



INSPECTION REPORT
1090 S Sagebrush
Palm Springs CA 92264

INSPECTED BY
Hank Myll
HSH Inspections
Inc. DBA Home
Sweet Home
Inspections

INSPECTION DATE
📅 4/24/2023
🕒 12:00 PM

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GENERAL INFO

Property Address

1090 S Sagebrush
Palm Springs CA 92264

Date of Inspection

4/24/2023

Report ID

04-24-23-2-HM

Customer(s)

Barbara Olsen

Time of Inspection

12:00 PM

Real Estate Agent

Michael Gold
HomeSmart Palm Springs

INSPECTION DETAILS

STYLE OF HOUSE:

Single Family

AGE OF HOME:

60+ years

TYPE OF INSPECTION:

Standard Home Inspection – Pool –
Spa

STATUS OF HOME:

Vacant

TEMPERATURE:

90–95 F

WEATHER:

Sunny

PEOPLE PRESENT:

Seller, Agent

AUTHORIZED DISTRIBUTION:

Client and Client's Agent

ANCILLARY SERVICES:

Pool and Spa

COMMENT KEY & DEFINITIONS

Any and all recommend repairs/replacement work within the scope of this inspection report should be performed by a licensed State of California Contractor. In the case of repair/replacement of appliances all work performed should be completed by the Manufacturer's qualified service technicians or equivalent personnel.

RESULTS AT A GLANCE

247

 ITEMS INSPECTED
Total number in report.

170

 SUMMARY COMMENTS
Total number in report.

163

 PHOTOS
Total number in report.

1. ROOFING

DESCRIPTION

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general**

information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

✂ STYLES & MATERIALS: ROOFING

ROOF STYLE:

Flat/Minimal Slope

DESIGN LIFE:

15 to 20 years

CHIMNEYS/VENTS:

Brick Chimney
Right Side of House

MATERIAL:

Urethane/Foam Covering

LOCATION:

Whole House

SPECIAL LIMITATIONS:

Large portion of roof covered with Solar Panels

ESTIMATED AGE:

Indeterminate

INSPECTION METHOD:

Walked On

👁 ITEMS: ROOFING

1.0 ROOF COVERING 1

📁 POOR

(1) The inspection of all roof and attic components are NOT inspected for vermin or bird intrusion. Recommend separate inspection be performed by specialist.



1.0 Item 1 (Picture)



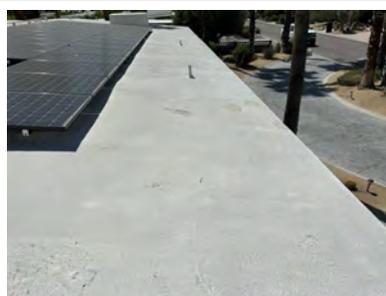
1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)



1.0 Item 5 (Picture)



1.0 Item 6 (Picture)



1.0 Item 7 (Picture)



1.0 Item 8 (Picture)



1.0 Item 9 (Picture)



1.0 Item 10 (Picture)



1.0 Item 11 (Picture)



1.0 Item 12 (Picture)



1.0 Item 13 (Picture)



1.0 Item 14 (Picture)



1.0 Item 15 (Picture)



1.0 Item 16 (Picture)

(2) **Noted past roof repair. Roof appeared functional at time of inspection and is rated fair due to past repair. Recommend further evaluation as desired.**



1.0 Item 17 (Picture)

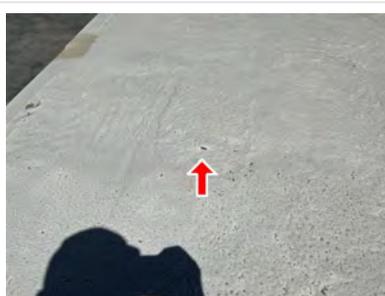


1.0 Item 18 (Picture)

(3) **Noted cracking / damage / deterioration on flat roof. Recommend evaluation/repair by roofing contractor.**



1.0 Item 19 (Picture)



1.0 Item 20 (Picture)

(4) **Past water ponding noted. Recommend evaluation/repair as desired.**

1.1 EXPOSED FLASHING

FAIR

Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

1.2 PLUMBING STACKS

FAIR

Recommend installation of or confirmation of proper installation of hardware cloth on plumbing stack/vent covers to avoid possible vermin / bird intrusion.

1.3 VENTILATION COVERS

FAIR

Recommend installation of or confirmation of proper installation of hardware cloth on plumbing stack/vent covers to avoid possible vermin / bird intrusion.

1.4 CHIMNEY(S)

SATISFACTORY



1.4 Item 1 (Picture)

1.5 SOLAR PANELS / SYSTEM

NOT INSPECTED

Solar panel(s) / system / hot water system not inspected. Recommend evaluation by specialist as desired.



1.5 Item 1 (Picture)



1.5 Item 2 (Picture)



1.5 Item 3 (Picture)



1.5 Item 4 (Picture)

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

🏠 2. SITE ELEMENTS

☰ DESCRIPTION

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

✂ STYLES & MATERIALS: SITE ELEMENTS

PATIOS:

Type: Concrete
 Enclosure: Roof Only
 Location: Rear of House

WALKWAYS/DRIVEWAYS:

Walks: Concrete
 Driveway: Concrete

NON RETAINING WALLS:

Type: Masonry
 Location: Multiple locations

SPECIAL LIMITATIONS:

Vegetation Overgrowth
 Excessive storage / belongings

👁 ITEMS: SITE ELEMENTS

2.0 DRIVEWAY(S)

📄 FAIR

(1) **Driveway cracking and staining noted. Recommend evaluation/repair as desired.**



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)

(2) **Driveway deterioration noted. Recommend evaluation and repair as desired.**



2.0 Item 3 (Picture)

2.1 WALKWAYS

FAIR

Noted walkway cracking / deterioration. Recommend further evaluation/repair as desired.



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)

2.2 GROUND SLOPE AT FOUNDATION

FAIR

No weep screed noted at time of inspection. Although possibly not a requirement at time of construction recommend contractor evaluation for the need of or installation of a weep screed as desired.

2.3 SITE GRADING

FAIR

Neither the condition nor adequacy of and underground piping or site drainage systems can be determined as part of a home inspection. No surfaces are water tested by home inspector. The need for drain installation is not determined by home inspector. All existing drains must be regularly cleared and maintained in order to ensure adequate water run-off and discharge.

2.4 PATIO

FAIR

(1) **Noted patio cracking. Recommend repair/replacement as desired.**



2.4 Item 1 (Picture)

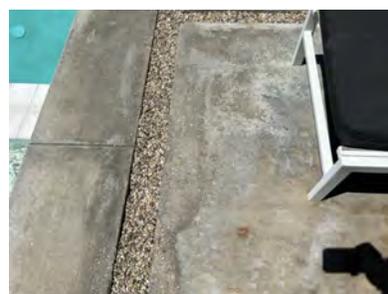


2.4 Item 2 (Picture)

(2) **Noted patio peeling/deterioration. Recommend evaluation/repair as desired.**



2.4 Item 3 (Picture)



2.4 Item 4 (Picture)

2.5 NON RETAINING WALLS

FAIR

Noted wall cracking. Recommend repair as desired.



2.5 Item 1 (Picture)

2.6 EXTERIOR GATE

FAIR

The exterior wooden gate is peeling / deteriorated. Recommend painting/further repair as necessary.

2.7 BBQ AREA

FAIR

(1) **Fire pit, fireplace and barbecue gas lines below ground level are not inspected, internal connections and fitting / gas line sizing not inspected. Recommend further evaluation confirmation of proper sizing by contractor. Nearly all of the gas lines to fireplaces / fire pits / barbecues are buried and therefore not**

visible. A home inspector only evaluates the gas shut-off valves and proper operation.



2.7 Item 1 (Picture)



2.7 Item 2 (Picture)

(2) BBQ ignitor(s) are inoperative. Recommend repair as desired.

2.8 WOOD FENCE

📄 FAIR

- (1) Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.**
- (2) Wood fence damage/past repair noted. Recommend repair/replacement as desired.**



2.8 Item 1 (Picture)

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service companies is recommended prior to closing.

🏠 3. EXTERIOR ELEMENTS

📄 DESCRIPTION

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

🔧 STYLES & MATERIALS: EXTERIOR ELEMENTS

SIDING:

Stucco
Stone/Rock Veneer

SPECIAL LIMITATIONS:

Vegetation Overgrowth
Storage noted

👁️ ITEMS: EXTERIOR ELEMENTS

3.0 SIDING

📄 FAIR

(1) *Several hairline stucco cracks in the existing siding are not unusual in this climate and are commonly known as shrinkage cracks. Repair cracks as needed to avoid expansion. Where significant cracks exist repair now to avoid water and/or insect intrusion.*

(2) **Wherever any utility line such as gas, water, T.V., telephone, cable and/or any other penetration exists in the exterior stucco siding, a sufficient sealer at the penetration point will prevent possible moisture and insect intrusion. Recommend all penetration points be sealed and maintained.**

(3) **Noted stucco damage/peeling/flaking. Recommend stucco repair as desired.**



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)

3.1 EXTERIOR LIGHTING / FIXTURES

📄 FAIR

Fixture cover cracked/damaged. Recommend evaluation/repair as necessary.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

3.2 ELECTRIC RECEPTACLES / GFCI / RECEPTACLE COVERS

POOR

GFCI receptacle inoperative. Recommend evaluation/repair by electrician.



3.2 Item 1 (Picture)

3.3 DOORBELL

FAIR

Doorbell inoperative at time of inspection. Recommend evaluation/repair as desired.



3.3 Item 1 (Picture)

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is

desired.

4. GARAGE

DESCRIPTION

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

STYLES & MATERIALS: GARAGE

GARAGE DESCRIPTION:

Type: Two Car

Type: Carport

Construction: Wood framing

Finish at House: Drywall Ceiling and Wall

HOUSE/GARAGE WALL:

Finish at House: Drywall Ceiling and Wall

SPECIAL LIMITATIONS:

Vehicles in garage

ITEMS: GARAGE

4.0 CEILING / WALLS

 FAIR

(1) **Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.**

(2) **Any openings in the wall or ceiling between the house and garage, including any hatches, venting, doors or attic stairs should be covered with the proper fire-rated assemblies or materials.**

4.1 FLOOR SLAB

 FAIR

(1) **Noted garage slab cracking/staining; slab cracks are very common for the area. Recommend repair/ replacement as desired.**



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)

(2) **Noted slab deterioration. Recommend further evaluation by contractor as desired.**

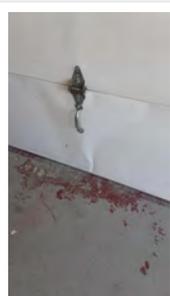


4.1 Item 3 (Picture)

4.2 VEHICLE DOOR(S)

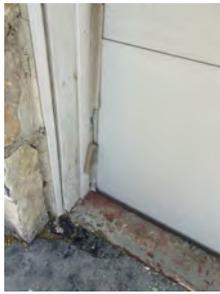
FAIR

(1) **Door operational but noted damage/denting. Recommend repair/replacement as desired.**



4.2 Item 1 (Picture)

(2) **Door weather stripping damaged / deterioration. Recommend evaluation/repair as desired.**



4.2 Item 2 (Picture)

4.3 DOOR OPERATOR(S)

FAIR

(1) The inspection of any door operator is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.

