

INSPECTION REPORT



For the Property at:

75720 MCLACHLIN CIR

PALM DESERT, CA 92211

Prepared for: **BILL & REGINA COVINGTON**

Inspection Date: **Friday, May 8, 2026**

Prepared by: **Marvin Hawley**



Desert Detection Home Inspection

Box 6021

La Quinta, CA 92248

760-574-8762

www.desertdetectionhomeinspection.com

desertdetection@gmail.com

Excellence in home inspection.



May 9, 2026

Dear Bill & Regina Covington,

RE: Report No. 2911
75720 McLachlin Cir
Palm Desert, CA
92211

Thanks very much for choosing Desert Detection Home Inspection to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Ashi Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Ashi Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing Desert Detection Home Inspection to perform your home inspection.

Sincerely,

Marvin Hawley
on behalf of
Desert Detection Home Inspection

Desert Detection Home Inspection
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INVOICE

May 9, 2026

Client: Bill & Regina Covington

Report No. 2911

For inspection at:

75720 McLachlin Cir

Palm Desert, CA

92211

on: Friday, May 8, 2026

Home inspection :2001-2500 sqft

\$450.00

Pool & Spa

\$80.00

Total

\$530.00

PAID IN FULL - THANK YOU!

Desert Detection Home Inspection
Box 6021
La Quinta, CA 92248
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desertdetection@gmail.com

SUMMARY

75720 McLachlin Cir, Palm Desert, CA May 8, 2026

Report No. 2911
www.desertdetectionhomeinspection.com

SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR

POOL & SPA

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Priority Maintenance Items

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • Double taps

There is three breakers that have more than one line going into the breaker this is called double taps , two lines to one breaker can cause over heating , recommend a electrician to repair.

Implication(s): Fire hazard

Location: Front Right Side Exterior Wall

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

Recommend GFCI's in the garage and exterior area . Recommend a electrician to improve.

Implication(s): Electric shock

Location: Exterior Wall Garage

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate

Heating

GAS FURNACE \ Gas piping

Condition: • No drip leg (sediment trap, dirt pocket)

The heater and hot water tank are missing a drip leg , this is to stop any particles from reaching the burner area. Recommend a plumber to repair.

Implication(s): Equipment not operating properly

Location: Attic Exterior Garage

Task: Repair or replace Provide Improve

Time: Discretionary

FIREPLACE \ Gas fireplace or gas logs

Condition: • Damper in existing fireplace not fixed open

The Damper clamp is to stop the ability for someone lighting a fire and forgetting to open the damper. If damper is left closed gases could enter the house , recommend a handyman to repair.

Implication(s): Hazardous combustion products entering home

Location: Living Room

Task: Repair or replace Provide Improve

Time: Immediate

Report No. 2911

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INTERIOR

REFERENCE

Cooling & Heat Pump

AIR CONDITIONING | Life expectancy

Condition: • Near end of life expectancy

Although the AC is working accordingly , it would be considered to be near the end of its life in the desert, Recommend annually service by a professional and a home warranty. Unit is 14 years old.

Implication(s): Equipment failure | Reduced comfort

Location: Right Side Exterior

Task: Repair or replace Service annually Inspect annually

Time: Regular maintenance

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • Gaps or voids

There is some areas in the attic where the insulation has been moved around . recommend a handyman, It appears that there was work done and the insulation was never replaced correctly.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate

Plumbing

OPTIONAL \ Plumbing

Condition: • Other

It is unknown where the main meter is for the house.

Location: Front Right Side

Task: Further evaluation

Time: Unknown

GAS SUPPLY \ Gas meter and shut off valve

Condition: • Recommend a earthquake wrench for the gas meter you can purchase one at home depot and strap it to the meter.

Location: Front Right Side Exterior

Task: Provide Improve

Time: Immediate

WATER HEATER | Life expectancy

Condition: • Past life expectancy

Although the hot water was working accordingly at the time of inspection the hot water tank is 25 years old, recommend a home warranty and saving for a new one . Also tank is missing a safety pan.

Implication(s): Chance of water damage to structure, finishes and contents | No hot water

Location: Exterior Garage

SUMMARY

75720 McLachlin Cir, Palm Desert, CA May 8, 2026

SUMMARY

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POOL & SPA

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Task: Repair or replace Service annually Inspect annually

Time: Regular maintenance

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Drain stop ineffective

The drain stop in the bathroom is disconnected from the control , recommend a handyman to improve.

Implication(s): Nuisance | Reduced operability

Location: Bathroom

Task: Repair or replace Provide Improve

Time: Immediate

Interior

OPTIONAL \Interior

Condition: • Other

Confirm that the ice maker at the bar works.

Location: Living Room

Task: Further evaluation

Time: Unknown

WALLS \General notes

Condition: • Water damage

The storage cabinets in the garage have water damage , it is unknown what has caused this or how long area was wet.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior Garage

Task: Repair or replace Provide Improve

Time: Discretionary

WINDOWS \Glass (glazing)

Condition: • **Lost seal on double or triple glazing**

There was 1 window that has the seal in the middle lost or broken, recommend a window company to evaluate and repair what windows are needing repair. This is the front of the house.

Implication(s): Shortened life expectancy of material

Location: Front Exterior Wall

Task: Repair or replace Provide Improve

Time: Discretionary When remodelling

CARPENTRY \Cabinets

Condition: • **Water damage**

The bar cabinet has water damage , there is no leak at the time of inspection , the bottom and side of the cabinet is damaged . It is unknown what was leaking or how long area was wet. It only takes 48 hours of moisture to create fungi growth.

Implication(s): Material deterioration

Location: Living Room

Task: Repair or replace Provide Improve

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Time: Discretionary When remodelling

APPLIANCES \ Dishwasher

Condition: • Inoperative

The drain pump for the dishwasher was stuck on , recommend a appliance company to evaluate and repair.

Implication(s): Equipment Inoperative

Location: Kitchen

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate

Pool & Spa

GENERAL \ Pool bottom surface

Condition: • Surface defects noted

The surface of the pool shows some defects, discoloration , Recommend a pool specialist to evaluate the pool surface and repair if needed. It is unknown how old surface is or how many years are left.

Location: Rear

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate Unknown

PUMPS \ Circulation pump

Condition: • No body bond

The pumps and heater are missing a ground wire , recommend a electrician to repair.

Location: Throughout Rear Right Side Exterior

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate

PUMPS \ Separate Jet pump

Condition: • The water in the spa was to low for the jets to work properly, recommend a pool company to evaluate the situation and repair.

Location: Rear Exterior

Task: Further evaluation Provide Improve

Time: Immediate

CHILD-SAFE BARRIERS \ General

Condition: • Missing

All gates to the entrance of the pool to the outside of the property need to be self closing , It also needs a latch 54 inches high to keep the children out . Side gates need to swing outwards to make it harder for a child to get in. Recommend a contractor to repair. barriers and regulation can be found at www.pool-safety.gov/parents/safety-tips/

Location: Front Left Side Right Side Exterior

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate

ELECTRICAL \ GFCI

Condition: • Due to new codes there should be a GFCI breaker for the pool pump , recommend a electrician to repair.

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POOL & SPA	REFERENCE								

Location: Rear Right Side Exterior Wall

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate

MECHANICAL \ General

Condition: • The controls at the spa are inoperative, recommend a pool company to repair or replace the controls.

Location: Rear Exterior

Task: Repair or replace Further evaluation Provide Improve

Time: Discretionary When remodeling

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

75720 McLachlin Cir, Palm Desert, CA May 8, 2026

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA	REFERENCE								

Description

Sloped roofing material: • [Concrete tile](#)

Sloped roof flashing material: • Metal

Limitations

Inspection performed: • By walking on roof

Recommendations

RECOMMENDATIONS \ Overview

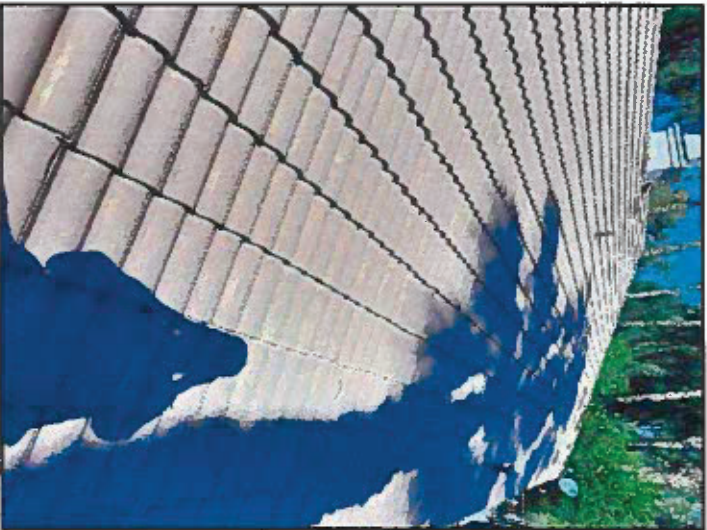
1. **Condition:** • No roofing recommendations are offered as a result of this inspection.

The roof tiles look good it is unknown how the underlayment is or how many years are left on roof.

Location: Exterior Roof

Task: Inspect annually

Time: Regular maintenance



roof tiles look good



Roof tiles look good

EXTERIOR

75720 McLachlin Cir, Palm Desert, CA May 8, 2026

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA			REFERENCE						

Description

Gutter & downspout material: • No gutters or downspouts

Wall surfaces and trim: • [Stucco](#)

Driveway: • Concrete

Recommendations

OPTIONAL \Exterior

2. Condition: • Other

There is a gas line for the barbeque in the patio area.

Location: Rear Exterior



Gas for barbeque

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

3. Condition: • Paint - deteriorated / missing

Location: Throughout Exterior Wall

Task: Repair or replace Provide Improve

Time: Discretionary When remodelling

EXTERIOR

75720 McLachlin Cir, Palm Desert, CA May 8, 2026

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ROOFING

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POOL & SPA

REFERENCE



Weathered wood in areas



Weathered fascia board



weathered fascia boards



Weathered wood trim

EXTERIOR GLASS/WINDOWS \ Storms and screens

4. Condition: • Tom or holes

Implication(s): Chance of pests entering building

EXTERIOR

75720 McLachlin Cir, Palm Desert, CA May 8, 2026

Report No. 2911

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA	REFERENCE								

Location: Left Side Exterior Wall

Task: Repair or replace Provide Improve

Time: Discretionary



One damaged screen

LANDSCAPING \ Walkway

5. Condition: • Cracked or damaged surfaces

Implication(s): Trip or fall hazard

Location: Left Side Middle

Task: Repair or replace Improve

Time: Discretionary

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA	REFERENCE								



Cracked concrete walkway

LANDSCAPING \ Driveway

6. Condition: • Cracked or damaged surfaces

Implication(s): Trip or fall hazard

Location: Front Exterior

Task: Repair or replace Improve

Time: Discretionary When remodelling

EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Cracked concrete driveway

LANDSCAPING \ Fence

7. Condition: • Gate - adjustment needed

Implication(s): Reduced operability

Location: Rear Right Side Exterior

Task: Repair or replace Provide Improve

Time: Immediate

EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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frame loose from wall

GARAGE \ Vehicle doors

8. Condition: • Dented

Implication(s): Damage to equipment

Location: Right Side Exterior Wall

Task: Repair or replace Provide Improve

Time: Discretionary When remodelling

EXTERIOR

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Dent in garage door

STRUCTURE

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • Slab - concrete

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#)

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Attic/roof space: • Entered but access was limited

Recommendations

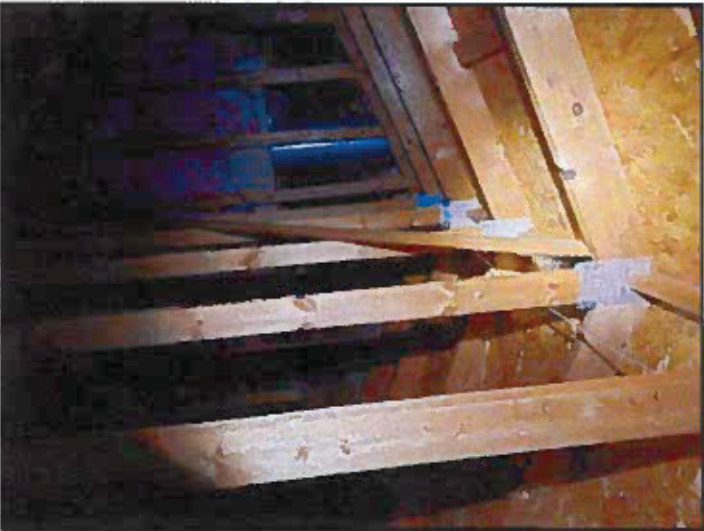
RECOMMENDATIONS \ Overview

9. Condition: • No structure recommendations are offered as a result of this inspection.

Location: Attic

Task: Inspect annually

Time: Regular maintenance



Manufactured trusses

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA	REFERENCE								

Description

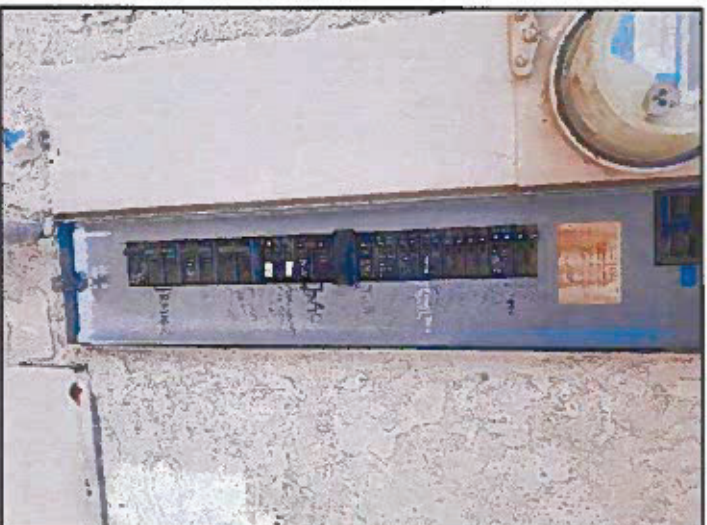
Service entrance cable and location: • Underground aluminum

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location:

• Breakers - exterior wall



Breakers well marked

System grounding material and type: • Copper - water pipe and ground rod

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • Combination smoke/CO alarm(s) noted

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA	REFERENCE								

Recommendations

OPTIONAL \ Electrical

10. Condition: • Other

There is two timers for the landscaping lights on the side of the house. All lights work at inspection time.

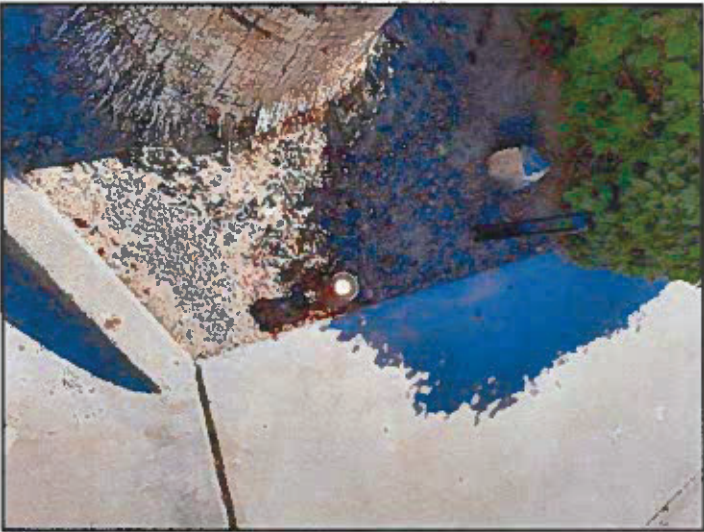
Location: Front Rear Right Side Exterior Wall

Task: Service annually Inspect annually

Time: Regular maintenance



Timer for landscaping lights



Lights work on timer

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA	REFERENCE								



Timer for landscaping lights back area



Lights work on timer

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

11. Condition: • Double taps

There is three breakers that have more than one line going into the breaker this is called double taps , two lines to one breaker can cause over heating , recommend a electrician to repair.

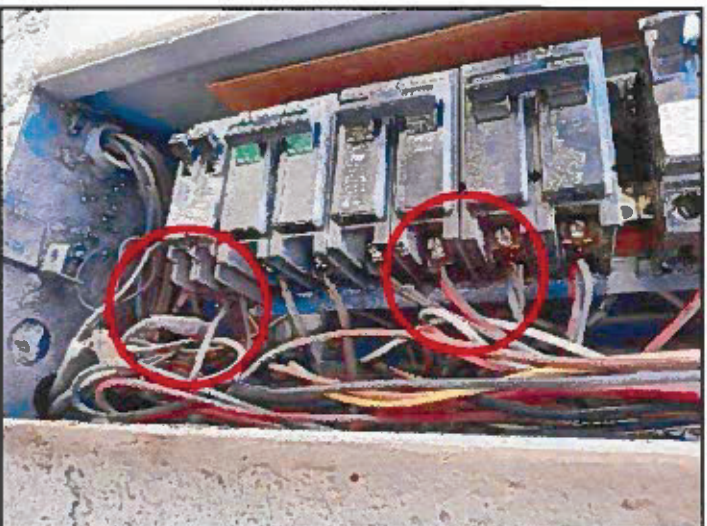
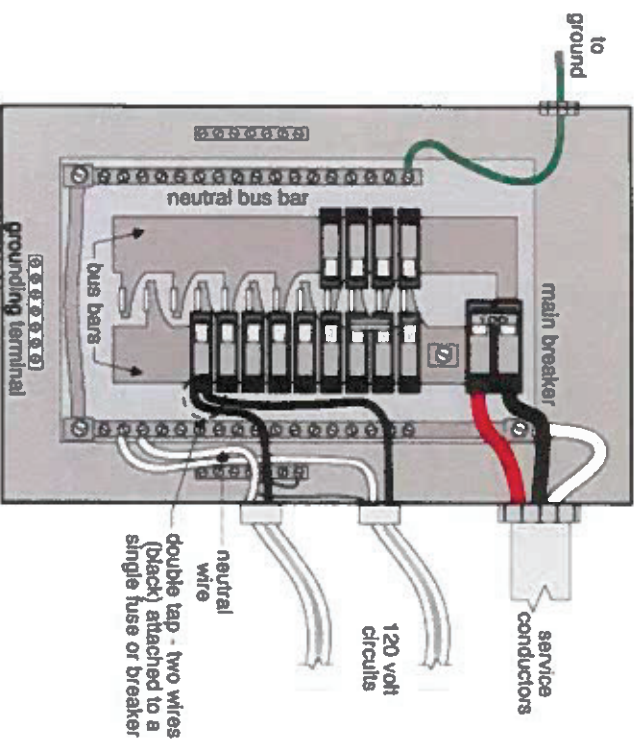
Implication(s): Fire hazard

Location: Front Right Side Exterior Wall

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate

Double tapping (double lugging)



3 double taps

DISTRIBUTION SYSTEM \ Outlets (receptacles)

12. Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA REFERENCE									

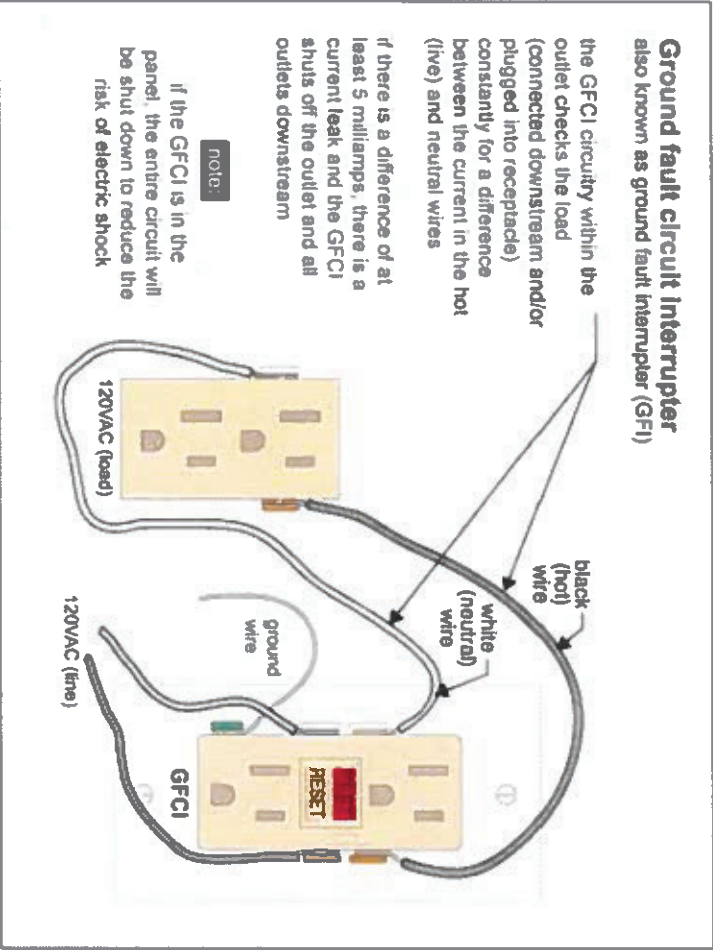
Recommend GFCI's in the garage and exterior area . Recommend a electrician to improve.

Implication(s): Electric shock

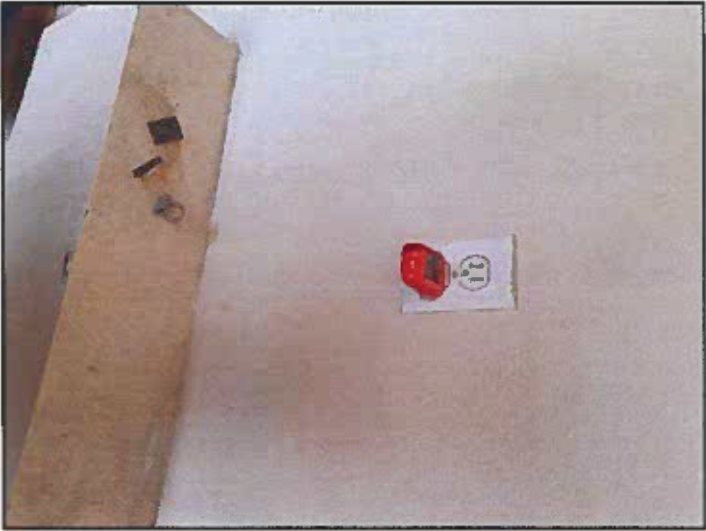
Location: Exterior Wall Garage

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate



Missing GFCI exterior plugs



Missing GFCI garage area



Missing GFCI exterior plug

DISTRIBUTION SYSTEM \ Lights

13. Condition: • Inoperative

Although the light is known to burn out it is recommend to confirm this is the reason for the light not working. Recommend replacing the light to confirm.

Implication(s): Inadequate lighting

Location: Interior

Task: Repair or replace Further evaluation

Time: Immediate

ELECTRICAL

Report No. 2911

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Missing light bulbs

HEATING

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • American Standard

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Combustion air source: • Interior of building

Approximate age: • [14 years](#)

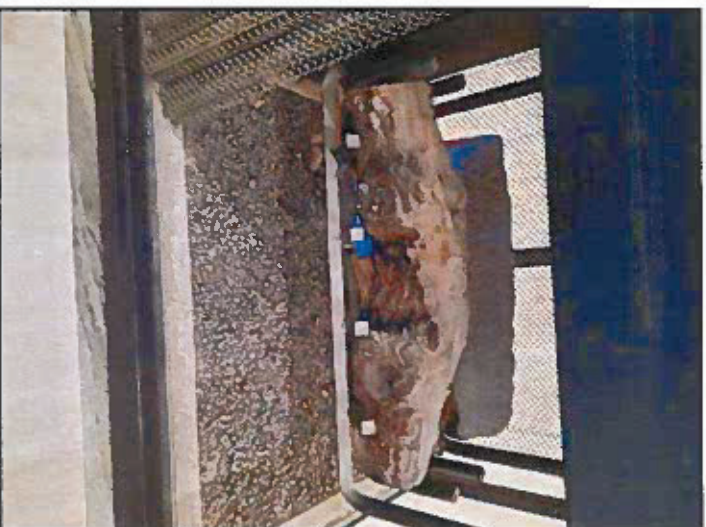
Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Attic

Failure probability: • [Low](#)

Auxiliary heat:

• [Gas fireplace](#)



Works accordingly

Fireplace/stove: • [Gas fireplace](#)

Chimney/vent: • [Metal](#)

Chimney liner: • [Metal](#)

HEATING

Report No. 2911

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan • Laundry room exhaust fan
Location of the thermostat for the heating system: • Hallway

Limitations

Inspection prevented/limited by: • A/C or heat pump operating
Warm weather: • Prevented testing in heating mode
Air conditioner or heat pump: • Operating in cooling mode prevented test of heating system
Heat exchanger: • Only a small portion visible

Recommendations

RECOMMENDATIONS \ Overview

14. Condition: • No heating recommendations are offered as a result of this inspection.
Location: Attic
Task: Service annually Inspect annually
Time: Regular maintenance



Updated 2012



Attic location

GAS FURNACE \ Gas piping

15. Condition: • No drip leg (sediment trap, dirt pocket)
The heater and hot water tank are missing a drip leg , this is to stop any particles from reaching the burner area.
Recommend a plumber to repair.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Implication(s): Equipment not operating properly

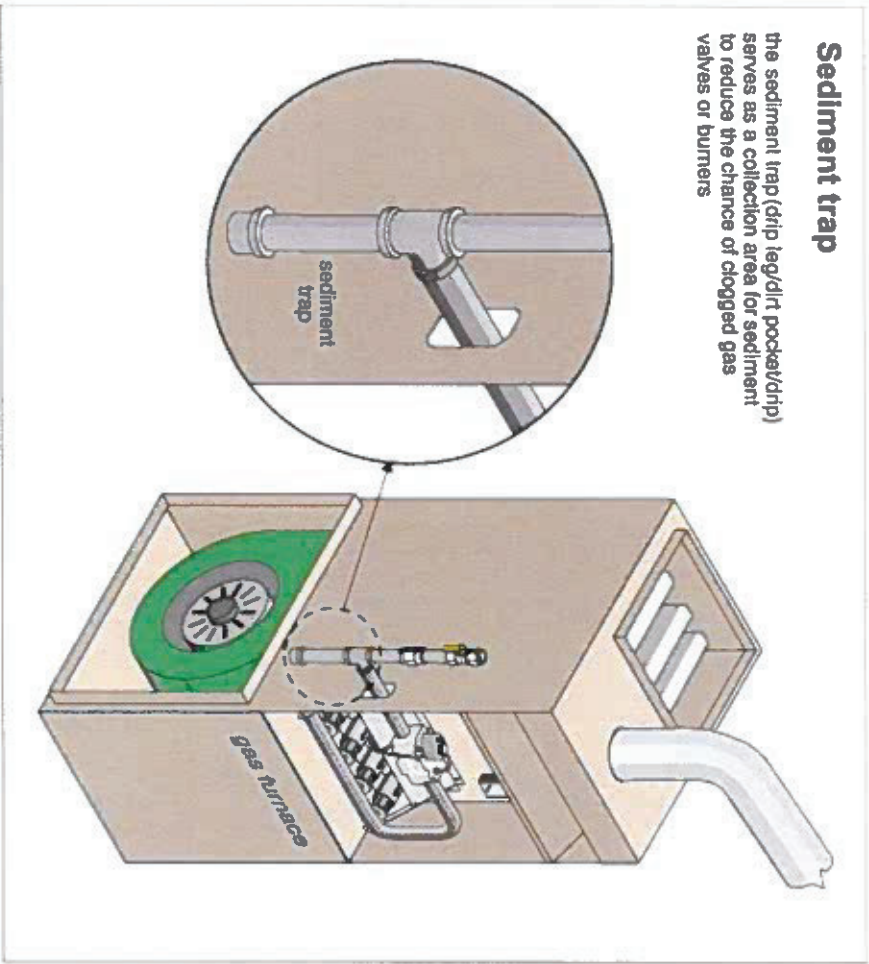
Location: Attic Exterior Garage

Task: Repair or replace Provide Improve

Time: Discretionary

Sediment trap

the sediment trap (drip leg/drip pocket/drip) serves as a collection area for sediment to reduce the chance of clogged gas valves or burners



SUMMARY

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*Missing drip leg hot water tank**Missing drip leg heater***FIREPLACE \ Gas fireplace or gas logs****16. Condition:** • **Damper in existing fireplace not fixed open**

The Damper clamp is to stop the ability for someone lighting a fire and forgetting to open the damper. If damper is left closed gases could enter the house , recommend a handyman to repair.

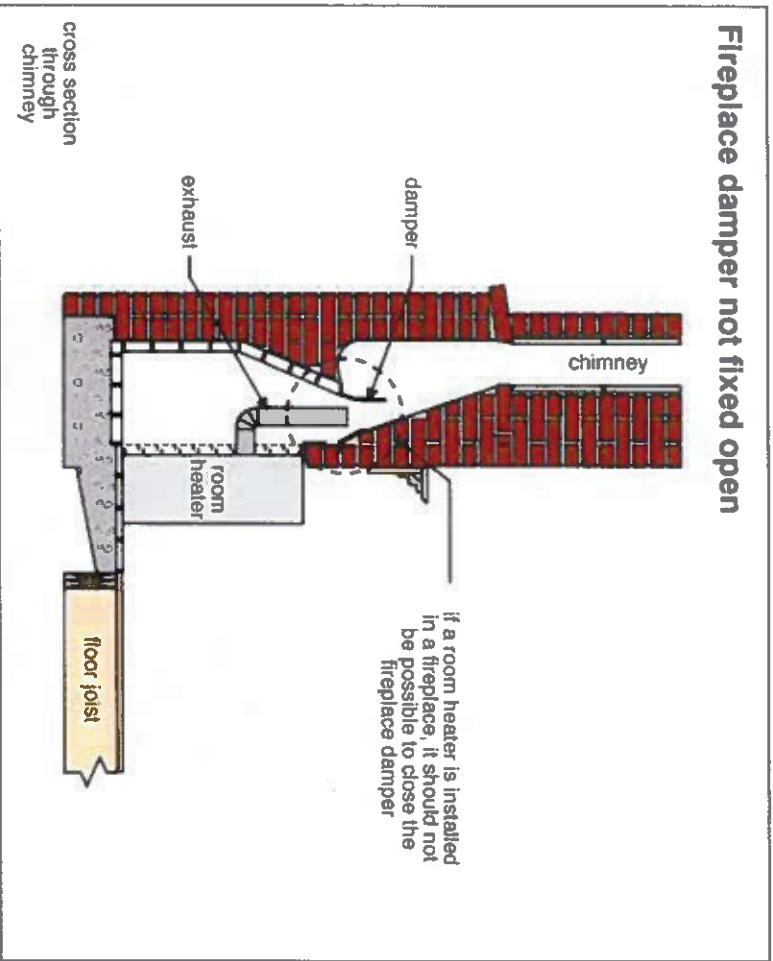
Implication(s): Hazardous combustion products entering home

Location: Living Room

Task: Repair or replace Provide Improve

Time: Immediate

Fireplace damper not fixed open



Missing damper clamp

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA	REFERENCE								

Description

Air conditioning type: • Central
Manufacturer: • American Standard
Cooling capacity: • 5 Tons
Compressor type: • Electric
Compressor approximate age: • 14 years
Typical life expectancy: • 12 to 15 years
Failure probability: • Medium
Temperature difference across cooling coil: • Acceptable temperature difference: 15° to 22° • This suggests good performance.
Refrigerant type: • R-410A
Location of the thermostat for the cooling system: • Hallway
Condensate system: • Discharges to exterior

Recommendations

AIR CONDITIONING \ Life expectancy

17. Condition: • Near end of life expectancy

Although the AC is working accordingly , it would be considered to be near the end of its life in the desert, Recommend annually service by a professional and a home warranty. Unit is 14 years old.

Implication(s): Equipment failure | Reduced comfort

Location: Right Side Exterior

Task: Repair or replace Service annually Inspect annually

Time: Regular maintenance

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Works accordingly



14 years old

Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof ventilation: • [Roof vent](#) • [Gable vent](#)

Limitations

Attic inspection performed: • By entering attic, but access was limited

Recommendations

ATTIC/ROOF \Insulation

18. Condition: • [Gaps or voids](#)

There is some areas in the attic where the insulation has been moved around . recommend a handyman, It appears that there was work done and the insulation was never replaced correctly.

Implication(s): Increased heating and cooling costs | Reduced comfort

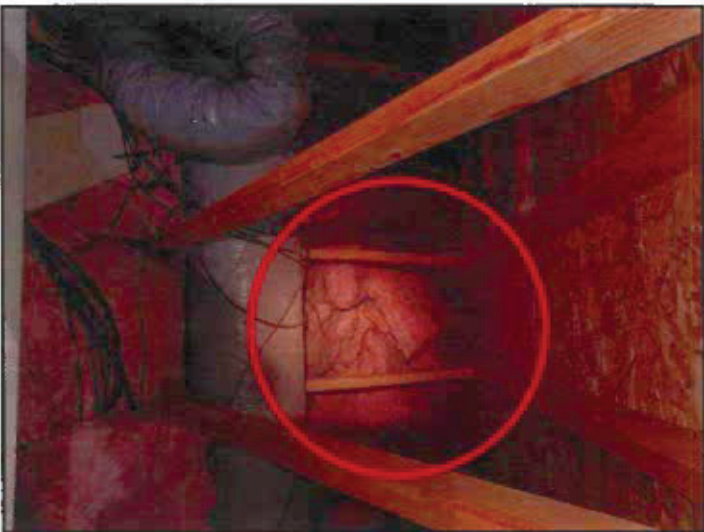
Location: Attic

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate



Insulation has been moved



gaps or voids in attic

INSULATION AND VENTILATION

75720 McLachlin Cir, Palm Desert, CA May 8, 2026

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- POOL & SPA
- REFERENCE



Well insulated

PLUMBING

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA REFERENCE									

Description

Water supply source (based on observed evidence): • Public

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Exterior wall



Main shut off for house

Water flow and pressure:

- [Typical for neighborhood](#)

PLUMBING

75720 McLachlin Cir, Palm Desert, CA May 8, 2026

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
PPOOL & SPA	REFERENCE								



60 lbs pressure good

- Water heater type: • Tank
- Water heater fuel/energy source: • Gas
- Water heater exhaust venting method: • Direct vent - sealed combustion
- Water heater tank capacity: • 75 gallons
- Water heater approximate age: • 25 years
- Water heater typical life expectancy: • 10 to 20 years
- Waste and vent piping in building: • Galvanized steel
- Main gas shut off valve location: • Garage

Limitations

Items excluded from a building inspection: • Septic system • Concealed plumbing • The performance of floor drains or clothes washing machine drains • Landscape irrigation system

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA	REFERENCE								

Recommendations

OPTIONAL \ Plumbing

19. Condition: • Other

It is unknown where the main meter is for the house.

Location: Front Right Side

Task: Further evaluation

Time: Unknown



Unknown main meter shut off

GAS SUPPLY \ Gas meter and shut off valve

20. Condition: • Recommend a earthquake wrench for the gas meter you can purchase one at home depot and strap it to the meter.

Location: Front Right Side Exterior

Task: Provide Improve

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA	REFERENCE								



Missing earthquake wrench

WATER HEATER \ Life expectancy

21. Condition: • Past life expectancy

Although the hot water was working accordingly at the time of inspection the hot water tank is 25 years old, recommend a home warranty and saving for a new one . Also tank is missing a safety pan.

Implication(s): Chance of water damage to structure, finishes and contents | No hot water

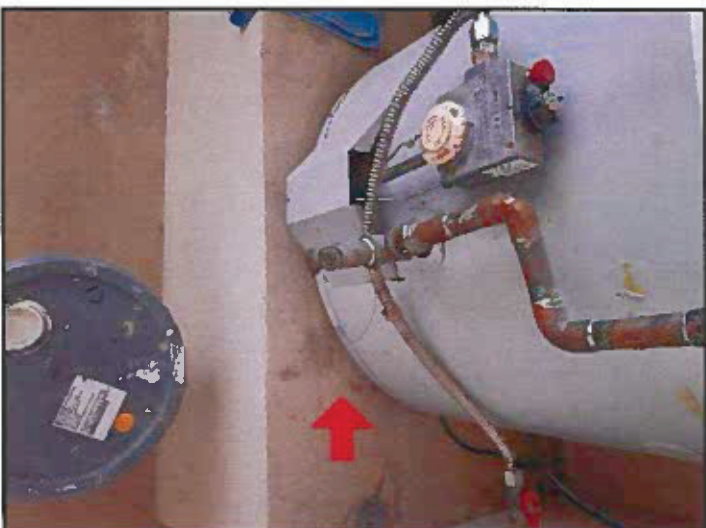
Location: Exterior Garage

Task: Repair or replace Service annually Inspect annually

Time: Regular maintenance



Works accordingly



Missing safety pan



Past its life



Updated pump for hot water

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

22. Condition: • Drain stop ineffective

The drain stop in the bathroom is disconnected from the control , recommend a handyman to improve.

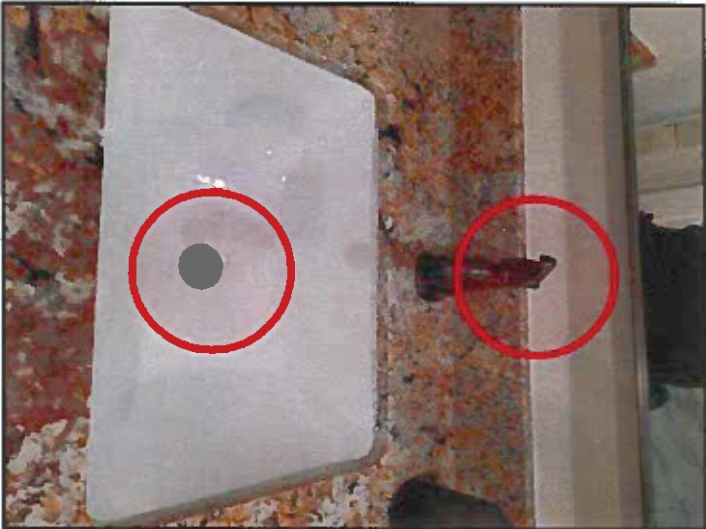
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA	REFERENCE								

Implication(s): Nuisance | Reduced operability

Location: Bathroom

Task: Repair or replace Provide Improve

Time: Immediate



Inoperative drain stop

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA REFERENCE									

Description

Major floor finishes: • Carpet • Laminate • Tile
Major wall and ceiling finishes: • Plaster/drywall
Windows: • Fixed • Sliders • Metal
Exterior doors - type/material: • Hinged • Sliding glass • Wood • Metal

Limitations

Inspection limited/prevented by:

- Storage/furnishings

Recommend doing a walk through the house and garage when it is empty, unable to see a lot of the walls and floors due to furniture. also the cabinets .



Clutter in garage area



furnished house

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Furnished house



Furnished house



Furnished house



Furnished house

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum • Cosmetic issues • Vermin, including wood destroying organisms. • Environmental issues including asbestos • Paint, wallpaper, and other finishes

- Window coatings and seals between panes of glass

Recommendations

OPTIONAL \Interior

23. Condition: • Other

Confirm that the ice maker at the bar works.

Location: Living Room

Task: Further evaluation

Time: Unknown



Confirm ice maker works

CEILINGS AND WALLS \General notes

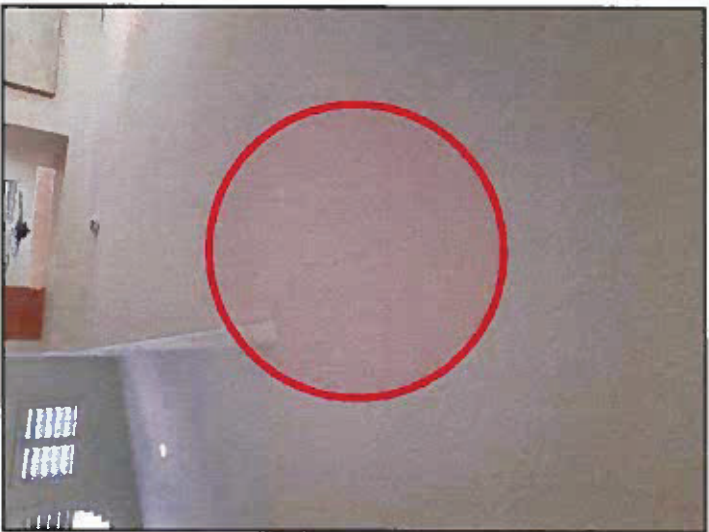
24. Condition: • Typical minor flaws

Location: Living Room

Task: Improve

Time: Discretionary When remodelling

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA	REFERENCE								



common drywall cracking

WALLS \ General notes

25. Condition: • Water damage

The storage cabinets in the garage have water damage , it is unknown what has caused this or how long area was wet.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Exterior Garage

Task: Repair or replace Provide improve

Time: Discretionary

INTERIOR

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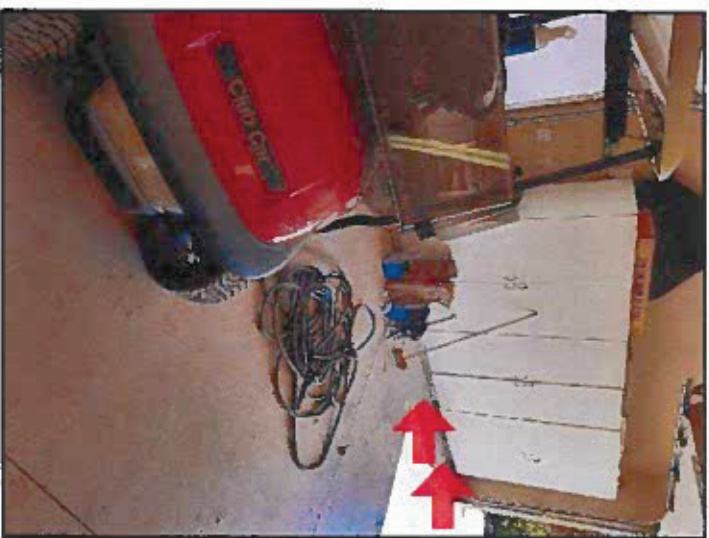
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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Storage cabinets garage water damaged



Water damaged storage cabinets

WINDOWS \ Glass (glazing)

26. Condition: • **Lost seal on double or triple glazing**

There was 1 window that has the seal in the middle lost or broken, recommend a window company to evaluate and repair what windows are needing repair. This is the front of the house.

Implication(s): Shortened life expectancy of material

Location: Front Exterior Wall

Task: Repair or replace Provide Improve

Time: Discretionary When remodelling

INTERIOR

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SUMMARY

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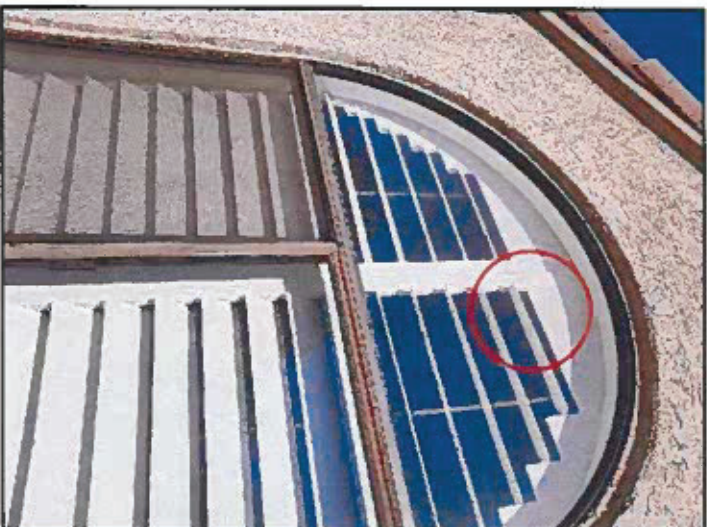
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Lost seal on window front area

CARPENTRY \ Cabinets

27. Condition: • Water damage

The bar cabinet has water damage , there is no leak at the time of inspection , the bottom and side of the cabinet is damaged . It is unknown what was leaking or how long area was wet. It only takes 48 hours of moisture to create fungi growth.

Implication(s): Material deterioration

Location: Living Room

Task: Repair or replace Provide Improve

Time: Discretionary When remodelling

SUMMARY

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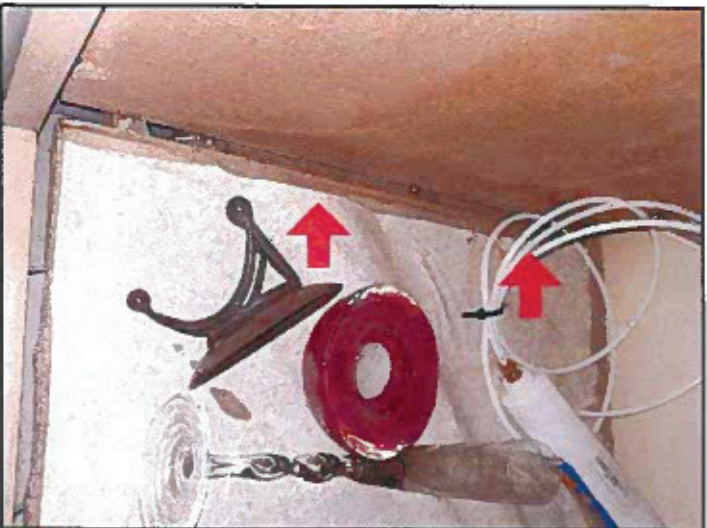
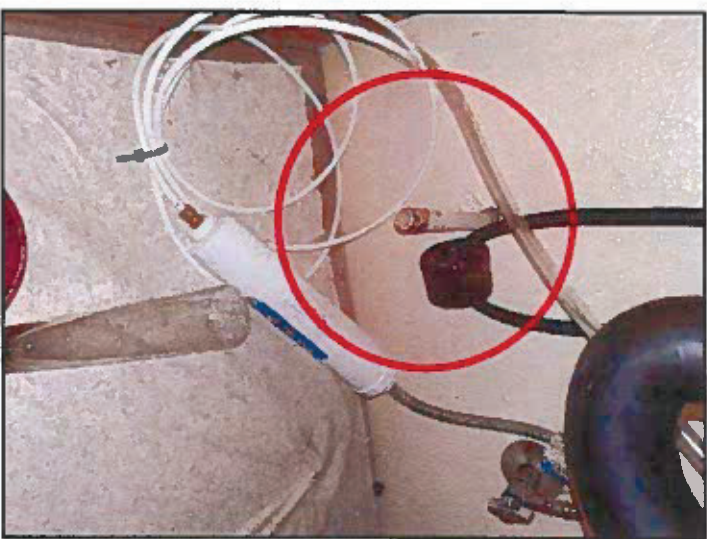
INSULATION

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*Water damaged cabinet bar area**Abandoned pipe bar area***28. Condition:** • **Stained, worn, damaged****Implication(s):** Material deterioration**Location:** Bathroom**Task:** Repair or replace Provide Improve**Time:** Discretionary

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Damaged cabinet bathroom

APPLIANCES \ Dishwasher

29. Condition: • Inoperative

The drain pump for the dishwasher was stuck on , recommend a appliance company to evaluate and repair.

Implication(s): Equipment inoperative

Location: Kitchen

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate

INTERIOR

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Drain pump is stuck on

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
POOL & SPA	REFERENCE								

Description

Areas around pool/Material: • Concrete

Pool / Spa type: • ASHI-IMPORTANT NOTICE The American Society of Home Inspectors, Inc. (ASHI) does not verify the qualifications of inspectors who use these Standards and has no authority or control over the quality of inspections undertaken or performed using these Standards. These Standards are general in nature and are not intended to in any way discourage or limit additional or more detailed inspections. ASHI disclaims all liability for any and all personal and bodily injuries and damages, including but not limited to incidental and consequential damages, which may occur as a result of inspections performed using these Standards. No warranty, expressed or implied, is intended or offered by ASHI in the use of these Standards. ASHI Assumes no risk and makes and implies no representations of any kind to inspectors, consumers, or others.

Interior Finish Materials: • Pebble-surface

Heat source: • Gas

Cleaning Systems: • Suction head

Water filter: • Cartridge filter

Pumps: • Circulation • Spa jet

Entrapment Prevention Components: • child resistant strainers at the bottom drains

Recommendations

GENERAL \ Pool bottom surface

30. Condition: • Surface defects noted

The surface of the pool shows some defects, discoloration , Recommend a pool specialist to evaluate the pool surface and repair if needed. It is unknown how old surface is or how many years are left.

Location: Rear

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate Unknown

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Unknown age of pebble surface



Surface defects

CLEANING SYSTEM \ General

31. Condition: • Operated when tested

The pool equipment works accordingly , recommend a pool company to service. Recommend asking owner how old the pool equipment is and pool surface. Equipment is considered old.

Location: Rear Right Side

Task: Repair or replace Service annually Inspect annually

Time: Regular maintenance

Report No. 2911

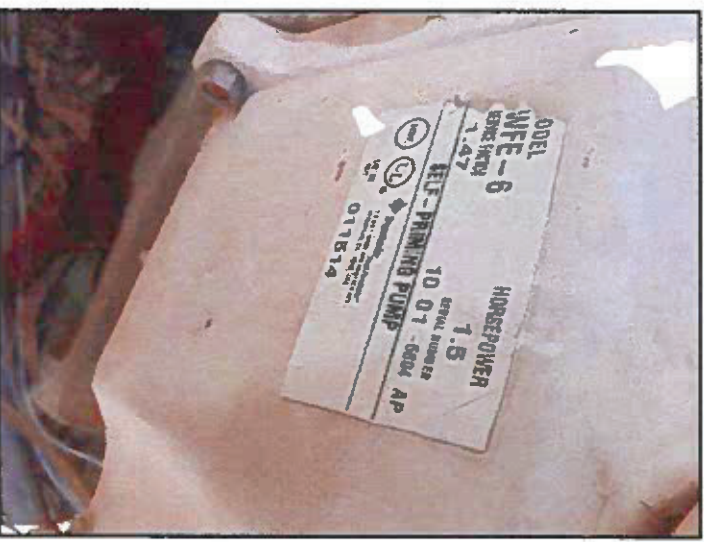
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INTERIOR

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Works accordingly



Pump is aging

SUMMARY

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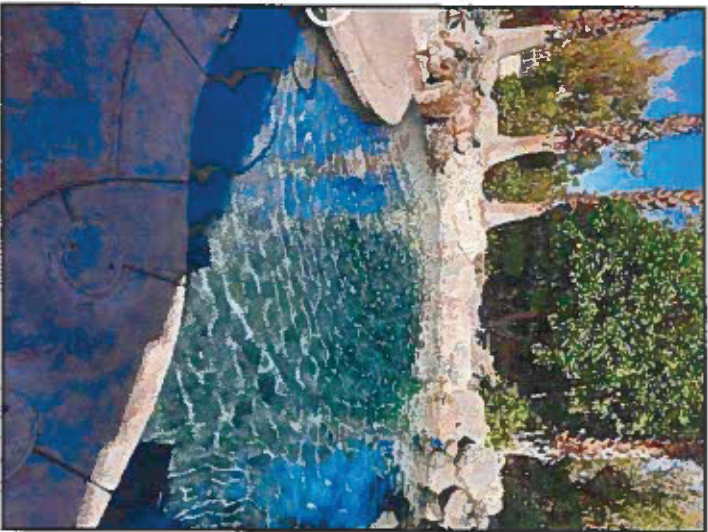
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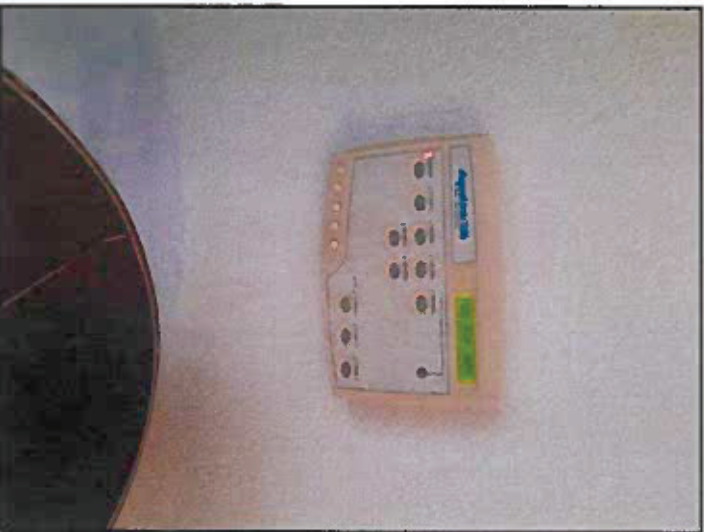
REFERENCE



Pool lights work



spa light works



controls in primary bedroom

PUMPS \ Circulation pump

32. Condition: • No bond

The pumps and heater are missing a ground wire , recommend a electrician to repair.

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Location: Throughout Rear Right Side Exterior

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate



Missing body bond/ground

PUMPS \ Separate jet pump

33. Condition: • The water in the spa was too low for the jets to work properly, recommend a pool company to evaluate the situation and repair.

Location: Rear Exterior

Task: Further evaluation Provide Improve

Time: Immediate

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water to low for jets

CHILD-SAFE BARRIERS \ General

34. Condition: • Missing

All gates to the entrance of the pool to the outside of the property need to be self closing , It also needs a latch 54 inches high to keep the children out . Side gates need to swing outwards to make it harder for a child to get in.

Recommend a contractor to repair. barriers and regulation can be found at www.pool-safety.gov/parents/safety-tips/

Location: Front Left Side Right Side Exterior

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate

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Missing high latch/ self closing spring

ELECTRICAL \ GFCI

35. Condition: • Due to new codes there should be a GFCI breaker for the pool pump , recommend a electrician to repair.

Location: Rear Right Side Exterior Wall

Task: Repair or replace Further evaluation Provide Improve

Time: Immediate

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Missing GFCI pool pumps

GENERAL \ Surrounding deck/concrete

36. Condition: • Common cracks

Location: Throughout

Task: Repair or replace Provide Improve

Time: Discretionary When remodelling



Surface damage pool area



Common cracking pool area



surface damaged pool area

MECHANICAL \ General

37. Condition: • The controls at the spa are inoperative, recommend a pool company to repair or replace the controls.

Location: Rear Exterior

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Task: Repair or replace Further evaluation Provide Improve

Time: Discretionary When remodeling



Inoperative controls at spa

END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

