

PREMIER GROUP
Home Inspections



PROPERTY INSPECTION **REPORT**

250 Enterprise Way, Palm Springs, 92262 CA

CLIENT: Miguel Rodriguez

INSPECTOR: Christopher Ray

AGENT: Luke Wilson

DATE OF INSPECTION: 12/17/2025

TIME OF INSPECTION: 09:00 AM

WEATHER:



760-625-8389

www.PremierGroupHomeinspections.com



Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

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

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



Acceptable - This item was inspected and is in acceptable condition for it's age and use.



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



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



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



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

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

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bedroom			
	Page 17 Item: 2	Wall Condition	• Visible damage on walls noted. Recommend licensed technician examine for further evaluation and repair.
Bathroom 2			
	Page 43 Item: 13	Showers	• Leaking faucet/shower diverter. Recommend licensed plumber examine/evaluate/repair. All of the water is not flowing to shower head.
Water Heater			
	Page 72 Item: 2	Heater Enclosure	• Missing cover plate noted. Recommend licensed technician install.
	Page 74 Item: 7	Gas Valve	• Missing sediment trap. Recommend licensed plumber install.
Garage			
	Page 77 Item: 1	Garage Door Condition	• Missing weather stripping around garage door(s). Recommend licensed garage technician examine/evaluate/repair.
Grounds			
	Page 93 Item: 5	Gate Condition	• Visible rusting and damaged paint on gate(s) noted. Recommend licensed technician Repair/Repaint. Location: by pool equipment
	Page 94 Item: 6	Grounds Electrical	• Missing weather electrical outlet cover(s). Recommend licensed electrician/technician Repair/Replace. Location: backyard patio and by front door
Pool			
	Page 101 Item: 1	Deck Condition	• Visible chipped/damaged stucco noted around back of spa. Recommend licensed pool contractor examine/evaluate/repair.
	Page 102 Item: 2	Structure Condition	• Dirty pool/spa tiles noted. Recommend licensed pool technician clean/service
	Page 110 Item: 14	GFCI	• Missing electrical weather cover. Recommend licensed electrician install.



Inspection Details

1. Attendance

In Attendance: No other parties present at inspection.

2. Home Type

Home Type: Condominium/Townhouse • 2 Bedrooms, 2.5 Bathrooms

3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection: Gas, water and electric. • Moderate storage was observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report. • Sellers DISCLOSURE. The client is encouraged to obtain as much information about the property as possible from the seller's disclosure, other documents or warranties prior to closing. • Repair technicians may find additional defects that were not included in this report. A home inspection is not an exhaustive list of repair needs, local building standards or deficiencies. Repair technicians may disassemble equipment or components outside the inspectors scope of Standards of Practice. • If the property has been RENOVATED OR REMODELED, you should request documentation that should include;; permits and any warranties or guarantees that might be applicable, latent and concealed defects could exist. • Mold/Mildew are NOT included with this report; it's beyond the scope of the inspection. Any reference of water intrusion is recommended that a professional investigation be obtained by a licensed mold/air quality professional.



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Smoke Detectors

Observations:



- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.



First floor smoke detector



First floor carbon monoxide detector



Second floor smoke detector



Second floor carbon monoxide detector

2. Stairs & Handrail



3. Door Bell

Observations:



- Smart doorbell noted.

Living Room

1. Wall Condition



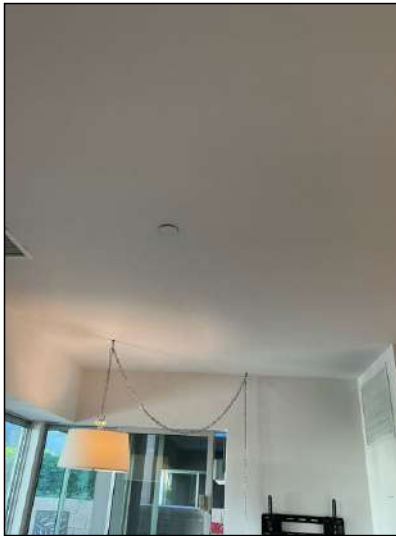


2. Type

Materials: Concrete noted.



3. Ceiling Condition



4. Ceiling Fans

Observations:



- Operated normally when tested, at time of inspection.



5. Electrical





6. Doors



7. Screen Doors

Observations:



- Slight tear in patio screen slider noted. Recommend licensed technician examine for further evaluation and repair. Location: north screen slider



Slight tear in patio screen slider noted. Recommend licensed technician examine for further evaluation and repair. Location: north screen slider

8. Window Condition



9. Heating/Cooling

Observations:



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



AC Tested



AC Tested



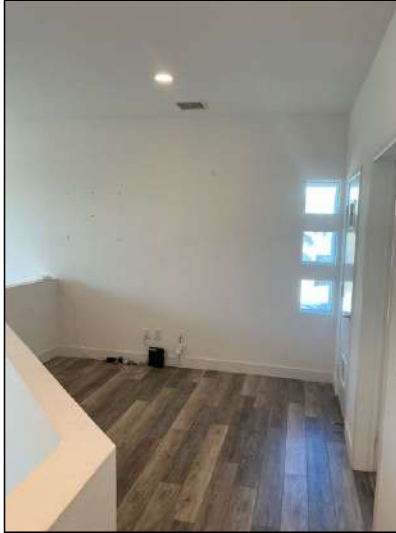
Heat Tested



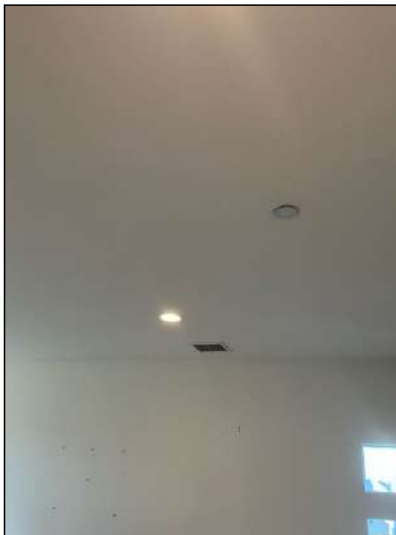
Heat Tested

Second Floor Loft

1. Wall Condition



2. Ceiling Condition



3. Type

Observations:



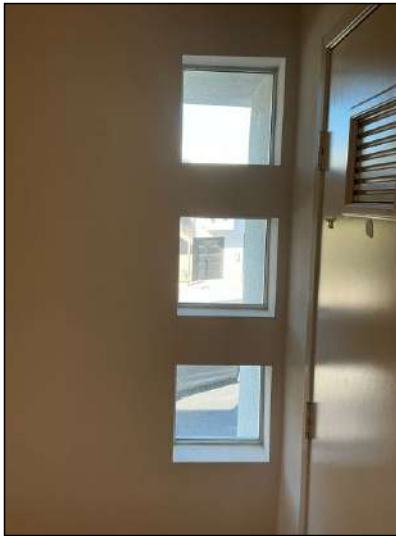
- Laminate/Vinyl noted.



4. Electrical



5. Window Condition



6. Heating/Cooling

Observations:



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



AC Tested



Heat Tested



Bedroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

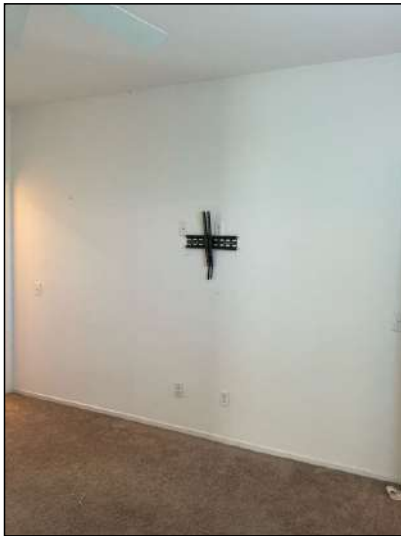
Locations: Primary Bedroom • Upstairs hallway

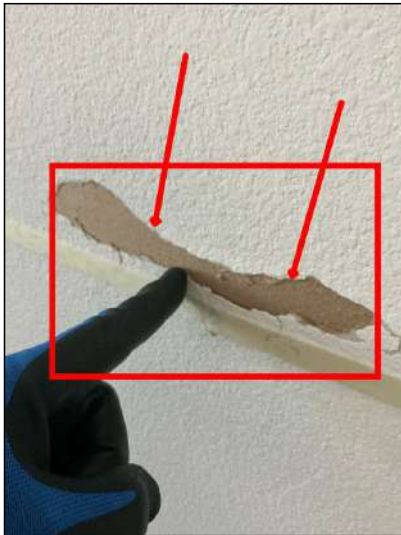
2. Wall Condition

Observations:



• Visible damage on walls noted. Recommend licensed technician examine for further evaluation and repair.





Visible damage on walls noted. Recommend licensed technician examine for further evaluation and repair.



Visible damage on walls noted. Recommend licensed technician examine for further evaluation and repair.



Visible damage on walls noted. Recommend licensed technician examine for further evaluation and repair.

3. Ceiling Condition



4. Ceiling Fans

Observations:



- Operated normally when tested, at time of inspection.



5. Smoke Detectors

Observations:



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

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



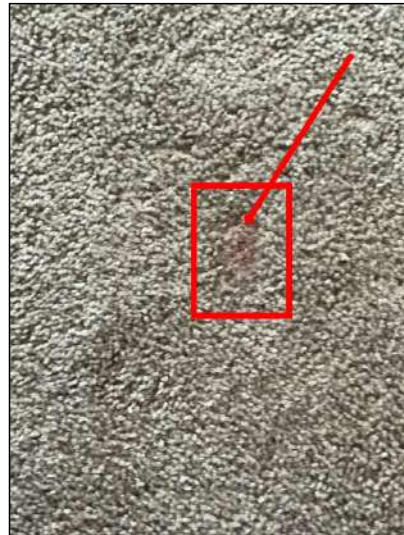
6. Floor Condition

Flooring Types: Carpet is noted.



Observations:

- Visible stains on carpet noted. Recommend licensed technician Repair/Clean.

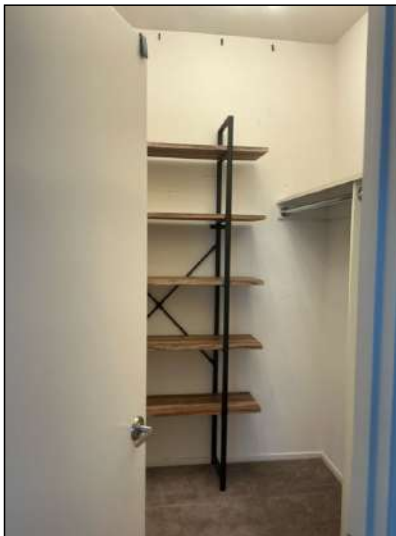


Visible stains on carpet noted. Recommend licensed technician Repair/Clean.

7. Closets

Observations:

- The closet is in serviceable condition.



8. Doors



9. Electrical





10. Window Condition



11. Heating/Cooling

Observations:



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



AC Tested



Heat Tested



Bedroom 2

1. Locations

Locations: Bedroom (2) • Upstairs hallway

2. Wall Condition



3. Ceiling Condition



4. Ceiling Fans

Observations:



- Operated normally when tested, at time of inspection.



5. Smoke Detectors

Observations:



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

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



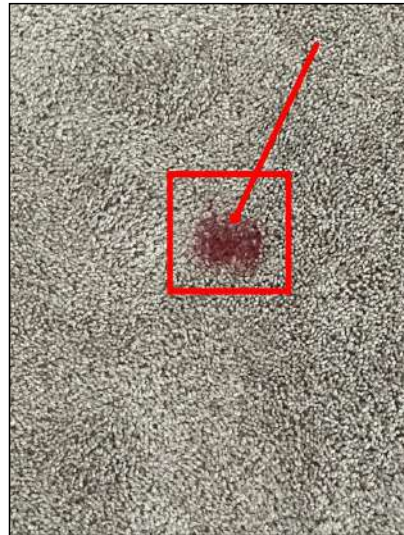
6. Floor Condition

Flooring Types: Carpet is noted.



Observations:

- Visible stains on carpet noted. Recommend licensed technician Repair/Clean.



Visible stains on carpet noted. Recommend licensed technician Repair/Clean.

7. Closets

Observations:

- The closet is in serviceable condition.



8. Doors

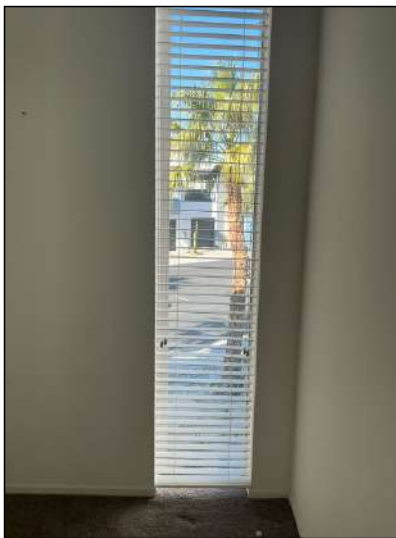


9. Electrical





10. Window Condition



11. Heating/Cooling

Observations:



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



AC Tested



Heat Tested



Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Primary Bathroom

2. Ceiling Condition



3. Floor Condition

Materials: Tile is noted.



4. Mirrors



5. Cabinets

Observations:



- Appeared functional, at time of inspection.



6. Counters



7. Sinks





8. Plumbing

Observations:



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



9. GFCI



10. Exhaust Fan

Observations:



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



11. Toilets

Observations:



- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.



12. Showers



13. Shower Walls

Observations:



- Ceramic/Plastic tile noted.



14. Enclosure

Observations:



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



15. Window Condition



16. Doors



17. Heating/Cooling

Observations:



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



AC Tested



Heat Tested



Bathroom 2

1. Locations

Locations: Bedroom 2

2. Ceiling Condition



3. Floor Condition

Materials: Tile is noted.



4. Mirrors



5. Cabinets

Observations:



- Appeared functional, at time of inspection.



6. Counters



7. Sinks



8. Plumbing

Observations:



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



9. GFCI



10. Exhaust Fan

Observations:



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



11. Bath Tubs

Observations:

- Tub



12. Toilets

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.





13. Showers

Observations:

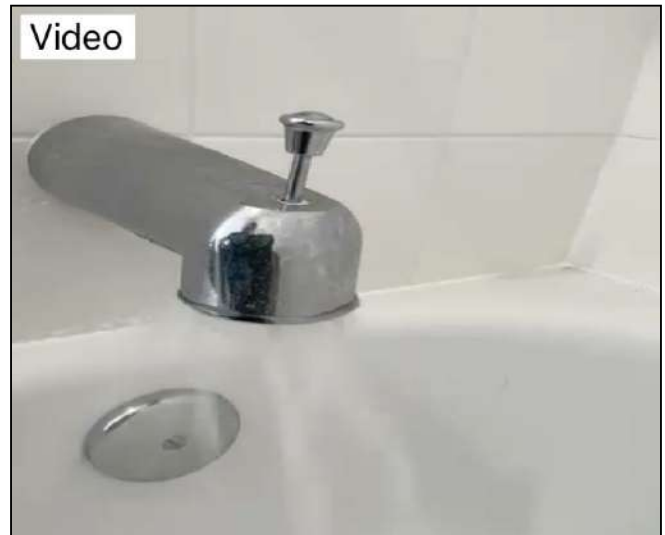


- Leaking faucet/shower diverter. Recommend licensed plumber examine/evaluate/repair. All of the water is not flowing to shower head.





Leaking faucet/shower diverter. Recommend licensed plumber examine/evaluate/repair. All of the water is not flowing to shower head.



Leaking faucet/shower diverter. Recommend licensed plumber examine/evaluate/repair. All of the water is not flowing to shower head.

14. Shower Walls

Observations:

- Ceramic/Plastic tile noted.



15. Enclosure

Observations:

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





16. Window Condition



17. Doors



18. Heating/Cooling

Observations:



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



AC Tested



Heat Tested



Bathroom 3

1. Locations

Locations: Hallway Half bathroom

2. Ceiling Condition



3. Floor Condition

Materials: Concrete is noted.



4. Mirrors



5. Cabinets

Observations:



- Appeared functional, at time of inspection.



6. Counters



7. Sinks



8. Plumbing

Observations:



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



9. GFCI



10. Exhaust Fan

Observations:



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



11. Toilets

Observations:



- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.



12. Doors

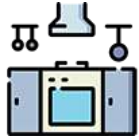


13. Heating/Cooling

Observations:



- No Heat/Cooling source noted.



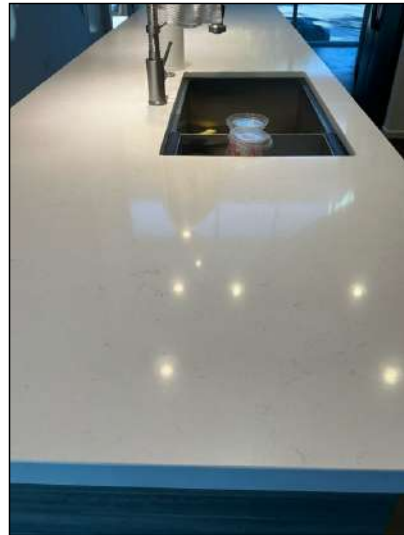
Kitchen

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

1. Counters

Observations:

- Countertops have normal wear.



2. Cabinets

Observations:

- Cabinets have normal wear.





3. Wall Condition



4. Ceiling Condition



5. Floor Condition

Materials: Concrete is noted.



6. Plumbing



7. Sinks

Observations:



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



8. Garbage Disposal

Observations:



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



9. Dishwasher

Observations:



- Operated.



10. Refrigerator



Ice in the freezer!

11. Cook top condition

Observations:



- Gas cook top noted.
- All heating elements operated when tested.



12. Oven & Range

Observations:



- Oven(s) operated when tested.





13. Microwave

Observations:



- Microwave tested. Microwave cup of water tested for one minute.



14. Vent Condition

Materials: Recirculating



Observations:

- Exhaust fan and light(s) tested



15. Electrical



16. GFCI

Observations:



- **GFCI** in place and operational.



17. Heating/Cooling

Observations:



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



AC Tested



Heat Tested



Laundry

1. Locations

Locations: Second floor hallway

2. Floor Condition

Materials: Tile is noted.



3. Wall Condition



4. Ceiling Condition



5. Plumbing



6. Electrical



7. Dryer Vent



8. Gas Valves

Observations:



- Gas valve present.



9. Doors

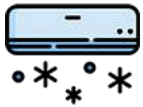


10. Heating/Cooling

Observations:



- No Heat/Cooling source noted.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: The furnace is located in the garage
Materials: Gas fired forced hot air.



Brand name: not visible
Model number: N4A5S48AKAWAABAG (4 ton unit)

Serial number: G242510165
Unit is approximately: 1 year old
Manufacture date on label: June 2024



Brand: Tempstar
 Model number: RG86960D210B2722AP
 Serial number: 7124E08783
 Approximate Age: 1 year old

2. Enclosure

Observations:



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

3. Venting



4. Gas Valves



5. AC Compress Condition

Compressor Type: Electric

✓ Location: The compressor is located on the exterior north.

Observations:

• The objective of our limited visual heating and cooling system inspection is to determine if the HVAC and related equipment may benefit from a more thorough inspection by a licensed HVAC specialist. The scope of our inspection includes but is not limited to a visual inspection of the HVAC external electrical system, fan, compressor, coils, filters, and thermostats (if applicable without opening a protected cabinet or shroud). We do not dismantle components such as heat plenums, air handlers or coils. We do not test for refrigerant leaks or adequate pressure. No guarantee is made regarding coolant charge, line integrity, plenums, or air handlers. The condition of the evaporator coil, plenum and air handler are outside the scope of a home inspection. No guarantee can be made regarding coils, cooling lines, plenums, air handlers or component life expectancy. If concerns exist, it is highly recommended that a licensed HVAC contractor/technician further evaluate the HVAC system prior to closing.



Brand name: not visible

Model number: N4A5S48AKAWAABAG (4 ton unit)

Serial number: G242510165

Unit is approximately: 1 year old

Manufacture date on label: June 2024





Brand: Tempstar
Model number: RG86960D210B2722AP
Serial number: 7124E08783
Approximate Age: 1 year old

6. Refrigerant Lines

Observations:

- ✓ Why should an AC refrigerant line be insulated? Refrigerant lines and pipes should have insulation around them to protect them from damage and inefficiency. Winter erosion, UV damage and condensation may require insulation replacement to avoid temperature fluctuations or malfunctioning.



7. Air Supply

Observations:

- ✓ The return air supply system appears to be functional.

8. Filters

Observations:



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

9. Thermostats



AC Tested



Heat Tested



Water Heater

1. Base

Observations:



- Missing drip pan noted. Recommend licensed plumber Repair/Replace.



Missing drip pan noted. Recommend licensed plumber Repair/Replace.

2. Heater Enclosure

Observations:



- Missing cover plate noted. Recommend licensed technician install.



Missing cover plate noted. Recommend licensed technician install.

3. Venting



4. Water Heater Condition

Heater Type: Gas



Location: The heater is located in the garage.

Observations:

- FYI: The normal life expectancy of a water heater is between 12-16 years old.
- Buyers Tip: Recommended water temperature should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.



Brand: A.O. Smith
Manufacture date on label: 04/02/2007
Unit is approximately: 18 years old

5. TPRV

Observations:

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



6. Number Of Gallons

Observations:

- ✓ • 50 gallons

7. Gas Valve

Observations:

-  • What is a sediment trap? A sediment trap is used on fuel piping to prevent sediment, debris, and moisture from entering a gas appliance or fuel regulator. Sediment traps are required to be installed in a manner that meets or exceeds fuel piping codes and manufacture requirements for appliances and devices.
 - **Missing sediment trap. Recommend licensed plumber install.**



Missing sediment trap. Recommend licensed plumber install.



Pictured: sediment trap

8. Plumbing

Materials: Copper





9. Overflow Condition

Materials: Copper



10. Strapping



The water heater is properly strapped.



Garage

1. Garage Door Condition

Materials: Metal door noted.



Observations:

- Missing weather stripping around garage door(s). Recommend licensed garage technician examine/evaluate/repair.



Missing weather stripping around garage door(s).
Recommend licensed garage technician
examine/evaluate/repair.

2. Floor Condition

Materials: Concrete



Observations:

- Limited view of flooring due to personal property/items on garage floor.



3. Rafters & Ceiling



4. Electrical



5. Exterior Door



6. Fire Door



7. Garage Door Parts

Observations:



- Garage Vehicle Door Type: Roll-Up, Automatic, Track
- The garage door appeared functional during the inspection.



8. Garage Opener Status

Observations:



- Wall opener tested.
- Remote control was not tested.
- Appeared functional using normal controls, at time of inspection.
- The garage door opener is functional, safety features are built in.



9. Garage Door's Reverse Status

Observations:



- Eye beam system present and operating.
- We recommend moving the safety reverse mechanisms to about 4-6 inches off of the ground. It will have a greater chance of triggering at that height.



We recommend moving the safety reverse mechanisms to about 4-6 inches off of the ground. It will have a greater chance of triggering at that height.



Electrical

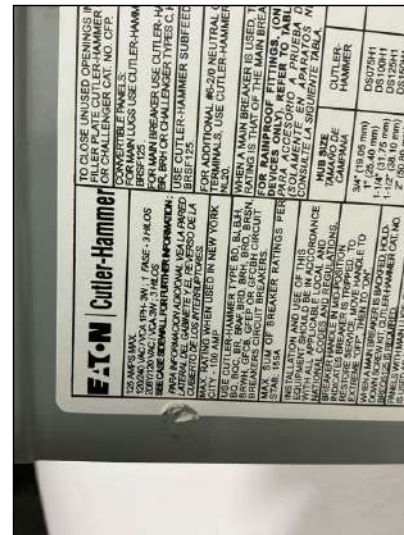
This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable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

1. Electrical Panel

Location: Main Location: interior garage wall

Observations:

- Panel Manufacturer: Cutler-Hammer



Panel Manufacturer: Cutler-Hammer

2. Main Amp Breaker

Observations:

- 125 amp

3. Breakers in off position

Observations:

- 0

4. Cable Feeds

Observations:

- There is an underground service lateral noted.



5. Breakers





Roof

1. Roof Condition

Materials: Inspected from the roof.



Materials: Vinyl cover noted.

Observations:

- This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, etc. The entire underside of the roof sheathing cannot be inspected for the evidence of leaks. Chimney and/or flue interiors that are not readily accessible are not inspected and could require repair.
- The roof covering materials should be professionally inspected annually and after storms as part of a routine maintenance plan.
- A licensed roofing contractor should be contacted for further evaluation, repairs, and estimates for replacement.





2. Flashing

Observations:

- Galv/Aluminum



3. Valleys/Gutters

Observations:

- Galv/Alum





4. Vent Caps





Attic

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

1. Access

Observations:

- No Visible Access.





Exterior Areas

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

1. Siding Condition

Materials: Stucco siding noted.



2. Eaves & Facia



3. Doors



4. Window Condition

Observations:



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





5. Exterior Paint





Foundation

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

1. Slab Foundation

Observations:

- Visible areas appear satisfactory

2. Foundation Perimeter

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.



Grounds

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

1. Driveway and Walkway Condition

Materials: Concrete driveway noted.



2. Type

Observations:

- Concrete



3. Vegetation Observations

Observations:



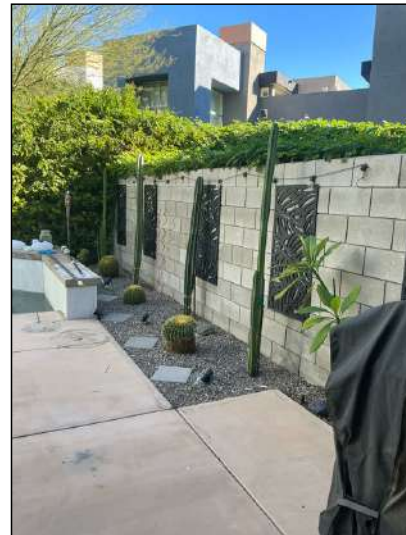
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.



Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.

4. Fence Condition

Materials: Concrete Block



5. Gate Condition

Materials: Wrought iron/Metal material

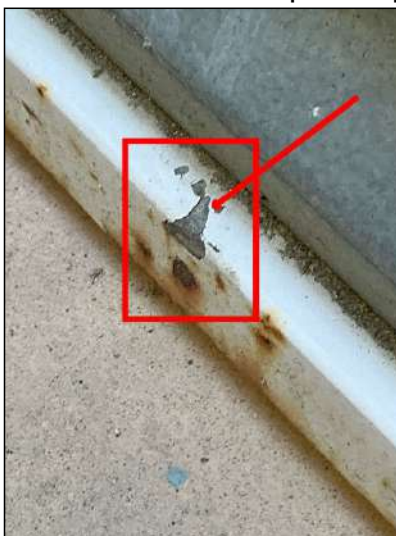


Observations:

- Visible rusting and damaged paint on gate(s) noted. Recommend licensed technician Repair/Repaint. Location: by pool equipment



Visible rusting and damaged paint on gate(s) noted. Recommend licensed technician Repair/Repaint. Location: by pool equipment



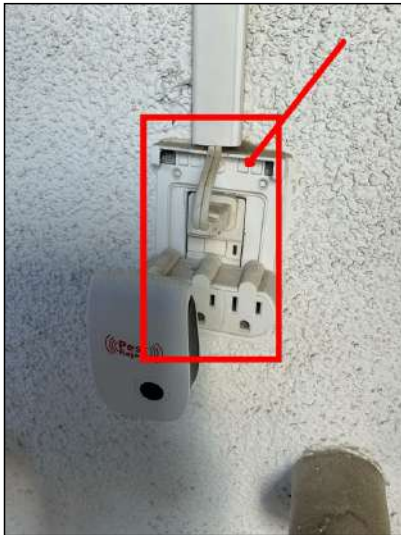
Visible rusting and damaged paint on gate(s) noted. Recommend licensed technician Repair/Repaint. Location: by pool equipment

6. Grounds Electrical

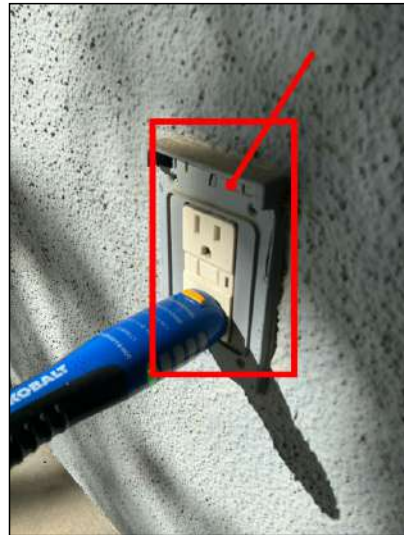
Observations:



- Missing weather electrical outlet cover(s). Recommend licensed electrician/technician Repair/Replace. Location: backyard patio and by front door



Missing weather electrical outlet cover(s).
Recommend licensed electrician/technician
Repair/Replace. Location: backyard patio and by
front door



Missing weather electrical outlet cover(s).
Recommend licensed electrician/technician
Repair/Replace. Location: by front door

7. GFCI



8. Patio



9. Patio Enclosure



10. Plumbing



Observations:

- Note: Slab construction prevents visual inspection of waste drain plumbing located in or below concrete slabs. Waste drain plumbing concealed in foundations, below grade, under flatwork, under decks, inside walls, in attics, between ceilings, insulated, in crawl spaces or concealed by other finishes are outside the scope of a home inspection and were not inspected.
- Only a video scan of the interior of drain pipes and drain lines can fully confirm their actual condition. The inspector has no way of knowing about waste drain leaks or the history of waste drain leaks in concealed areas or latent conditions. When the house has been vacant, the plumbing system is older, there are prior known drain problems, large trees on the grounds or non-disclosed waste defects, it would be prudent to have the drain lines "video scanned/scoped".

11. Water Pressure

Observations:



- Approximately 75 psi



Approximately 75 psi

12. Pressure Regulator

Observations:

- ✓ Main water shut of valve. Location: south exterior garage wall
- Normal psi for a home pipe system is between 30 and 80 psi. While you don't want to be too low, you should aim for a psi that's between 60 and 70 psi.
- The home is equipped with a water softening/conditioning system. Please verify with the current owner on the operation of these components, as testing of their operation cannot be done during a normal home inspection and as such, is beyond the scope and limitations of this inspection.



Main water shut of valve. Location: south exterior garage wall



The home is equipped with a water softening/conditioning system. Please verify with the current owner on the operation of these components, as testing of their operation cannot be done during a normal home inspection and as such, is beyond the scope and limitations of this inspection.

13. Main Gas Valve Condition

Materials: West side.



Main gas shut off valve. Location: west exterior wall

14. Sprinklers

Observations:



- Home is equipped with an underground sprinkler system. The inspector recommends client consult with homeowner for operation instructions. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.
- The sprinkler system operates with a control panel located by the pool equipment.



The sprinkler system operates with a control panel located by the pool equipment.



Pool

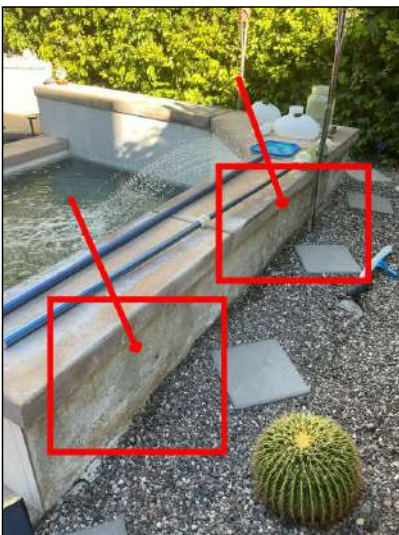
1. Deck Condition

Materials: Concrete



Observations:

- The objective of our limited visual pool and spa equipment is to determine if the equipment would benefit from inspection, repairs or improvements by a certified, licensed pool and spa contractor/specialist. The scope of our inspection includes a limited visual inspection of electrical system, circulation system, barriers, surfaces and decking. We do not dismantle pool and spa components. Water chemistry is not evaluated.
- A licensed pool contractor is recommended for further evaluation, repairs and estimates.
- **Visible chipped/damaged stucco noted around back of spa. Recommend licensed pool contractor examine/evaluate/repair.**



Visible chipped/damaged stucco noted around back of spa. Recommend licensed pool contractor examine/evaluate/repair.

Visible chipped/damaged stucco noted around back of spa. Recommend licensed pool contractor examine/evaluate/repair.



2. Structure Condition

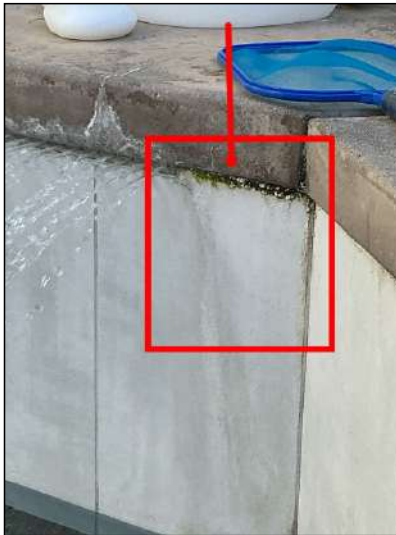
Type: Below ground • Spa only

Materials: Pebble-tec

Observations:

- Dirty pool/spa tiles noted. Recommend licensed pool technician clean/service





Dirty pool/spa tiles noted. Recommend licensed pool technician clean/service

3. Water Condition

Observations:



- Water was clear



4. Gate & Fence Condition

Materials: No fencing



5. Water Fill Unit

Observations:



- The inspector could not locate the auto fill valve. Recommend checking with seller to determine the exact location.

6. Pool Heater Condition

Materials: Gas.





Thermal thermometer reading on heater exhaust:
202 degrees

7. Filter

Observations:



- Cartridge filter
- Visible moisture/water noted on/around filter. No visible leaks when pool/spa equipment was tested. May be water by nearby sprinklers. Recommend licensed pool technician examine/evaluate/repair.



Manufacture date on label: 11/25/2020
Filter is approximately: 5 years old



Visible moisture/water noted on/around filter. No visible leaks when pool/spa equipment was tested. May be water by nearby sprinklers. Recommend licensed pool technician examine/evaluate/repair.

8. Skimmer and Basket

Observations:



- Functional.



9. Pressure Gauge

Observations:



- Present on filter housing.

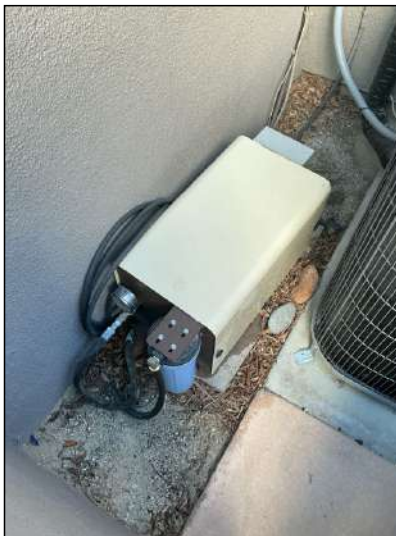


10. Pumps

Observations:



- Pool pump(s) operated when tested.



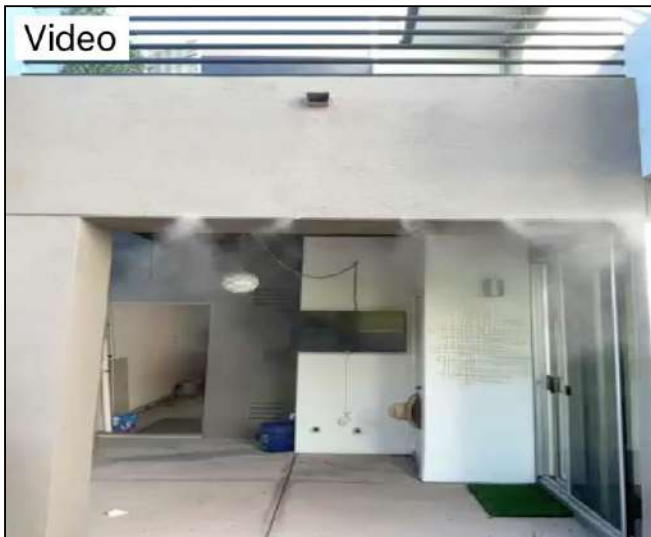
11. Jets



Waterfall features tested



Mist system tested



Mist system tested

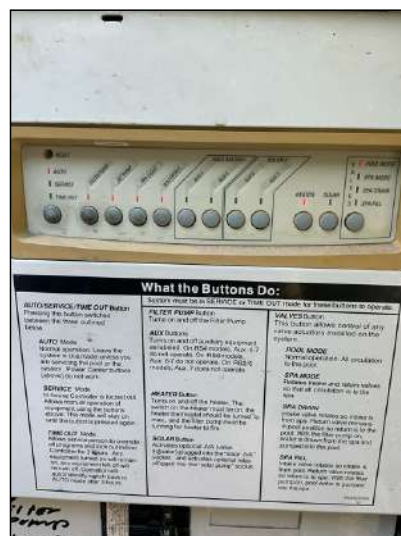


Spa jets tested



Observations:

- Timer present



13. Electrical

Observations:



- Pool equipment was tested with wall control, located on dining room wall.



Pool heater is electrically bonded/grounded.



Pool pump is electrically bonded/grounded.



Pool pump is electrically bonded/grounded.



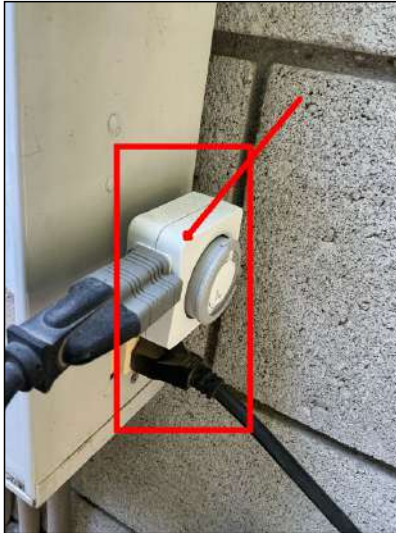
Pool equipment was tested with wall control, located on dining room wall.

14. GFCI

Observations:



- **Missing electrical weather cover. Recommend licensed electrician install.**



Missing electrical weather cover. Recommend licensed electrician install.

15. Lights



Spa light tested



Glossary

Term	Definition
GFCI	What does a GFCI electrical outlet do? The Ground-Fault Circuit Interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors.
TPR Valve	What is a TPR Valve? Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels.