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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector. **NOTE:** The summary is not the full report. Please read through the entire document for all noted items. **NOTE:** Clicking on [Section Links](#) will bring you directly to corresponding images.

### **SUMMARY COLOR KEY**

**Major Defect/Safety Hazard** | **Defect** | **Material Defect** | **Cosmetic Defect** | **General Info** | **[Section Links](#)**

#### **Client Information:**

Andrew Alder-Larue  
76 Calle Manzanita  
Rancho Mirage, CA 92270

## Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

### Inspection Information

**Date:** 4/3/2024

**Time:** Morning

**Weather Conditions:** Sunny

**Comments:**

Inspection type: Follow-Up Inspection

Year Built: 2002

**Note: Inspected items in this report are based off of the initial Inspection Report Summary only (2/7/2024). This report states whether or not a correction has been made, or not made. All other items from the initial report were not re-inspected. Sewer lateral inspection was not re-inspected.**

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### Pool and Spa Safety

**Comments:**

**CORRECTION NOT MADE**

All safety items noted in the original pool inspection report were not repaired (2/7/2024). Refer to original report for details.

06 April, 2024:

The missing bonding wire as noted in the initial inspection pool and spa report dated 07 February, 2024 has, as of 05 April, 2024, been installed so this issue has, in fact, been corrected.

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## Misc. Sites and Grounds

### Comments:

**CORRECTION MADE**

The water feature was tested and operational at time of inspection.



## Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

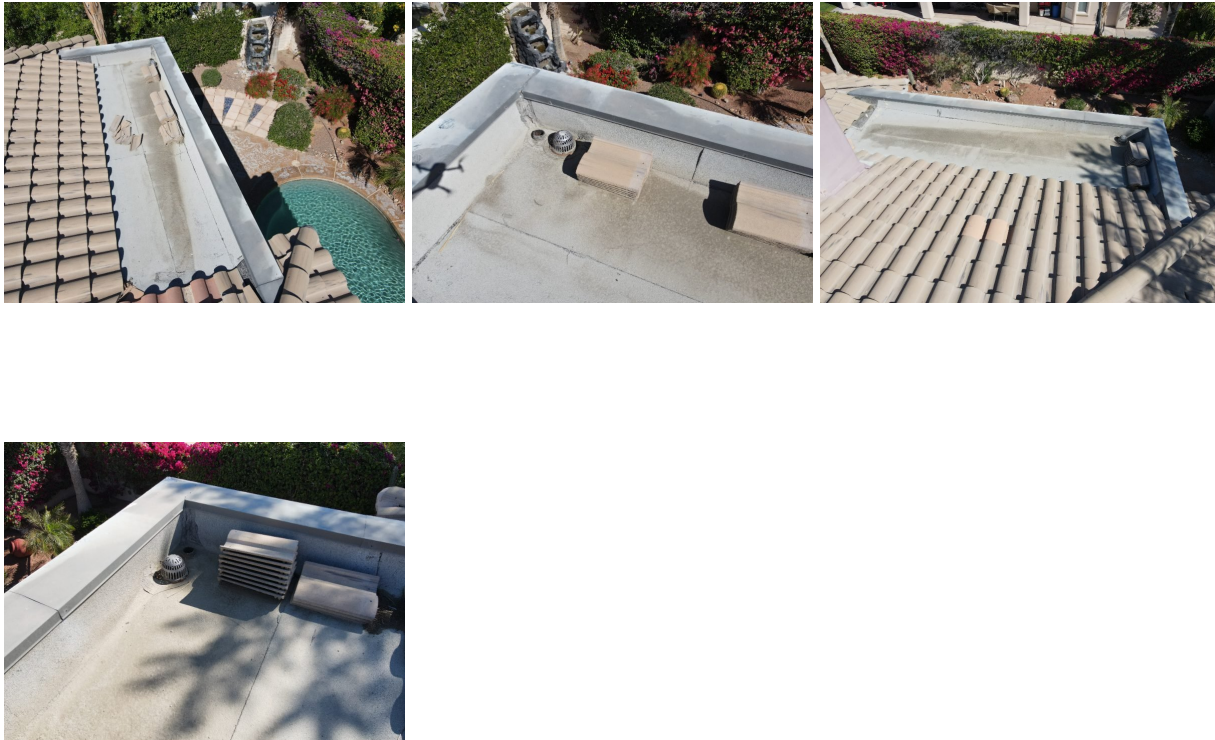
### Roof Drains

**Condition:** Satisfactory

**Comments:**

**CORRECTION MADE**

No visible defects noted.



## Plumbing

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This is a visual inspection service that Modern Home Inspection provides and is used for observation purposes only. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

### Water Heater

**Condition:** Satisfactory

**Fuel type:** Gas

#### Water Heater Data

**Extension:** Present

**Relief valve:** Present

**Seismic Restraint:** Present

**Gas shutoff:** Present

**Venting (air supply):** Present

**Expansion tank:** Not present

**Recirculating pump:** Present

#### Location & Capacity

**Location:** Garage

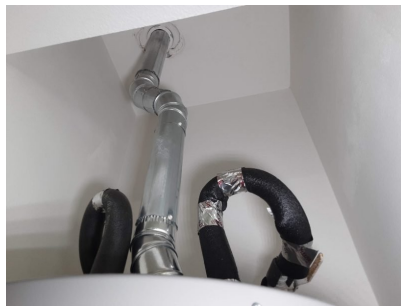
**Capacity (gallons):** 55

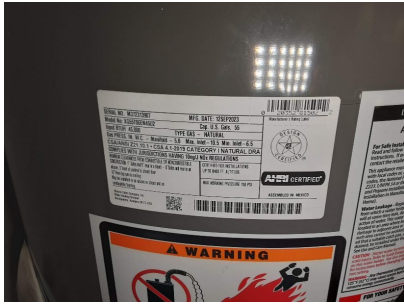
**Age:** Less Than 1 year

#### **Comments:**

**CORRECTION MADE**

The water heater was manufactured in 2023. The unit was producing hot water at time of inspection. No gas leaks detected. No visible defects noted.





# Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

## Main Panel

**Condition:** Satisfactory  
**Location:** Exterior / West  
**Volts:** 240 - 120V  
**Type:** Circuit-breakers

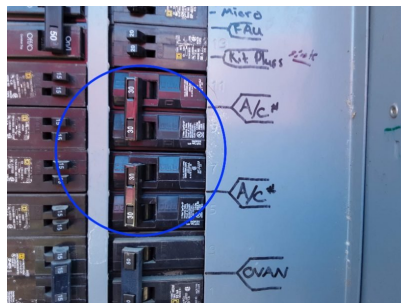
### Grounding & Bonding

**Grounding:** Not determined  
**Bonding:** Bonded

### **Comments:**

**CORRECTION MADE**

The circuit breakers for the A/C units were replaced with the proper amperage (30amp).



## Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### Floors

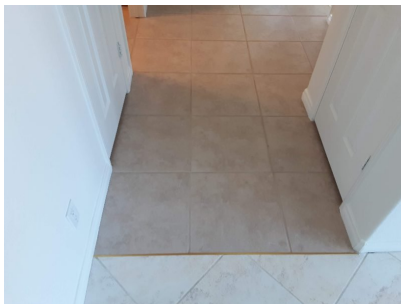
**Condition:** Professional Consultation

**Type:**Ceramic tile

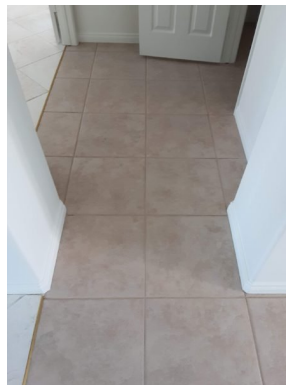
**Comments:**

**CORRECTION MADE**

Corrections were made at several of the damaged tiles noted in the summary. **There were cracked tiles still present near the front entry.** Recommend contacting a licensed flooring contractor for replacement.



Correction Made



Correction Made



Cracked Tiles

### Windows

**Condition:** Satisfactory

**Type:**Double hung, Sliding

**Material:**Vinyl

**Glass Properties:**Dual pane

**Comments:**

**CORRECTION MADE**

The double-hung window in the primary bathroom was repaired. **The defective inner seals at the living room and dining room windows were not repaired.**Note: There is no evidence that these defects were affecting the function of the windows at time of inspection.





Correction Made



Defective Inner Seal



Defective Inner Seal



Defective Inner Seal

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## Fireplace

**Condition:** Satisfactory

**Type:** Gas

**Operational:** Yes

**Comments:**

**CORRECTION MADE**

The fireplace and flue were cleaned. Damper clip was installed.



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## Ceilings

**Condition:** Satisfactory  
**Type:** Drywall

**Comments:**  
**CORRECTION MADE**

The ceiling in the living room and kitchen area was repaired and repainted.



## Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

### Receptacles

**Condition:** Satisfactory

**Type:**GFCI

**Comments:**

**CORRECTION MADE**

The outlets in the kitchen were repaired and replaced with GFCI protection.



# Laundry

## Receptacles

**Condition:** Satisfactory

**Comments:**

**CORRECTION MADE**

The outlet next to the laundry sink was replaced with a GFCI protected outlet.



## Garage

The Garage is inspected to the best of our ability, but can be limited due to parked cars or personal stored items. Due to this area being cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

### Vehicle Doors

**Condition:** Professional Consultation

**Status:** Tested

**Comments:**

**CORRECTION NOT MADE**

Damage to the bottom panels of the main garage door was not repaired. Recommend contacting a licensed garage door professional for repairs.



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<end of report>