(2) **Noted inoperative garage operator light fixture. Recommend bulb replacement and further evaluation if necessary.**

4.4 ELECTRIC / GFCI

SATISFACTORY

4.5 HOUSE / SERVICE DOOR(S)

POOR

Garage service door self-closer inoperative or not installed. Recommend repair/replacement as necessary by contractor.

4.6 GARAGE LIGHT

FAIR

Garage light inoperative. Recommend bulb replacement and further evaluation if necessary.



4.6 Item 1 (Picture)

4.7 GARAGE SENSOR EYES

SATISFACTORY

4.8 GARAGE EXTERIOR FIXTURES

📄 NOT INSPECTED

Garage exterior fixtures possibly on sensors. Recommend confirmation of proper operation as desired.

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

🏠 5. BATHROOMS

📋 DESCRIPTION

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

✂️ STYLES & MATERIALS: BATHROOMS

MASTER BATHROOM 1:

Type: Three-Quarter

Location: Master Bedroom

Ventilation: Door only

Limitation: Storage/
obstructions

Special Limitation: No ventilator
noted

BEDROOM 2 BATH 2:

Type: Full

Location: Bed 2 Bath 2

Ventilation: Window Only

Limitation: Storage/
obstructions

Special Limitation: No ventilator
noted

BEDROOM 3 BATH 3:

Type: Three-Quarter

Location: Bed 3 Bath 3

Ventilation: Window Only

Limitation: Storage/
obstructions

Special Limitation: No ventilator
noted

HALL BATH 4:

Type: Half

Location: Hall Bath

Ventilation: Window Only

Limitation: Storage/
obstructions

Special Limitation: No ventilator
noted

👁️ ITEMS: BATHROOMS

5.0 ---MASTER BATHROOM 1 -----

5.1 SINK(S)

📋 POOR

(1) **Noted past leakage / calcification on plumbing. No leakage noted at time of inspection. Recommend further evaluation/repair as desired.**

(2) **Noted sink plumbing leakage. Recommend evaluation/repair by plumbing contractor.**

5.2 CABINetry / COUNTERTOP

📋 POOR

- (1) Older cabinets noted, typical conditions for age. Repair or replace as desired.
- (2) Noted countertop grout cracking. Recommend grout repair as desired.



5.2 Item 1 (Picture)

- (3) Noted minor cabinetry damage. Recommend repair as desired.
- (4) Noted staining under sink and moisture detected. Recommend further evaluation/repair by contractor / moisture intrusion specialist.



5.2 Item 2 (Picture)

5.3 TOILET

SATISFACTORY

5.4 STALL SHOWER

FAIR

Low hot water temperature was noted. Recommend adjustment of mixing valve and further evaluation/repair by plumbing contractor as necessary.

5.5 SURROUNDS / ENCLOSURES

POOR

(1) The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.

(2) *Caulking and/or grouting work is required to maintain the watertightness of tile and the tub/shower enclosures.*

Noted tile grout cracking and/or deterioration. Recommend repair to avoid possible moisture intrusion behind surround.



5.5 Item 1 (Picture)

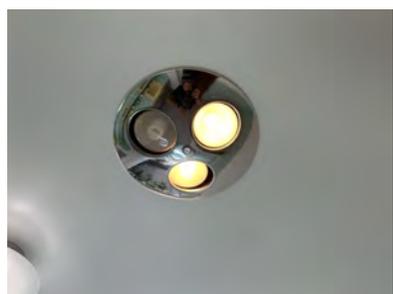


5.5 Item 2 (Picture)

5.6 LIGHTING

FAIR

Noted inoperative fixture. Recommend bulb replacement and further evaluation if necessary.



5.6 Item 1 (Picture)

5.7 WALLS / CEILING

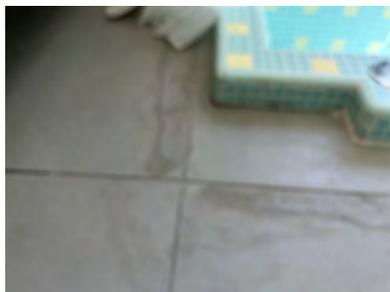
FAIR

5.8 FLOOR(ING)

FAIR

(1) N

(2) **Noted floor staining/deterioration. Recommend evaluation/repair as desired.**



5.8 Item 1 (Picture)

5.9 VENTILATOR

📄 FAIR

No ventilation noted. All bathrooms should have adequate ventilation. Recommend vent fan installation as desired.

5.10 ELECTRIC / GFCI

✅ SATISFACTORY

5.11 POCKET DOOR

📄 FAIR

Pocket door wear / deterioration noted. Recommend adjustment/painting/repair as necessary by specialist.



5.11 Item 1 (Picture)



5.11 Item 2 (Picture)



5.11 Item 3 (Picture)

5.12 MIRROR

📄 FAIR

Mirror damage/deterioration noted. Recommend evaluation/replace as desired.



5.12 Item 1 (Picture)

5.13 --- BEDROOM 2 BATHROOM 2 ---

5.14 SINK(S)

☑ SATISFACTORY

5.15 CABINETRY / COUNTERTOP

📄 FAIR

(1) **Noted minor cabinetry damage. Recommend repair as desired.**

(2) **Older cabinets noted, typical conditions for age. Repair or replace as desired.**

5.16 TOILET

📄 POOR

Moisture noted at base of toilet. Recommend evaluation/repair by plumbing contractor.



5.16 Item 1 (Picture)



5.16 Item 2 (Picture)

5.17 BATHTUB SHOWER COMBO

📄 POOR

- (1) **Drain stop inoperative or requires adjustment/repair. Recommend adjustment/repair as desired.**
- (2) *Operation of the bathtub/shower diverter does not direct full water flow to the showerhead. Water leaking from diverter. Repair or replacement may be required to provide full flow.*



5.17 Item 1 (Picture)

- (3) **Noted hot water valve was inoperative during inspection. Recommend evaluation/repair by plumbing contractor.**



5.17 Item 2 (Picture)

5.18 SURROUNDS / ENCLOSURES

☐ POOR

(1) The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.

(2) *Caulking and/or grouting work is required to maintain the watertightness of tile and the tub/shower enclosures.*

Noted tile grout cracking. Recommend repair to avoid possible moisture intrusion behind surround.



5.18 Item 1 (Picture)



5.18 Item 2 (Picture)

5.19 LIGHTING

☑ SATISFACTORY

5.20 WALLS / CEILING

☑ SATISFACTORY

5.21 FLOOR(ING)

☐ FAIR

Noted cracked/stained slab. Recommend evaluation/repair as desired.



5.21 Item 1 (Picture)



5.21 Item 2 (Picture)

5.22 VENTILATOR

☐ FAIR

No ventilation noted; recommend all bathrooms have adequate ventilation. Install vent fan as desired.

5.23 ELECTRIC / GFCI

☑ SATISFACTORY

5.24 TOILET ROOM DOOR

☑ SATISFACTORY

5.25 ---BEDROOM 3 BATHROOM 3---

5.26 SINK(S)

☑ SATISFACTORY

5.27 CABINETY / COUNTERTOP

☐ FAIR

(1) **Noted minor cabinetry damage. Recommend repair as desired.**

(2) **Older cabinets noted, typical conditions for age. Repair or replace as desired.**

5.28 TOILET

☐ POOR

Moisture noted at base of toilet. Recommend evaluation/repair by plumbing contractor.



5.28 Item 1 (Picture)

5.29 STALL SHOWER

☑ SATISFACTORY

5.30 SURROUNDS / ENCLOSURES

☐ POOR

(1) The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.

(2) **The tile and/or grouting in the shower is cracked/missing. Recommend grout/tile repair to avoid possible moisture intrusion behind surround.**



5.30 Item 1 (Picture)



5.30 Item 2 (Picture)



5.30 Item 3 (Picture)

5.31 LIGHTING

☑ SATISFACTORY

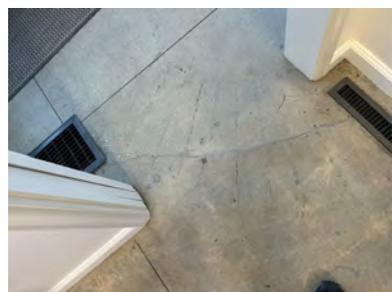
5.32 WALLS / CEILING

☑ SATISFACTORY

5.33 FLOOR(ING)

📄 FAIR

Noted cracking/stained slab. Recommend evaluation/repair as desired.



5.33 Item 1 (Picture)

5.34 VENTILATOR

📄 FAIR

No ventilation noted; recommend all bathrooms have adequate ventilation. Install vent fan as desired.

5.35 ELECTRIC / GFCI

☑ SATISFACTORY

5.36 POCKET DOOR

☑ SATISFACTORY



5.36 Item 1 (Picture)



5.36 Item 2 (Picture)

5.37 ---HALL BATHROOM 4 -----

5.38 SINK(S)

☑ SATISFACTORY

5.39 CABINETRY / COUNTERTOP

📄 FAIR

- (1) **Noted minor cabinetry damage. Recommend repair as desired.**
 - (2) **Older cabinets noted, typical conditions for age. Repair or replace as desired.**
-

5.40 WALLS / CEILING

☑ SATISFACTORY

5.41 FLOOR(ING)

☑ SATISFACTORY

5.42 VENTILATOR

☐ FAIR

No ventilation noted; recommend all bathrooms have adequate ventilation. Install vent fan as desired.

5.43 ELECTRIC / GFCI

☑ SATISFACTORY

5.44 TOILET ROOM DOOR

☑ SATISFACTORY

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

6. KITCHEN

DESCRIPTION

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

STYLES & MATERIALS: KITCHEN

RANGE:

Gas Range

Est. Age: Not Determined

DISHWASHER:

Est. Age: Not Determined

GARBAGE DISPOSAL(s):

Est. Age: Not Determined

VENTILATOR:

Recirculating

SPECIAL LIMITATIONS:

Walls behind cabinetry not visible and therefore not inspected.

Excessive Storage/obstructions

ITEMS: KITCHEN

6.0 PLUMBING / SINKS

FAIR

(1) If excessive storage under sink(s) was noted then this comment applies. Inspector evaluated plumbing at time of inspection and no leakage was noted. Inspector does not remove storage or personal items from beneath sinks. Often times the condition of the under sink area can change when seller removes the storage/personal items. Recommend buyer / agent visually inspect all areas under all sinks as necessary prior to close on final walk through.

(2) **Noted sink chipping/staining or wear. Recommend cleaning / repair to avoid possible moisture intrusion.**

6.1 DISPOSAL(S)

FAIR

Functional at time of inspection and rated fair due to indeterminate age.

6.2 COOKTOP 1

FAIR

Functional at time of inspection and rated fair due to indeterminate age.

6.3 OVENS

FAIR

Functional at time of inspection and rated fair due to indeterminate age.

6.4 DISHWASHERS

FAIR

(2) **Noted air gap/loop has not been installed. Recommend the installation of an air gap or drain loop.**

6.5 VENTILATORS

FAIR

Vent fan is functional but low flow was noted. Recommend evaluation/repair as desired.

6.6 WALLS / CEILING

SATISFACTORY

6.7 FLOOR

FAIR

- (1) **Noted cracked/stained slab. Recommend evaluation/repair as desired.**



6.7 Item 1 (Picture)

6.8 CABINETRY

FAIR

(1) Inspection is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected.

(2) **Older cabinets noted, typical conditions for age. Repair or replace as desired.**

(3) **Noted minor cabinetry damage. Recommend repair as desired.**

6.9 COUNTERTOP

FAIR

Inspection is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected.

6.10 ELECTRIC / GFCI

POOR

GFCI or GFCI(s) in kitchen did not operate all receptacles by sink area(s). Recommend evaluation/repair as necessary by electrician.

6.11 REFRIGERATOR

NOT INSPECTED

The refrigerator is not a required inspection appliance and is therefore not inspected. Recommend confirmation of proper operation as desired.

6.12 KITCHEN LIGHTING

SATISFACTORY

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

🏠 7. INTERIOR ELEMENTS

☰ DESCRIPTION

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Most areas of a concrete house slabs are concealed from view due to foundation plantings, finished walls, high exterior grade lines, floor coverings, furnishings and other elements, and therefore cannot be inspected. Comments provided in this section only apply to the house slab; basement and garage slabs are typically covered in the respective report sections. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or determination of prior flooding or water penetration. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.**

Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report.

✂ STYLES & MATERIALS: INTERIOR ELEMENTS

PREDOMINANT WALLS & CEILINGS:

Wood Frame w/ Drywall

DETECTORS:

Location: Hallway/Sleeping Area

Type: Carbon Monoxide

Type: Smoke/Fire Detection

PREDOMINANT FLOORS:

Concrete Slab on Grade

FIREPLACE(S):

Brick with gas stub

In living room

PREDOMINANT WINDOWS:

Single Pane

SPECIAL LIMITATIONS:

Excess Furnishing/Storage/Floor covered by rugs

Limited Natural Lighting

Unable to open multiple windows

👁 ITEMS: INTERIOR ELEMENTS

7.0 CEILINGS

☑ SATISFACTORY

7.1 WALLS

📄 FAIR

(1) Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed in this report. Wall treatments or wall behind wall coverings are not inspected. Walls blocked by any obstruction such as blinds, curtains, furniture, storage, cabinetry etc. cannot be inspected at time of inspection. Recommend buyer visually inspect walls after all storage / obstructions are removed on final walk through prior to close.

(2) **Minor wall damage noted. Recommend evaluation / repair as desired.**



7.1 Item 1 (Picture)

7.2 ENTRY DOOR

☑ SATISFACTORY

7.3 ROOM DOORS

☑ SATISFACTORY

7.4 CLOSET DOORS

📁 NOT INSPECTED

Noted locked closet doors. Recommend evaluation when door is unlocked.

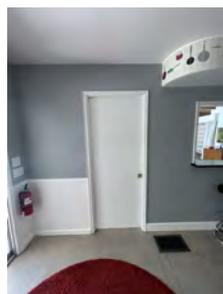


7.4 Item 1 (Picture)

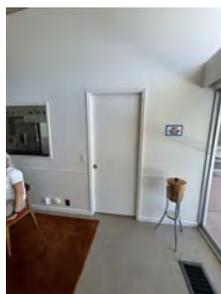


7.4 Item 2 (Picture)

7.5 POCKET DOOR



7.5 Item 1 (Picture)



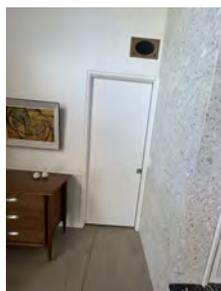
7.5 Item 2 (Picture)



7.5 Item 3 (Picture)



7.5 Item 4 (Picture)



7.5 Item 5 (Picture)



7.5 Item 6 (Picture)

7.6 FLOORS (SLAB)

📄 FAIR

(1) Floor slab covered with floor coverings and not visible for inspection. Recommend evaluation as desired.

(2) **Slab cracking/staining noted. Recommend evaluation/repair as desired.**



7.6 Item 1 (Picture)



7.6 Item 2 (Picture)



7.6 Item 3 (Picture)

7.7 WINDOWS

📄 POOR

- (1) Window tinting is not a required element inspection and window tinting impacts the inspectors ability to inspect the windows. Recommend tinted windows be further inspected by specialist as desired / where necessary.
- (2) *While a maintenance item, the glazing/putty on all windows or doors should be repaired to maintain watertightness and to preserve window glass/sash integrity.*
- (3) Windows are very hard to properly evaluate due to window coverings / storage etc. All windows should be cleaned as necessary prior to close and prior to buyers final walk through. Confirmation of personal acceptance should be confirmed by buyer / agent as desired.
- (4) **Sliders difficult to open/close. Recommend track cleaning/roller adjustment and further repair as needed.**
- (5) **Window hardware damaged/or requires adjustment/repair. Recommend evaluation of all windows by window specialist.**



7.7 Item 1 (Picture)



7.7 Item 2 (Picture)

7.8 WINDOW SCREENS

📁 FAIR

- (1) **Window screens missing. Recommend screen replacement as desired.**
- (2) **Window screens damaged. Recommend screen replacement as desired.**



7.8 Item 1 (Picture)

7.9 SLIDER/PATIO DOORS

📁 POOR

Sliding door casing loose / damaged. Recommend evaluation / repair by specialist.



7.9 Item 1 (Picture)



7.9 Item 2 (Picture)

7.10 SLIDER / PATIO SCREENS

FAIR

Slider screen(s) missing or not installed. Recommend installation/replacement as desired.

7.11 PATIO DOORS

SATISFACTORY

7.12 LIGHT FIXTURES

SATISFACTORY

7.13 FIREPLACE(S)

FAIR

(1) Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended.

(2) **Noted missing or not installed C-Clamp for fireplace flue damper. Although the C-Clamp is commonly removed so that the flue may be closed. Recommend C-Clamp be installed per the Gas Company in order to keep the flue damper open at all times.**

7.14 FIREPLACE DOORS / SCREEN

FAIR

(1) **No fireplace door noted. Recommend fireplace door installation.**

(2) **No fireplace screens noted. Recommend fireplace screen installation.**

7.15 FIREPLACE / GAS VALVE

SATISFACTORY

7.16 BUILT IN CABINETRY

SATISFACTORY

7.17 SMOKE DETECTORS/CARBON MONOXIDE DETECTOR

POOR

- (1) **This home inspection does not include the placement of smoke/or any other detectors. An independent assessment should be made of the need for and/or replacement of detectors. All detectors should be tested on a regular basis.**
- (2) Smoke and carbon monoxide detector test features operational at time of inspection.
- (3) **Smoke detector in hallway not installed or inoperative. Recommend evaluation/repair by contractor.**



7.17 Item 1 (Picture)

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

NOTE: Most homes are subject to and often experience some form of settlement due to construction practices and materials used, soil conditions (especially expansive clays), foundation grading and drainage deficiencies, and other factors. Latent or concealed defects cannot be determined. If slab movement or concerns exist or occurs the house framing may also be affected. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or water penetration concerns, including infiltration into under-slab ducts. Any foundation deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. Slab homes are especially susceptible to termite infestation; a wood destroying insect report is recommended in termite prone areas.

8. ELECTRIC SYSTEM

DESCRIPTION

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.

STYLES & MATERIALS: ELECTRIC SYSTEM

HOUSE SERVICE:

Service Line: Underground
 Est. Service Capacity: 120/240
 Volts; 200 Amps
 Type Service Feeder:
 Indeterminate
 Est. Feeder Capacity: 200
 Amps

CIRCUIT-INTERRUPTERS:

GFCI: At Receptacle Outlets
 AFCI: None Observed

SUBPANEL 2 / B:

Type: Circuit Breaker Panel
 Est. Capacity: 100 Amps
 Disconnect: 100 Amps
 Location: Exterior rear of house

DISTRIBUTION PANEL:

Type: Circuit Breaker Panel
 w/ Subpanel
 Est. Capacity: 125 Amps
 Main Disconnect: 200 Amps
 Location: Exterior Rear of house

SPECIAL LIMITATIONS:

Zinsco main panel
 Zinsco sub panel
 Federal Pacific sub panel(s)
 Access to receptacles limited
 by furniture

SUBPANEL 3 / C:

Type: Circuit Breaker Panel
 Est. Capacity: 125 Amps
 Disconnect: Indeterminate not
 marked
 Location: Garage / Carport

PANEL CIRCUITS:

120 Volt Circuits: Wire Type
 Indeterminate
 240 Volt Circuits: Wire Type
 Indeterminate

SUBPANEL 1 / A:

Type: Circuit Breaker Panel
 Est. Capacity: 100 Amps
 Disconnect: 100 Amps
 Location: Exterior rear of house

ITEMS: ELECTRIC SYSTEM

8.0 SERVICE / ENTRANCE LINE

NOT INSPECTED

The inspection of the electrical system service entrance line is limited to the readily visible and accessible elements as listed herein.

8.1 SERVICE GROUNDING PROVISIONS

SATISFACTORY

8.2 ELECTRICAL METER

NOT INSPECTED

The electrical meter is a public utility component and therefore not inspected.



8.2 Item 1 (Picture)

8.3 DISTRIBUTION PANEL

POOR

(1) Most ZINSCO/SYLVANIA panels are obsolete today. However, at one time, they were extremely popular and installed in many regions throughout North America. As time passed, electricians and home inspectors have discovered that ZINSCO/SYLVANIA panels often can fail to operate properly and may leave homes and homeowners at risk to both fire and electrical shock. These panels can work fine for years, but as homes have increased energy demands, these panels may overheat and portions of it melt.

In this situation, if a breaker melts to the bus bar of the panel and can no longer adequately trip in case of an over current or short circuit, an extreme amount of power from the outside electrical supply surges into a home's panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants.

RECOMMEND ALL ZINSCO PANELS BE INSPECTED BY LICENSED CONTRACTOR.



8.3 Item 1 (Picture)

(2) *The circuit breakers at the main panel are not clearly labeled. Recommend evaluation of both wiring and panel when circuits are traced / labeled by electrician.*

8.4 MAIN DISCONNECT(S)

☐ POOR



8.4 Item 1 (Picture)

8.5 WIRING / CONDUCTORS

☐ POOR

8.6 DEVICES

☐ POOR

Receptacle floor cover missing covers. Recommend all loose or missing covers be repaired/replaced as necessary by electrician.



8.6 Item 1 (Picture)

8.7 SUBPANEL 1/A

☐ POOR

Certain Federal Pacific panels have been flagged as a potential concern due to issues with panel components and/or breakers. These are older panels and as such may also have other concerns as well. Improper replacement of breakers can contribute to concerns. Due to panel type and age, as a precautionary measure, the panel should be inspected by a qualified electrician.



8.7 Item 1 (Picture)

8.8 SUBPANEL 2/B

☐ POOR

Certain Federal Pacific panels have been flagged as a potential concern due to issues with panel components and/or breakers. These are older panels and as such may also have other concerns as well. Improper replacement of breakers can contribute to concerns. Due to panel type and age, as a precautionary measure, the panel should be inspected by a qualified electrician.



8.8 Item 1 (Picture)

8.9 SUBPANEL 3/C

 POOR

Most ZINSCO/SYLVANIA panels are obsolete today. However, at one time, they were extremely popular and installed in many regions throughout North America. As time passed, electricians and home inspectors have discovered that ZINSCO/SYLVANIA panels often can fail to operate properly and may leave homes and homeowners at risk to both fire and electrical shock. These panels can work fine for years, but as homes have increased energy demands, these panels may overheat and portions of it melt.

In this situation, if a breaker melts to the bus bar of the panel and can no longer adequately trip in case of an over current or short circuit, an extreme amount of power from the outside electrical supply surges into a home's panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants.

RECOMMEND ALL ZINSCO PANELS BE INSPECTED BY LICENSED CONTRATOR.



8.9 Item 1 (Picture)

8.10 SOLAR ELECTRICAL PANEL

 NOT INSPECTED

Solar electrical system not inspected. Recommend evaluation by specialist.



8.10 Item 1 (Picture)

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

🏠 9. COOLING SYSTEM

☰ DESCRIPTION

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

🔧 STYLES & MATERIALS: COOLING SYSTEM

AIR CONDITIONING SYSTEM 1:

Type: Electric Central Split
 Brand: Maytag
 Est. Age: 6 to 8 Years
 Design Life 5-10 Years
 Distribution: Ducted w/
 Registers
 Location: Left side of garage

AIR CONDITIONING SYSTEM 2:

Type: Electric Central Split
 Brand: Allied
 Est. Age: 2 to 4 Years
 Design Life 5-10 Years
 Distribution: Ducted w/
 Registers
 Location: Rear of house

👁️ ITEMS: COOLING SYSTEM

9.0 ----- COOLING SYSTEM 1-----

9.1 OUTDOOR UNIT

📁 FAIR

Noted exposed wiring on top of unit. Recommend evaluation/repair as necessary by HVAC contractor.



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)

9.2 INDOOR BLOWER / FAN

☑️ SATISFACTORY

9.3 DUCTWORK

📄 NOT INSPECTED

All ductwork not visible and therefore not inspected. Recommend ducting evaluation by HVAC contractor as desired.

9.4 THERMOSTAT

✅ SATISFACTORY

Inspection of any thermostat condition is limited to its physical condition, mounting methods, and basic response to set point adjustment for cooling system operation. No evaluation is made of calibration accuracy, response time, effectiveness, or the function of each and every feature or components.

9.5 QUICK DISCONNECT

✅ SATISFACTORY

The quick disconnect is not operated/removed as part of a standard home inspection. The quick disconnect is observed as to location only.



9.5 Item 1 (Picture)

9.6 REFRIGERANT LINE INSULATION

📄 FAIR

Refrigerant line insulation is cracked and/or deteriorated. Recommend line insulation replacement.



9.6 Item 1 (Picture)

9.7 RETURN AIR FILTER

📄 FAIR

Recommend buyer have installed or install new air filter(s). Air filters should be changed quarterly.

9.8 ----- COOLING SYSTEM 2 -----

9.9 OUTDOOR UNIT

📄 POOR

Outdoor unit rated poor due to interior vent temperature. Interior vent temperature higher than normal. Recommend unit be serviced/evaluated by HVAC contractor.



9.9 Item 1 (Picture)

9.10 INDOOR BLOWER / FAN

☑ SATISFACTORY

9.11 DUCTWORK

📄 NOT INSPECTED

All ductwork not visible and therefore not inspected. Recommend ducting evaluation by HVAC contractor as desired.

9.12 THERMOSTAT

☑ SATISFACTORY

Inspection of any thermostat condition is limited to its physical condition, mounting methods, and basic response to set point adjustment for cooling system operation. No evaluation is made of calibration accuracy, response time, effectiveness, or the function of each and every feature or components.

9.13 QUICK DISCONNECT

☑ SATISFACTORY

The quick disconnect is not operated/removed as part of a standard home inspection. The quick disconnect is observed as to location only.



9.13 Item 1 (Picture)

9.14 REFRIGERANT LINE INSULATION

☑ SATISFACTORY

Refrigerant line insulation is cracked and/or deteriorated. Recommend line insulation replacement.

9.15 RETURN AIR FILTER

📄 FAIR

Recommend buyer have installed or install new air filter(s). Air filters should be changed quarterly.

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

🏠 10. HEATING SYSTEM

📄 DESCRIPTION

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

🔧 STYLES & MATERIALS: HEATING SYSTEM

HEATING SYSTEM 1:

Type: Furnace
 Fuel: Natural Gas
 Brand: Goodman
 Est. Age: 12 to 15 Years
 Design Life: 10-15 Years
 Distribution: Ducted w/
 Registers
 Location: Garage

HEATING SYSTEM 2:

Type: Furnace
 Fuel: Natural Gas
 Brand: Armstrong
 Est. Age: 2 to 4 Years
 Design Life: 10-15 Years
 Distribution: Ducted w/
 Registers
 Location: Outside heater closet
 rear of house

SPECIAL LIMITATIONS:

Sealed Combustion

👁️ ITEMS: HEATING SYSTEM

10.0 ----- HEATING SYSTEM 1 -----

10.1 HEATING UNIT

✅ SATISFACTORY



10.1 Item 1 (Picture)

10.2 BURNER

☑ SATISFACTORY



10.2 Item 1 (Picture)

10.3 FUEL LINE AT UNIT

☑ FAIR

No sediment trap noted. Recommend sediment trap installation as desired.

10.4 CONDENSATE PROVISIONS

☑ POOR

Main or secondary condensation line(s) are leaking, moisture noted. Recommend evaluation/repair as necessary by HVAC contractor prior to close.



10.4 Item 1 (Picture)

10.5 VENT CONNECTOR

☑ SATISFACTORY

10.6 BLOWER

☑ SATISFACTORY

10.7 THERMOSTAT

☑ SATISFACTORY

10.8 ----- HEATING SYSTEM 2 -----

10.9 HEATING UNIT

☑ POOR

Heating unit rated poor due to interior vent temperature. Interior vent temperature lower than normal. Recommend unit be serviced/evaluated by HVAC contractor.



10.9 Item 1 (Picture)

10.10 BURNER

NOT INSPECTED

Noted heating unit burner is energy efficient and concealed. Therefore not visible and not inspected.

10.11 FUEL LINE AT UNIT

FAIR

No sediment trap noted. Recommend sediment trap installation as desired.

10.12 CONDENSATE PROVISIONS

SATISFACTORY

10.13 VENT CONNECTOR

SATISFACTORY

10.14 BLOWER

SATISFACTORY

10.15 THERMOSTAT

SATISFACTORY

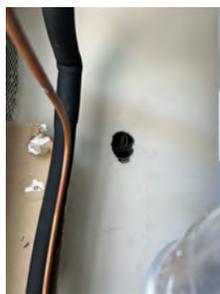
10.16 DRYWALL DAMAGE

FAIR

Noted drywall holes in heater cabinet that are not on a fire rated wall. Recommend repair as desired.



10.16 Item 1 (Picture)



10.16 Item 2 (Picture)

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

11. PLUMBING SYSTEM

DESCRIPTION

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

STYLES & MATERIALS: PLUMBING SYSTEM

WATER SUPPLY PIPING:

Indeterminate - Not Visible

DRAIN/WASTE LINES:

Indeterminate - Not Visible

LOCATION OF SHUT-OFFS:

Water: At Meter

Water: At Front of House

Gas: At Meter

SPECIAL LIMITATIONS:

Water shut-off valve not visible
at meter

METER BOX FULL OF SOIL

ITEMS: PLUMBING SYSTEM

11.0 WATER SUPPLY PIPING

 NOT INSPECTED

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Due to building/unit design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected.

11.1 WATER METER

 NOT INSPECTED

(1) Water meter is public utility component and therefore inspected for leaks only.



11.1 Item 1 (Picture)



11.1 Item 2 (Picture)

(2) Water meter is noted for additional water shut-off location.

(3) **Debris/soil noted in meter box. Recommend cleaning to allow access to meter and additional shut-off valve.**

11.2 WATER SHUT-OFF VALVE

☑ SATISFACTORY

Water shut-off valve noted for location only. Valves only visually inspected. Recommend confirmation of proper operation as desired.



11.2 Item 1 (Picture)

11.3 WATER PRESSURE

☐ POOR

*The water pressure tested substantially higher than normal limits; Normal residential water pressure should be 40 to 80 psi. Excessively high water pressure can break underground irrigation lines and sprinkler heads causing over-saturation of exterior foundation and walls. Additionally, household appliances (Refrigerator, Dishwasher, Washing machine, Ice Maker etc.) may be damaged causing interior flooding. HIGHLY recommend installation/adjustment of a water pressure regulator by a qualified licensed Plumbing Contractor.
Water pressure is 120 psi.*



11.3 Item 1 (Picture)

11.4 GAS PIPING

NOT INSPECTED

Concealed or underground gas piping is not visible and therefore not inspected. Inspector does not check size or type of any connection or any gas piping.

11.5 GAS METER / SHUT-OFF

NOT INSPECTED

Gas meter is a public utility component and therefore inspected for leaks only.



11.5 Item 1 (Picture)



11.5 Item 2 (Picture)

11.6 EXTERIOR FAUCET(S)

POOR

Noted exterior faucet was inoperative. Recommend evaluation/repair by plumbing contractor.



11.6 Item 1 (Picture)

11.7 WATER FLOW AT FIXTURES

☑ SATISFACTORY

11.8 DRAIN / WASTE PIPING

📁 NOT INSPECTED

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Due to building/unit design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected.

11.9 FIXTURE DRAINAGE

☑ SATISFACTORY

11.10 LAUNDRY ROOM

📁 NOT INSPECTED

(1) **Laundry room washing machine and dryer are not a required inspection appliance and are therefore not inspected. No moisture or leakage noted from the hot and cold valves for the washing machine. Recommend further evaluation for proper operation as desired.**

(2) **Dryer vent not inspected. Debris can accumulate in the dryer vent. Recommend dryer vent be cleaned / evaluated annually or even more often if necessary.**

11.11 IRRIGATION / LANDSCAPE LIGHTING

📁 NOT INSPECTED

(1) **The irrigation SYSTEM was not inspected and is not a part of the home inspection. No leakage or exposed wiring noted when the Exterior and Site Element inspection was performed. Recommend a complete evaluation of the irrigation system by Landscape professional if desired.**

(2) **Landscaping lighting not inspected. Recommend evaluation by specialist as desired.**

11.12 LEAD DISCLAIMER

📁 NOT INSPECTED

Any pipe, fitting or fixture intended to convey or dispense water through drinking or cooking must meet a weighted average lead content of <0.25%. The requirement of this law was incorporated as an annex into the American National Standard for health effects of drinking water system components:

Our inspection can not confirm the percentage of lead contained within the building's potable water supply as we are not licensed or equipped for running environmental hazard issues. Should you wish to confirm the amount of lead, if any, within your home's potable water supply system's piping we recommend retention of a California State of California Lead Inspector/Assessor.

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

🏠 12. HOT WATER SUPPLY

📋 DESCRIPTION

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

🔧 STYLES & MATERIALS: HOT WATER SUPPLY

HOT WATER SUPPLY 1:

Type: Direct-heated Tank
 Brand: Bradford White
 Fuel: Natural Gas
 Est. 40 Gal.
 Est. Age: 15+ Years
 Design Life: 5-10 Years
 Location: Laundry room

HOT WATER SUPPLY 2:

Type: Direct-heated Tank
 Brand: Bradford White
 Fuel: Natural Gas
 Est. 40 Gal.
 Est. Age: 10+ Years
 Design Life: 5-10 Years
 Location: Utility Room / Rear of house

👁️ ITEMS: HOT WATER SUPPLY

12.0 ----- HOT WATER SYSTEM 1 -----

12.1 WATER HEATER

📋 FAIR

Rated fair due to age. The water heater was functional at time of inspection but is beyond it normal design life.



12.1 Item 1 (Picture)

12.2 VENT CONNECTOR

☑ SATISFACTORY

12.3 GAS / FUEL LINES AT UNIT

☑ FAIR

No sediment trap noted. Recommend sediment trap installation as desired.

12.4 SEISMIC RESTRAINTS

☑ SATISFACTORY

12.5 TEMPERATURE PRESSURE RELIEF VALVE

☑ SATISFACTORY

12.6 DRAIN PAN

☑ FAIR

Drain pan not installed. Recommend drain pan / piping installation if necessary.

12.7 ----- HOT WATER SYSTEM 2 -----

12.8 WATER HEATER

☑ FAIR

Rated fair due to age. The water heater was functional at time of inspection but is beyond it normal design life.



12.8 Item 1 (Picture)

12.9 VENT CONNECTOR

☑ SATISFACTORY

12.10 GAS / FUEL LINES AT UNIT

☑ FAIR

No sediment trap noted. Recommend sediment trap installation as desired.

12.11 SEISMIC RESTRAINTS

☑ SATISFACTORY

12.12 TEMPERATURE PRESSURE RELIEF VALVE

☑ SATISFACTORY

12.13 DRAIN PAN

📄 FAIR

Drain pan not installed. Recommend drain pan / piping installation as necessary.

12.14 DRYWALL DAMAGE / HOLES

📄 FAIR

Noted wall damage in heater cabinet that are not on a fire rated wall. Recommend repair as desired.



12.14 Item 1 (Picture)

NOTE: Maintaining hot-water supply temperatures at no more than about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

🏠 13. POOL

📄 DESCRIPTION

Pool inspections are not part of a standard home inspection. When provided as an ancillary service, **the inspection of pools is limited to readily visible and accessible elements as listed herein.** Elements below the water line or otherwise concealed from view cannot be inspected. The inspection does not include testing of the electrical bonding system, the chemical composition or quality of the water, or internal filter conditions and filtering adequacy. A full inspection for structural damage and/or leakage is not possible without continual observation and/or drainage of the pool. There are special health and safety risks associated with the presence and use of pools; all homeowners should be aware of these risks.

🔧 STYLES & MATERIALS: POOL

DESCRIPTION:

In-Ground

LINER/SURFACE:

Concrete/Gunite

ESTIMATED AGE:

Indeterminate

DESIGN LIFE:

20 to 25 Years

SPECIAL LIMITATIONS:

Weather Conditions

👁️ ITEMS: POOL

13.0 DECK OR PATIO AT POOL

📄 FAIR

Noted deck peeling/deterioration. Recommend repair as desired.



13.0 Item 1 (Picture)



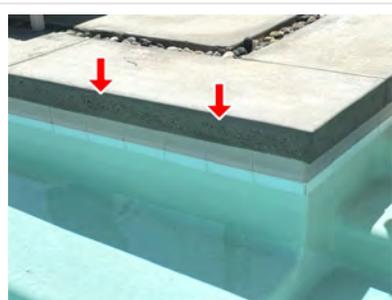
13.0 Item 2 (Picture)

13.1 COPING / EDGING

📄 FAIR

(1) All patios/decks or surfaces around the pool should allow for drainage away from the pool to prevent contamination and/or damage. Consideration should also be given to safety factors such as potential trip or slip hazards.

(2) **Noted coping deterioration. Recommend further evaluation/repair by pool contractor as desired.**



13.1 Item 1 (Picture)

13.2 SKIMMER(S)

☑ SATISFACTORY



13.2 Item 1 (Picture)

13.3 AUTO FILL / FILL VALVE

☑ SATISFACTORY



13.3 Item 1 (Picture)

13.4 TILEWORK / GROUTING

(1) While damage may be readily apparent in only a few areas, all tiled areas should be checked whenever grout, coping or other edging material repair is needed. The expansion joint around in ground pools and spas should be kept sealed with a suitable grout or expandable compound.

(2) **Noted tile cracked/damaged or missing. Recommend evaluation/repair by pool contractor.**

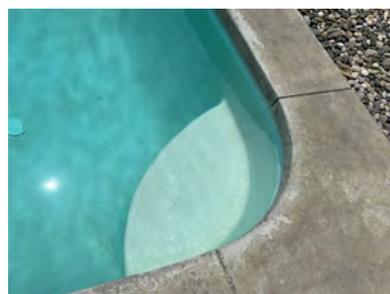


13.4 Item 1 (Picture)

13.5 INTERIOR FINISH / LINER

📁 POOR

(1) *In many cases, finishing surface defects are cosmetic in nature and do not affect pool function or physical condition. Refinishing may eventually be required due to the concerns with appearances or damage to the underlying surfaces. Any existing damage should be attended to as needed.*



13.5 Item 1 (Picture)



13.5 Item 2 (Picture)



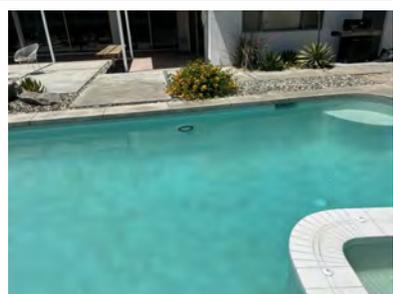
13.5 Item 3 (Picture)



13.5 Item 4 (Picture)



13.5 Item 5 (Picture)



13.5 Item 6 (Picture)



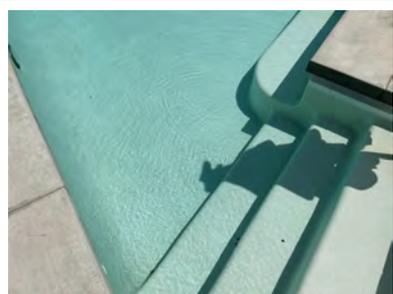
13.5 Item 7 (Picture)



13.5 Item 8 (Picture)



13.5 Item 9 (Picture)

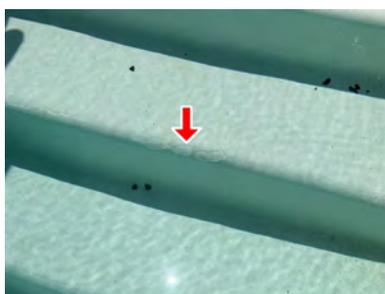


13.5 Item 10 (Picture)

(2) **Liner cracking/deterioration noted. Recommend liner be evaluated/repaired by pool contractor.**



13.5 Item 11 (Picture)



13.5 Item 12 (Picture)

13.6 IN-POOL LIGHTING

☑ SATISFACTORY

All pool/spa electric components should be checked at least annually by a qualified electrician or pool service company to determine condition and repair needs.



13.6 Item 1 (Picture)

13.7 POOL DRAIN COVER

☑ SATISFACTORY



13.7 Item 1 (Picture)

13.8 ELECTRIC / GFCI

☑ SATISFACTORY

All pool/spa electric components should be checked at least annually by a qualified electrician or pool service company to determine condition and repair needs.



13.8 Item 1 (Picture)

13.9 ELECTRICAL EQUIPMENT BONDING

☑ SATISFACTORY

The bond wire is a wire run from the pool equipment to the metal cage of the pool and should be connected to all the pool equipment. Bond wire can only be visually inspected at equipment.

13.10 ELECTRICAL EQUIPMENT GROUNDING

☑ SATISFACTORY

13.11 CONTROLS / PANELS

☑ SATISFACTORY



13.11 Item 1 (Picture)



13.11 Item 2 (Picture)

13.12 PUMP / MOTOR(S)

☐ FAIR

Pump motor(s) operational at time of inspection. Rated fair due to indeterminate age.

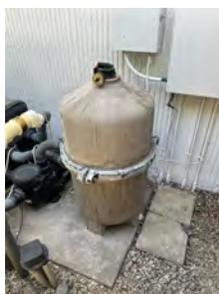


13.12 Item 1 (Picture)

13.13 FILTER SHELL

☐ POOR

Noted filter shell leakage/deterioration. Recommend evaluation/repair by pool contractor.



13.13 Item 1 (Picture)



13.13 Item 2 (Picture)

13.14 HEATERS

☐ FAIR

(1) Determination of the operation and the ability of a heater to supply adequate/desired water temperatures is not within the scope of this inspection. Pool/spa heaters generally have relatively short-service lives. Any gas supply and venting concerns should be addressed promptly.



13.14 Item 1 (Picture)

(2) **Heating unit functional at time of inspection and rated fair due to indeterminate age.**



13.14 Item 2 (Picture)



13.14 Item 3 (Picture)



13.14 Item 4 (Picture)

(3) **No sediment trap noted. Recommend sediment trap installation as desired.**

13.15 GAS / FUEL LINES

📄 NOT INSPECTED

Heater gas line not inspected, internal connections and fittings / gas line sizing not inspected. Recommend further evaluation / confirmation of proper sizing by pool contractor. Nearly all of the pool/spa gas lines are buried and therefore not visible. A home inspector only evaluates the gas shut-off valve at pool/spa heater.

13.16 PIPING / VALVES

📄 FAIR

(1) The condition of buried or concealed piping cannot be determined. Recommend a pressure test by a qualified pool service company to confirm there is no leakage.



13.16 Item 1 (Picture)

(2) **Pool / spa valves not labeled. Recommend valves be properly labeled by pool contractor as desired.**

13.17 FENCING / GATES

☑ SATISFACTORY

13.18 POOL DOOR SENSORS

☐ POOR

No pool/spa door sensors noted. Although possibly not a requirement in some municipalities door sensors are recommended anytime there is access to the pool from the house doors. Recommend confirmation of the necessity of pool/spa door sensors.

13.19 SALT CELL / CHLORINATER

☐ NOT INSPECTED

Salt cell/chlorinator system not inspected. Recommend salt cell/chlorinator system be inspected by pool contractor.



