

PREMIER GROUP
Home Inspections



PROPERTY INSPECTION **REPORT**

310 E San Jose Rd, Palm Springs, 92264 CA

CLIENT: Richard Jolles

INSPECTOR: Christopher Ray

AGENT: Bob Wills

DATE OF INSPECTION: 1/31/2023

TIME OF INSPECTION: 01:30 PM

WEATHER: Sunny in the 60's



760-625-8389

www.PremierGroupHomeinspections.com



Report 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 if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

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.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable - This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!









Table Of Contents

Report Summary	3
Inspection Details	4
Interior Areas	5-6
Living Room	7-12
Bedroom	13-18
Bedroom 2	19-23
Bathroom	24-30
Bathroom 2	31-38
Kitchen	39-49
Laundry	50
Heat/AC	51-55
Water Heater	56-58
Carport	59
Electrical	60-62
Roof	63
Attic	64
Exterior Areas	65-67
Foundation	68
Grounds	69-74
Glossary	75



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.

Interior Areas			
	Page 5 Item: 1	Smoke Detectors	• Recommend qualified technician install missing smoke detector prior to close. Location: outside Bedroom 2
Living Room			
	Page 10 Item: 6	Screen Doors	• Recommend qualified technician Repair/Replace broken/damaged screen locking mechanism. Screen did not lock when tested.
Bedroom 2			
	Page 21 Item: 8	Doors	• Missing screen door locking mechanism. Recommend licensed technician Repair/Replace.
Bathroom			
	Page 28 Item: 12	Bath Tubs	• Recommend licensed plumber Repair/Replace diverter. Diverter was stuck in the shower mode. The inspector could not press it down when tested.
	Page 29 Item: 14	Showers	• Recommend licensed plumber Repair/Replace leaking shower head/hardware.
Kitchen			
	Page 47 Item: 15	Electrical	• Recommend licensed electrician Repair/Replace open ground electrical outlet .
Exterior Areas			
	Page 66 Item: 3	Window Condition	• Recommend qualified technician Repair/Replace all bent, torn, damaged, missing window screens.
Grounds			
	Page 71 Item: 7	Exterior Faucet Condition	• Recommend licensed plumber Repair/Replace all leaking hose bib/stems.



Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present • Fully Participated

2. Home Type

Home Type: Condominium/Townhouse

3. Occupancy

Occupancy: Vacant • The utilities were on at the 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.

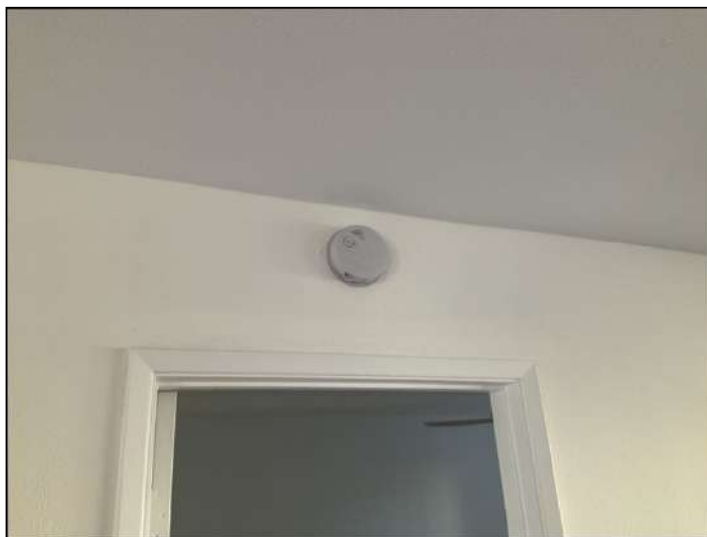
1. Smoke Detectors

Observations:

- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
- **Recommend qualified technician install missing smoke detector prior to close. Location: outside Bedroom 2**



Carbon monoxide detector



Smoke detector. Location: outside Bedroom



Recommend qualified technician install missing smoke detector prior to close. Location: outside Bedroom 2

2. Door Bell

Observations:



- Operated normally when tested.



Operated normally when tested.

Living Room

1. Wall Condition



2. Type



Visible scuffs noted

3. Ceiling Condition



4. Electrical





5. Doors



6. Screen Doors

Observations:



- Recommend qualified technician Repair/Replace broken/damaged screen locking mechanism. Screen did not lock when tested.



7. Window Condition



8. Heating/Cooling

Observations:



- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.





Bedroom

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. Locations

Locations: Primary Bedroom

2. Wall Condition



3. Ceiling Condition



4. Ceiling Fans

Observations:



- Operated normally when tested, at time of inspection.



5. Smoke Detectors

Observations:



- All Smoke detector batteries should be replaced annually, smoke detectors should be replaced every 8-10 years. Visually inspected but not tested.

A carbon monoxide detector should be installed near every sleeping area on every level of the house, including basements and habitable attic rooms (require Smoke and Carbon Monoxide Alarms). All carbon monoxide detector batteries should be replaced annually. Carbon monoxide detectors should be replaced every 1-5 years. Visually inspected but not tested.



6. Floor Condition



7. Closets

Observations:



- The closet is in serviceable condition.



8. Doors



9. Electrical





10. Window Condition



11. Heating/Cooling

Observations:



- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.





Bedroom 2

1. Locations

Locations: Hallway

2. Wall Condition



3. Ceiling Condition



4. Ceiling Fans

Observations:



- Operated normally when tested, at time of inspection.



5. Smoke Detectors

Observations:



- All Smoke detector batteries should be replaced annually, smoke detectors should be replaced every 8-10 years. Visually inspected but not tested.

A carbon monoxide detector should be installed near every sleeping area on every level of the house, including basements and habitable attic rooms (require Smoke and Carbon Monoxide Alarms). All carbon monoxide detector batteries should be replaced annually. Carbon monoxide detectors should be replaced every 1-5 years. Visually inspected but not tested.



6. Floor Condition



7. Closets

Observations:



- The closet is in serviceable condition.



8. Doors

Observations:



- Missing screen door locking mechanism. Recommend licensed technician Repair/Replace.



Missing screen door locking mechanism.
Recommend licensed technician Repair/Replace.

9. Electrical





10. Window Condition



11. Heating/Cooling

Observations:



- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.





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..

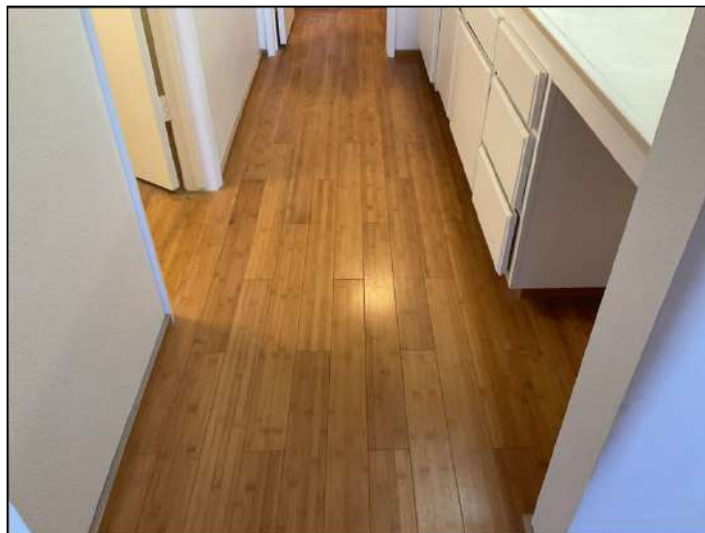
1. Locations

Locations: Primary Bathroom

2. Ceiling Condition



3. Floor Condition



4. Mirrors



5. Cabinets



6. Counters



7. Sinks

Observations:



- Hot water tested



8. Plumbing

Observations:



- Hot and Cold water were tested on all water features.



9. Electrical



10. GFCI

Observations:



- **GFCI** outlet tested



11. Exhaust Fan

Observations:



- The bath fan was operated and no issues were found.



12. Bath Tubs

Observations:



- Tub

- Recommend licensed plumber Repair/Replace diverter. Diverter was stuck in the shower mode. The inspector could not press it down when tested.



Recommend licensed plumber Repair/Replace diverter. Diverter was stuck in the shower mode. The inspector could not press it down when tested.

13. Toilets

Observations:



- Operated when tested. No deficiencies noted.



14. Showers

Observations:



- Recommend licensed plumber Repair/Replace leaking shower head/hardware.



Recommend licensed plumber Repair/Replace leaking shower head/hardware.

15. Shower Walls



16. Enclosure

Observations:



- The shower enclosure was functional at the time of the inspection.



17. Doors



18. Heating/Cooling

Observations:



- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.





Bathroom 2

1. Locations

Locations: Bedroom 2

2. Ceiling Condition



3. Floor Condition



4. Mirrors



5. Cabinets



6. Counters



7. Sinks



8. Plumbing

Observations:



- Hot and Cold water were tested on all water features.



9. Electrical



10. GFCI

Observations:



- GFCI outlet tested



11. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.



12. Toilets

Observations:

- Operated when tested. No deficiencies noted.





13. Showers



14. Shower Walls

Observations:



- Recommend cleaning tile.



Recommend cleaning tile.

15. Enclosure

Observations:

- The shower enclosure was functional at the time of the inspection.



16. Doors



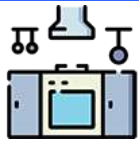
17. Heating/Cooling

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.







Kitchen

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

1. Counters

Observations:

- ✓ Countertops have normal wear.



2. Cabinets

Observations:

- ✓ Cabinets have normal wear.



3. Wall Condition



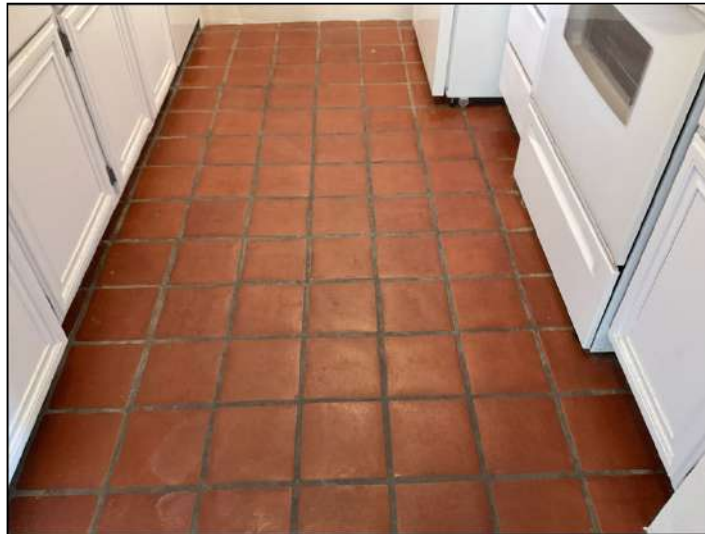
4. Ceiling Condition



5. Window Condition



6. Floor Condition



7. Plumbing



8. Sinks



Observations:

- hot and cold was tested at the time of the inspection.



9. Garbage Disposal

Observations:

- ✓ Operated - appeared functional at time of inspection.
- Appliances only tested for operation, working or not. Quality or extent of operation is not part of testing or inspection.



10. Dishwasher

Observations:

- ✓ Operated.



11. Refrigerator



12. Cook top condition

Observations:

- ✓ • Electric cook top noted.



13. Oven & Range



14. Vent Condition

Materials: Exterior Vented



Observations:

- Exhaust fan and light(s) tested



15. Electrical

Observations:



- Recommend licensed electrician Repair/Replace **open ground electrical outlet**.





Recommend licensed electrician Repair/Replace open ground electrical outlet. Location: right electrical outlet when facing oven.

16. GFCI



17. Heating/Cooling

Observations:



- Central Heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and serviceable condition.

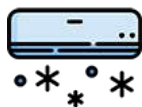




Laundry

1. Locations

Locations: Common area of Association. Not inspected.



Heat/AC

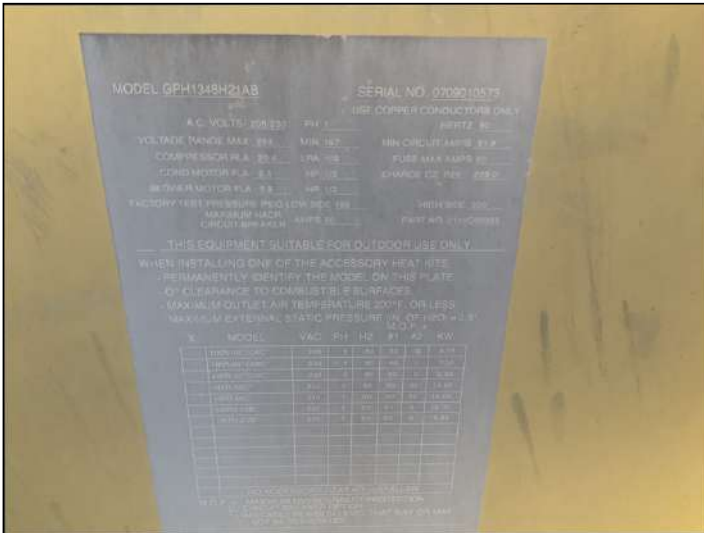
The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at 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. Heater Condition

Materials: The heater is located on the roof.





Brand: Goodman
 Model number: PPH1348H21AB
 Serial number: 0709010573
 Approximate Age: 16 years old



2. Enclosure

Observations:



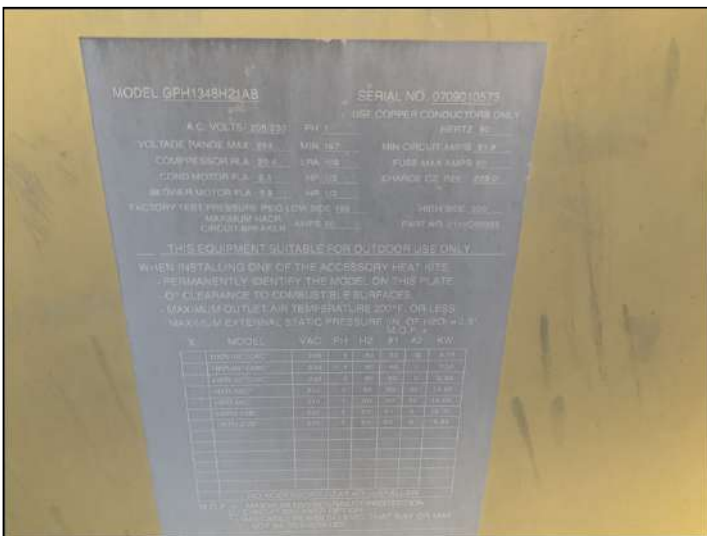
- Heat Exchanger is "Not Visible" to the inspector at the time of the inspection. The Unit(s) have to be "dismantled" to view the Heat Exchanger, therefore, the Heat Exchanger is "Not within the scope of the inspection".

3. AC Compress Condition

Compressor Type: Electric



Location: The compressor is located on the roof.



Brand: Goodman
 Model number: PPH1348H21AB
 Serial number: 0709010573
 Approximate Age: 16 years old



4. Refrigerant Lines



5. Air Supply



6. Filters

Location: Located in a filter grill in an interior area wall.



Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- Annual HVAC service contract is recommended.
- Recommend qualified HVAC technician service/replace all air filters on HVAC units to ensure proper function.



Recommend qualified HVAC technician service/replace all air filters on HVAC units to ensure proper function.

7. Thermostats

Observations:



- The evaporator coil (A coil) portion of the air conditioner cannot be accessed without disassembly and cannot be checked during a visual inspection; therefore it is recommended that the air conditioner be cleaned, serviced, and inspected before the inspection objection deadline, Real Estate contract deadline date.



Heat Tested



AC Tested



Water Heater

1. Base

Observations:

- ✓ The water heater base is functional.



2. Heater Enclosure

Observations:

- ✓ The water heater enclosure is functional.

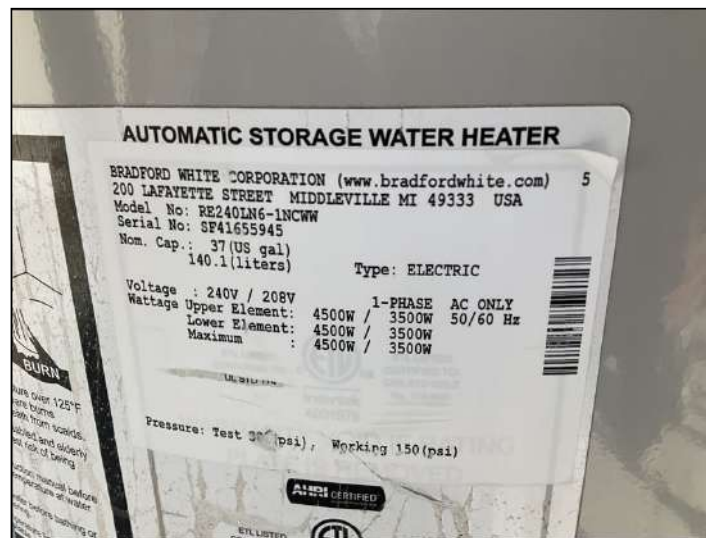


Recommend Repair/Replace all missing/damaged insulation.

3. Water Heater Condition

Heater Type: Electric

- ✓ Location: The heater is located on the roof.



Brand: Bradford White
 Serial number: SF41655945
 Approximate age: 5 years old
 S = 2018
 F = June

4. TPRV

Observations:

- ✓ • A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



5. Number Of Gallons

Observations:

- 37 gallons



6. Plumbing



7. Overflow Condition



8. Strapping





Carport

1. Garage Door Condition

Materials: Carport noted.





Electrical

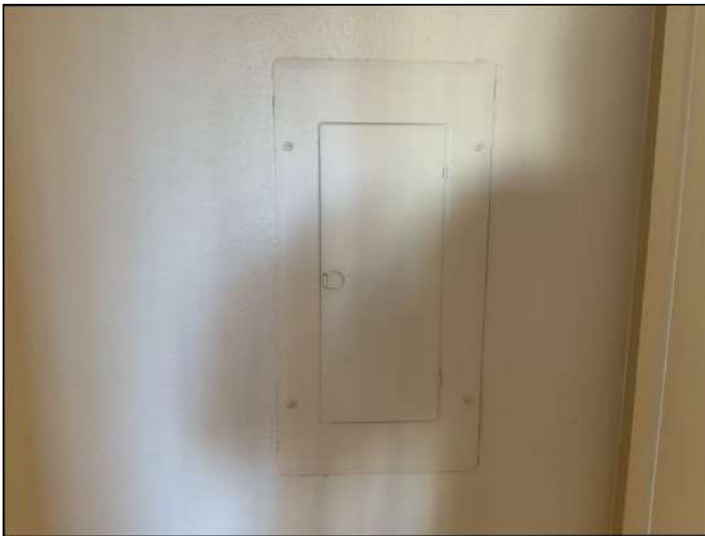
This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Bedroom 2

✓ Observations:

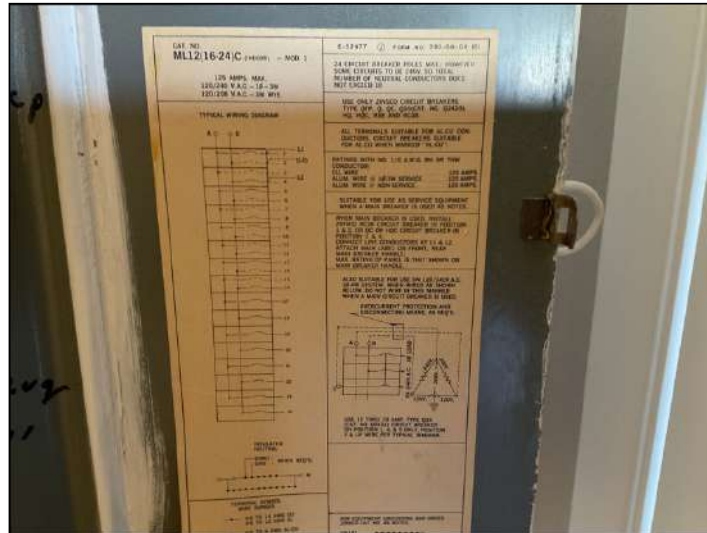
• Buyer beware: Sylvania electrical panel present. Issues with the panel: After installation of the panel was wide-spread, fire and shock hazards began to arise. To summarize the issues, the bus bar of the electrical panel could easily melt and overheat. This would lead to the breakers melting and not properly turning off the power to a circuit.



2. Main Amp Breaker

Observations:

✓ • 125 amp



3. Breakers in off position

Observations:



- 0

4. Cable Feeds

Observations:



- There is an underground service lateral noted.

5. Breakers







Roof

1. Roof Condition

Materials: First floor condo.





Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:



- No attic present.



