



Property Inspection Report



78650 Ave 42 #1713, Indio, CA 92203

Inspection prepared for: Alejandra Santana

Real Estate Agent: Chris Jones - Titan Heritage

Date of Inspection: 9/27/2023 Time: 10:00 AM

Age of Home: 1988 Size: 768

Weather: Clear/Sunny

Inspector: Cain Rivera

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Report Summary

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

Grounds		
Page 7 Item: 2	Exterior Faucet Condition	<ul style="list-style-type: none"> Rust/corrosion on exterior faucet noted at time of inspection. Recommend review/repair by licensed plumber.
Page 7 Item: 3	Water Pressure	<ul style="list-style-type: none"> Unable to get water pressure reading due to corrosion on faucet at time of inspection.
Sewer		
Page 10 Item: 1	Sewer Condition	<ul style="list-style-type: none"> Due to the age of the home it is strongly suggested that a sewer line inspection be performed using a high definition camera. This will help to rule out any sewer line condition prior to the close of Escrow. While the inspector tests the drain lines in the home and also flushes toilets according to home inspection standards, toilet paper is not used during this evaluation. The sewer line inspection can be ordered through our company at an additional cost of \$300. The buyer accepts all liability regarding defects and deficiencies and understands inspecting the sewer line is part of their due diligence prior to the close of Escrow.
Water Heater		
Page 12 Item: 1	Water Heater Condition	<ul style="list-style-type: none"> Water heating units were locked on side of building and were not labeled to identify unit that belongs to property. Recommend contacting HOA for disclosure on unit prior to close of sale.
Heat/AC		
Page 13 Item: 1	AC Condenser Condition	<ul style="list-style-type: none"> Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls at time of inspection we recommend that an HVAC professional check the air conditioning unit for refrigerant levels and cleaning evaporating coils these are areas which cannot be seen without specialized equipment. Inspector recommends a complete inspection prior to close of sale.
Page 14 Item: 2	Refrigerant Lines	<ul style="list-style-type: none"> Insulation on the air-conditioning suction (large,insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.
Page 14 Item: 3	Heater Condition	<ul style="list-style-type: none"> Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

Page 15 Item: 4	Heater Base	<ul style="list-style-type: none"> Moisture stains noted on heater base from previous leaks. Areas were dry at time of inspection. Hidden damage may be present. Recommend review/ repair by licensed HVAC technician.
Page 16 Item: 7	Filters	<ul style="list-style-type: none"> Filter dirty, The furnace air filter was dirty and should be changed. Filters should be checked every three months and replaced as necessary. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: <ul style="list-style-type: none"> Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
Kitchen		
Page 18 Item: 1	Cabinets	<ul style="list-style-type: none"> Moisture stains noted in cabinet base under sink from previous leaks. Areas were dry at time of inspection. Hidden damage may be present.
Page 18 Item: 2	Sinks	<ul style="list-style-type: none"> Sink faucet aerator is missing. Recommend replacing as needed.
Page 18 Item: 3	Plumbing	<ul style="list-style-type: none"> Visible leaking noted under the sink. Recommend review/repair by licensed plumber.
Page 19 Item: 7	Cook top condition	<ul style="list-style-type: none"> The electric burners igniter failed to ignite the burner. The Inspector recommends service by a qualified technician.
Page 20 Item: 8	Oven & Range	<ul style="list-style-type: none"> Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers. Recommend review/repair by licensed contractor.
Page 21 Item: 10	Vent Condition	<ul style="list-style-type: none"> The exhaust fan light appeared to be inoperable at the time of the inspection.
Interior Areas		
Page 23 Item: 3	Ceiling Fans	<ul style="list-style-type: none"> The fan blades wobble when tested. Recommend review/repair by licensed contractor.
Bedrooms		
Page 25 Item: 6	Wall Condition	<ul style="list-style-type: none"> There is evidence of moisture damage at base boards.
Page 26 Item: 7	Window Condition	<ul style="list-style-type: none"> Window did not lock/latch properly. Recommend review/repair by licensed contractor. Window(s) difficult to operate. Recommend review and repair as needed by qualified contractors.
Laundry		
Page 27 Item: 2	Dryer Vent	<ul style="list-style-type: none"> General cleaning of the dryer vent is needed prior to use. The dryer vent should be cleaned and inspected every 6 to 12 months as part of regular home maintenance.
Page 27 Item: 4	GFCI	<ul style="list-style-type: none"> No GFCI protection present, suggest installing GFCI protected receptacles for safety. Recommend review/repair by licensed electrician.

Page 28 Item: 6	Plumbing	<ul style="list-style-type: none"> • Corrosion at the valve/s indicate past leaking. Mineral buildup has stopped the leak but could possibly start again Recommend repair by a licensed plumber
Page 28 Item: 7	Doors	<ul style="list-style-type: none"> • Visible sunlight though door noted. Recommend repair to prevent insects dust and debris from entering home.
Page 29 Item: 9	Wall Condition	<ul style="list-style-type: none"> • There is evidence of moisture damage to laundry wall areas We recommend contacting a contractor experienced in remediation to evaluate the area and suggest repair options.
Main Bathroom		
Page 30 Item: 2	Cabinets	<ul style="list-style-type: none"> • Moisture stains noted in cabinet base from previous leaks. Areas were dry at time of inspection. Hidden damage may be present. • Wood damage to cabinet base noted at time of inspection. Hidden damage may be present. Recommend review/repair by licensed contractor. • Some cabinet drawers need hardware repair/adjustment. Recommend review/repair as needed.
Page 31 Item: 9	Shower Walls	<ul style="list-style-type: none"> • Grout is cracking in the corners. Recommend repairing and re sealing as needed.
Page 32 Item: 11	Sinks	<ul style="list-style-type: none"> • The stopper assembly was not operational. Recommend repair as needed.
Page 32 Item: 14	Wall Condition	<ul style="list-style-type: none"> • There were signs of past water damage to baseboard and paneling; however, no active moisture was detected during the inspection.
Page 33 Item: 15	Doors	<ul style="list-style-type: none"> • Door rubs in corner at time of inspection. Recommend repairs as needed.

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: No other parties present at inspection.

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant
The utilities were on at the time of inspection.

4. Direction Of Front Entrance

Materials: Front Of Home Entrance Facing East

Grounds

1. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Main water shut off valve noted at front of structure.

Observations:

- Visible piping appears to be in good condition.



2. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Location: Front yard of house.

Observations:

- Rust/corrosion on exterior faucet noted at time of inspection. Recommend review/repair by licensed plumber.



3. Water Pressure

Good	Fair	Poor	N/A	None
			X	

Observations:

- Unable to get water pressure reading due to corrosion on faucet at time of inspection.

4. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

5. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or functional concerns noted at time of inspection.

7. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or functional concerns noted at time of inspection.

8. Grading/Drainage

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

Exterior Areas

1. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Stucco

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Type of construction

Good	Fair	Poor	N/A	None
X				

Observations:

- Wood framed walls.

5. Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

Sewer

1. Sewer Condition

Good	Fair	Poor	N/A	None
			X	

Observations:

• Due to the age of the home it is strongly suggested that a sewer line inspection be performed using a high definition camera. This will help to rule out any sewer line condition prior to the close of Escrow. While the inspector tests the drain lines in the home and also flushes toilets according to home inspection standards, toilet paper is not used during this evaluation. The sewer line inspection can be ordered through our company at an additional cost of \$300. The buyer accepts all liability regarding defects and deficiencies and understands inspecting the sewer line is part of their due diligence prior to the close of Escrow.

Electrical

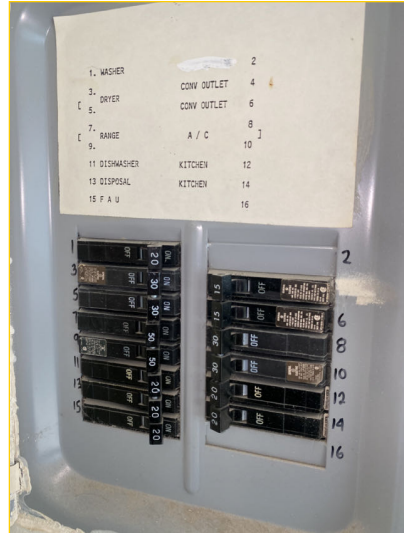
1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Sub Panel Location: • Located in the master bedroom.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
			X	

Observations:

- Water heating units were locked on side of building and were not labeled to identify unit that belongs to property. Recommend contacting HOA for disclosure on unit prior to close of sale.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. AC Condenser Condition

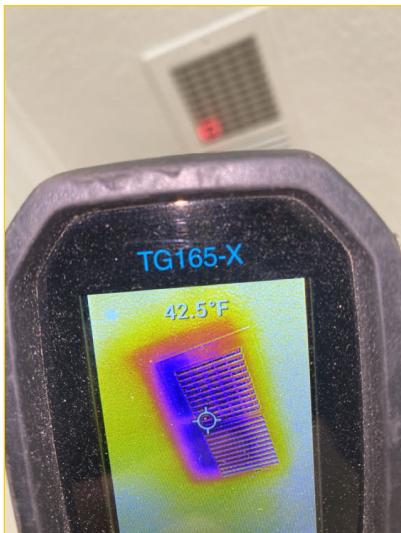
Good	Fair	Poor	N/A	None
	X			

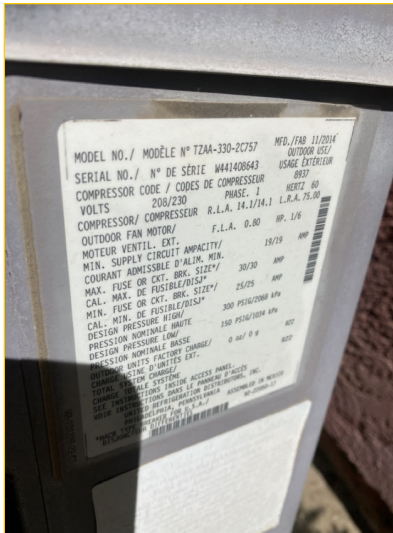
Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls at time of inspection we recommend that an HVAC professional check the air conditioning unit for refrigerant levels and cleaning evaporating coils these are areas which cannot be seen without specialized equipment. Inspector recommends a complete inspection prior to close of sale.





2. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations:

- Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced by a qualified HVAC contractor.



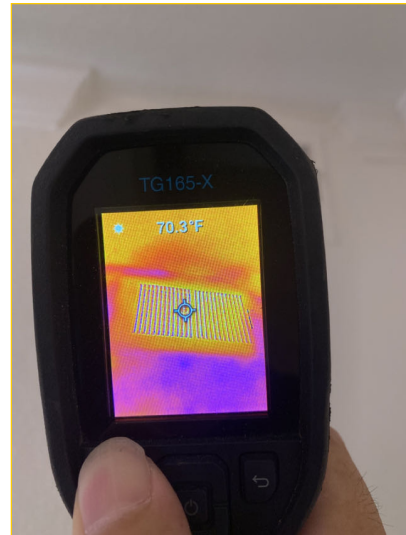
3. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Location: • The furnace is located in the laundry room
 Materials: Electric forced hot air.

Observations:

- Electric Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



4. Heater Base

Good	Fair	Poor	N/A	None
		X		

Observations:

- Moisture stains noted on heater base from previous leaks. Areas were dry at time of inspection. Hidden damage may be present. Recommend review/repair by licensed HVAC technician.



5. Return air supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

6. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or functional concerns noted at time of inspection.

7. Filters

Good	Fair	Poor	N/A	None
	X			

Observations:

- Filter dirty, The furnace air filter was dirty and should be changed. Filters should be checked every three months and replaced as necessary. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems:
 - Reduced blower life due to dirt build-up on vanes, which increasing operating costs.

8. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or functional concerns noted at time of inspection.



Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Moisture stains noted in cabinet base under sink from previous leaks. Areas were dry at time of inspection. Hidden damage may be present.



2. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- Sink faucet aerator is missing. Recommend replacing as needed.



3. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Visible leaking noted under the sink. Recommend review/repair by licensed plumber.



4. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or functional concerns noted at time of inspection.

5. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

6. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or functional concerns noted at time of inspection.

7. Cook top condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Electric cook top noted.
- The electric burners igniter failed to ignite the burner.
- The Inspector recommends service by a qualified technician.



8. Oven & Range

Good	Fair	Poor	N/A	None
	X			

Observations:

• Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers. Recommend review/repair by licensed contractor.



9. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

• No major system safety or function concerns noted at time of inspection.



10. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Recirculating

Observations:

- The exhaust fan light appeared to be inoperable at the time of the inspection.



11. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- All accessible outlets and switches operated properly.

12. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

14. Wall Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Some areas not accessible due to appliances.

15. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated windows appeared functional, at time of inspection.

16. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or functional concerns noted at time of inspection.

2. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Ceiling Fans

Good	Fair	Poor	N/A	None
	X			

Observations:

- The fan blades wobble when tested. Recommend review/repair by licensed contractor.



4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- All accessible outlets and switches operated properly.

5. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****SMOKE DETECTORS****
- Operated when tested.
- ****CARBON MONOXIDE DETECTORS****
- Operated when tested.

6. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****Sliding Patio Doors****
- The sliding patio door was functional during the inspection.

7. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Sliding door screen is functional.

8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

9. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

10. Floor Material

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted

Observations:

- Floor is in good condition

11. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

2. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- All accessible outlets and switches operated properly.

4. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- ****Smoke Detectors****
- The smoke detectors operated during the inspection.

5. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

6. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- There is evidence of moisture damage at base boards.



7. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Aluminum framed sliding window noted.

Observations:

- Window did not lock/latch properly. Recommend review/repair by licensed contractor.
- Window(s) difficult to operate. Recommend review and repair as needed by qualified contractors.



8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Ceramic tile is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

Laundry

1. Laundry

Good	Fair	Poor	N/A	None
X				



2. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- General cleaning of the dryer vent is needed prior to use. The dryer vent should be cleaned and inspected every 6 to 12 months as part of regular home maintenance.



3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

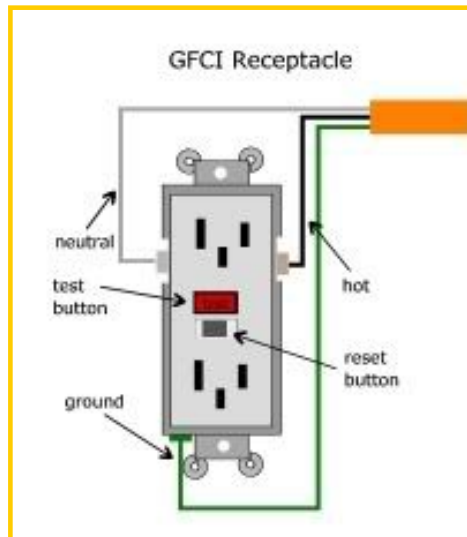
- All accessible outlets and switches operated properly.

4. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- No **GFCI** protection present, suggest installing GFCI protected receptacles for safety. Recommend review/repair by licensed electrician.



5. Gas Valves

Good	Fair	Poor	N/A	None
				X

Observations:
 • No gas present.

6. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Corrosion at the valve/s indicate past leaking. Mineral buildup has stopped the leak but could possibly start again Recommend repair by a licensed plumber



7. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Visible sunlight though door noted. Recommend repair to prevent insects dust and debris from entering home.



8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

9. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- There is evidence of moisture damage to laundry wall areas We recommend contacting a contractor experienced in remediation to evaluate the area and suggest repair options.



10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

Main Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Bath photo

Good	Fair	Poor	N/A	None
X				



2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Moisture stains noted in cabinet base from previous leaks. Areas were dry at time of inspection. Hidden damage may be present.
- Wood damage to cabinet base noted at time of inspection. Hidden damage may be present. Recommend review/repair by licensed contractor.
- Some cabinet drawers need hardware repair/adjustment. Recommend review/repair as needed.



3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • No discrepancies noted.

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

5. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational

6. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
 • The bath fan was operated and no issues were found.

7. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • Plumbing was in good condition.

8. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated normally, at time of inspection.

9. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:
 • ****MATERIALS****
 • Fiberglass surround noted.
 • ****OBSERVATIONS****
 • Grout is cracking in the corners. Recommend repairing and re sealing bas needed.



10. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
 • No major system safety or function concerns noted at time of inspection.

11. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- The stopper assembly was not operational. Recommend repair as needed.



12. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested. No deficiencies noted.

13. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

14. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- There were signs of past water damage to baseboard and paneling; however, no active moisture was detected during the inspection.





15. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door rubs in corner at time of inspection. Recommend repairs as needed.



16. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

17. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- The ceilings were in good condition.

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.