



REAL ESTATE INSPECTION FOLLOW UP SUMMARY

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

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

INSPECTED ON:
Friday, September 30, 2022 at 8:30 AM



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Report# 11803



Executive Summary

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

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

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

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

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

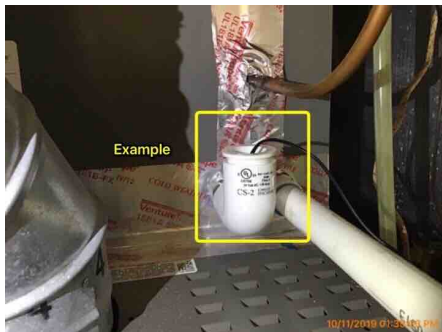
RM = Recommended Repairs/Review/Maintenance: Conditions noted in need of maintenance, repair, replacement or further evaluation. We recommend that all corrections be made by specialist in the appropriate trade(s).

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

COMP = Item was completed/repaired as requested.

HEATING SYSTEM COILS SECONDARY CONDENSATION LINE

UG 1: Recommend Micro switch be installed on secondary condensation line to prevent moisture damage if primary condensation line becomes blocked.



KITCHEN - APPLIANCES RECEPTACLE(S) CONDITION

UG 2: Kitchen receptacles are NOT ground fault circuit interrupter (GFCI) protected. GFCI protected receptacles were not required at the time of construction, but the safety retrofit is recommended for your safety. Recommend further review and repair by qualified Electrical Contractor.



LAUNDRY WATER HOOK-UPS RECOMMENDATIONS

UG 3: It is recommended that you use braided steel flexible water supply lines for washer hook up. The cheaper rubber lines are more prone to rupturing and flooding of the home.



CRAWLSPACE MH TIEDOWNS

UG 4: Engineered tie downs are not installed, We recommend further review and repairs by a qualified specialist in the appropriate trade.

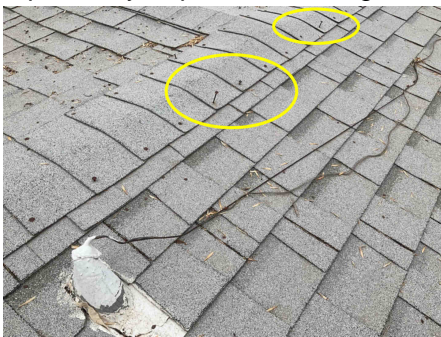
ROOF SYSTEM ROOF CONDITION

COMP 5: Wear is noted to composition roof. Repair was completed as requested.





COMP 6: Nails/Fasteners are protruding from the roof surface. Recommend the entire roof be evaluated and repaired by a qualified Roofing Contractor. Repair was completed as requested.



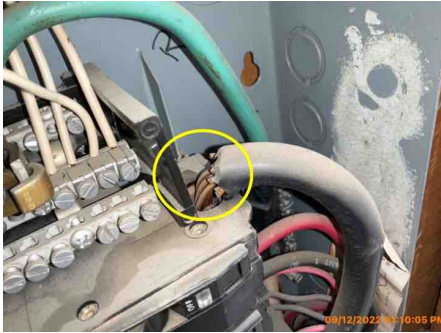
ELECTRICAL SYSTEMS INTERIOR CEILING FANS

COMP 7: Lamp cord used to power ceiling fans, recommend fans be wired with romex type wiring with a ground, We recommend further review and repairs by a qualified specialist in the appropriate trade. Repair was completed as requested.



#1 LEFT SIDE SUB PANEL SUB PANELS

COMP 8: Main power supply wires were cut down to fit terminals. Recommend further review and repair by qualified Electrical Contractor. Repair was completed as requested. According to Seller and Desert Electric Licensed Electrician, this is acceptable and does not require correction.



WATER HEATER WATER HEATER AGE NOTE

COMP 9: Water heater is 17 years old and is beyond its service life. Replacement should be considered. Repair was completed as requested.



WATER HEATER WATER HEATER VENTING SYSTEM

COMP 10: Water heater vent not lined up with draft hood. Repair was completed as requested.



WATER HEATER WATER HEATER TANK

COMP 11: Water heater appears to be leaning and not securely installed. Repair was completed as requested.



WATER HEATER WATER HEATER SEISMIC BRACING

COMP 12: Straps are loose, tightening is needed. Repair was completed as requested.



WATER HEATER WATER HEATER SUPPLY PIPING

COMP 13: No shutoff valve at water heater. A valve is required. Recommend the advice and services of a qualified Plumbing Contractor. Repair was completed as requested.



WATER HEATER WATER HEATER TPR VALVE

COMP 14: End water heater Temperature pressure relief valve drain pipe is required to be visible, so you can see the line leaking. We recommend the advice and services of a qualified Plumbing Contractor. Repair was completed as requested.



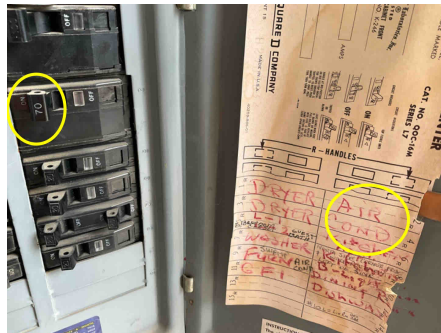
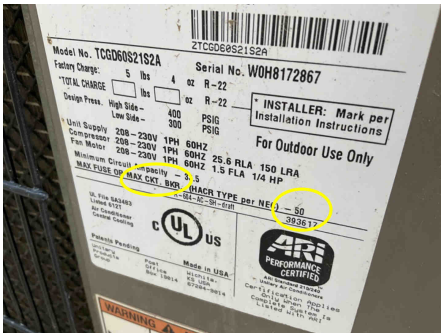
HEATING SYSTEM HEATING SYSTEM SUPPLY PLENUM/COIL

COMP 15: Air was leaking from coil, it is recommended that this area be sealed to prevent leaking of cool air. Repair was completed as requested.



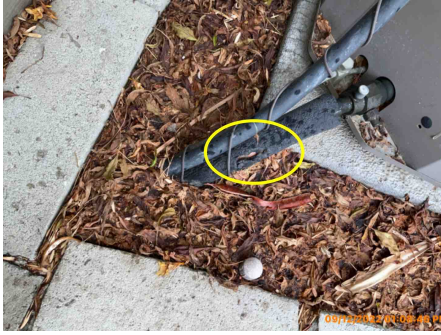
AIR CONDITIONING SYSTEM AC FUSE/BREAKER RECOMMENDATIONS

COMP 16: Air conditioners manufacture max fuse or circuit breaker per the National Electrical Code that should be installed for air conditioner is **50 amps**. **70 amp** breaker is too large for unit. Proper sized breaker or fused disconnect should be installed. Recommend further review and repair by qualified Electrical Contractor. Repair was completed as requested.



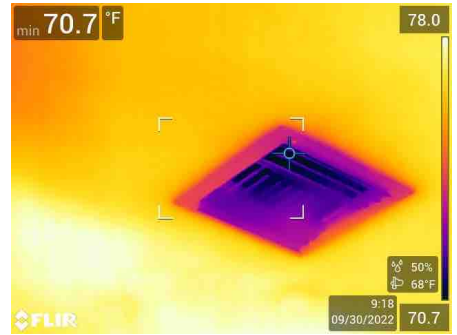
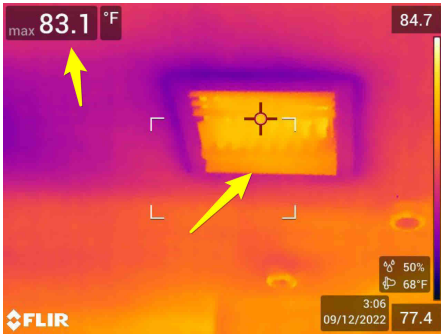
AIR CONDITIONING SYSTEM A/C REFRIGERANT LINES

COMP 17: Refrigerant line insulation is deteriorated, recommend new insulation be installed. Repair was completed as requested.



HEATING /AC DISTRIBUTION SYSTEMS HEATING DISTRIBUTION SYSTEMS CONDITION

COMP 18: Thermal image shows register above bar did not work. We recommend further review and repairs of ducting system by a qualified Licensed HVAC Contractor. Repair was completed as requested.



COMP 19: Duct clearance to dirt should be minimum 4" under house. Repair was completed as requested.



PRIMARY BATHROOM CONDITION OF TOILET

COMP 20: Toilet is loose at floor, correction is advised to prevent leaking. This involves removal of the toilet, inspecting for water damage, replacing the wax seal and re-installing the toilet. We recommend further review and repairs by a qualified specialist in the appropriate trade. Repair was completed as requested.



CRAWLSPACE MH UNDER FLOOR CONDITION

COMP 21: Openings to the bladder under the home should be repaired. Repair was completed as requested.



CRAWLSPACE MH ELECTRICAL WIRING

COMP 22: Junction box not mounted to framing. Repair was completed as requested.



COMP

23: Loose junction box and conduit with exposed wiring noted. Recommend further review and repair by qualified Electrical Contractor. Repair was completed as requested.