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

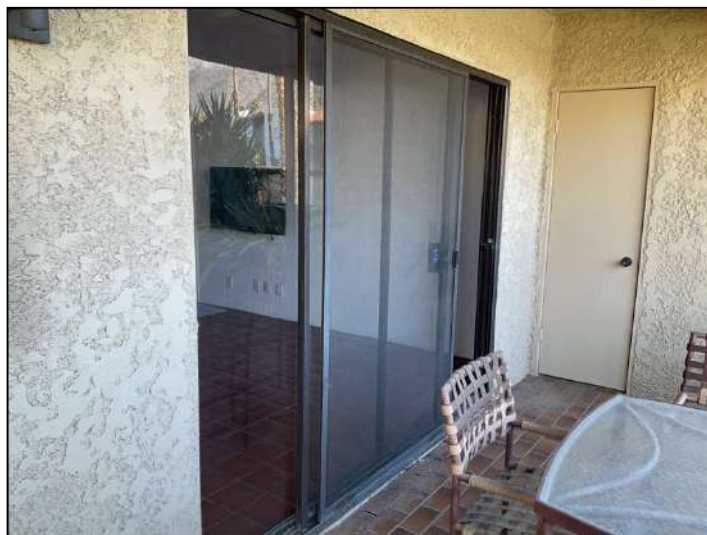
1. Siding Condition

Materials: Stucco siding noted.



2. Doors





3. Window Condition

Observations:



• Inspectors can not always determine if Thermopane windows have a broken seal at the time of the inspection as they are not always visible nor detectable due to the "Humidity and temperature changes during the day". Also, other factors such as window coverings, screens, dirty windows, and lack of accessibility, personal items/property placed in front of windows all effect the view of the windows at the time of the inspection. For example: Moisture could be visible in the morning, however due to humidity and temperature changes during the day. The moisture will disappear with no signs of a broken seal, therefore, determining broken seals in thermopane windows is very limited and no guarantee is given that all windows do not have broken seals at the time of the inspection.

• **Recommend qualified technician Repair/Replace all bent, torn, damaged, missing window screens.**



Missing window screen(s). Location: Kitchen



Missing window screen(s). Location: Dining room



Window screen bent/damaged. Recommend Repair/Replace. Location: Bedroom

4. Exterior Paint



5. Stucco





Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:



- Concrete slab not visible due to floor coverings.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Asphalt driveway noted.

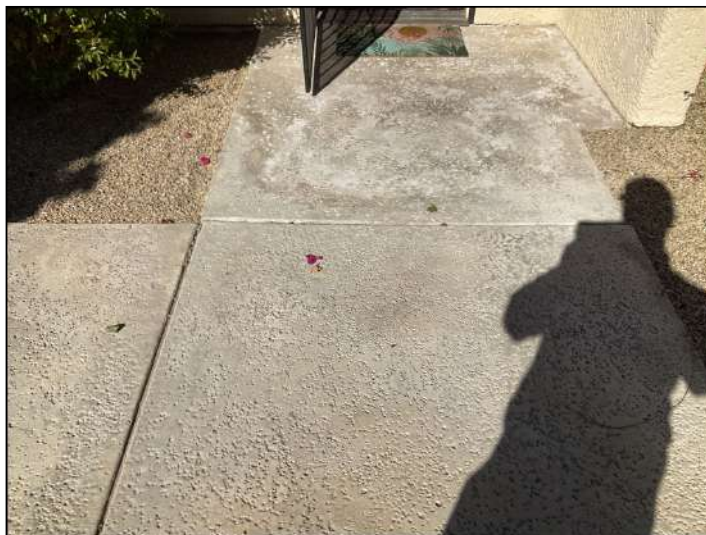


2. Type

Observations:



• Concrete



3. Vegetation Observations

Observations:



- Recommend trimming/removal of trees/vegetation away from the home.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



4. Fence Condition



5. Gate Condition

Materials: Wrought iron/Metal material



Observations:

- Gate was locked at the time of inspection, did not test.



Gate was locked at the time of inspection, did not test.

6. Grounds Electrical



7. Exterior Faucet Condition

Location: North side of house.



Observations:

- **Recommend licensed plumber Repair/Replace all leaking hose bib/stems.**



Recommend licensed plumber Repair/Replace all leaking hose bib/stems. Location: backyard patio

8. Patio

Observations:



- Tile noted.



9. Patio Enclosure



10. Water Pressure

Observations:



- Approximately 75 psi



11. Pressure Regulator

Observations:



- Normal psi for a home pipe system is between 30 and 80 psi. While you don't want to be too low, you should aim for a psi that's between 60 and 70 psi.



Main water shut of valve.

12. Main Gas Valve Condition



Materials: East side of unit 109. Check with HOA to determine the exact shutoff valve dedicated to your unit.





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.
Open Ground Electrical Outlet	What is an open ground? An open ground is when you have a three-prong receptacle that is not connected to an equipment grounding conductor. The third prong provides a path to ground in which electric current travels. If, for whatever reason, there is no grounding conductor at the receptacle, there is a Danger of possible shock or electrocution and damage to the equipment.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves