



REAL ESTATE INSPECTION SUMMARY

LOCATED AT:
403 S Paseo Laredo
Cathedral City, CA 92234

Prepared and Written by Paul Limón , Inspector - Exclusively for
Cheryle Mangels

INSPECTED ON:
Monday, September 12, 2022 at 1:00 PM



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Report# 11761



Executive Summary

This is a summary review of the inspector's findings during this inspection. However, **IT DOES NOT CONTAIN EVERY DETAILED OBSERVATION**. This summary is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. We recommend that all recommendations in this report and the full report be addressed **PRIOR TO THE CLOSE OF ESCROW**.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Throughout the summary, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

NR = Needed Evaluation/Repairs: Conditions noted warrant further evaluation by a specialist in the appropriate trade(s).

SC = Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation by a specialist in the appropriate trade(s).

RM = Recommended Repairs/Review/Maintenance: Conditions noted in need of maintenance, repair, replacement or further evaluation. We recommend that all corrections be made by specialist in the appropriate trade(s).

UG = Recommended Upgrades: Systems and/or components that may have not been available and or not required or have been improved since the building was constructed. Upgrades are not the responsibility of the seller and are reported as a courtesy to our clients.

EXTERIOR AREAS PATIO/PORCH COVERS CONDITION

NR 1: Debris should be removed from patio roof.





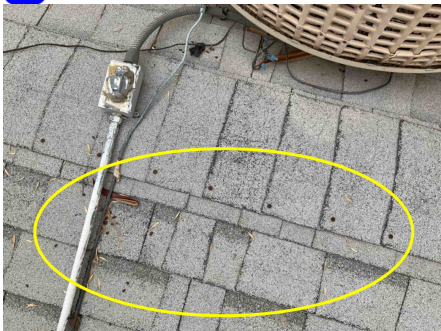
EXTERIOR AREAS LANDSCAPING

NR 2: Trimming is needed to the tree(s) to prevent rodents from getting on roof and then into the attic.

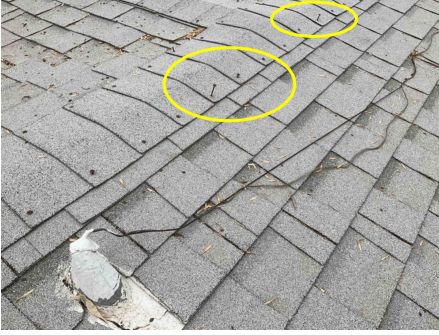


ROOF SYSTEM ROOF CONDITION

NR 3: Wear is noted to composition roof.



NR 4: Nails/Fasteners are protruding from the roof surface. Recommend the entire roof be evaluated and repaired by a qualified Roofing Contractor



ELECTRICAL SYSTEMS DOOR BELL CONDITION

NR 5: Door bell did not work at time of inspection



PLUMBING SYSTEMS WATER SUPPLY TYPE/CONDITION

NR 6: The home contained galvanized steel water distribution pipes. These pipes are outdated and subject to corrosion which will eventually result in restricted flow and leakage. We recommend the advice and services of a qualified Plumbing Contractor



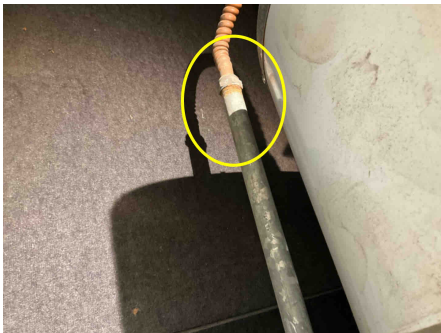
WATER HEATER WATER HEATER TANK

NR 7: Water heater appears to be leaning and not securely installed.



WATER HEATER WATER HEATER SUPPLY PIPING

NR 8: No shutoff valve at water heater. A valve is required. Recommend the advice and services of a qualified Plumbing Contractor



HEATING SYSTEM HEATING SYSTEM SUPPLY PLENUM/COIL

NR 9: Air was leaking from coil, it is recommended that this area be sealed to prevent leaking of cool air.



AIR CONDITIONING SYSTEM AC FUSE/BREAKER RECOMMENDATIONS

NR 10: Air conditioners manufacture max fuse or circuit breaker per the National Electrical Code that should be installed for air conditioner is **50 amps**. **70 amp** breaker is too large for unit. Proper sized breaker or fused disconnect should be installed. Recommend further review and repair by qualified Electrical Contractor.



HEATING /AC DISTRIBUTION SYSTEMS HEATING DISTRIBUTION SYSTEMS CONDITION

NR 11: Thermal image shows register above bar did not work. We recommend further review and repairs of ducting system by a qualified Licensed HVAC Contractor

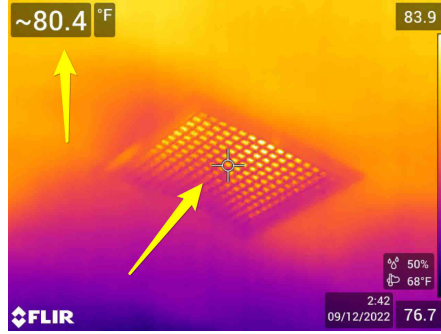


NR 12: Duct clearance to dirt should be minimum 4" under house.



EVAPORATIVE COOLING EVAPORATIVE COOLER CONDITION

NR 13: Unit did not cool properly



WINDOWS & DOORS MAIN ENTRY DOORS CONDITION

NR 14: Front door rubbing on frame.



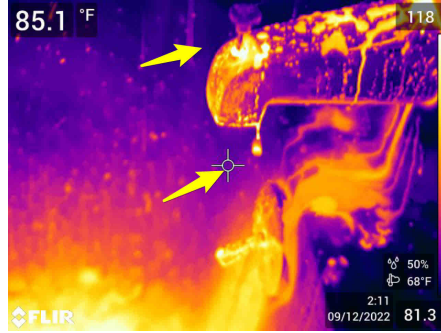
LAUNDRY VENTING CONDITIONS

NR 15: Dryer vent appears to be venting into the crawlspace and not to exterior of house.

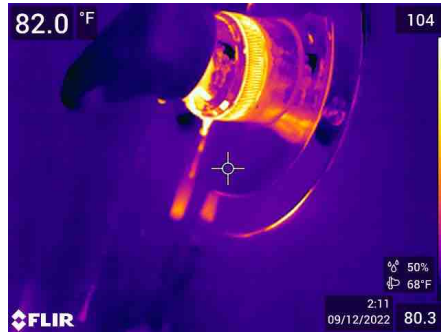
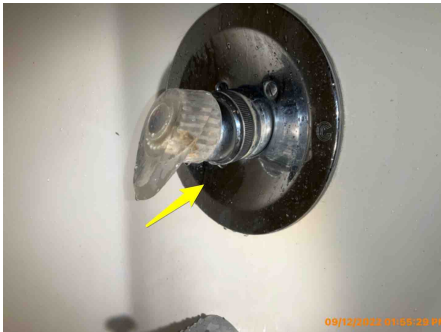


HALLWAY/BEDROOM BATHROOM SHOWER PLUMBING FIXTURES CONDITION

NR 16: Shower diverter does not work properly, We recommend the advice and services of a qualified Plumbing Contractor



NR 17: Leakage is noted at faucet handle. We recommend further review and repairs by a qualified specialist in the appropriate trade.



PRIMARY BATHROOM CONDITION OF TOILET

NR 18: Toilet is loose at floor, correction is advised to prevent leaking. This involves removal of the toilet, inspecting for water damage, replacing the wax seal and re-installing the toilet. We recommend further review and repairs by a qualified specialist in the appropriate trade.



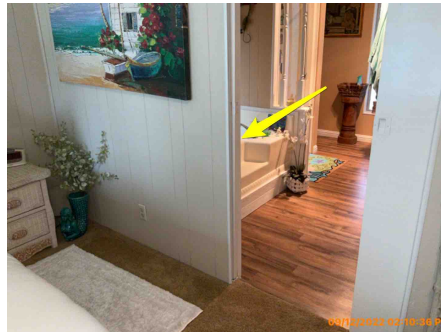
PRIMARY BATHROOM SHOWER PLUMBING FIXTURES CONDITION

NR 19: Handle loose at shower control



PRIMARY BATHROOM DOOR(S) CONDITION

NR 20: Pocket door pull handle is damaged and door is stuck in pocket



CRAWLSPACE MH SHIMS SECURE

NR 21: No, steel jacks are not secured to frame



CRAWLSPACE MH UNDER FLOOR CONDITION

NR 22: Openings to the bladder under the home should be repaired.



EXTERIOR AREAS PATIOS CONDITION

SC 23: Patio surface raised/settled, this has created a TRIP - HAZARD at rear. We recommend further review and repairs by a qualified specialist in the appropriate trade.



SC 24: Brick/Pavers are uneven. We recommend further review and repairs by a qualified specialist in the appropriate trade.



SC 25: Tripping hazard note at rear



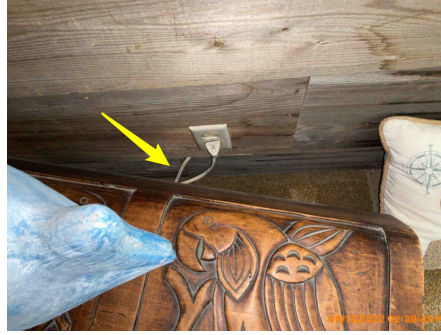
ELECTRICAL SYSTEMS EXTERIOR RECEPTACLES

SC 26: Ground Fault Circuit Interrupter (GFCI) receptacles are required at all exterior receptacles. Recommend further review and repair by qualified Electrical Contractor.



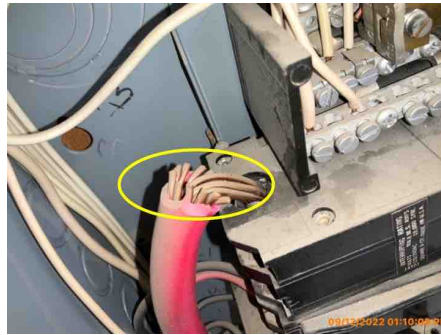
ELECTRICAL SYSTEMS INTERIOR CEILING FANS

SC 27: Lamp cord used to power ceiling fans, recommend fans be wired with romex type wiring with a ground, We recommend further review and repairs by a qualified specialist in the appropriate trade.



#1 LEFT SIDE SUB PANEL SUB PANELS

SC 28: Main power supply wires were cut down to fit terminals. Recommend further review and repair by qualified Electrical Contractor.



WATER HEATER WATER HEATER VENTING SYSTEM

SC 29: Water heater vent not lined up with draft hood.



WATER HEATER WATER HEATER SEISMIC BRACING

SC 30: Straps are loose, tightening is needed.



LAUNDRY DRYER VENTING

SC 31: Dryer vent should terminate to exterior.



PRIMARY BATHROOM RECEPTACLE(S) CONDITION

SC 32: Bathroom GFCI receptacle(s) is not properly grounded. Recommend further review and repair by qualified Electrical Contractor.



SC 33: Receptacle in bathroom is not grounded and protected by a GFCI receptacle, GFCI protected receptacles are required in all bathrooms, Recommend further review and repairs as needed by a Qualified, State Licensed Electrical Contractor.



CRAWLSPACE MH ELECTRICAL WIRING

SC 34: Junction box not mounted to framing



SC 35: Loose junction box and conduit with exposed wiring noted. Recommend further review and repair by qualified Electrical Contractor.



EXTERIOR AREAS RETAINING WALLS TYPE/CONDITION

RM 36: Bricks missing at top of retaining wall at front



EXTERIOR - FOUNDATION EXTERIOR CLOSETS

RM 37: Rodent droppings noted at water heater closet floor



ROOF SYSTEM ROOF CONDITION

RM 38: The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Recommend asking the seller for further information on the roof and if they have had any leaks or modifications. Recommend roof be evaluated and certified by a qualified Roofing Contractor.



ELECTRICAL SYSTEMS EXTERIOR RECEPTACLES

RM 39: Recommend installation of listed outdoor cover for unattended cords to protected receptacles from moisture damage at exterior of house.



Example



PLUMBING SYSTEMS WATER SUPPLY NOTE

RM 40: Recommend all original shut off valves under sinks and at toilets throughout the house that have not been replaced, be replaced due to age. Recommend the advice and services of a qualified Plumbing Contractor



WATER HEATER WATER HEATER AGE NOTE

RM 41: Water heater is 17 years old and is beyond its service life. **Replacement should be considered.**

WATER HEATER WATER HEATER TPR VALVE

RM 42: End water heater Temperature pressure relief valve drain pipe is required to be visible, so you can see the line leaking. We recommend the advice and services of a qualified Plumbing Contractor



HEATING SYSTEM HEATING SYSTEM NOTES

RM 43: Evidence rodents are entering furnace closet



HVAC AIR FILTERS HEATING FILTER LOCATION/CONDITION

RM 44: Heater filter is dirty, new filter is needed, suggest cleaning/changing filter regularly



AIR CONDITIONING SYSTEM A/C REFRIGERANT LINES

RM 45: Refrigerant line insulation is deteriorated, recommend new insulation be installed.



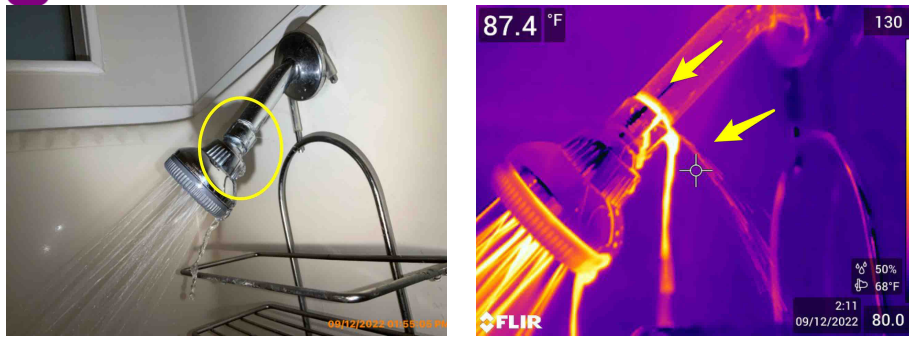
KITCHEN - APPLIANCES DISHWASHER AIR GAP CONDITION

RM 46: A proper air gap is not installed at the dishwasher drain line, an air-gap device is required on all dishwasher drain lines. We recommend the installation or at least high looping the drain line under the sink. We recommend further review and repairs by a qualified handyman



HALLWAY/BEDROOM BATHROOM SHOWER PLUMBING FIXTURES CONDITION

RM 47: Leaking is noted at shower head connection



HALLWAY/BEDROOM BATHROOM CONDITION OF CABINETS

RM 48: Cabinet decking is sagging under sink



HALLWAY/BEDROOM BATHROOM DOOR(S) CONDITION

RM 49: Door stop is missing. Install a door stop to prevent damage to wall



RM 50: Door stop is missing, recommend installation of door stop to prevent damage to bathtub



PRIMARY BATHROOM SHOWER PLUMBING FIXTURES CONDITION

RM 51: Shower head supply line and mixer valve loose inside wall



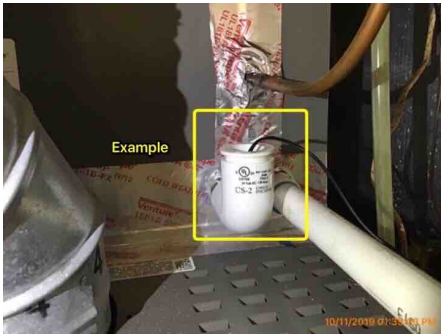
CRAWLSPACE MH PEST ACTIVITY

RM 52: Rodent droppings noted, We recommend further review and repairs by a qualified specialist in the appropriate trade.



HEATING SYSTEM COILS SECONDARY CONDENSATION LINE

UG 53: Recommend Micro switch be installed on secondary condensation line to prevent moisture damage if primary condensation line becomes blocked.



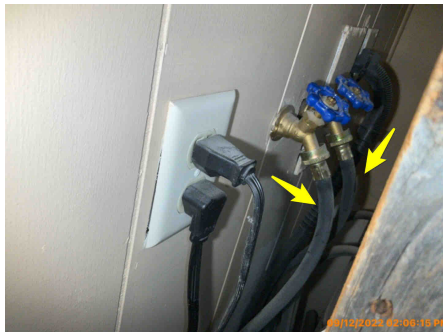
KITCHEN - APPLIANCES RECEPTACLE(S) CONDITION

UG 54: Kitchen receptacles are NOT ground fault circuit interrupter (GFCI) protected. GFCI protected receptacles were not required at the time of construction, but the safety retrofit is recommended for your safety. Recommend further review and repair by qualified Electrical Contractor.



LAUNDRY WATER HOOK-UPS RECOMMENDATIONS

UG 55: It is recommended that you use braided steel flexible water supply lines for washer hook up. The cheaper rubber lines are more prone to rupturing and flooding of the home.



CRAWLSPACE MH TIEDOWNS

UG 56: Engineered tie downs are not installed, We recommend further review and repairs by a qualified specialist in the appropriate trade.