13.19 Item 1 (Picture)



13.19 Item 2 (Picture)

13.20 SYSTEMS THAT AN INSPECTOR CANNOT INSPECT / TEST

☐ NOT INSPECTED

A standard pool / spa inspection does not include testing of the electrical bonding system, only the fact that the system is or is not bonded at the pool equipment and panel. Inspection does not include the chemical composition or quality of water, or internal filter conditions and filtering adequacy. Inspector cannot open filter shell and cannot open the salt cell / chlorination system. The proper operation of the salt / chlorination system and the condition of the filter shell filters should be evaluated by pool contractor. Additionally the inspector cannot test the over flow capabilities of the pool / spa and cannot perform a "leak test".

13.21 EVALUATION BY POOL CONTACTOR

☐ POOR

Recommend that all mechanical system components and/or any item rated poor be further evaluated and repairs made by licensed State of California pool contractor.

NOTE: Obtain information on pool design and operation from the owner and service company. Follow the manufacturer's pool use and maintenance guidelines. All patios or other surfaces around the pool should be maintained to allow for water drainage and to prevent slip/trip hazards. Check all components regularly for defects or other detrimental conditions. A properly working Ground-fault Circuit-interrupter (GFCI) should be provided on pool circuits. A qualified electrician should check pool grounding and bonding provisions. Proper water treatment is required to minimize water quality concerns and health hazards. Fencing or other suitable barriers are recommended to help prevent unauthorized use. The installation of self-closing/self-latching child-resistant gates and water entry alarms is also advised when children may be present. Be aware;

however, that neither fencing nor other devices are substitutes for the proper supervision of children. Check with local authorities for requirements. A qualified pool service company should perform pool repair or servicing work, including seasonal startup and shutdown.

🏠 14. SPA / HOT TUB

📋 DESCRIPTION

Spa inspections are not part of a standard home inspection. When provided as an ancillary service, **the inspection of spas is limited to readily visible and accessible elements as listed herein.** Elements below the water line or otherwise concealed from view cannot be inspected. The inspection does not include testing of the electrical bonding system, the chemical composition or quality of the water, or internal filter conditions and filtering adequacy. A full inspection for structural damage and/or leakage is not possible without continual observation and/or drainage of the spa. There are special health and safety risks associated with the presence and use of spas; all homeowners should be aware of these risks.

✂️ STYLES & MATERIALS: SPA / HOT TUB

DESCRIPTION:

In-Ground
Integrated with Pool

ESTIMATED AGE:

Indeterminate

DESIGN LIFE:

20 to 25 years

SPECIAL LIMITATIONS:

Weather Conditions

👁️ ITEMS: SPA / HOT TUB

14.0 SPA DECK

📁 FAIR

14.1 SPA COPING/EDGING

📁 FAIR

14.2 SPA TILE

✅ SATISFACTORY

14.3 SPA INTERIOR LINER

📁 POOR

Liner cracking/deterioration noted. Recommend liner be evaluated/repared by pool contractor.



14.3 Item 1 (Picture)



14.3 Item 2 (Picture)



14.3 Item 3 (Picture)



14.3 Item 4 (Picture)



14.3 Item 5 (Picture)

14.4 SPA LIGHT

POOR

Spa light inoperative at time of inspection. Recommend bulb replacement by pool contractor and further evaluation if necessary.

14.5 DRAIN COVER

SATISFACTORY

14.6 JETS / CIRCULATORS

SATISFACTORY

No assessment was made as to the efficiency or adequacy of any jet or circulating system. Periodic maintenance/adjustment will be required.



14.6 Item 1 (Picture)

NOTE: Obtain information on spa design and operation from the owner and service company. Follow the manufacturer's spa use and maintenance guidelines. All surfaces around the spa should be maintained to allow for water drainage and to prevent slip/trip hazards. Check all components regularly for defects or other detrimental conditions. A properly working Ground-fault Circuit-interrupter (GFCI) should be provided on lighting and electric circuits. A qualified electrician should check grounding and bonding provisions. Proper

water treatment is required to minimize water quality concerns and health hazards. Maintain water at recommended safe bathing temperatures. Fencing or other suitable barriers are recommended to help prevent unauthorized use; however, fencing and barriers are not substitutes for the proper supervision of children. A qualified service company should perform repair or servicing work, including startup and shutdown.

GENERAL SUMMARY



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This Summary of Inspector Comments covers Health and Safety issues, Structural concerns, Major Appliance observations and is only one section of the Inspection Report. It is provided for guidance purposes only. This Summary is NOT A HOME INSPECTION REPORT and does not include information on all conditions or concerns associated with this home or property. The Inspection Report includes more detailed information on element ratings/conditions and associated information and must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

NOTE: SATISFACTORY COMMENTS WILL BE IN BLACK FONT - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

NOTE: FAIR COMMENTS WILL BE IN GREEN FONT - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

NOTE: POOR COMMENTS WILL BE IN RED FONT - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

1. ROOFING

1.0 ROOF COVERING 1

☐ POOR

(1) The inspection of all roof and attic components are NOT inspected for vermin or bird intrusion. Recommend separate inspection be performed by specialist.

(2) **Noted past roof repair. Roof appeared functional at time of inspection and is rated fair due to past repair. Recommend further evaluation as desired.**

(3) **Noted cracking / damage / deterioration on flat roof. Recommend evaluation/repair by roofing contractor.**

(4) **Past water ponding noted. Recommend evaluation/repair as desired.**

1.1 EXPOSED FLASHING

☐ FAIR

Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

1.2 PLUMBING STACKS

☐ FAIR

Recommend installation of or confirmation of proper installation of hardware cloth on plumbing stack/vent covers to avoid possible vermin / bird intrusion.

1.3 VENTILATION COVERS

☐ FAIR

Recommend installation of or confirmation of proper installation of hardware cloth on plumbing stack/vent covers to avoid possible vermin / bird intrusion.

1.5 SOLAR PANELS / SYSTEM

☐ NOT INSPECTED

Solar panel(s) / system / hot water system not inspected. Recommend evaluation by specialist as desired.

2. SITE ELEMENTS

2.0 DRIVEWAY(S)

☐ FAIR

(1) **Driveway cracking and staining noted. Recommend evaluation/repair as desired.**

(2) **Driveway deterioration noted. Recommend evaluation and repair as desired.**

2.1 WALKWAYS

☐ FAIR

Noted walkway cracking / deterioration. Recommend further evaluation/repair as desired.

2.2 GROUND SLOPE AT FOUNDATION

 FAIR

No weep screed noted at time of inspection. Although possibly not a requirement at time of construction recommend contractor evaluation for the need of or installation of a weep screed as desired.

2.3 SITE GRADING

 FAIR

Neither the condition nor adequacy of and underground piping or site drainage systems can be determined as part of a home inspection. No surfaces are water tested by home inspector. The need for drain installation is not determined by home inspector. All existing drains must be regularly cleared and maintained in order to ensure adequate water run-off and discharge.

2.4 PATIO

 FAIR

(1) **Noted patio cracking. Recommend repair/replacement as desired.**

(2) **Noted patio peeling/deterioration. Recommend evaluation/repair as desired.**

2.5 NON RETAINING WALLS

 FAIR

Noted wall cracking. Recommend repair as desired.

2.6 EXTERIOR GATE

 FAIR

The exterior wooden gate is peeling / deteriorated. Recommend painting/further repair as necessary.

2.7 BBQ AREA

 FAIR

(1) **Fire pit, fireplace and barbecue gas lines below ground level are not inspected, internal connections and fitting / gas line sizing not inspected. Recommend further evaluation confirmation of proper sizing by contractor. Nearly all of the gas lines to fireplaces / fire pits / barbecues are buried and therefore not visible. A home inspector only evaluates the gas shut-off valves and proper operation.**

(2) **BBQ ignitor(s) are inoperative. Recommend repair as desired.**

2.8 WOOD FENCE

 FAIR

(1) **Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.**

(2) **Wood fence damage/past repair noted. Recommend repair/replacement as desired.**

3. EXTERIOR ELEMENTS

3.0 SIDING

☐ FAIR

- (1) *Several hairline stucco cracks in the existing siding are not unusual in this climate and are commonly known as shrinkage cracks. Repair cracks as needed to avoid expansion. Where significant cracks exist repair now to avoid water and/or insect intrusion.*
- (2) **Wherever any utility line such as gas, water, T.V., telephone, cable and/or any other penetration exists in the exterior stucco siding, a sufficient sealer at the penetration point will prevent possible moisture and insect intrusion. Recommend all penetration points be sealed and maintained.**
- (3) **Noted stucco damage/peeling/flaking. Recommend stucco repair as desired.**

3.1 EXTERIOR LIGHTING / FIXTURES

☐ FAIR

Fixture cover cracked/damaged. Recommend evaluation/repair as necessary.

3.2 ELECTRIC RECEPTACLES / GFCI / RECEPTACLE COVERS

☐ POOR

GFCI receptacle inoperative. Recommend evaluation/repair by electrician.

3.3 DOORBELL

☐ FAIR

Doorbell inoperative at time of inspection. Recommend evaluation/repair as desired.

4. GARAGE

4.0 CEILING / WALLS

☐ FAIR

- (1) Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.
- (2) Any openings in the wall or ceiling between the house and garage, including any hatches, venting, doors or attic stairs should be covered with the proper fire-rated assemblies or materials.

4.1 FLOOR SLAB

☐ FAIR

- (1) **Noted garage slab cracking/staining; slab cracks are very common for the area. Recommend repair/replacement as desired.**
- (2) **Noted slab deterioration. Recommend further evaluation by contractor as desired.**

4.2 VEHICLE DOOR(S)

☐ FAIR

- (1) **Door operational but noted damage/denting. Recommend repair/replacement as desired.**
- (2) **Door weather stripping damaged / deterioration. Recommend evaluation/repair as desired.**

4.3 DOOR OPERATOR(S)

☐ FAIR

- (1) The inspection of any door operator is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.
- (2) **Noted inoperative garage operator light fixture. Recommend bulb replacement and further evaluation if necessary.**

4.5 HOUSE / SERVICE DOOR(S)

☐ POOR

Garage service door self-closer inoperative or not installed. Recommend repair/replacement as necessary by contractor.

4.6 GARAGE LIGHT

☐ FAIR

Garage light inoperative. Recommend bulb replacement and further evaluation if necessary.

4.8 GARAGE EXTERIOR FIXTURES

☐ NOT INSPECTED

Garage exterior fixtures possibly on sensors. Recommend confirmation of proper operation as desired.

5. BATHROOMS

5.1 SINK(S)

☐ POOR

- (1) **Noted past leakage / calcification on plumbing. No leakage noted at time of inspection. Recommend further evaluation/repair as desired.**
- (2) **Noted sink plumbing leakage. Recommend evaluation/repair by plumbing contractor.**

5.2 CABINETRY / COUNTERTOP

☐ POOR

- (1) **Older cabinets noted, typical conditions for age. Repair or replace as desired.**
- (2) **Noted countertop grout cracking. Recommend grout repair as desired.**
- (3) **Noted minor cabinetry damage. Recommend repair as desired.**

(4) **Noted staining under sink and moisture detected. Recommend further evaluation/repair by contractor / moisture intrusion specialist.**

5.4 STALL SHOWER

☐ FAIR

Low hot water temperature was noted. Recommend adjustment of mixing valve and further evaluation/repair by plumbing contractor as necessary.

5.5 SURROUNDS / ENCLOSURES

☐ POOR

(1) The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.

(2) *Caulking and/or grouting work is required to maintain the watertightness of tile and the tub/shower enclosures.*

Noted tile grout cracking and/or deterioration. Recommend repair to avoid possible moisture intrusion behind surround.

5.6 LIGHTING

☐ FAIR

Noted inoperative fixture. Recommend bulb replacement and further evaluation if necessary.

5.7 WALLS / CEILING

☐ FAIR

5.8 FLOOR(ING)

☐ FAIR

(1) N

(2) **Noted floor staining/deterioration. Recommend evaluation/repair as desired.**

5.9 VENTILATOR

☐ FAIR

No ventilation noted. All bathrooms should have adequate ventilation. Recommend vent fan installation as desired.

5.11 POCKET DOOR

☐ FAIR

Pocket door wear / deterioration noted. Recommend adjustment/painting/repair as necessary by specialist.

5.12 MIRROR

☐ FAIR

Mirror damage/deterioration noted. Recommend evaluation/replace as desired.

5.15 CABINetry / COUNTERTOP

☐ FAIR

- (1) **Noted minor cabinetry damage. Recommend repair as desired.**
- (2) **Older cabinets noted, typical conditions for age. Repair or replace as desired.**

5.16 TOILET

☐ POOR

Moisture noted at base of toilet. Recommend evaluation/repair by plumbing contractor.

5.17 BATHTUB SHOWER COMBO

☐ POOR

- (1) **Drain stop inoperative or requires adjustment/repair. Recommend adjustment/repair as desired.**
- (2) *Operation of the bathtub/shower diverter does not direct full water flow to the showerhead. Water leaking from diverter. Repair or replacement may be required to provide full flow.*
- (3) **Noted hot water valve was inoperative during inspection. Recommend evaluation/repair by plumbing contractor.**

5.18 SURROUNDS / ENCLOSURES

☐ POOR

- (1) The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.
- (2) *Caulking and/or grouting work is required to maintain the watertightness of tile and the tub/shower enclosures.*
Noted tile grout cracking. Recommend repair to avoid possible moisture intrusion behind surround.

5.21 FLOOR(ING)

☐ FAIR

Noted cracked/stained slab. Recommend evaluation/repair as desired.

5.22 VENTILATOR

☐ FAIR

No ventilation noted; recommend all bathrooms have adequate ventilation. Install vent fan as desired.

5.27 CABINetry / COUNTERTOP

☐ FAIR

- (1) **Noted minor cabinetry damage. Recommend repair as desired.**
- (2) **Older cabinets noted, typical conditions for age. Repair or replace as desired.**

5.28 TOILET

☐ POOR

Moisture noted at base of toilet. Recommend evaluation/repair by plumbing contractor.

5.30 SURROUNDS / ENCLOSURES

☐ POOR

(1) The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.

(2) **The tile and/or grouting in the shower is cracked/missing. Recommend grout/tile repair to avoid possible moisture intrusion behind surround.**

5.33 FLOOR(ING)

☐ FAIR

Noted cracking/stained slab. Recommend evaluation/repair as desired.

5.34 VENTILATOR

☐ FAIR

No ventilation noted; recommend all bathrooms have adequate ventilation. Install vent fan as desired.

5.39 CABINETS / COUNTERTOP

☐ FAIR

(1) **Noted minor cabinetry damage. Recommend repair as desired.**

(2) **Older cabinets noted, typical conditions for age. Repair or replace as desired.**

5.42 VENTILATOR

☐ FAIR

No ventilation noted; recommend all bathrooms have adequate ventilation. Install vent fan as desired.

6. KITCHEN

6.0 PLUMBING / SINKS

☐ FAIR

(1) If excessive storage under sink(s) was noted then this comment applies. Inspector evaluated plumbing at time of inspection and no leakage was noted. Inspector does not remove storage or personal items from beneath sinks. Often times the condition of the under sink area can change when seller removes the storage/personal items. Recommend buyer / agent visually inspect all areas under all sinks as necessary prior to close on final walk through.

(2) **Noted sink chipping/staining or wear. Recommend cleaning / repair to avoid possible moisture intrusion.**

6.1 DISPOSAL(S)

📄 FAIR

Functional at time of inspection and rated fair due to indeterminate age.

6.2 COOKTOP 1

📄 FAIR

Functional at time of inspection and rated fair due to indeterminate age.

6.3 OVENS

📄 FAIR

Functional at time of inspection and rated fair due to indeterminate age.

6.4 DISHWASHERS

📄 FAIR

(1)

(2) **Noted air gap/loop has not been installed. Recommend the installation of an air gap or drain loop.**

6.5 VENTILATORS

📄 FAIR

Vent fan is functional but low flow was noted. Recommend evaluation/repair as desired.

6.7 FLOOR

📄 FAIR

(1) **Noted cracked/stained slab. Recommend evaluation/repair as desired.**

(2)

6.8 CABINETS

📄 FAIR

(1) **Inspection is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected.**

(2) **Older cabinets noted, typical conditions for age. Repair or replace as desired.**

(3) **Noted minor cabinetry damage. Recommend repair as desired.**

6.9 COUNTERTOP

📄 FAIR

Inspection is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected.

6.10 ELECTRIC / GFCI

📄 POOR

GFCI or GFCI(s) in kitchen did not operate all receptacles by sink area(s). Recommend evaluation/repair

as necessary by electrician.

6.11 REFRIGERATOR

📁 NOT INSPECTED

The refrigerator is not a required inspection appliance and is therefore not inspected. Recommend confirmation of proper operation as desired.

7. INTERIOR ELEMENTS

7.1 WALLS

📁 FAIR

(1) Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed in this report. Wall treatments or wall behind wall coverings are not inspected. Walls blocked by any obstruction such as blinds, curtains, furniture, storage, cabinetry etc. cannot be inspected at time of inspection. Recommend buyer visually inspect walls after all storage / obstructions are removed on final walk through prior to close.

(2) **Minor wall damage noted. Recommend evaluation / repair as desired.**

7.4 CLOSET DOORS

📁 NOT INSPECTED

Noted locked closet doors. Recommend evaluation when door is unlocked.

7.6 FLOORS (SLAB)

📁 FAIR

(1) Floor slab covered with floor coverings and not visible for inspection. Recommend evaluation as desired.

(2) **Slab cracking/staining noted. Recommend evaluation/repair as desired.**

7.7 WINDOWS

📁 POOR

(1) Window tinting is not a required element inspection and window tinting impacts the inspectors ability to inspect the windows. Recommend tinted windows be further inspected by specialist as desired / where necessary.

(2) *While a maintenance item, the glazing/putty on all windows or doors should be repaired to maintain watertightness and to preserve window glass/sash integrity.*

(3) Windows are very hard to properly evaluate due to window coverings / storage etc. All windows should be cleaned as necessary prior to close and prior to buyers final walk through. Confirmation of personal acceptance should be confirmed by buyer / agent as desired.

(4) **Sliders difficult to open/close. Recommend track cleaning/roller adjustment and further repair as needed.**

(5) **Window hardware damaged/or requires adjustment/repair. Recommend evaluation of all windows by**

window specialist.

7.8 WINDOW SCREENS

☐ FAIR

- (1) **Window screens missing. Recommend screen replacement as desired.**
- (2) **Window screens damaged. Recommend screen replacement as desired.**

7.9 SLIDER/PATIO DOORS

☐ POOR

Sliding door casing loose / damaged. Recommend evaluation / repair by specialist.

7.10 SLIDER / PATIO SCREENS

☐ FAIR

Slider screen(s) missing or not installed. Recommend installation/replacement as desired.

7.13 FIREPLACE(S)

☐ FAIR

- (1) Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended.
- (2) **Noted missing or not installed C-Clamp for fireplace flue damper. Although the C-Clamp is commonly removed so that the flue may be closed. Recommend C-Clamp be installed per the Gas Company in order to keep the flue damper open at all times.**

7.14 FIREPLACE DOORS / SCREEN

☐ FAIR

- (1) **No fireplace door noted. Recommend fireplace door installation.**
- (2) **No fireplace screens noted. Recommend fireplace screen installation.**

7.17 SMOKE DETECTORS/CARBON MONOXIDE DETECTOR

☐ POOR

- (1) **This home inspection does not include the placement of smoke/or any other detectors. An independent assessment should be made of the need for and/or replacement of detectors. All detectors should be tested on a regular basis.**
- (2) Smoke and carbon monoxide detector test features operational at time of inspection.
- (3) **Smoke detector in hallway not installed or inoperative. Recommend evaluation/repair by contractor.**

8. ELECTRIC SYSTEM

8.0 SERVICE / ENTRANCE LINE

☐ NOT INSPECTED

The inspection of the electrical system service entrance line is limited to the readily visible and accessible elements as listed herein.

8.2 ELECTRICAL METER

☐ NOT INSPECTED

The electrical meter is a public utility component and therefore not inspected.

8.3 DISTRIBUTION PANEL

☐ POOR

(1) **Most ZINSCO/SYLVANIA panels are obsolete today. However, at one time, they were extremely popular and installed in many regions throughout North America. As time passed, electricians and home inspectors have discovered that ZINSCO/SYLVANIA panels often can fail to operate properly and may leave homes and homeowners at risk to both fire and electrical shock. These panels can work fine for years, but as homes have increased energy demands, these panels may overheat and portions of it melt. In this situation, if a breaker melts to the bus bar of the panel and can no longer adequately trip in case of an over current or short circuit, an extreme amount of power from the outside electrical supply surges into a home's panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants.**

RECOMMEND ALL ZINSCO PANELS BE INSPECTED BY LICENSED CONTRACTOR.

(2) *The circuit breakers at the main panel are not clearly labeled. Recommend evaluation of both wiring and panel when circuits are traced / labeled by electrician.*

8.4 MAIN DISCONNECT(S)

☐ POOR

8.5 WIRING / CONDUCTORS

☐ POOR

8.6 DEVICES

☐ POOR

Receptacle floor cover missing covers. Recommend all loose or missing covers be repaired/replaced as necessary by electrician.

8.7 SUBPANEL 1/A

☐ POOR

Certain Federal Pacific panels have been flagged as a potential concern due to issues with panel components and/or breakers. These are older panels and as such may also have other concerns as well. Improper replacement of breakers can contribute to concerns. Due to panel type and age, as a precautionary measure, the panel should be inspected by a qualified electrician.

8.8 SUBPANEL 2/B

☐ POOR

Certain Federal Pacific panels have been flagged as a potential concern due to issues with panel components and/or breakers. These are older panels and as such may also have other concerns as well. Improper replacement of breakers can contribute to concerns. Due to panel type and age, as a precautionary measure, the panel should be inspected by a qualified electrician.

8.9 SUBPANEL 3/C

📁 POOR

Most ZINSCO/SYLVANIA panels are obsolete today. However, at one time, they were extremely popular and installed in many regions throughout North America. As time passed, electricians and home inspectors have discovered that ZINSCO/SYLVANIA panels often can fail to operate properly and may leave homes and homeowners at risk to both fire and electrical shock. These panels can work fine for years, but as homes have increased energy demands, these panels may overheat and portions of it melt.

In this situation, if a breaker melts to the bus bar of the panel and can no longer adequately trip in case of an over current or short circuit, an extreme amount of power from the outside electrical supply surges into a home's panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants.

RECOMMEND ALL ZINSCO PANELS BE INSPECTED BY LICENSED CONTRACTOR.

8.10 SOLAR ELECTRICAL PANEL

📁 NOT INSPECTED

Solar electrical system not inspected. Recommend evaluation by specialist.

9. COOLING SYSTEM

9.1 OUTDOOR UNIT

📁 FAIR

Noted exposed wiring on top of unit. Recommend evaluation/repair as necessary by HVAC contractor.

9.3 DUCTWORK

📁 NOT INSPECTED

All ductwork not visible and therefore not inspected. Recommend ducting evaluation by HVAC contractor as desired.

9.6 REFRIGERANT LINE INSULATION

📁 FAIR

Refrigerant line insulation is cracked and/or deteriorated. Recommend line insulation replacement.

9.7 RETURN AIR FILTER

📁 FAIR

Recommend buyer have installed or install new air filter(s). Air filters should be changed quarterly.

9.9 OUTDOOR UNIT

☒ POOR

Outdoor unit rated poor due to interior vent temperature. Interior vent temperature higher than normal. Recommend unit be serviced/evaluated by HVAC contractor.

9.11 DUCTWORK

☒ NOT INSPECTED

All ductwork not visible and therefore not inspected. Recommend ducting evaluation by HVAC contractor as desired.

9.15 RETURN AIR FILTER

☒ FAIR

Recommend buyer have installed or install new air filter(s). Air filters should be changed quarterly.

10. HEATING SYSTEM

10.3 FUEL LINE AT UNIT

☒ FAIR

No sediment trap noted. Recommend sediment trap installation as desired.

10.4 CONDENSATE PROVISIONS

☒ POOR

Main or secondary condensation line(s) are leaking, moisture noted. Recommend evaluation/repair as necessary by HVAC contractor prior to close.

10.9 HEATING UNIT

☒ POOR

Heating unit rated poor due to interior vent temperature. Interior vent temperature lower than normal. Recommend unit be serviced/evaluated by HVAC contractor.

10.10 BURNER

☒ NOT INSPECTED

Noted heating unit burner is energy efficient and concealed. Therefore not visible and not inspected.

10.11 FUEL LINE AT UNIT

☒ FAIR

No sediment trap noted. Recommend sediment trap installation as desired.

10.16 DRYWALL DAMAGE

☒ FAIR

Noted drywall holes in heater cabinet that are not on a fire rated wall. Recommend repair as desired.

11. PLUMBING SYSTEM

11.0 WATER SUPPLY PIPING

NOT INSPECTED

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Due to building/unit design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected.

11.1 WATER METER

NOT INSPECTED

(1) Water meter is public utility component and therefore inspected for leaks only.

(2) Water meter is noted for additional water shut-off location.

(3) **Debris/soil noted in meter box. Recommend cleaning to allow access to meter and additional shut-off valve.**

11.3 WATER PRESSURE

POOR

The water pressure tested substantially higher than normal limits; Normal residential water pressure should be 40 to 80 psi. Excessively high water pressure can break underground irrigation lines and sprinkler heads causing over-saturation of exterior foundation and walls. Additionally, household appliances (Refrigerator, Dishwasher, Washing machine, Ice Maker etc.) may be damaged causing interior flooding. HIGHLY recommend installation/adjustment of a water pressure regulator by a qualified licensed Plumbing Contractor. Water pressure is 120 psi.

11.4 GAS PIPING

NOT INSPECTED

Concealed or underground gas piping is not visible and therefore not inspected. Inspector does not check size or type of any connection or any gas piping.

11.5 GAS METER / SHUT-OFF

NOT INSPECTED

Gas meter is a public utility component and therefore inspected for leaks only.

11.6 EXTERIOR FAUCET(S)

POOR

Noted exterior faucet was inoperative. Recommend evaluation/repair by plumbing contractor.

11.8 DRAIN / WASTE PIPING

NOT INSPECTED

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Due to building/unit design, aside from the plumbing fixtures visible within the dwelling, all

plumbing system components are concealed and therefore cannot be inspected.

11.10 LAUNDRY ROOM

📁 NOT INSPECTED

(1) Laundry room washing machine and dryer are not a required inspection appliance and are therefore not inspected. No moisture or leakage noted from the hot and cold valves for the washing machine. Recommend further evaluation for proper operation as desired.

(2) Dryer vent not inspected. Debris can accumulate in the dryer vent. Recommend dryer vent be cleaned / evaluated annually or even more often if necessary.

11.11 IRRIGATION / LANDSCAPE LIGHTING

📁 NOT INSPECTED

(1) The irrigation SYSTEM was not inspected and is not a part of the home inspection. No leakage or exposed wiring noted when the Exterior and Site Element inspection was performed. Recommend a complete evaluation of the irrigation system by Landscape professional if desired.

(2) Landscaping lighting not inspected. Recommend evaluation by specialist as desired.

11.12 LEAD DISCLAIMER

📁 NOT INSPECTED

Any pipe, fitting or fixture intended to convey or dispense water through drinking or cooking must meet a weighted average lead content of <0.25%. The requirement of this law was incorporated as an annex into the American National Standard for health effects of drinking water system components: Our inspection can not confirm the percentage of lead contained within the building's potable water supply as we are not licensed or equipped for running environmental hazard issues. Should you wish to confirm the amount of lead, if any, within your home's potable water supply system's piping we recommend retention of a California State of California Lead Inspector/Assessor.

12. HOT WATER SUPPLY

12.1 WATER HEATER

📁 FAIR

Rated fair due to age. The water heater was functional at time of inspection but is beyond its normal design life.

12.3 GAS / FUEL LINES AT UNIT

📁 FAIR

No sediment trap noted. Recommend sediment trap installation as desired.

12.6 DRAIN PAN

📁 FAIR

Drain pan not installed. Recommend drain pan / piping installation if necessary.

12.8 WATER HEATER

📁 FAIR

Rated fair due to age. The water heater was functional at time of inspection but is beyond it normal design life.

12.10 GAS / FUEL LINES AT UNIT

📁 FAIR

No sediment trap noted. Recommend sediment trap installation as desired.

12.13 DRAIN PAN

📁 FAIR

Drain pan not installed. Recommend drain pan / piping installation as necessary.

12.14 DRYWALL DAMAGE / HOLES

📁 FAIR

Noted wall damage in heater cabinet that are not on a fire rated wall. Recommend repair as desired.

13. POOL

13.0 DECK OR PATIO AT POOL

📁 FAIR

Noted deck peeling/deterioration. Recommend repair as desired.

13.1 COPING / EDGING

📁 FAIR

(1) All patios/decks or surfaces around the pool should allow for drainage away from the pool to prevent contamination and/or damage. Consideration should also be given to safety factors such as potential trip or slip hazards.

(2) **Noted coping deterioration. Recommend further evaluation/repair by pool contractor as desired.**

13.5 INTERIOR FINISH / LINER

📁 POOR

(1) *In many cases, finishing surface defects are cosmetic in nature and do not affect pool function or physical condition. Refinishing may eventually be required due to the concerns with appearances or damage to the underlying surfaces. Any existing damage should be attended to as needed.*

(2) **Liner cracking/deterioration noted. Recommend liner be evaluated/repared by pool contractor.**

13.12 PUMP / MOTOR(S)

📁 FAIR

Pump motor(s) operational at time of inspection. Rated fair due to indeterminate age.

13.13 FILTER SHELL

☐ POOR

Noted filter shell leakage/deterioration. Recommend evaluation/repair by pool contractor.

13.14 HEATERS

☐ FAIR

(1) Determination of the operation and the ability of a heater to supply adequate/desired water temperatures is not within the scope of this inspection. Pool/spa heaters generally have relatively short-service lives. Any gas supply and venting concerns should be addressed promptly.

(2) **Heating unit functional at time of inspection and rated fair due to indeterminate age.**

(3) **No sediment trap noted. Recommend sediment trap installation as desired.**

13.15 GAS / FUEL LINES

☐ NOT INSPECTED

Heater gas line not inspected, internal connections and fittings / gas line sizing not inspected. Recommend further evaluation / confirmation of proper sizing by pool contractor. Nearly all of the pool/spa gas lines are buried and therefore not visible. A home inspector only evaluates the gas shut-off valve at pool/spa heater.

13.16 PIPING / VALVES

☐ FAIR

(1) The condition of buried or concealed piping cannot be determined. Recommend a pressure test by a qualified pool service company to confirm there is no leakage.

(2) **Pool / spa valves not labeled. Recommend valves be properly labeled by pool contractor as desired.**

13.18 POOL DOOR SENSORS

☐ POOR

No pool/spa door sensors noted. Although possibly not a requirement in some municipalities door sensors are recommended anytime there is access to the pool from the house doors. Recommend confirmation of the necessity of pool/spa door sensors.

13.19 SALT CELL / CHLORINATOR

☐ NOT INSPECTED

Salt cell/chlorinator system not inspected. Recommend salt cell/chlorinator system be inspected by pool contractor.

13.20 SYSTEMS THAT AN INSPECTOR CANNOT INSPECT / TEST

☐ NOT INSPECTED

A standard pool / spa inspection does not include testing of the electrical bonding system, only the fact that the system is or is not bonded at the pool equipment and panel. Inspection does not include the chemical composition or quality of water, or internal filter conditions and filtering adequacy. Inspector cannot open filter shell and cannot open the salt cell / chlorination system. The proper operation of the salt / chlorination system and the condition of the filter shell filters should be

evaluated by pool contractor. Additionally the inspector cannot test the over flow capabilities of the pool / spa and cannot perform a "leak test".

13.21 EVALUATION BY POOL CONTACTOR

☒ POOR

Recommend that all mechanical system components and/or any item rated poor be further evaluated and repairs made by licensed State of California pool contractor.

14. SPA / HOT TUB

14.0 SPA DECK

☒ FAIR

14.1 SPA COPING/EDGING

☒ FAIR

14.3 SPA INTERIOR LINER

☒ POOR

Liner cracking/deterioration noted. Recommend liner be evaluated/repared by pool contractor.

14.4 SPA LIGHT

☒ POOR

Spa light inoperative at time of inspection. Recommend bulb replacement by pool contractor and further evaluation if necessary.

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INVOICE

HSH Inspections Inc. DBA Home Sweet Home
 Inspections
 Hank Myll
 P.O. Box 13927
 Palm Desert CA 92255
 760-831-2831
 Inspected By: Hank Myll

Inspection Date: 4/24/2023
 Report ID: 04-24-23-2-HM

Customer Info:	Inspection Property:
Barbara Olsen	1090 S Sagebrush Palm Springs CA 92264
Customer's Real Estate Professional: Michael Gold HomeSmart Palm Springs	

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Fee (sfh,twnhome,condo)	560.00	1	560.00
*Pool & Spa	125.00	1	125.00

Tax \$0.00
Total Price \$685.00

Payment Method: Credit Card

Payment Status: Paid

Note: