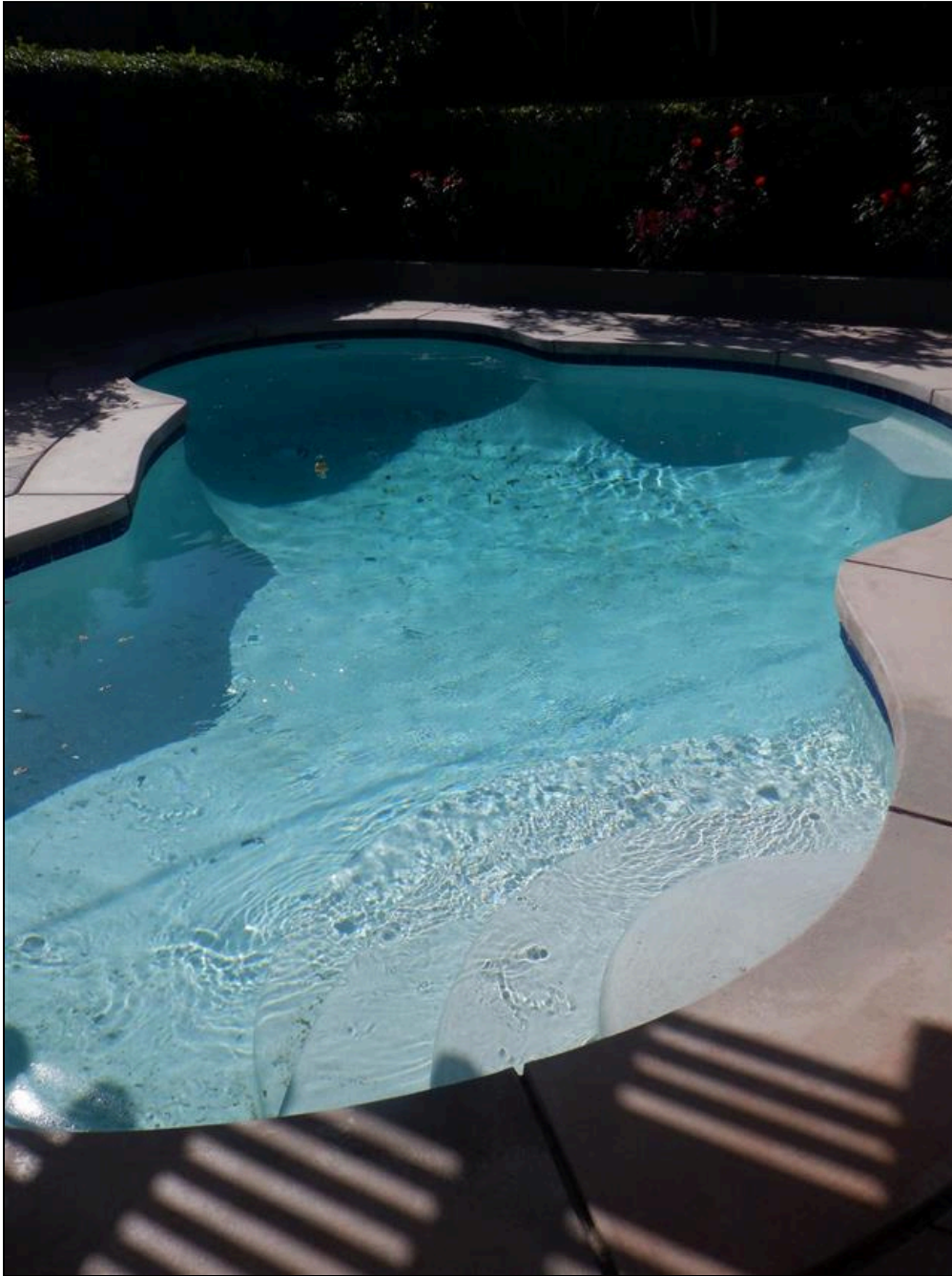


11.8 Item 2(Picture) Gate 2



**11.9** Our company does not inspect pools for leaks or seepage, only components readily accessible are inspected.

**11.10** The pool liner appeared to be in good condition at the time of inspection.



11.10 Item 1(Picture) Pool Liner

**11.13** Although the auto fill appeared to be functioning properly we were unable to locate the required backflow preventer. All pools with an auto fill are required to have a backflow preventer. Recommend evaluation by a licensed pool contractor to install the required backflow preventer.



11.13 Item 1(Picture) Pool Auto Fill



11.13 Item 2(Picture) Auto Fill Supply Missing Backflow Preventer



11.13 Item 3(Picture) Backflow Preventer Sample

**11.16** Pool light functioning properly at the time of inspection.



11.16 Item 1(Picture) Pool Light

**11.17** Pool light GFCI functioning properly at the time of inspection.



11.17 Item 1(Picture) Pool Light GFCI



11.17 Item 2(Picture) Pool Light GFCI Functioning Properly

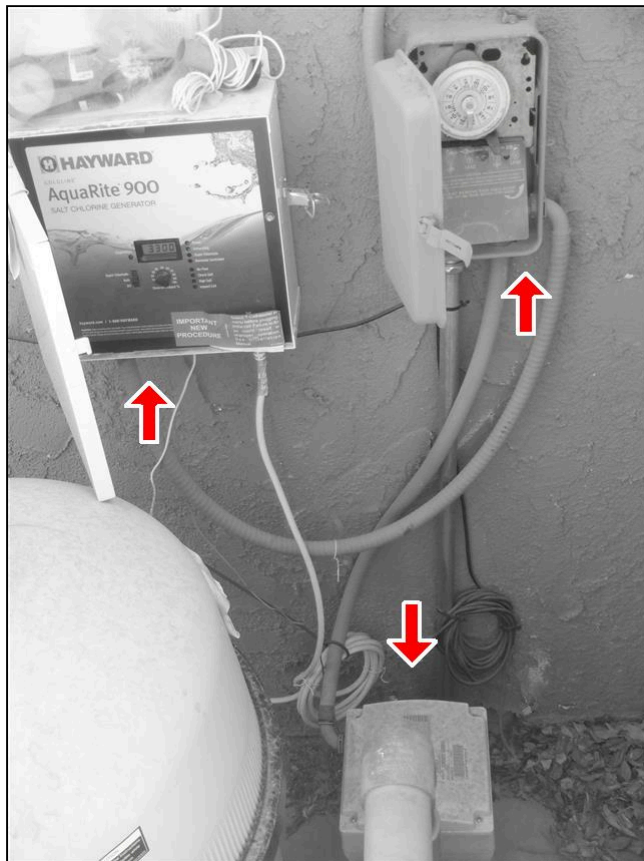
**11.18** We noted all pumps and motors were functioning properly at time of inspection.



11.18 Item 1(Picture) Pool Pump

**11.26** There is no Pool Heater for this pool.

**11.27** We noted that there was no bond wire present at the pool equipment at the time of inspection. This is a possible shock hazard that should be corrected. All metal parts of pool/spa pumps, motors, heaters, control panels, switches and sub panels should be bonded together and bonded to the pools bonding grid at all times. FYI the installation of a ground rod may solve this issue. Recommend checking local codes for the installation of ground rod and evaluation repair replace as needed by a licensed pool contractor.



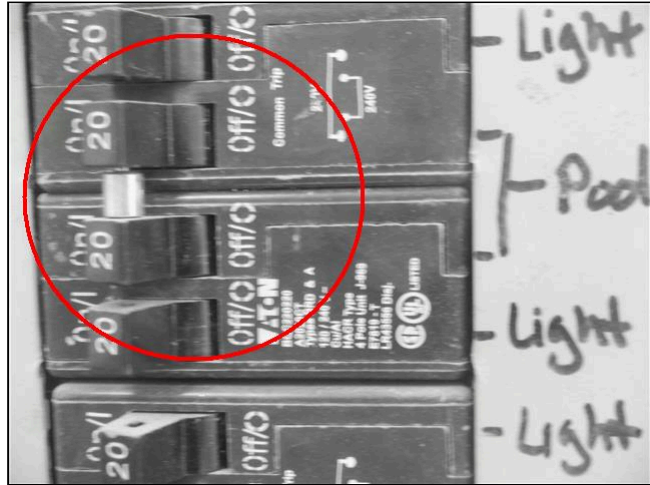
11.27 Item 1(Picture) Pool Equipment No Bond Wire Present

**11.28** We noted that all this pool equipment appeared to be older the requirements for the pool equipment electrical has changed over the years the new requirements are as follows all pool pumps are required to be individually GFCI protected by a electrical panel GFCI breaker and if this pool equipment is to be upgraded these requirements should be met. Recommend evaluation by a licensed pool contractor to determine if this pool equipment requires any additional GFCI protection and install as needed. FYI this additional GFCI protection may be required in certain jurisdictions for a vacation

rental permits. FYI follow all local codes on this issue.



11.28 Item 1(Picture) :Pool Pump No GFCI Protection



11.28 Item 2(Picture) Pool Pump No GFCI Protection



11.28 Item 3(Picture) GFCI Protection Sample

**11.29** The controller present is for activation/de activation of pool pump and speed control.

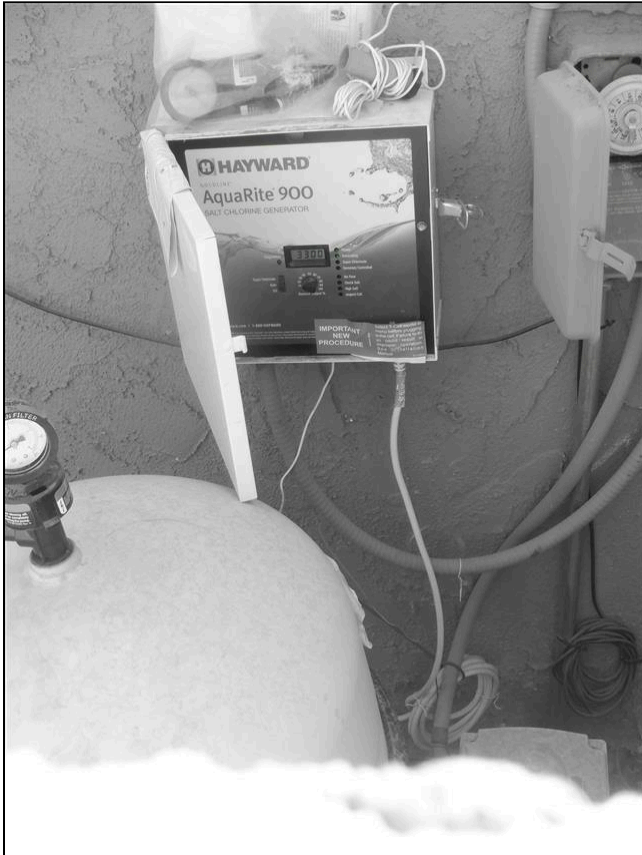


11.29 Item 1(Picture) Pump Controls

**11.30** Pool drains are of the required multiple design set up along with anti entrapment type covers. These drains and drain covers are correct.

**11.31** Although the filter appeared to be functioning properly without any leaks, we cannot test this piece of the pool equipment. The fact that the water was clear and there were no leaks present, we believe the filter is operating properly.

**11.32** We believe that this pool is equipped with a electronic salt/chlorine generating system. We have no way of testing these units for proper operation or even knowing if there functioning properly. This unit should be evaluated for proper operation by a licensed pool contractor.



11.32 Item 1(Picture) Chlorine Generator



11.32 Item 2(Picture) Salt Cell

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



**Palm Springs CA**  
**Direct: (760) 507-5889**  
**Email: Mike@LivingstonHomeInspections.com**  
**Website: LivingstonHomeInspections.com**

### Customer

Sara Rostand, Trustee

### Address

72543 Beavertail St  
Palm Desert CA 92260

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

### 1.6 Tree Limbs/Debris

#### Repair or Replace

(1) The tree limbs that are in contact with roof or hanging near roof should be trimmed. Trees/bushes that grow close to or onto the roof can damage roofing materials as well as allowing rodents and pests access to the attic areas.





1.6 Item 1(Picture) Roof Tree Contact

(2) We noted debris on this roof in several locations. It is possible for this debris to impede drainage in a rain event. Recommend removal of debris to insure proper drainage.



1.6 Item 2(Picture) Roof Debris



1.6 Item 3(Picture) Roof Debris



1.6 Item 4(Picture)

## 1.8 Solar Panels

### Repair or Replace

We noted that this house is equipped with solar panels/solar equipment. Our company dose not inspect solar panels/equipment and we have no way of telling if they are functioning properly or if they were installed correctly. Improperly installed solar panels can lead to roof leaks. This solar equipment should be evaluated by a licensed specialist. FYI recommend reaching out to the manufacture or installer for information on existing warranties and maintenance schedules.



1.8 Item 1(Picture) Solar Panels



1.8 Item 2(Picture) Solar Panels



1.8 Item 3(Picture) Solar Equipment

## 2. Exterior

### 2.1 Doors (Exterior)

#### Repair or Replace

We noted that the heating and water heater compartment doors appeared weathered and damaged. Recommend evaluation by a licensed contractor repair replace as needed.



2.1 Item 1(Picture) Utility Room Doors Weathered



2.1 Item 2(Picture) Utility Room Doors Weathered

**2.2 Windows/Sliding Glass Doors**

**Repair or Replace**

We noted that several of the window screens appeared older and deteriorating. Recommend evaluation of all window screens repair replace all deteriorated screens as needed.

**2.3 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) Cracks were noted in the concrete driveway and patio slab. These slab cracks are normal shrinkage cracks for this climate, none of which exceeded 1/8 inch in size. Recommend repair as desired.



2.3 Item 1(Picture) Driveway Cracks



2.3 Item 2(Picture) Driveway Cracks



2.3 Item 3(Picture) Driveway Cracks



2.3 Item 4(Picture) Driveway Cracks

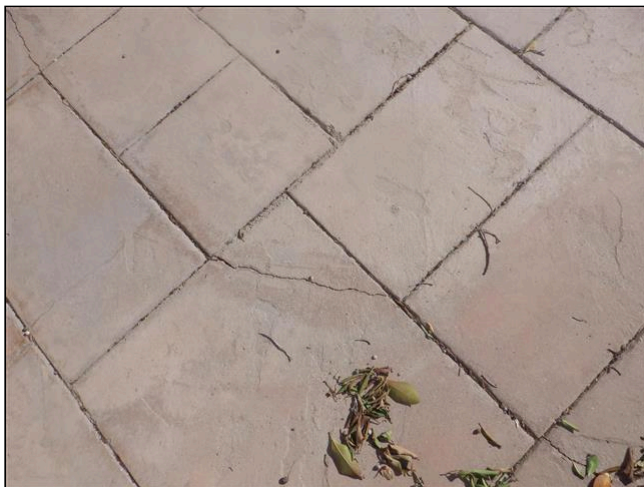




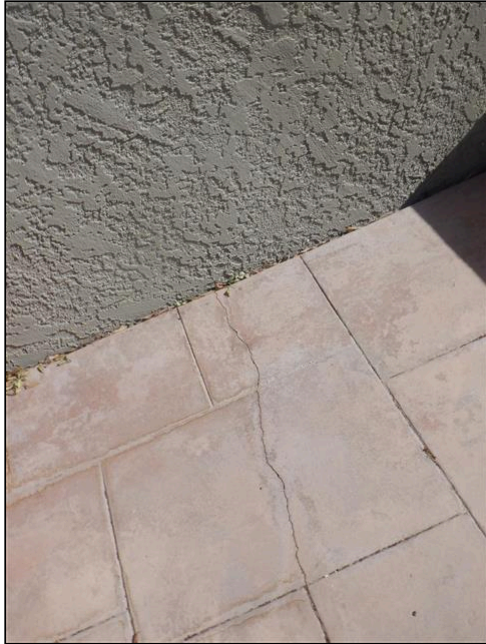
2.3 Item 5(Picture) Driveway Cracks



2.3 Item 6(Picture) Driveway Cracks



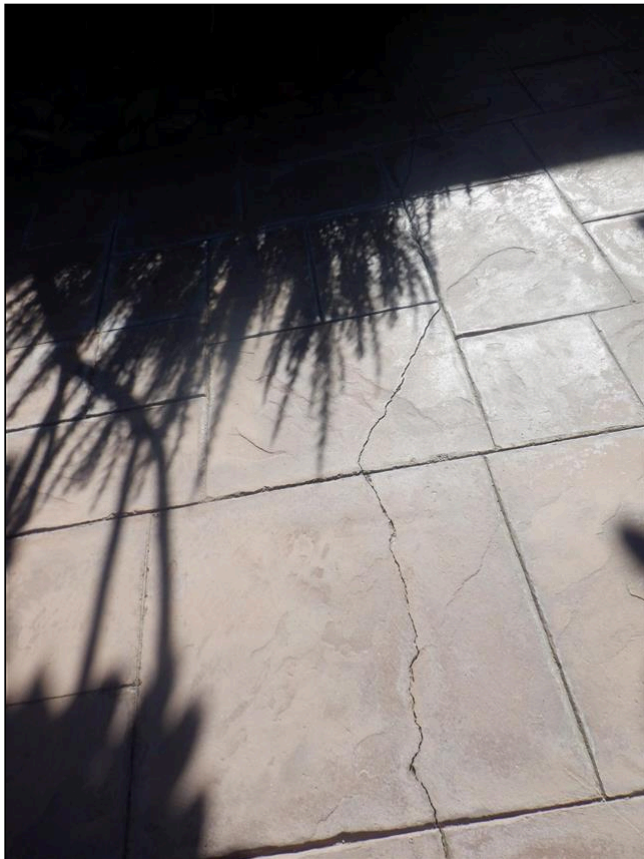
2.3 Item 7(Picture) Patio Cracks



2.3 Item 8(Picture) Patio Cracks



2.3 Item 9(Picture) Patio Cracks



2.3 Item 10(Picture) Patio Cracks

(2) We noted that a portion of the slab in the courtyard has an even grade and there appears to be

only one way the water during rain events can drain out of this area (through the gate). Recommend adding a rain gutter system to the eaves and drilling weep holes in the courtyard walls by a licensed contractor.



2.3 Item 11(Picture) Rain Gutters Needed



2.3 Item 12(Picture) Weep Holes Needed

## 2.4 Eaves, Soffits and Fascias

### Repair or Replace

The paint on the eaves and the fascia boards appears to be peeling and failing in at least one area (rear patio). We also noted damaged wood in at least one area. Recommend evaluation and repair of any damaged wood prep and painting of the fascia boards and eaves to insure future integrity of wood by a licensed contractor.



2.4 Item 1(Picture) Damaged Wood



2.4 Item 2(Picture) Damaged Wood



2.4 Item 3(Picture) Damaged Wood



2.4 Item 4(Picture) Failing Paint



2.4 Item 5(Picture) Failing Paint



2.4 Item 6(Picture) Failing Paint

**2.6 Outlets/Electrical (Exterior)**

**Repair or Replace**

Although most exterior outlets were GFCI protected we noted at least one that was not. All exterior outlets should be GFCI protected, we highly recommend the installation of GFCI outlets by a licensed electrical contractor for proper shock protection and to avoid any safety issues. Location of none GFCI protected outlets as follows



2.6 Item 1(Picture) Outlet No GFCI Protection



2.6 Item 2(Picture) Outlet No GFCI Protection

**2.12 Cable Box Cover/Cable/Phone/Exterior Lighting****Repair or Replace**

We noted that the cable box cover on the south side of home was missing. This missing cover will allow moisture and pest into wall cavity and cause damage. Recommend installation of cover.



2.12 Item 1(Picture) Missing Cable Box Cover

**3. Garage****3.6 Pedestrian Door/s****Repair or Replace**

(1) We noted that the paint on the exterior door jam around the main garage pedestrian door appears to be bubbling and failing. Recommend prep and paint door jam as needed to ensure future integrity of the wood.



3.6 Item 1(Picture) Failing Trim Paint



3.6 Item 2(Picture) Failing Trim Paint



3.6 Item 3(Picture) Failing Trim Paint



3.6 Item 4(Picture) Failing Trim Paint

(2) We noted that the locks on the auxiliary garage pedestrian door were not functioning at time of

inspection. Recommend evaluation by a licensed contractor repair replace as needed.



3.6 Item 5(Picture) Locks Not Functioning

## 4. Kitchen Components and Appliances

### 4.9 Ranges/Ovens/Cooktops

#### Repair or Replace

Although the oven and all burners were function we noted that the center cooktop burner and igniter were not functioning properly. The igniter would not light the burner and the burner did not appear to the functioning as intended. Recommend evaluation by a licensed appliance contractor repair replace as needed.



4.9 Item 1(Picture) Center Burner/Igniter

### 4.11 Food Waste Disposer



**Repair or Replace**

We noted that the food waist disposal was inoperative (frozen) at time of inspection. Recommend evaluation repair replace as needed by an appliance contractor.



4.11 Item 1(Picture) Food Waist Disposer

**6(A) . Primary Bathroom**

**6.10.A Shower/Tub/Enclosure Tile Grout**

**Repair or Replace**

We noted several tiles on the outside of this shower that were damaged. Recommend evaluation and repair as needed by a licensed contractor.



6.10.A Item 1(Picture) Damaged Tiles

## 8. Plumbing System

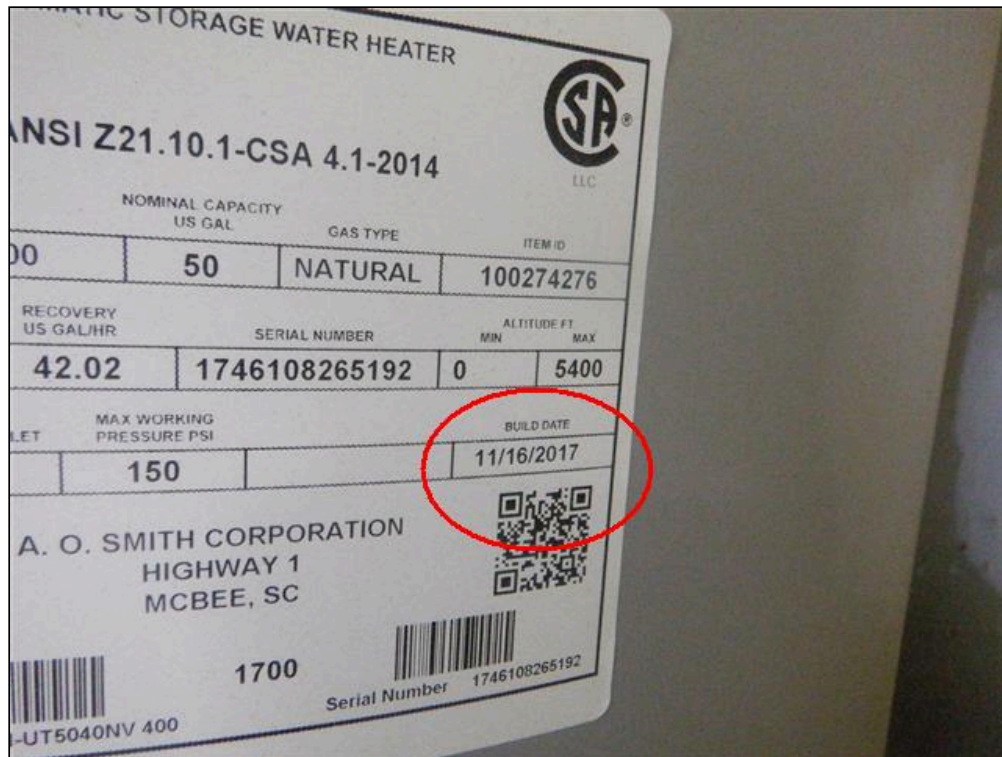
### 8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

#### Repair or Replace

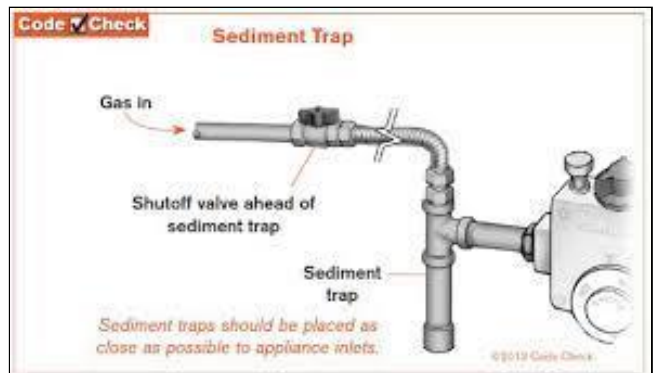
(1) Although this water heater was functioning at time of inspection we noted that there was no sediment trap (Drip Leg) installed on the fuel line. The installation of fuel line sediment traps have been required for many years. We highly recommend installation of sediment traps (Drip Legs) on all gas fired tankless and tank type water heaters they are installed per manufactures installation requirements to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing safety issues with combustion. The installation of sediment traps may extend the life of an appliance. Recommend evaluation and installation of sediment trap by a licensed plumbing contractor. This unit has a 50 gallon tank it is 6 years old. FYI the lack of a sediment trap may void the manufactures warranty if applicable.



8.2 Item 1(Picture) Water Heater



8.2 Item 2(Picture) Water Heater MFG Date 2017



8.2 Item 4(Picture) Sediment Trap Sample

8.2 Item 3(Picture) Water Heater Fuel Line Missing Sediment Trap

(2) We also noted that this water heater has no catch pan under it. Catch pans have been required now for many years, they are required where damage to wall and framing members could occur from leakage (this includes all tank type and tankless water heaters). Considering the age of this water heater a catch pan should have been installed. Recommend installation of catch pan.



8.2 Item 5(Picture) Water Heater Missing Catch Pan



8.2 Item 6(Picture) Catch Pan Sample

## 10. Heating / Central Air Conditioning

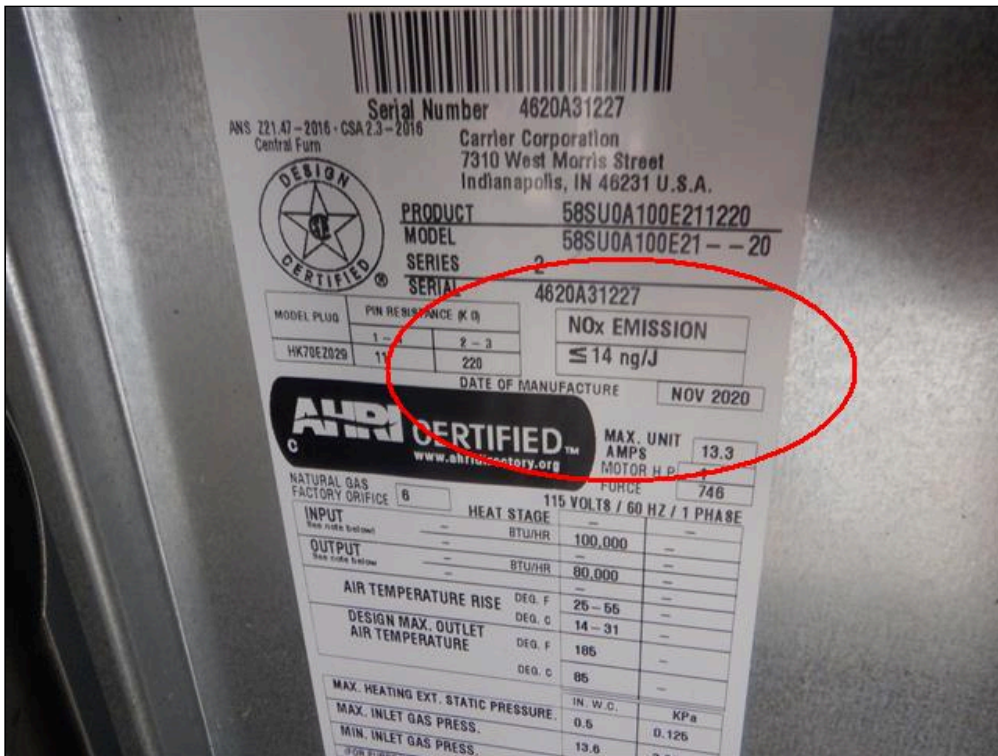
### 10.0 Heating/Cooling Equipment

#### Repair or Replace

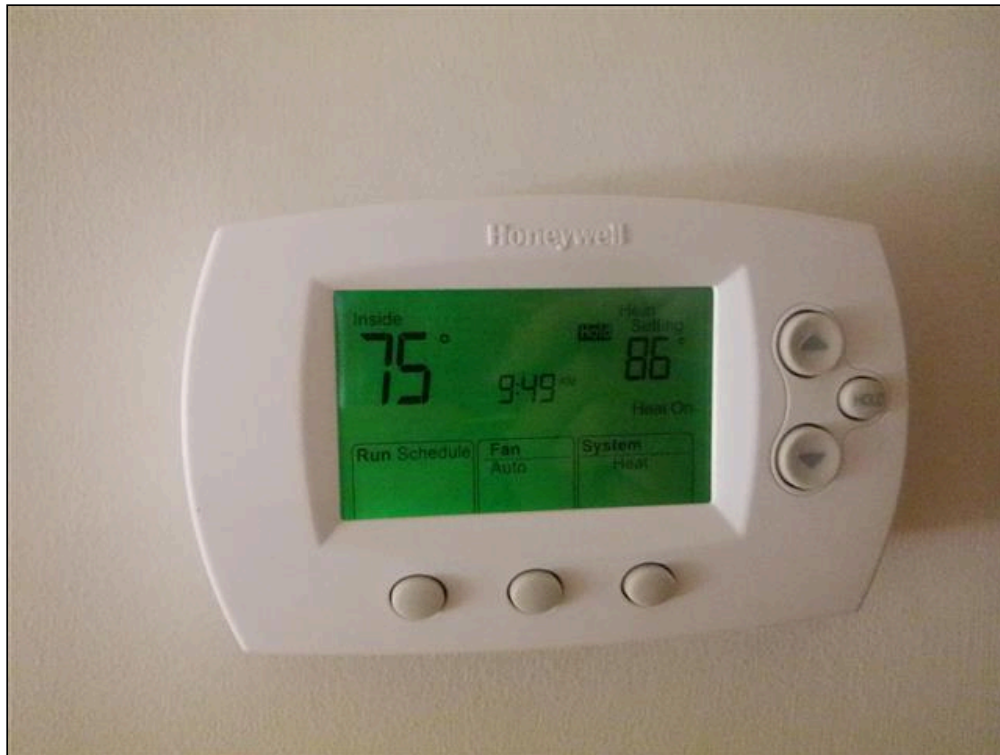
(1) Although this heater is newer (3 years old) we noted that it failed to activate when thermostat was turned to heat mode. Recommend evaluation repair replace as needed by a licensed HVAC contractor.



10.0 Item 1(Picture) Heating Unit



10.0 Item 2(Picture) Heating Unit MFG Date 2020



10.0 Item 3(Picture) Thermostat In Heat Mode

(2) This heater is 3 years old and although it failed to functioning at the time of inspection we noted that its missing its condensate safety micro switch, any unit installed on the interior of a home, utility room or garage should have a condensate safety switch, any blockage or overflow of condensate can cause damaged to interior drywall and framing members. Recommend evaluation and installation of a condensate safety switch by a licensed HVAC contractor.



10.0 Item 4(Picture) Heating Unit Missing Condensate Safety Switch



10.0 Item 5(Picture) Condensate Safety Switch Sample

## 10.5 Gas/LP Firelogs and Fireplaces

### Repair or Replace

Level 2 fireplace inspection should be conducted 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 clay or metal 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. FYI brick fireplaces have clay flue liners that are susceptible to damage during seismic events that's why we highly recommend this fireplace inspection.



10.5 Item 1(Picture) Fireplace

**10.6 Cooling Equipment**

**Repair or Replace**

This cooling unit is 3 years old and appeared to be functioning however we noted that it was not secured to the appliance pad at time of inspection. Recommend evaluation and repair by a licensed HVAC contractor.



10.6 Item 1(Picture) Cooling Unit Not Secured



10.6 Item 2(Picture) Cooling Unit

## 11. Swimming Pools, Equipment and Safety

### 11.0 Pool Safety Act Senate Bill 442 Requirements 2 out of the following 7 Drowning prevention safety features

#### Repair or Replace

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. FYI keep in mind that these safety features are designed to keep children safe.

#### 11.13 Auto Fill Feature/Manual Fill

#### Repair or Replace

Although the auto fill appeared to be functioning properly we were unable to locate the required backflow preventer. All pools with an auto fill are required to have a backflow preventer. Recommend evaluation by a licensed pool contractor to install the required backflow preventer.





11.13 Item 1(Picture) Pool Auto Fill



11.13 Item 2(Picture) Auto Fill Supply Missing Backflow Preventer



11.13 Item 3(Picture) Backflow Preventer Sample

**11.28 Pool/Spa/Electrical/Sub Panel/GFCI Protection**

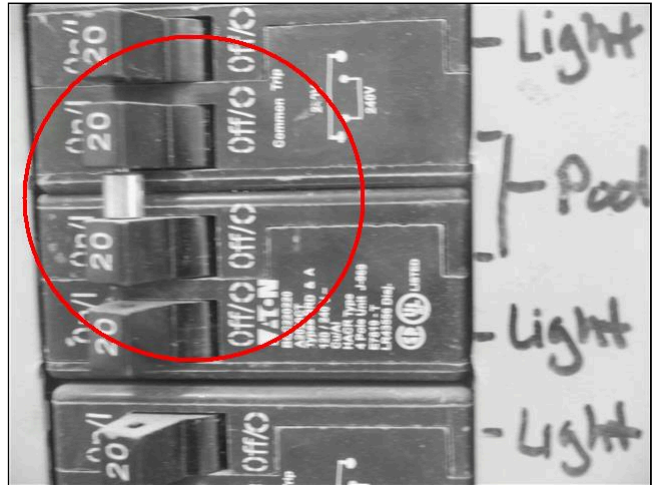
**Repair or Replace**

We noted that all this pool equipment appeared to be older the requirements for the pool equipment

electrical has changed over the years the new requirements are as follows all pool pumps are required to be individually GFCI protected by a electrical panel GFCI breaker and if this pool equipment is to be upgraded these requirements should be met. Recommend evaluation by a licensed pool contractor to determine if this pool equipment requires any additional GFCI protection and install as needed. FYI this additional GFCI protection may be required in certain jurisdictions for a vacation rental permits. FYI follow all local codes on this issue.



11.28 Item 1(Picture) :Pool Pump No GFCI Protection



11.28 Item 2(Picture) Pool Pump No GFCI Protection

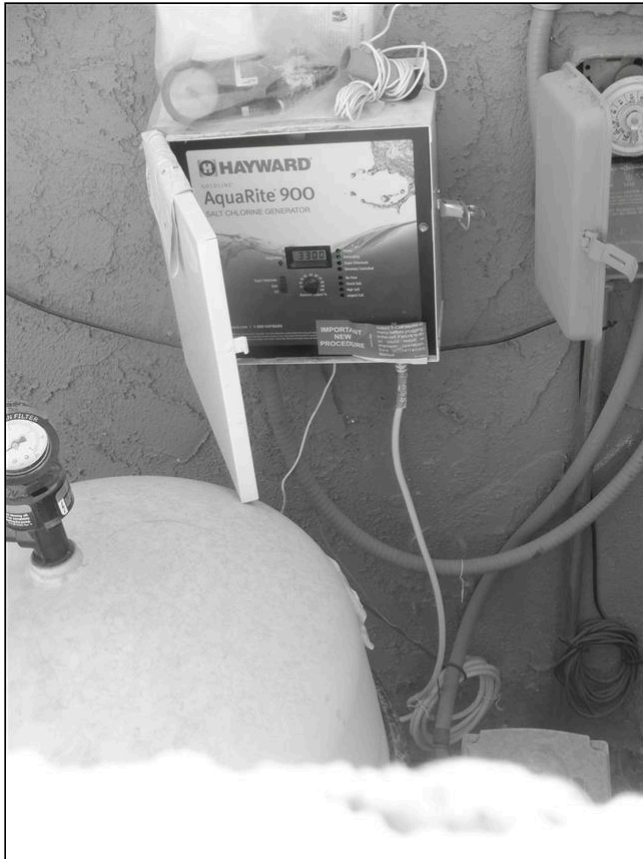


11.28 Item 3(Picture) GFCI Protection Sample

**11.32 Pool/Spa Salt System/Chlorination System**

**Repair or Replace**

We believe that this pool is equipped with a electronic salt/chlorine generating system. We have no way of testing these units for proper operation or even knowing if there functioning properly. This unit should be evaluated for proper operation by a licensed pool contractor.



11.32 Item 1(Picture) Chlorine Generator



11.32 Item 2(Picture) Salt Cell

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



**Livingston Home Inspections, Inc.**

**Palm Springs CA**

**Direct: (760) 507-5889**

**Email: Mike@LivingstonHomeInspections.com**

**Website: LivingstonHomeInspections.com**

### **Customer**

Sara Rostand, Trustee

### **Address**

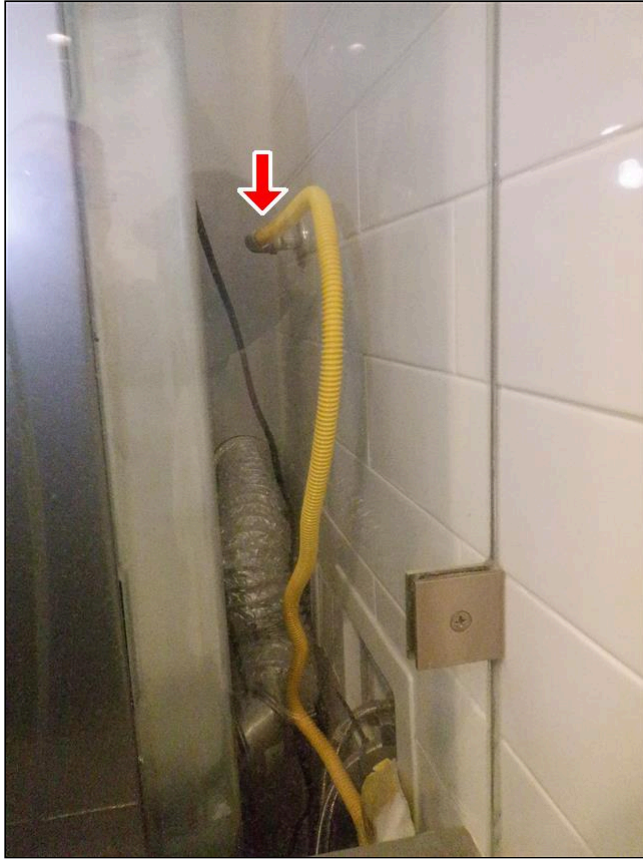
72543 Beavertail St  
Palm Desert CA 92260

## **4. Kitchen Components and Appliances**

### **4.14 Laundry Room/Sink/GFCI/Plumbing**

#### **Health/Safety**

Although this gas dryer was functioning we noted that this dryers gas line dose not have a fuel line shut off valve in plain sight at the unit. This is a safety issue that should be corrected. All appliances must be equipped with a fuel line shut off within line of sight of unit. Recommend evaluation and repair by a licensed plumbing contractor to avoid any future safety issues. FYI we believe that the shut off for this unit is in the utility room for the furnace and dryer.



4.14 Item 1(Picture) Dryer Gas Supply No Shut Off

## 6(A) . Primary Bathroom

### 6.5.A Outlets Switches and Fixtures

#### Health/Safety

Bathroom GFCI was not functioning properly. This GFCI failed to trip when tested. Any GFCI outlet that dose not function as intended will be consider a safety issue. This is a possible shock hazard that should be corrected. Recommend evaluation by an electrical contractor and installation of new GFCI as needed.



6.5.A Item 1(Picture) GFCI Not Functioning Properly

## 8. Plumbing System

### 8.3 Water heater TPRV valve piping/Miscellaneous Hazards

#### Health/Safety

Although this water heater appeared to be functioning at the time of inspection, we noted that it was missing its TPR valve piping. TPR valve piping is required on all tank type and tankless gas water heaters. This is a safety issue that should be corrected. Recommend installation of TPR valve piping to avoid any future safety issues by a licensed plumbing contractor.



8.3 Item 1(Picture) Water Heater Missing TPR Valve Piping

### 8.4 Water Heater Seismic Straps/Vehicle Protection Bollard

#### Health/Safety

We noted that this water heater only had 1 seismic strap at time of inspection. All tank type water heaters are required to have a minimum of at least 2 seismic straps at all times, these seismic straps must be installed in the upper one third and lower one third of the unit, this is a hazard that should be corrected. Recommend evaluation and installation of second strap as needed by a licensed plumbing contractor.



8.4 Item 1(Picture) Water Heater One Seismic Strap Only

## 11. Swimming Pools, Equipment and Safety

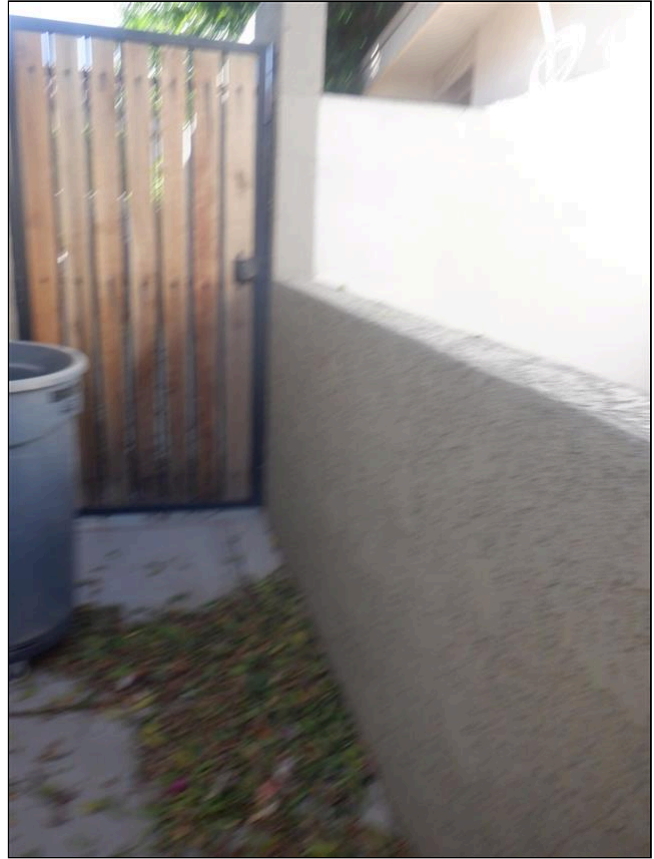
### 11.8 Gate pool area access

#### Health Safety

We noted that this home has multiple gates that access the backyard from the street, all gates that can access the pool area from the street are required to have self closing self latching hardware, they are also required to open outwards towards the street and the self latching hardware cannot be any lower that 54 inches from grade any deviation in these requirements results in a safety issues. These safety requirements are designed to keep young children away from the pool area and safe. Recommend evaluation of all gates and repair of all the above mentioned issues by a licensed contractor who is familiar with these pool safety features. FYI these gates do not meet these safety protocols. Gate 1 (courtyard) opens inward and dose not have self closing or self latching hardware gate 2 opens outward and dose not have self closing or self latching hardware.



11.8 Item 1(Picture) Gate 1



11.8 Item 2(Picture) Gate 2

### 11.27 Pool/SpaElectrical

#### Health Safety

We noted that there was no bond wire present at the pool equipment at the time of inspection. This is a possible shock hazard that should be corrected. All metal parts of pool/spa pumps, motors, heaters, control panels, switches and sub panels should be bonded together and bonded to the pools bonding grid at all times. FYI the installation of a ground rod may solve this issue. Recommend checking local codes for the installation of ground rod and evaluation repair replace as needed by a licensed pool contractor.





11.27 Item 1(Picture) Pool Equipment No Bond Wire Present

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**INVOICE****Livingston Home Inspections, Inc.****Palm Springs CA****Direct: (760) 507-5889****Email:****Mike@LivingstonHomeInspections.com****Website:****LivingstonHomeInspections.com****Inspected By: Michael Livingston****Inspection Date: 10/2/2023****Report ID: 20231002-72543-Beavertail-St**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Sara Rostand, Trustee	72543 Beavertail St Palm Desert CA 92260
<b>Customer's Real Estate Professional:</b> Richard Von Ernst Compass	

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Sq Ft 1,000 - 1,300	380.00	1	380.00
Pool	150.00	1	150.00
			<b>Tax \$0.00</b>
			<b>Total Price \$530.00</b>

**Payment Method:** Credit Card**Payment Status:** Invoice Sent**Note:**

