



# **Inspection Report**

**Garrett Saikley**

**Property Address:**  
12136 St Andrews Dr  
Rancho Mirage CA 92270



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<b>Date:</b> 4/27/2022	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 20220427-12136-St-Andrews-Dr
<b>Property:</b> 12136 St Andrews Dr Rancho Mirage CA 92270	<b>Customer:</b> Garrett Saikley	<b>Real Estate Professional:</b> Jonathan Olow Big Block Realty

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Health And Safety (HS)** = Comments highlighted in red are Health and Safety Hazards and should be addressed by a proper Specialist. Health and Safety Hazards are defined as a system or component in or around the property that could cause bodily injury due to a malfunction at any given time.

**Standards of Practice:**

CREIA California

**In Attendance:**

Sellers and both agents

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

28 Years

**Home Faces:**

West

**Temperature:**

Over 90

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 5 days:**

No

**Type of Inspection:**

Escrow

# 1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Styles & Materials

<b>Viewed roof covering from:</b> Walked roof Drone	<b>Roof-Type:</b> Gable Hip Flat	<b>Roof Covering:</b> Ceramic/Clay Polyurethane Foam/Coating
<b>Chimney (exterior):</b> Metal Flue Pipe Masonry Stucco	<b>Sky Light(s) Solar Tube:</b> Five	<b>Roof Ventilation:</b> Dormer Vents
<b>Method used to observe attic:</b> Limited From Furnace Landing	<b>Roof Structure:</b> 2 X 8 Rafters Plywood Sheathing	<b>Ceiling Structure:</b> 2X6
<b>Attic info:</b> Limited View From Furnace Landing	<b>Attic Insulation:</b> Fiberglass Batt 6-8 Inches	<b>Specail Limitations:</b> Several Areas Of Roof Were Covered With Solar Panels

		IN	NI	NP	RR	HS
1.0	Roof Coverings				•	
1.1	Flashings	•				
1.2	Skylights, Chimneys and Roof Penetrations	•				
1.3	Roof Ventilation	•				
1.4	Roof Drainage Systems (gutters and downspouts)	•				
1.5	Roof Structure and Attic (Report leak signs or condensation)	•				
1.6	Insulation in Attic	•				
1.7	Attic Light Fixture	•				
1.8	Attic Hatch	•				
1.9	Solar Panels				•	
		IN	NI	NP	RR	HS

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**Comments:**

**1.0** (1) We noted several damaged and slipped tiles on the gable portion of this roof at time of inspection. Damaged roofing materials can lead to roof leaks. Recommend evaluation and replacement of all damaged tiles by a licensed roofing contractor.



1.0 Item 1(Picture) Damaged Tile





1.0 Item 2(Picture) Damaged Tile



1.0 Item 3(Picture) Slipped Tile



1.0 Item 4(Picture) Damaged Tile



1.0 Item 5(Picture) Damaged Tile





1.0 Item 6(Picture) Damaged Tile



1.0 Item 7(Picture) Gable Roof Covering





1.0 Item 8(Picture)



1.0 Item 9(Picture) Gable Roof Covering



1.0 Item 10(Picture) Gable Roof Covering

**1.0 (2)** Low slope and flat roofs are prone to leakage however we did not note any irregularities in this roof at time of inspection. This roof consist of polyurethane foam with a coating and this roof appeared to be in good condition.



1.0 Item 11(Picture) Flat Roof Covering





1.0 Item 12(Picture) Flat Roof Covering



1.0 Item 13(Picture) Flat Roof Covering



1.0 Item 14(Picture) Flat Roof Covering



1.0 Item 15(Picture) Flat Roof Covering





1.0 Item 16(Picture) Flat Roof Covering



1.0 Item 17(Picture) Flat Roof Covering



1.0 Item 18(Picture) Flat Roof Covering

**1.2 (1)** Skylights are prone to leakage. These skylights (5 total) appeared to be in good condition at time of inspection, no cracking of outside shell, no staining on inside ceiling.

**1.2 (2)** These chimneys (3 total) appeared to be in good condition at the time of inspection.

**1.4** All roof drains appeared to be clear of debris and in good condition.

**1.5** Although we had a limited view in this attic visible portions of the roof decking/sheathing had no evidence of leaks or staining at the time of inspection, as well as all of the portions of the ceilings in the house.



1.5 Item 1(Picture) Roof Framing/Roof Decking



1.5 Item 2(Picture) Roof Framing/Roof Decking





1.5 Item 3(Picture) Roof Framing/Roof Decking



1.5 Item 4(Picture) Roof Framing/Roof Decking



1.5 Item 5(Picture) Roof Framing/Roof Decking



1.5 Item 6(Picture) Roof Framing/Roof Decking



1.5 Item 7(Picture) Roof Framing/Roof Decking

1.6 This attic was insulated with fiberglass batt that was at least 6-8 inches thick.



1.6 Item 1(Picture) Attic Insulation



1.6 Item 2(Picture) Attic Insulation



1.6 Item 3(Picture) Attic Insulation



1.6 Item 4(Picture) Attic Insulation





1.6 Item 5(Picture) Attic Insulation

**1.9** We noted that this house is equipped with solar panels. Our company dose not inspect solar panels and we have no way of telling if they are functioning properly or if they were installed correctly. Improperly installed solar panels can lead to roof leaks. This solar equipment should be evaluated by a licensed specialist.



1.9 Item 1(Picture) Solar Panels



1.9 Item 2(Picture) Solar Panels

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

<b>Siding Style:</b>	<b>Siding Material:</b>	<b>Exterior Entry Doors:</b>
Cement stucco	Stucco	Insulated glass
		Wood With Glass Panels
		Glass Panels
		Steel/Wood
		Byfold Sliding Glass Doors
<b>Appurtenance:</b>	<b>Driveway:</b>	
Patio	Concrete	
Courtyard		
Walkway		
Tile		
Concrete		
Flagstone		

		IN	NI	NP	RR	HS
2.0	Wall Cladding, Flashing and Trim	•				
2.1	Doors (Exterior)	•				
2.2	Windows/Sliding Glass Doors	•				
2.3	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover, Carport Cover and Applicable Railings	•				
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•	
2.5	Eaves, Soffits and Fascias	•				
2.6	Plumbing Water Faucets (hose bibs)	•				
2.7	Outlets/Electrical (Exterior)				•	
2.8	Door Bell	•				
2.9	Exterior Fireplace	•				
2.10	Fire Pit				•	
2.11	Block Wall/Fence	•				
2.12	Electronic Exterior Blinds/Retractable Patio Cover	•				
2.13	Exterior Shower	•				
2.14	Exterior Fan (s)	•				
2.15	Island Sink/Electrical/Plumbing	•				
2.16	Exterior Patio Heaters				•	
2.17	Misting System				•	
		IN	NI	NP	RR	HS

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Comments:

**2.4** (1) Settlement cracks were noted in the concrete driveway and walkway. These slab cracks are normal settlement cracks for a home this age, no uplift or trip hazards were noted. Recommend evaluation and repair as needed.



2.4 Item 1(Picture) Driveway Settlement Cracks



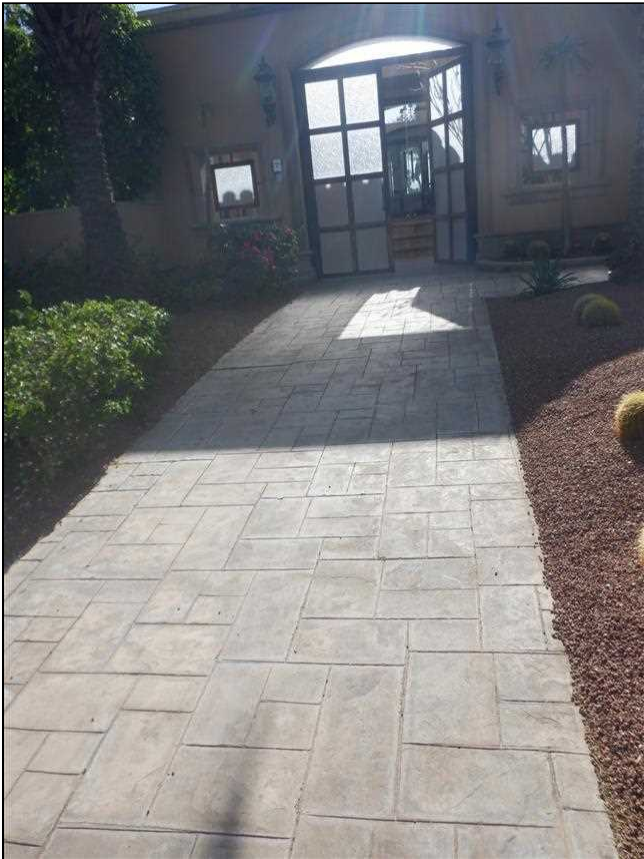
2.4 Item 2(Picture) Driveway Settlement Cracks



2.4 Item 3(Picture) Driveway Settlement Cracks



2.4 Item 4(Picture) Driveway Settlement Cracks



2.4 Item 5(Picture) Walkway Settlement Cracks



2.4 Item 7(Picture) Walkway Settlement Cracks



2.4 Item 6(Picture) Walkway Settlement Cracks



2.4 (2) We noted cracks in the walkway at the front of the home We believe that the palm tree next to this walkway are having a negative effect on it. Recommend evaluation by a licensed contractor for there opinion repair as needed.



2.4 Item 8(Picture) Walkway Uplift/Tree

2.4 (3) We noted several cracked tiles on the exterior of the house (patio) at time of inspection. We believe that these damaged tiles are a cosmetic issue. Recommend replacement of any damaged tiles by a licensed contractor..



2.4 Item 9(Picture) Cracked Patio Tiles



2.4 Item 10(Picture) Cracked Patio Tiles





2.4 Item 11(Picture) Cracked Patio Tiles



2.4 Item 12(Picture) Cracked Patio Tiles



2.4 Item 13(Picture) Cracked Patio Tiles

**2.5** These eaves appeared to be in good condition at time of inspection.

**2.7** Although exterior outlets are GFCI protected we noted that the GFCI outlet in the upper courtyard failed to re-set upon testing. Recommend replacing GFCI outlet as needed by a licensed electrical contractor.



2.7 Item 1(Picture) Upper Courtyard GFCI Failed To Reset



2.7 Item 2(Picture) Upper Courtyard GFCI Failed To Reset

**2.8** Door bell functioning properly at the time of inspection.

**2.9** This fireplace is a vented metal refractory brick fireplace with a gas burner and it was functioning properly at time of inspection.



2.9 Item 1(Picture) Exterior Fireplace



**2.10** This home is equipped with 3 fire pits (rings) by the pool. There fire pits are equipped with electronic igniters that we were unable to activate. Recommend evaluation and repair by a licensed contractor as needed.



2.10 Item 1(Picture) Fire Pits



**2.12** We noted that the electronic retractable blinds and shutters appeared to be functioning properly at time of inspection.

**2.13** Exterior shower appeared to be functioning properly.

**2.14** All patio fans appeared to be functioning properly.

**2.15 (1)** All BBQ Island appliances appeared to be functioning properly at the time of inspection.



2.15 Item 1(Picture) BBQ Island

**2.15 (2)** All outlets on BBQ island are GFCI protected.

**2.15 (3)** Patio mini refrigerator appeared to be functioning properly at the time of inspection.

**2.16** All exterior electric patio heaters (7 total) appeared to be functioning properly except one. Recommend evaluation and repair by a licensed contractor.



2.16 Item 1(Picture) Patio Heater Not Functioning

**2.17** These misting system (2 pumps total) were not functioning at time of inspection. Recommend evaluation and repair by a licensed contractor.



2.17 Item 1(Picture) Misting System Pump 1



2.17 Item 2(Picture) Misting System Pump 2

.....  
The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



3. Garage

Styles & Materials

Garage Door Type:

One automatic (Single)

Two automatic (Double)

Garage Door Material:

Metal/Insulated

Auto-opener Manufacturer:

GENIE

LINEAR

Number Of Openers:

2

Gargae Sub Panel Manufacture:

CUTLER HAMMER

		IN	NI	NP	RR	HS
3.0	Garage Ceiling	•				
3.1	Garage Walls (Including Firewall Separation)	•				
3.2	Garage Floor	•				
3.3	Garage Door (s)	•				
3.4	Occupant Door(s) from Garage to inside home	•				
3.5	Safety Feature 2 (Sensors) Electronic Eyes	•				
3.6	Outlets/Electrical	•				
3.7	Man Door	•				
3.8	Garage Fixture	•				
3.9	Garage Vents	•				
3.10	Garage Sub Panel/Attic Electrical	•				
		IN	NI	NP	RR	HS

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Comments:

3.4 A fire rated door with self closing hardware exists and is functioning properly.

3.5 The sensors are in place for the garage door(s) and will reverse the door when activated.

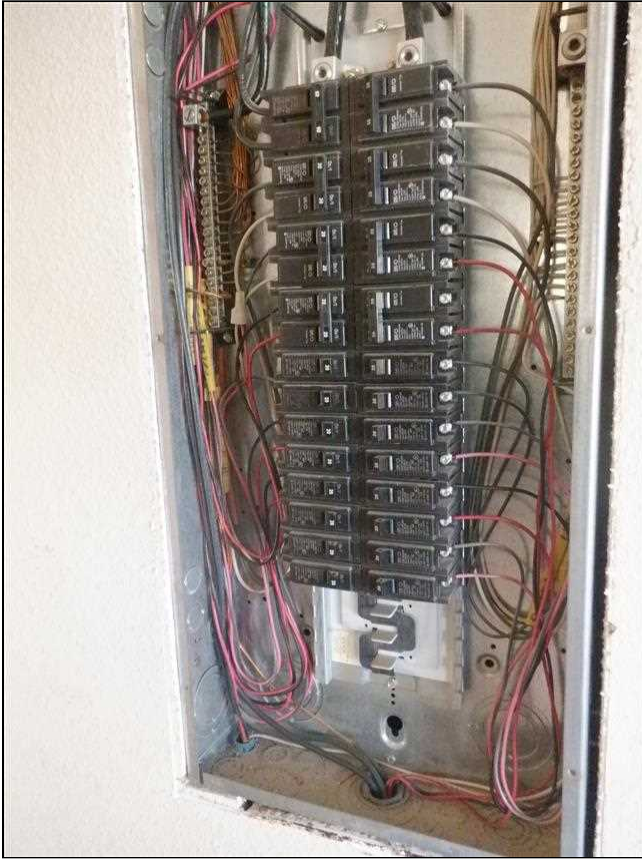
3.10 The electrical sub panel is located in the garage, this sub panel appeared to be in good condition, we did not find any irregularities in this panel.



3.10 Item 1(Picture) Electrical Sub Panel



3.10 Item 2(Picture) Electrical Sub Panel Distribution



3.10 Item 3(Picture) Electrical Sub Panel Breakers/  
Conductors



## 4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials		
<b>Dishwasher Brand:</b> BOSCH	<b>Number Of Dishwashers:</b> 2	<b>Disposer Brand:</b> IN SINK ERATOR
<b>Number Of Disposers:</b> 3	<b>Exhaust/Range hood:</b> VENT A HOOD	<b>Range/Oven/Cooktop:</b> VIKING
<b>Built in Microwave:</b> GENERAL ELECTRIC	<b>Cabinetry:</b> Wood	<b>Countertop:</b> Granite
<b>Refrigerator:</b> SUB ZERO	<b>Clothes Dryer Vent Material:</b> Flexible	<b>Dryer Power Source:</b> 220 Electric Gas Stub
<b>Wine Refrigerator/Mini Refrigerator/Ice Maker:</b> SUB-ZERO SCOTSMAN		

		IN	NI	NP	RR	HS
4.0	Ceiling	•				
4.1	Walls	•				
4.2	Floors	•				
4.3	Pantry/Closet Doors	•				
4.4	Windows/Slider Glass Door/Door	•				
4.5	Counters, Sink and a representative number of Cabinets				•	
4.6	Plumbing Drain and Vent Systems	•				
4.7	Plumbing Water Supply Faucets and Fixtures	•				
4.8	Outlets Wall Switches and Fixtures				•	
4.9	Dishwasher	•				
4.10	Ranges/Ovens/Cooktops	•				
4.11	Range Hood/Exhaust	•				
4.12	Food Waste Disposer				•	
4.13	Microwave Cooking Equipment	•				
4.14	Clothes Dryer Vent Piping	•				
4.15	Laundry Room/Sink/GFCI	•				
4.16	Wine Refrigerator/Bar Refrigerator/Mini Refrigerator/Ice Maker				•	
4.17	Refrigerator	•				
4.18	Hot Water System/Water Softener	•				
4.19	Washer/Dryer	•				
		IN	NI	NP	RR	HS

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**Comments:**

**4.5** We noted that the main sink and small (bar) base cabinet appeared to have past water damage at the bottom. No active leaks or moisture noted at time of inspection. Recommend repair replace as needed by a licensed contractor.

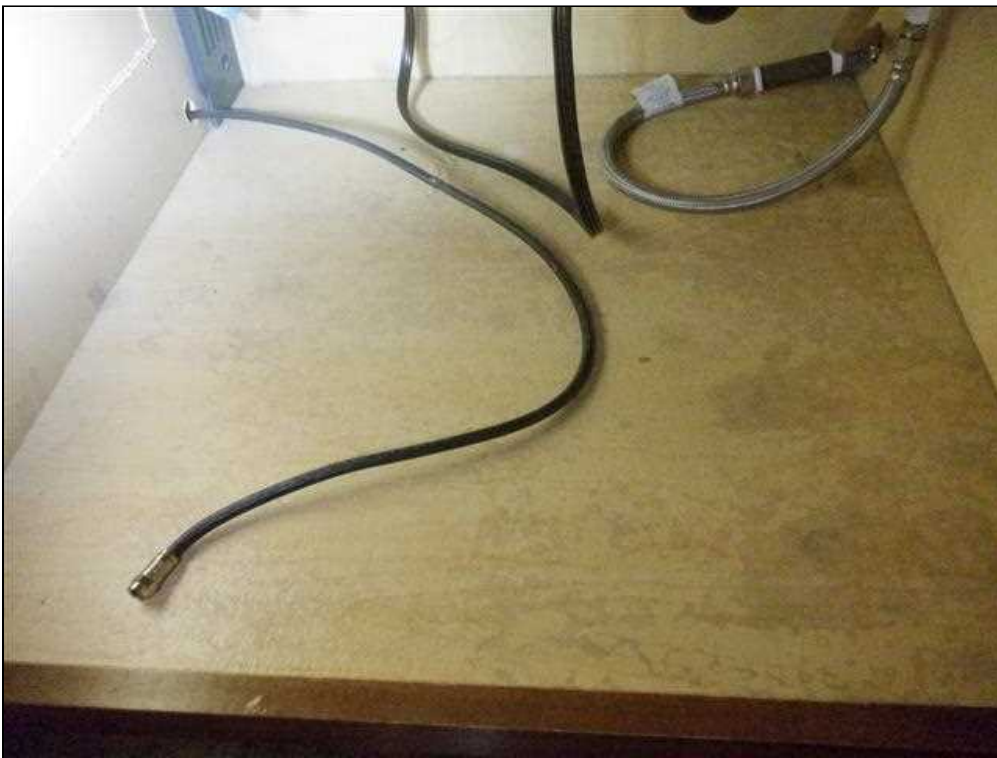


4.5 Item 1(Picture) Main Sink Base Moisture Damage





4.5 Item 2(Picture) Main Sink Base Moisture Damage



4.5 Item 3(Picture) Small Sink Base Moisture Damage

**4.8** Although all countertop outlets in this kitchen are GFCI protected we noted that they all have been painted over. We also noted that the GFCI outlet next to the small bar sink failed to reset after testing, we believe that the test buttons are damaged (stuck) due to this paint. Recommend replacement of this damaged GFCI outlet by a licensed electrical contractor. FYI electrical outlets should never be painted for obvious reasons. All the outlets for this countertop are not functioning due to this bad GFCI.



4.8 Item 1(Picture) Bad GFCI Outlet



4.8 Item 2(Picture) Bad GFCI Outlet

**4.9** Unknown age of dishwashers. These units appeared to be functioning properly at the time of inspection.

**4.10** Unknown age of oven/stove. This unit was functioning properly at the time of inspection.

**4.11** Unknown age of range hood. Range hood functioning properly at the time of inspection.

**4.12** We noted that this kitchen is equipped with 3 food waste disposers and we noted that the disposer for the small sink (bar) was frozen at time of inspection. Recommend evaluation repair replace as needed by an appliance contractor.



4.12 Item 1(Picture) Small Sink Disposer



**4.13** Unknown age of microwave. This unit was functioning properly at the time of inspection.

**4.15** Laundry room sink outlet GFCI protected.

**4.16 (1)** We noted that the bar ice maker was off at time of inspection. Recommend activating unit and confirming proper operation before close of escrow.



4.16 Item 1(Picture) Ice Maker Off

**4.16 (2)** Wine refrigerator functioning properly at the time of inspection.

**4.17** Refrigerator appeared to be functioning properly at the time of inspection.

**4.19** The washer and dryer appeared to be functioning at time of inspection.

.....  
The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

<b>Ceiling Materials:</b> Drywall	<b>Wall Material:</b> Drywall	<b>Floor Covering(s):</b> Area rug Carpet Tile
<b>Interior Doors:</b> Solid	<b>Window Types:</b> Vertical Sliders Insulated	<b>Window Manufacturer:</b> UNKNOWN

**Limitations:**  
Area Rugs  
Unable to check all outlets in home due to furniture and storage

		IN	NI	NP	RR	HS
5.0	Ceilings	•				
5.1	Walls	•				
5.2	Floors	•				
5.3	Steps, Stairways, Balconies and Railings	•				
5.4	Doors (Representative number)				•	
5.5	Windows/Sliding Glass Doors (Representative number)				•	
5.6	Outlets, Switches and Fixtures	•				
5.7	Ceiling Fans	•				
5.8	Closet Doors	•				
		IN	NI	NP	RR	HS

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**Comments:**

**5.2** We were unable to inspect all portions of flooring in this home due to area rugs and furniture however the areas that we could inspect appeared to be in good condition.

**5.4** We noted several doors are missing their door stops. Recommend the installation of door stops to prevent drywall damage.

**5.5** We noted that all the vertical windows in the bedrooms and the office were not functioning, these windows all appeared to be painted shut. Recommend evaluation by a licensed contractor repair replace as needed before close of escrow.

**5.6** Although we were unable to test all outlets in this home due to furnishings the outlets that we did test were functioning properly.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



6(A) . Exterior Bathroom

Styles & Materials

Exhaust Fans:

Bathroom:

Fan only

1/2

		IN	NI	NP	RR	HS
6.0.A	Counters and Cabinets/Pedestal	•				
6.1.A	Doors (Representative number)	•				
6.2.A	Plumbing Drain, Waste and Vent Systems	•				
6.3.A	Plumbing Water Supply and Distribution Systems and Fixtures	•				
6.4.A	Outlets Switches and Fixtures	•				
6.5.A	Exhaust fan (s)	•				
6.6.A	Toilet	•				
6.7.A	Flooring	•				
6.8.A	Walls/Ceilings	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

Comments:

6.4.A Outlet is GFCI protected

6.6.A This toilet is a 1.6 gallons per flush toilet and this toilet appeared to be functioning properly..



6.6.A Item 1(Picture) 1.6 gpf Toilet

6(B) . Primary Bathroom

Styles & Materials

Exhaust Fans:

Fan(s)

Solid Window

Bathroom:

Full Bath

		IN	NI	NP	RR	HS
6.0.B	Counters and Cabinets/Pedestal	•				
6.1.B	Doors (Representative number)	•				
6.2.B	Windows/Sliders/Door	•				
6.3.B	Plumbing Drain, Waste and Vent Systems	•				
6.4.B	Plumbing Water Supply and Distribution Systems and Fixtures	•				
6.5.B	Outlets Switches and Fixtures	•				
6.6.B	Exhaust fan (s)	•				
6.7.B	Toilet	•				
6.8.B	Bidet/Urinal				•	
6.9.B	Flooring	•				
6.10.B	Walls/Ceilings	•				
6.11.B	Jetted Bath Tub	•				
6.12.B	Shower/Tub/Enclosure Tile Grout				•	
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

**Comments:**

**6.5.B** Outlets in primary bathroom are GFCI protected.

**6.7.B** These toilets are 1.6 gallons per flush toilets and these toilets appeared to be functioning properly..



6.7.B Item 1(Picture) Toilet 1 1.6 gpf Toilet



6.7.B Item 2(Picture) Toilet 2 1.6 gpf Toilet



**6.8.B** We noted that the water supply to this bidet appeared low. This issue is isolated to this fixture. Recommend evaluation and repair as needed by a plumbing contractor



6.8.B Item 1(Picture) Bidet Low Flow

**6.11.B** Jetted bathtub appeared to be functioning properly at time of inspection.



6.11.B Item 1(Picture) Jetted Tub

**6.12.B (1)** We noted upon activation of the shower that the water would creep out the shower opening onto the bathroom floor. We believe that this is caused by not enough pitch at the bottom of the shower towards the drain and shower head type/excessive pressure. Recommend evaluation by a licensed contractor to come up with a solution to this issue.



6.12.B Item 1(Picture) Shower



6.12.B Item 2(Picture) Shower Interior Not Enough Pitch



6.12.B Item 3(Picture) Shower Door Water Outside Of Shower



**6.12.B (2)** We noted that the shower door appears to be rubbing on the glass surround when opening and closing. Recommend evaluation by a licensed contractor to adjust or repair as needed. .



6.12.B Item 4(Picture) Shower Door Rubbing

6(C) . Guest Bathroom

Styles & Materials

Exhaust Fans:

Fan only

Bathroom:

3/4

		IN	NI	NP	RR	HS
6.0.C	Counters and Cabinets/Pedestal	•				
6.1.C	Doors (Representative number)	•				
6.2.C	Plumbing Drain, Waste and Vent Systems	•				
6.3.C	Plumbing Water Supply and Distribution Systems and Fixtures				•	
6.4.C	Outlets Switches and Fixtures	•				
6.5.C	Exhaust fan (s)	•				
6.6.C	Toilet	•				
6.7.C	Flooring	•				
6.8.C	Walls/Ceilings	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

**Comments:**

**6.3.C** We noted a leak at the top of the shower head fitting at the time of inspection. Recommend repair/replace as needed by a licensed plumbing contractor.



6.3.C Item 1(Picture) Shower Head Fitting Leak

**6.4.C** Outlets in guest bathroom are GFCI protected.

**6.6.C** This toilet is a 1.6 gallons per flush toilet and this toilet appeared to be functioning properly..



6.6.C Item 1(Picture) 1.6 gpf Toilet



6(D) . Shared Bathroom

Styles & Materials

Exhaust Fans:

Solid Window  
Fan

Bathroom:

3/4

		IN	NI	NP	RR	HS
6.0.D	Counters and Cabinets/Pedestal	•				
6.1.D	Doors (Representative number)	•				
6.2.D	Windows/Sliders/Door	•				
6.3.D	Plumbing Drain, Waste and Vent Systems	•				
6.4.D	Plumbing Water Supply and Distribution Systems and Fixtures				•	
6.5.D	Outlets Switches and Fixtures	•				
6.6.D	Exhaust fan (s)	•				
6.7.D	Toilet	•				
6.8.D	Flooring	•				
6.9.D	Walls/Ceilings	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

**Comments:**

**6.4.D** We noted a leak at the top of the shower head fitting at the time of inspection. Recommend repair/replace as needed by a licensed plumbing contractor.



6.4.D Item 1(Picture) Shower Head Fitting Leak

**6.5.D** Outlets in shared bathroom are GFCI protected.

**6.7.D** This toilet is a 1.6 gallons per flush toilet and this toilet appeared to be functioning properly..



6.7.D Item 1(Picture) 1.6 gpf Toilet

6(E) . Hall Bath

Styles & Materials

Exhaust Fans:

Fan only

Bathroom:

1/2

		IN	NI	NP	RR	HS
6.0.E	Counters and Cabinets/Pedestal	•				
6.1.E	Doors (Representative number)	•				
6.2.E	Plumbing Drain, Waste and Vent Systems	•				
6.3.E	Plumbing Water Supply and Distribution Systems and Fixtures	•				
6.4.E	Outlets Switches and Fixtures	•				
6.5.E	Exhaust fan (s)				•	
6.6.E	Toilet	•				
6.7.E	Flooring	•				
6.8.E	Walls/Ceilings	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

Comments:

6.4.E Outlet in hall bathroom is GFCI protected.

6.5.E We noted that the exhaust fan was very noisy when operating. Recommend evaluation repair replace as needed.



6.5.E Item 1(Picture) Noisy Fan



**6.6.E** This toilet is a 1.6 gallons per flush toilet and this toilet appeared to be functioning properly..



6.6.E Item 1(Picture) 1.6 gpf Toilet

## 7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**

Poured Concrete

**Floor Structure:**

Not Visible Covered With Finished  
Materials

**Wall/Ceiling Structure:**

Not Visible Covered By Finished Materials

**Special Limitations:**

Slab Covered By Flooring

Wall Framing Covered By Finished

Materials

		IN	NI	NP	RR	HS
7.0	Foundations, Basements and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				
7.1	Walls (Structural)	•				
7.2	Floors (Structural)	•				
7.3	Ceilings (Structural)	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

### Comments:

**7.0** This house has a poured concrete slab. The slab and its components are difficult to inspect due to finished materials like flooring and wall coverings. We did not note any water intrusion into the house or any other irregularities at time of inspection.

**7.1** The walls in the house are covered by finished materials and structural members are not visible. No obvious problems discovered. I could not see behind these coverings but we did not note any significant deficiencies.

**7.2** Although structural members of the flooring in this home were covered with finished materials and were difficult to inspect we did not note any issues at the time of inspection.

**7.3** The ceilings in this house are covered by finished materials and structural members are not visible. No obvious problems discovered. I could not see behind these coverings however we did not note any significant deficiencies.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Copper	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Washer Drain Size:</b> 2" Diameter or better	<b>Water Heater Manufacturer:</b> BRADFORD-WHITE	<b>Water Heater Power Source:</b> Gas (quick recovery)
<b>Water Heater Location:</b> Garage	<b>Water Heater Capacity:</b> 100 Gallons	<b>Water Heater Age:</b> 8 Years
<b>Service Life:</b> 5-12		

		IN	NI	NP	RR	HS
8.0	Plumbing Drain, Waste and Vent Systems	•				
8.1	Plumbing Water Supply and Distribution Systems and Fixtures	•				
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents				•	
8.3	Water Heater Seismic Straps					•
8.4	Main Water Shut-off Device (Describe location) And Water Pressure				•	
8.5	Water Softener/Filtration Systems				•	
8.6	Main Fuel Shut-off (Describe Location)	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

**Comments:**

**8.2** Although this water heater was functioning properly at time of inspection we noted that there was no sediment trap (Drip Leg) installed on the fuel line. The installation of fuel line sediment traps have been required for many years. We highly recommend installation of sediment traps (Drip Legs) on all gas fired tankless and tank type water heaters they are installed per manufactures requirements to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing safety issues with combustion. The installation of sediment traps may extend the life of an appliance. Recommend evaluation and installation of sediment trap by a licensed plumbing contractor. This unit has a 100 gallon tank it is 8 years old.



8.2 Item 1(Picture) Water Heater



8.2 Item 2(Picture) Water Heater Fuel Line Missing Sediment Trap

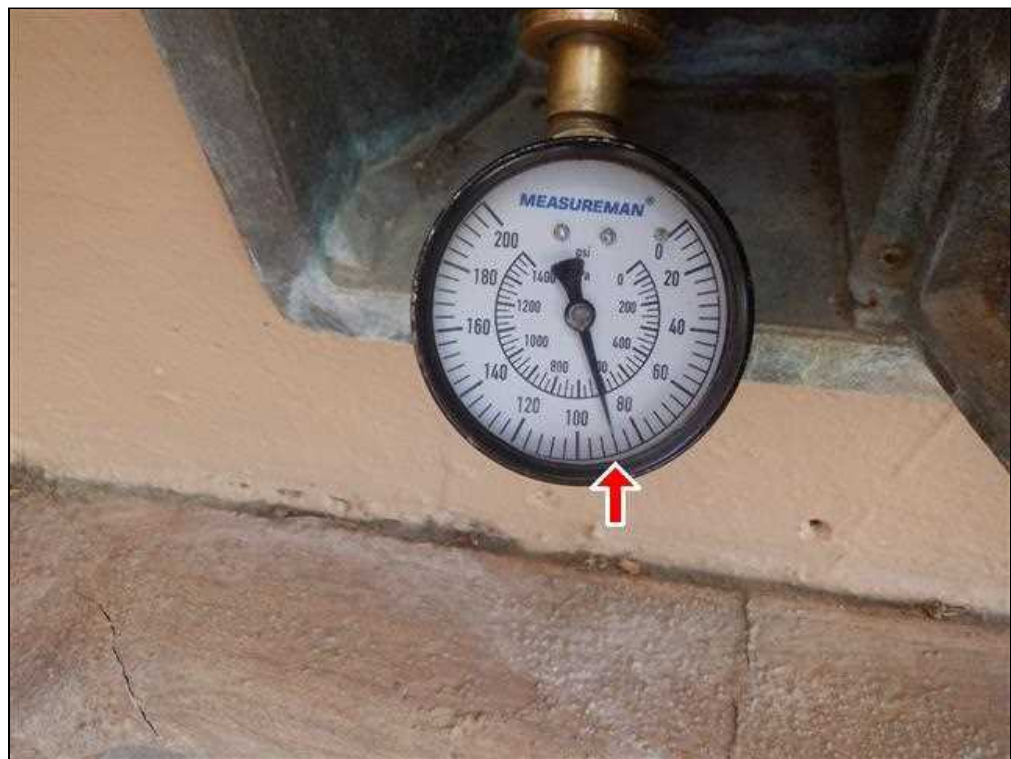


**8.3** We noted that this water heater only had 2 seismic strap at time of inspection. All tank type water heaters that are over 80 gallons require a third seismic strap, these seismic straps must be installed in the upper one third, center and lower one third of the unit, this is a hazard that should be corrected. Recommend evaluation and installation of third strap as needed by a licensed plumbing contractor.



8.3 Item 1(Picture) Water Heater 2 Seismic Straps Only

8.4 (1) At the time of Inspection water pressure tested beyond normal limits of 40-80 psi. At the time of inspection water pressure was 90 psi. We recommend installation of a regulator by a licensed plumbing contractor to reduce pressure to within the normal range. Excesses water pressure above 80 psi can cause water supply lines to fail.



8.4 Item 1(Picture) Water Pressure 90 psi

8.4 (2) The main water shut is located at the meter by the street.



8.4 Item 2(Picture) Main Water Shut Off



8.4 Item 3(Picture) Main Water Shut Off

**8.5** Our company dose not inspect water filtration system. FYI these systems do need regular maintenance, see your licensed filtration specialist.



8.5 Item 1(Picture) Water Filtration System

**8.6** Gas meter/shut off is located on the south side of the garage. FYI main gas shut off wrenches are usually available at your local hardware store



8.6 Item 1(Picture) Main Gas Shut Off

.....  
The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

(2) 200 AMP service panel

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

MILBANK

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

Conduit

**Sub Panel Manufacturer:**

CUTTER-HAMMER

**Number Of Sub Panels:**

2

		IN	NI	NP	RR	HS
9.0	Service Entrance Conductors		•			
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•	
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•				
9.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•				
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
9.6	Location of Main and Distribution Panels	•				
9.7	Smoke Detectors				•	
9.8	Carbon Monoxide Detectors	•				
9.9	Timer/Clock Lighting	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

### Comments:

**9.0** Main entrance service conductors are underground and could not be inspected.

**9.1 (1)** The electrical panel is located on the south side of the garage. This panel has 2 200 amp disconnects and although we did not find any irregularities in this panel we noted that not all of the circuit breakers were labeled. Recommend evaluation and labeling of all circuits for proper identification and ease of use by a licensed electrician.

FYI we also could not determine the size of the breaker for the pool/spa sub panel due to this panels circuits not being labeled.



9.1 Item 1(Picture) Main Electrical Panel

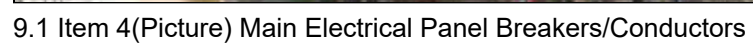


9.1 Item 2(Picture) Main Electrical Panel Disconnects 2 X 200



9.1 Item 3(Picture) Main Electrical Panel Distribution Missing Labels

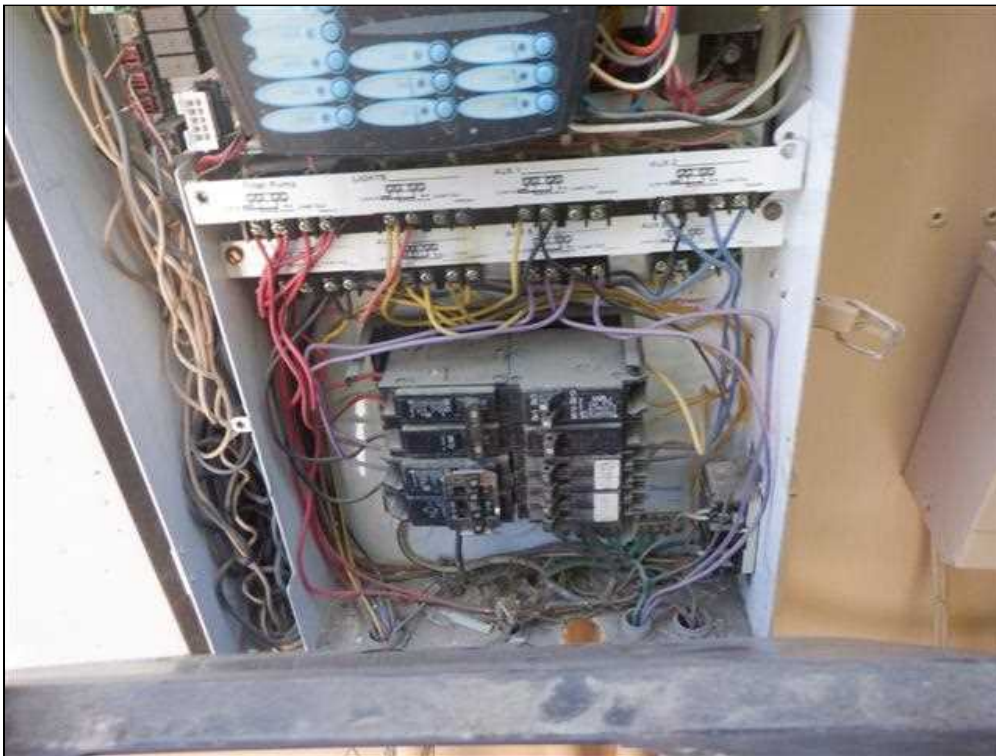




**9.1 (2)** The pool electrical sub panel is located on the north side of house by the pool equipment. Although we did not find any irregularities in this panel we noted that the circuit breakers were not labeled. Recommend evaluation and labeling of all circuits for proper identification and ease of use by a licensed electrician.



9.1 Item 5(Picture) Pool/Spa Sub Panel Circuits Not Labeled



9.1 Item 6(Picture) Pool/Spa Sub Panel Breakers/Conductors

**9.7** Although this home had smoke detectors in all the required areas we noted that the detector in the primary bedroom was not installed correctly, this smoke detector is installed too close to the ceiling fan, all smoke and carbon detectors must be installed at least 36 inches from any ceiling fan or HVAC registers, this will be considered a safety issue if not corrected. Recommend evaluation, removal and relocation of this smoke detector.



9.7 Item 1(Picture) Smoke Detector Too Close To Ceiling Fan

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(A) . HVAC System South

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:	Energy Source:	Number of Heat Systems (excluding wood):
Forced Air Split System	Gas	One
Heat System Brand:	Heater Age:	Service Life:
AC PRO	5 Years	15-20
Refrigerant:	Ductwork:	Filter Type:
R-410A	Insulated	Disposable
Cooling Equipment Type:	Cooling Equipment Energy Source:	Central Air Manufacturer/Wall Unit:
Air Conditioner Unit Forced Air Split System	Electricity	AC PRO
Number of AC Only Units:	AC Age:	Service Life:
One	5 Years	10-12

		IN	NI	NP	RR	HS
10.0.A	Heating/Cooling Equipment				•	
10.1.A	Normal Operating Controls	•				
10.2.A	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
10.3.A	Presence of installed heat/cooling source in each room	•				
10.4.A	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				
10.5.A	Cooling Equipment				•	
10.6.A	Normal Operating Controls	•				
10.7.A	Presence of installed cooling source in each room	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

Comments:

**10.0.A** Although this heater was functioning properly at the time of inspection we noted that there was no sediment trap (Drip leg) installed on the fuel line. We highly recommend the installation of sediment traps (Drip legs) on all gas fired furnaces as they are installed, per manufactures requirements, to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing safety issues with combustion. Sediment trap (Drip legs) are now required on all gas fired heaters. The installation of sediment traps will extend the life of an



appliance. Recommend evaluation and installation of a sediment trap by a licensed plumbing contractor. This unit is 5 years old.



10.0.A Item 1(Picture) Heating Unit South



10.0.A Item 2(Picture) Heating Unit South Fuel Line Missing Sediment Trap

**10.2.A (1)** Although we could not visually inspect all the ducting, supports, and the insulation surrounding the ducts, we did note good airflow to all the registers at the time of inspection.

**10.2.A (2)** (Healthy HVAC System) FYI, Its extremely important to keep your fresh air filters clean at all times as part of an ongoing properly maintained HVAC system. Damage may occur to the HVAC system if filters are not kept clean or system is not properly maintained. We recommend at a minimum of having your system serviced at least twice a year and changing or cleaning your filters at least every 3 months and possibly more if your system is older. This service should include condensate pumps, electronic air cleaners (if applicable) and condensate line maintenance.

**10.5.A** This AC unit is 5 years old and although this unit appeared to be functioning properly due to age and lack of service records we would recommend servicing this unit by a licensed HVAC contractor. FYI the refrigerant in this unit is the newer R-410A.



10.5.A Item 1(Picture) Cooling Unit South



10.5.A Item 2(Picture) Cooling Unit South MFG Date 2017

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(B) . HVAC System North

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

<b>Heat Type:</b> Forced Air Split System	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> MAYTAG	<b>Heater Age:</b> 18 Years	<b>Service Life:</b> 15-20
<b>Refrigerant:</b> R-22A	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Types of Fireplaces:</b> Vented Metal Refractory Brick Gas Burner	<b>Operable Fireplaces:</b> Two	<b>Cooling Equipment Type:</b> Air Conditioner Unit Forced Air Split System
<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer/Wall Unit:</b> AC PRO	<b>Number of AC Only Units:</b> One
<b>AC Age:</b> 18 Years	<b>Service Life:</b> 10-12	

		IN	NI	NP	RR	HS
10.0.B	Heating/Cooling Equipment	•				
10.1.B	Normal Operating Controls	•				
10.2.B	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				
10.3.B	Presence of installed heat/cooling source in each room	•				
10.4.B	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				
10.5.B	Gas/LP Firelogs and Fireplaces				•	
10.6.B	Cooling Equipment				•	
10.7.B	Normal Operating Controls	•				
10.8.B	Presence of installed cooling source in each room	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety



**Comments:**

**10.0.B** This heater is 18 years old and it was functioning properly at the time of inspection.



10.0.B Item 1(Picture) Heating Unit North



10.0.B Item 2(Picture) Heating Unit North MFG Date 2004

**10.2.B** Although we could not visually inspect all the ducting, supports, and the insulation surrounding the ducts, we did note good airflow to all the registers at the time of inspection.

**10.5.B** Level 2 fireplace inspection should be conducted upon the sale or transfer of a property or after an operation malfunction or external event that is likely to have caused damage to the chimney. Building fires, chimney fires, seismic events as well as weather events are all indicators that this level of inspection is warranted. There are no specialty tools (i.e. demolition equipment) required to open doors, panels or coverings in performing a Level 2 inspection. A Level 2 inspection shall also include a visual inspection by video scanning or other means in order to

examine the internal surfaces and joints of all clay or metal flue liners incorporated within the chimney. No removal or destruction of permanently attached portions of the chimney or building structure or finish shall be required by a Level 2 inspection. We highly recommend a level 2 fireplace inspection by a licensed fireplace specialist. Call All Seasons Fireplaces at 760.365.6668 Rick Newsom. FYI these fireplaces (2 total) are located in the living room and primary bedroom.



10.5.B Item 1(Picture) Living Room Fireplace



10.5.B Item 2(Picture) Bedroom Fireplace

**10.6.B** This AC unit is 18 years old and although this unit appeared to be functioning properly due to age and lack of service records we would recommend servicing this unit by a licensed HVAC Contractor. FYI we believe that this unit is charged with the older refrigerant R-22.



10.6.B Item 1(Picture) Cooling Unit 2

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10(C) . HVAC System Mini Splits

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

<b>Heat Type:</b> Mini Split System Provides Heating/ Cooling/Heat Pump	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> Two
<b>Heat System Brand:</b> PANASONIC	<b>Heater Age:</b> 17 Years 18 Years	<b>Service Life:</b> 10-12
<b>Refrigerant:</b> R-22A	<b>Ductwork:</b> Ductless	

		IN	NI	NP	RR	HS
10.0.C	Heating/Cooling Equipment				•	
10.1.C	Normal Operating Controls	•				
		IN	NI	NP	RR	HS

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, HS= Health/Safety

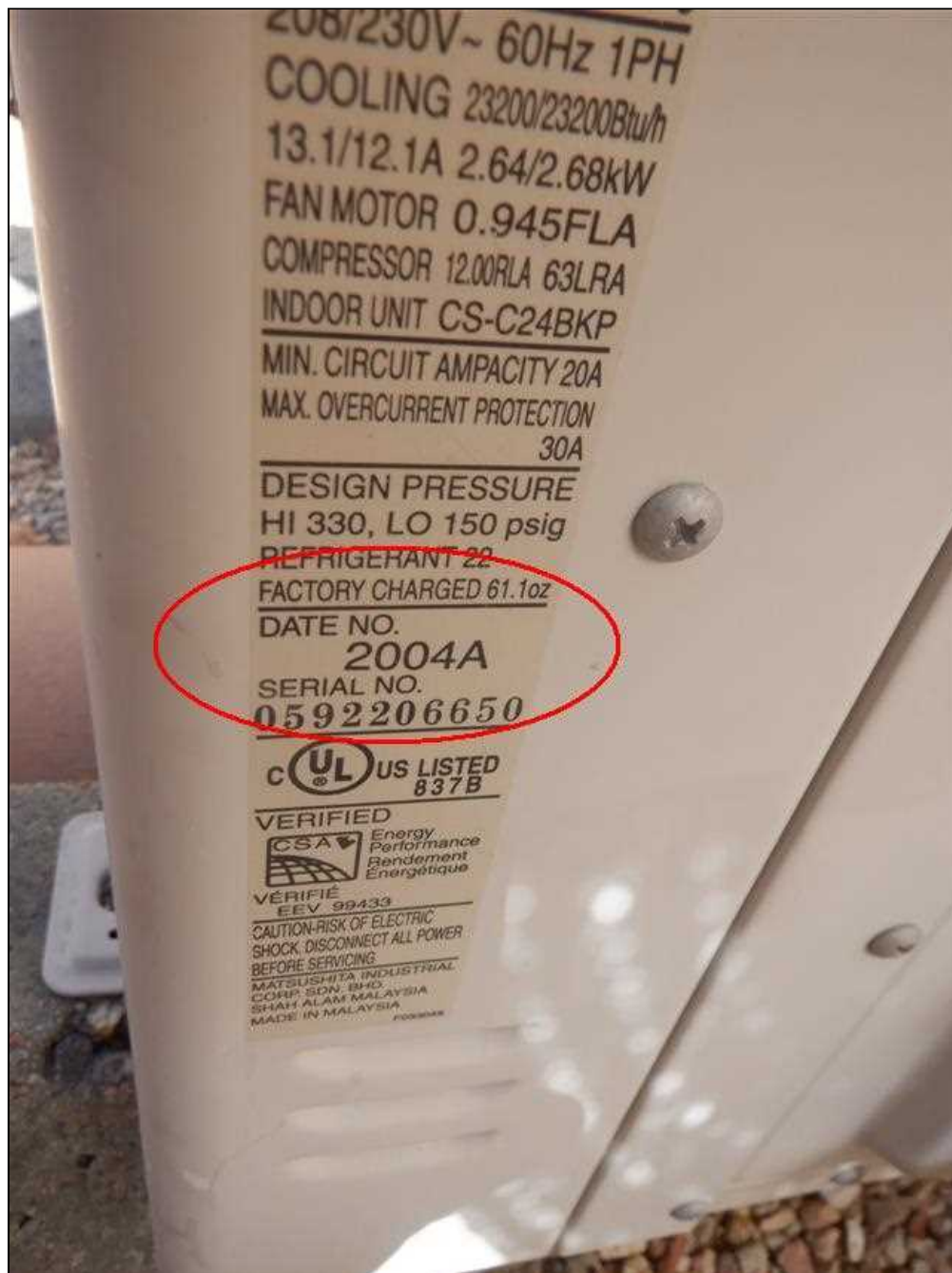
Comments:

**10.0.C** These units are called mini split systems they provide cooling and heating in one compact unit. These units are approximately 18 years old, they are charged with the older refrigerant R-22. Although these units appeared to be functioning properly we would recommend servicing by a licensed HVAC contractor.



10.0.C Item 1(Picture) Garage Heating/Cooling Unit





10.0.C Item 2(Picture) Garage Heating/Cooling Unit MFG Date 2004





10.0.C Item 3(Picture) Outside Bathroom Heating/  
Cooling Unit



10.0.C Item 4(Picture) Outside Bathroom Heating/Cooling Unit MFG Date 2005

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# 11. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: [http://www.ihf.org/foryourhealth/article\\_children.html](http://www.ihf.org/foryourhealth/article_children.html)

## Styles & Materials

<b>Style:</b>	<b>Shape:</b>	<b>Wall Material:</b>
In ground	Rectangle	Concrete
Heated		Pebble Tech Coating

		IN	Yes	NI	NP	RR	No	HS
11.0	Pool Safety Act Senate Bill 442 Requirements 2 out of the following 7 Drowning prevention safety features	•						
11.1	An Encloser That Meets The Requirements Of Section 115923 And Isolates The Swimming Or Spa From The Private Single Family Home				•			
11.2	Removable mesh fencing that meets American Society for testing and materials (ASTM) specifications f2286 standards in conjunction with a gate that has self closing and self latching hardware and can accommodate a key lock device				•			
11.3	An Approved Pool/Spa Safety Cover, As Described in Subdivision (D) Of Section 115921				•			
11.4	Exit alarms on the single family homes doors that provide direct access to the swimming pool/spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification the door to the pool is open, slinding glass doors, and windows included. FYI these alarms may be required in certain jurisdictions For a vacation rental permits.				•			
11.5	A Self Closing Self Latching Device With Release Mechanism Placed No Lower Than 54 Inches Above The Floor On The Private Single Family Home,s Doors Providing Access To The Swimming Pool/Spa				•			
11.6	An alarm when placed in a swimming pool/spa will sound upon detection of accidental or unauthorized entrance into the water.				•			
11.7	Is There Any Other Means Of Safety Protection Equil To Or Greater Than Any Above Mentioned Items				•			
11.8	Gate pool area access							•
11.9	Operational Condition of Pool/Spa					•		
11.10	Pool/Spa Liner Condition	•						
11.11	Pool/Spa Decking	•						
11.12	Auto Fill Feature					•		
11.13	Tile/Coping					•		
11.14	Surface Walls and Floor of Pool	•						
11.15	Pool/Spa Light Fixture					•		
11.16	Verify the Electrical Outlet (s) and any Lighting for Pool is on a GFCI circuit							•
11.17	Pumps for circulation of water					•		
11.18	Do steps or ladders exist on both sides of the pool						•	
11.19	Is the pool depth marked on outside area of pool						•	
11.20	Is there a depth of at least 8 feet to allow safe diving		•					
11.21	Are there any obstructions (walls, shrubs etc.) that would prevent full view of pool from home						•	
11.22	Water level should be within inches from rim to allow an easier climb out		•					
11.23	Does the surface around pool encourage drainage away from pool		•					
11.24	Spa Jets	•						
		IN	Yes	NI	NP	RR	No	HS

		IN	Yes	NI	NP	RR	No	HS
11.25	Pool/Spa Heaters	•						
11.26	Pool/Spa Electrical							•
11.27	Pool/Spa Controls	•						
11.28	Pool/Spa Drain Covers	•						
11.29	Pool/Spa Filter	•						
11.30	Pool/Spa Salt System/Chlorination System					•		
		IN	Yes	NI	NP	RR	No	HS

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No, HS= Health Safety



**Comments:**

**11.0** The pool safety act senate bill SB 442 requires home inspectors to confirm or not confirm the presence of any of the 2 following safety provisions. We as home inspectors are not required to make any recommendations on the following however we highly recommend the installation of at least 2 of the following.

**11.1** This safety feature was not present.

**11.2** This safety feature was not present.

**11.3** This safety feature was not present.

**11.4** This safety feature was not present.

**11.5** This safety feature was not present.

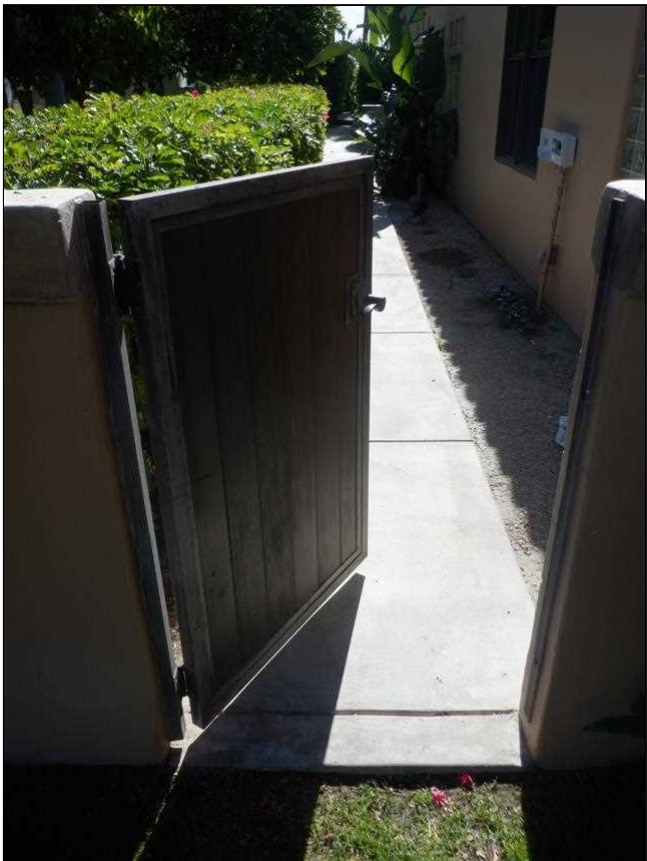
**11.6** This safety feature was not present.

**11.7** No other safety provisions were noted at time of inspection.

11.8 The gates to the backyard from the street do not have the required self closing hardware, we also noted that these gates open inward which by code is incorrect and although these gates have the required self latching hardware they appeared a little low, the self latching hardware must not be lower than 54 inches from grade. These are safety issues that should be corrected. Recommend evaluation by a licensed contractor repair replace as needed to bring these gates up to current code. FYI the rules for gates that will allow access to the pool from the street are as follows, all gates must have self closing self latching hardware, all gates must open outwards towards the street and all self latching hardware must not be lower that 54 inches.

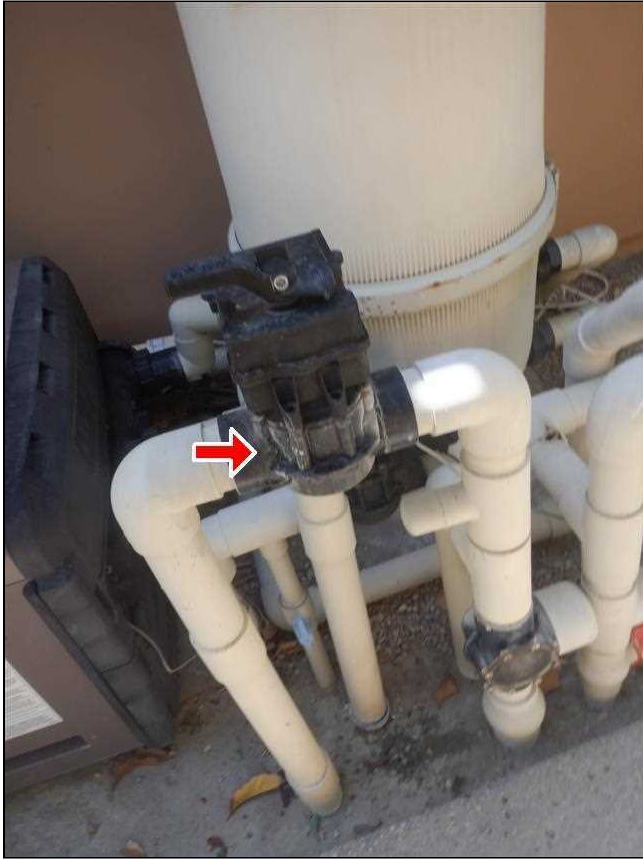


11.8 Item 1(Picture) Gate 1 South



11.8 Item 2(Picture) Gate 2 North

**11.9** Our company does not inspect pool for leaks or seepage, only components readily accessible are inspected. We noted leaks in the plumbing at one of the fittings and valves. Recommend evaluation repair replace as needed by a pool contractor.



11.9 Item 1(Picture) Actuator Valve Leak



11.9 Item 2(Picture) Actuator Valve Leak



11.9 Item 3(Picture) Plumbing Valve Seepage Noted



**11.10** The pool and spa liners appeared to be in good condition at the time of inspection.



11.10 Item 1(Picture) Pool Liner



11.10 Item 2(Picture) Spa Liner

**11.12** Although the auto fill appeared to be functioning properly we were unable to locate its backflow preventer. All pools with an auto fill are required to have a backflow preventer. Recommend evaluation by a licensed pool contractor to install the required backflow preventer.



11.12 Item 1(Picture) Pool Auto Fill

**11.13 (1)** We noted heavy calcium build up on the pool/spa stone. Recommend evaluation and cleaning by a pool contractor as needed.



11.13 Item 1(Picture) Pool Stone Calcium Build Up



11.13 Item 2(Picture) Pool/Spa Stone Calcium Build Up



11.13 Item 3(Picture) Pool/Spa Stone Calcium Build Up



11.13 Item 4(Picture) Pool/Spa Stone Calcium Build Up



**11.13 (2)** We noted at least one missing pool siding stone at time of inspection. Recommend evaluation repair replace by a licensed pool contractor as needed.



11.13 Item 5(Picture) Missing Pool Siding Stone

**11.15** Although the spa light appeared to be functioning we noted that at least one of the 4 pool lights was not. Recommend evaluation repair replace as needed by a licensed pool contractor.



11.15 Item 1(Picture) Pool Light Out

**11.16** We noted that the pool/spa light GFCI failed to trip when tested. This is a possible shock hazard that should be corrected. Pool/spa lights must be GFCI protected at all times. Recommend evaluation and replacement of GFCI as needed by a licensed pool electrical contractor.



11.16 Item 1(Picture) Pool/Spa Light GFCI Failed To Reset

**11.17** This pool/spa and its water features are equipped with 5 pumps/motors and we noted that at least one of the pumps was not functioning at time of inspection (fountain nozzles). Recommend evaluation by a licensed pool contractor repair replace as needed.



11.17 Item 1(Picture) Pool Pumps/Motors



**11.24** All features of spa appeared to be functioning properly.



11.24 Item 1(Picture) Spa Jets

**11.25** Pool/Spa heater appeared to be functioning properly at the time of inspection. This heater was operated for no less that 15 minutes without interruption.



11.25 Item 1(Picture) Pool/Spa Heater



11.25 Item 2(Picture) Pool/Spa Heater Functioning Properly

**11.26 (1)** Although we noted a bond wire present it was not connected to at least 2 of the pumps or the exterior controller/electrical sub panel box. This is a possible shock hazard that should be corrected. All metal parts of pool/spa pumps, motors, heaters, pool sub panels, junction boxes, timer clocks and control panels of any kind should be bonded together and bonded to the pools bonding grid. Recommend evaluation/repair/replace as needed by a licensed pool contractor.



11.26 Item 1(Picture) Pumps Not Bonded



11.26 Item 2(Picture) Controller/Sub Panel Not Bonded

**11.26 (2)** We noted loose conduit and exposed wires at the main filtering pump at time of inspection. These exposed wires are creating a safety issue the should be corrected. Recommend evaluation by a licensed electrical contractor repair replace as needed.



11.26 Item 3(Picture) Loose Conduit/Exposed Wires

**11.26 (3)** We noted that all this pool equipment appeared to be older and the requirements for the pool equipment electrical has changed over the years the new requirements are as follows all pool pumps are required to be individually GFCI protected by a electrical panel GFCI breaker and if this pool equipment is to be upgraded these requirements should be met. We also noted that none of the breakers (circuits) in this panel were labeled.

Recommend evaluation by a licensed pool contractor to determine if this pool equipment requires any additional GFCI protection and install as needed. FYI this additional GFCI protection may be required in certain jurisdictions for a vacation rental permits. FYI follow all local codes on this issue.



11.26 Item 4(Picture) Pool/Spa Equipment Not GFCI Protected

11.27



11.27 Item 1(Picture) Pool Controller



**11.28** Drains are of the required multiple design along with anti entrapment type covers. These drains and drain covers are correct.

**11.29** Although the filter appeared to be functioning properly without any leaks, we cannot test this piece of the pool equipment. The fact that the water was clear and there were no leaks present, we believe the filter is operating properly.

**11.30** We believe that this pool is equipped with a electronic salt/chlorine generating system. We have no way of testing these units for proper operation or even knowing if there functioning properly. This unit should be evaluated for proper operation by a licensed pool contractor repair replace as needed. FYI we were told that this equipment is no longer functioning.



11.30 Item 1(Picture) Chlorine Generator



11.30 Item 2(Picture) Turbo Cell

.....  
Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary



Livingston Home Inspections, Inc.

Palm Springs CA

Direct: (760) 507-5889

Email: Mike@LivingstonHomeInspections.com

Website: LivingstonHomeInspections.com

**Customer**

Garrett Saikley

**Address**

12136 St Andrews Dr

Rancho Mirage CA 92270

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Roofing / Chimneys / Roof Structure and Attic

#### 1.0 Roof Coverings

##### Repair or Replace

(1) We noted several damaged and slipped tiles on the gable portion of this roof at time of inspection. Damaged roofing materials can lead to roof leaks. Recommend evaluation and replacement of all damaged tiles by a licensed roofing contractor.



1.0 Item 1(Picture) Damaged Tile



1.0 Item 2(Picture) Damaged Tile



1.0 Item 3(Picture) Slipped Tile





1.0 Item 4(Picture) Damaged Tile



1.0 Item 5(Picture) Damaged Tile



1.0 Item 6(Picture) Damaged Tile



1.0 Item 7(Picture) Gable Roof Covering





1.0 Item 8(Picture)



1.0 Item 9(Picture) Gable Roof Covering



1.0 Item 10(Picture) Gable Roof Covering

(2) Low slope and flat roofs are prone to leakage however we did not note any irregularities in this roof at time of inspection. This roof consist of polyurethane foam with a coating and this roof appeared to be in good condition.



1.0 Item 11(Picture) Flat Roof Covering





1.0 Item 12(Picture) Flat Roof Covering



1.0 Item 13(Picture) Flat Roof Covering



1.0 Item 14(Picture) Flat Roof Covering



1.0 Item 15(Picture) Flat Roof Covering





1.0 Item 16(Picture) Flat Roof Covering



1.0 Item 17(Picture) Flat Roof Covering



1.0 Item 18(Picture) Flat Roof Covering

## 1.9 Solar Panels

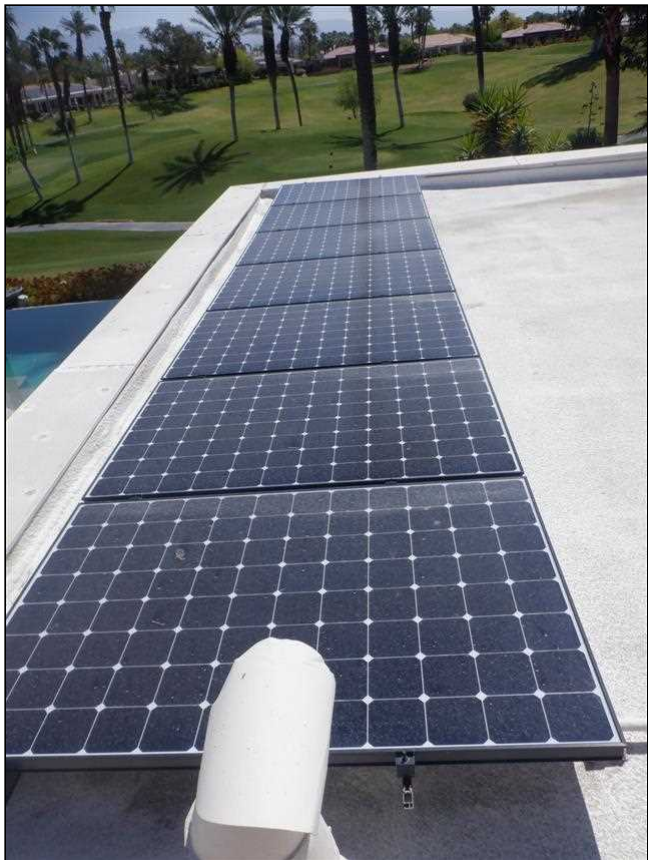
### Repair or Replace

We noted that this house is equipped with solar panels. Our company dose not inspect solar panels and we have no way of telling if they are functioning properly or if they were installed correctly. Improperly installed solar panels can lead to roof leaks. This solar equipment should be evaluated by a licensed specialist.



1.9 Item 1(Picture) Solar Panels





1.9 Item 2(Picture) Solar Panels

2. Exterior

2.4    **Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)**

**Repair or Replace**

(1) Settlement cracks were noted in the concrete driveway and walkway. These slab cracks are normal settlement cracks for a home this age, no uplift or trip hazards were noted. Recommend evaluation and repair as needed.



2.4 Item 1(Picture) Driveway Settlement Cracks



2.4 Item 2(Picture) Driveway Settlement Cracks



2.4 Item 3(Picture) Driveway Settlement Cracks



2.4 Item 4(Picture) Driveway Settlement Cracks



2.4 Item 5(Picture) Walkway Settlement Cracks



2.4 Item 6(Picture) Walkway Settlement Cracks





2.4 Item 7(Picture) Walkway Settlement Cracks

(2) We noted cracks in the walkway at the front of the home. We believe that the palm tree next to this walkway is having a negative effect on it. Recommend evaluation by a licensed contractor for their opinion and repair as needed.



2.4 Item 8(Picture) Walkway Uplift/Tree

(3) We noted several cracked tiles on the exterior of the house (patio) at time of inspection. We believe that these damaged tiles are a cosmetic issue. Recommend replacement of any damaged tiles by a licensed contractor..



2.4 Item 9(Picture) Cracked Patio Tiles



2.4 Item 10(Picture) Cracked Patio Tiles



2.4 Item 11(Picture) Cracked Patio Tiles



2.4 Item 12(Picture) Cracked Patio Tiles





2.4 Item 13(Picture) Cracked Patio Tiles

## 2.7 Outlets/Electrical (Exterior)

### Repair or Replace

Although exterior outlets are GFCI protected we noted that the GFCI outlet in the upper courtyard failed to re-set upon testing. Recommend replacing GFCI outlet as needed by a licensed electrical contractor.



2.7 Item 1(Picture) Upper Courtyard GFCI Failed To Reset



2.7 Item 2(Picture) Upper Courtyard GFCI Failed To Reset

## 2.10 Fire Pit

### Repair or Replace

This home is equipped with 3 fire pits (rings) by the pool. There fire pits are equipped with electronic igniters that we were unable to activate. Recommend evaluation and repair by a licensed contractor as needed.



2.10 Item 1(Picture) Fire Pits

## 2.16 Exterior Patio Heaters

### Repair or Replace

All exterior electric patio heaters (7 total) appeared to be functioning properly except one. Recommend evaluation and repair by a licensed contractor.





2.16 Item 1(Picture) Patio Heater Not Functioning

#### 2.17 Misting System

##### Repair or Replace

These misting system (2 pumps total) were not functioning at time of inspection. Recommend evaluation and repair by a licensed contractor.



2.17 Item 1(Picture) Misting System Pump 1



2.17 Item 2(Picture) Misting System Pump 2

## 4. Kitchen Components and Appliances

#### 4.5 Counters, Sink and a representative number of Cabinets

##### Repair or Replace

We noted that the main sink and small (bar) base cabinet appeared to have past water damage at the bottom. No active leaks or moisture noted at time of inspection. Recommend repair replace as needed by a licensed contractor.

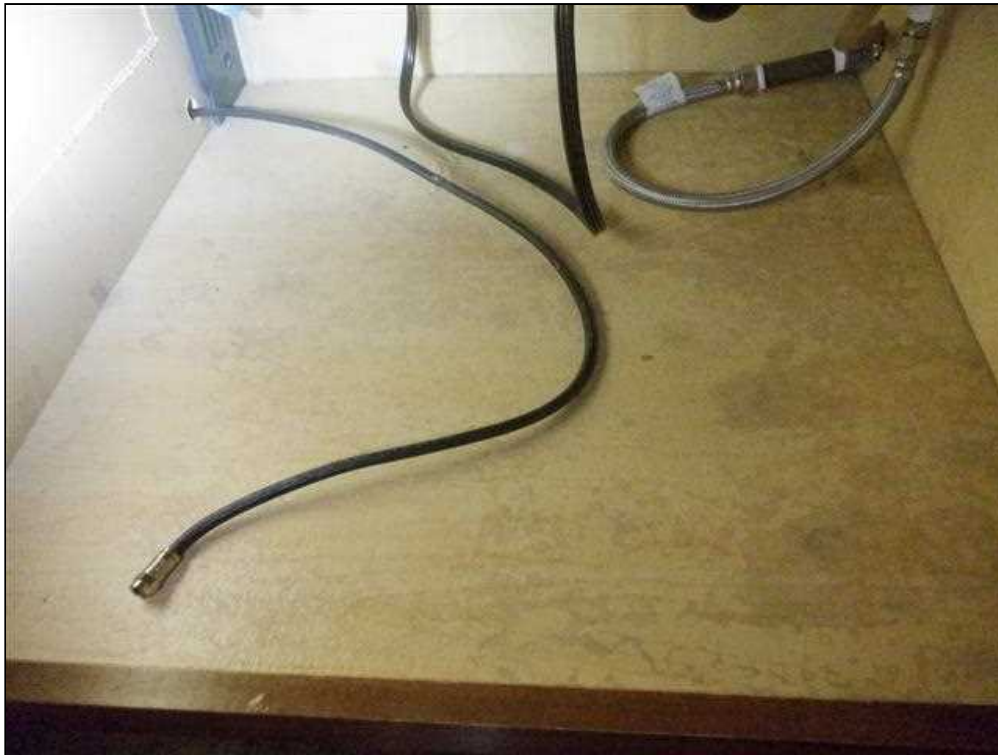


4.5 Item 1(Picture) Main Sink Base Moisture Damage





4.5 Item 2(Picture) Main Sink Base Moisture Damage



4.5 Item 3(Picture) Small Sink Base Moisture Damage

#### 4.8 Outlets Wall Switches and Fixtures

##### Repair or Replace

Although all countertop outlets in this kitchen are GFCI protected we noted that they all have been painted over. We also noted that the GFCI outlet next to the small bar sink failed to reset after testing, we believe that the test buttons are damaged (stuck) due to this paint. Recommend replacement of this damaged GFCI outlet by a licensed electrical contractor. FYI electrical outlets should never be painted for obvious reasons. All the outlets for this countertop are not functioning due to this bad GFCI.



4.8 Item 1(Picture) Bad GFCI Outlet



4.8 Item 2(Picture) Bad GFCI Outlet

#### 4.12 Food Waste Disposer

##### Repair or Replace

We noted that this kitchen is equipped with 3 food waste disposers and we noted that the disposer for the small sink (bar) was frozen at time of inspection. Recommend evaluation repair replace as needed by an appliance contractor.



4.12 Item 1(Picture) Small Sink Disposer

#### 4.16 Wine Refrigerator/Bar Refrigerator/Mini Refrigerator/Ice Maker

##### Repair or Replace

(1) We noted that the bar ice maker was off at time of inspection. Recommend activating unit and confirming proper operation before close of escrow.



4.16 Item 1(Picture) Ice Maker Off

(2) Wine refrigerator functioning properly at the time of inspection.

## 5. Rooms

### 5.4 Doors (Representative number)

#### Repair or Replace

We noted several doors are missing their door stops. Recommend the installation of door stops to prevent drywall damage.

5.5    **Windows/Sliding Glass Doors (Representative number)**

**Repair or Replace**

We noted that all the vertical windows in the bedrooms and the office were not functioning, these windows all appeared to be painted shut. Recommend evaluation by a licensed contractor repair replace as needed before close of escrow.

6(B) . Primary Bathroom

6.8.B    **Bidet/Urinal**

**Repair or Replace**

We noted that the water supply to this bidet appeared low. This issue is isolated to this fixture. Recommend evaluation and repair as needed by a plumbing contractor





6.8.B Item 1(Picture) Bidet Low Flow

#### 6.12.B Shower/Tub/Enclosure Tile Grout

##### Repair or Replace

(1) We noted upon activation of the shower that the water would creep out the shower opening onto the bathroom floor. We believe that this is caused by not enough pitch at the bottom of the shower towards the drain and shower head type/excessive pressure. Recommend evaluation by a licensed contractor to come up with a solution to this issue.



6.12.B Item 1(Picture) Shower



6.12.B Item 2(Picture) Shower Interior Not Enough Pitch



6.12.B Item 3(Picture) Shower Door Water Outside Of Shower

(2) We noted that the shower door appears to be rubbing on the glass surround when opening and closing. Recommend evaluation by a licensed contractor to adjust or repair as needed. .



6.12.B Item 4(Picture) Shower Door Rubbing

## 6(C) . Guest Bathroom

### 6.3.C Plumbing Water Supply and Distribution Systems and Fixtures

#### Repair or Replace

We noted a leak at the top of the shower head fitting at the time of inspection. Recommend repair/replace as needed by a licensed plumbing contractor.



6.3.C Item 1(Picture) Shower Head Fitting Leak

## 6(D) . Shared Bathroom

### 6.4.D Plumbing Water Supply and Distribution Systems and Fixtures

#### Repair or Replace

We noted a leak at the top of the shower head fitting at the time of inspection. Recommend repair/replace as needed by a licensed plumbing contractor.





6.4.D Item 1(Picture) Shower Head Fitting Leak

## 6(E) . Hall Bath

### 6.5.E Exhaust fan (s)

#### Repair or Replace

We noted that the exhaust fan was very noisy when operating. Recommend evaluation repair replace as needed.



6.5.E Item 1(Picture) Noisy Fan

## 8. Plumbing System

### 8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

**Repair or Replace**

Although this water heater was functioning properly at time of inspection we noted that there was no sediment trap (Drip Leg) installed on the fuel line. The installation of fuel line sediment traps have been required for many years. We highly recommend installation of sediment traps (Drip Legs) on all gas fired tankless and tank type water heaters they are installed per manufactures requirements to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing safety issues with combustion. The installation of sediment traps may extend the life of an appliance. Recommend evaluation and installation of sediment trap by a licensed plumbing contractor. This unit has a 100 gallon tank it is 8 years old.



8.2 Item 1(Picture) Water Heater

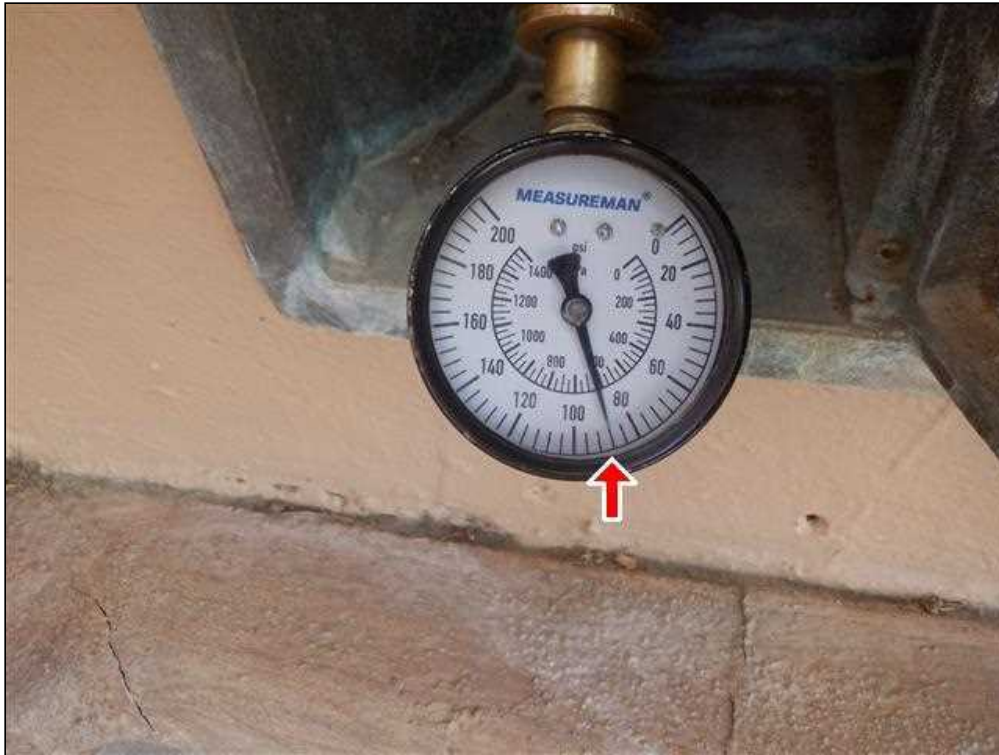


8.2 Item 2(Picture) Water Heater Fuel Line Missing Sediment Trap

**8.4 Main Water Shut-off Device (Describe location) And Water Pressure****Repair or Replace**

(1) At the time of Inspection water pressure tested beyond normal limits of 40-80 psi. At the time of inspection water pressure was 90 psi. We recommend installation of a regulator by a licensed plumbing contractor to reduce pressure to within the normal range. Excesses water pressure above 80 psi can cause water supply lines to fail.





8.4 Item 1(Picture) Water Pressure 90 psi

(2) The main water shut is located at the meter by the street.



8.4 Item 2(Picture) Main Water Shut Off



8.4 Item 3(Picture) Main Water Shut Off

## 8.5 Water Softener/Filtration Systems

### Repair or Replace

Our company does not inspect water filtration system. FYI these systems do need regular maintenance, see your licensed filtration specialist.



8.5 Item 1(Picture) Water Filtration System

## 9. Electrical System

### 9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

#### Repair or Replace

(1) The electrical panel is located on the south side of the garage. This panel has 2 200 amp disconnects and although we did not find any irregularities in this panel we noted that not all of the circuit breakers were labeled. Recommend evaluation and labeling of all circuits for proper identification and ease of use by a licensed electrician. FYI we also could not determine the size of the breaker for the pool/spa sub panel due to this panels circuits not being labeled.





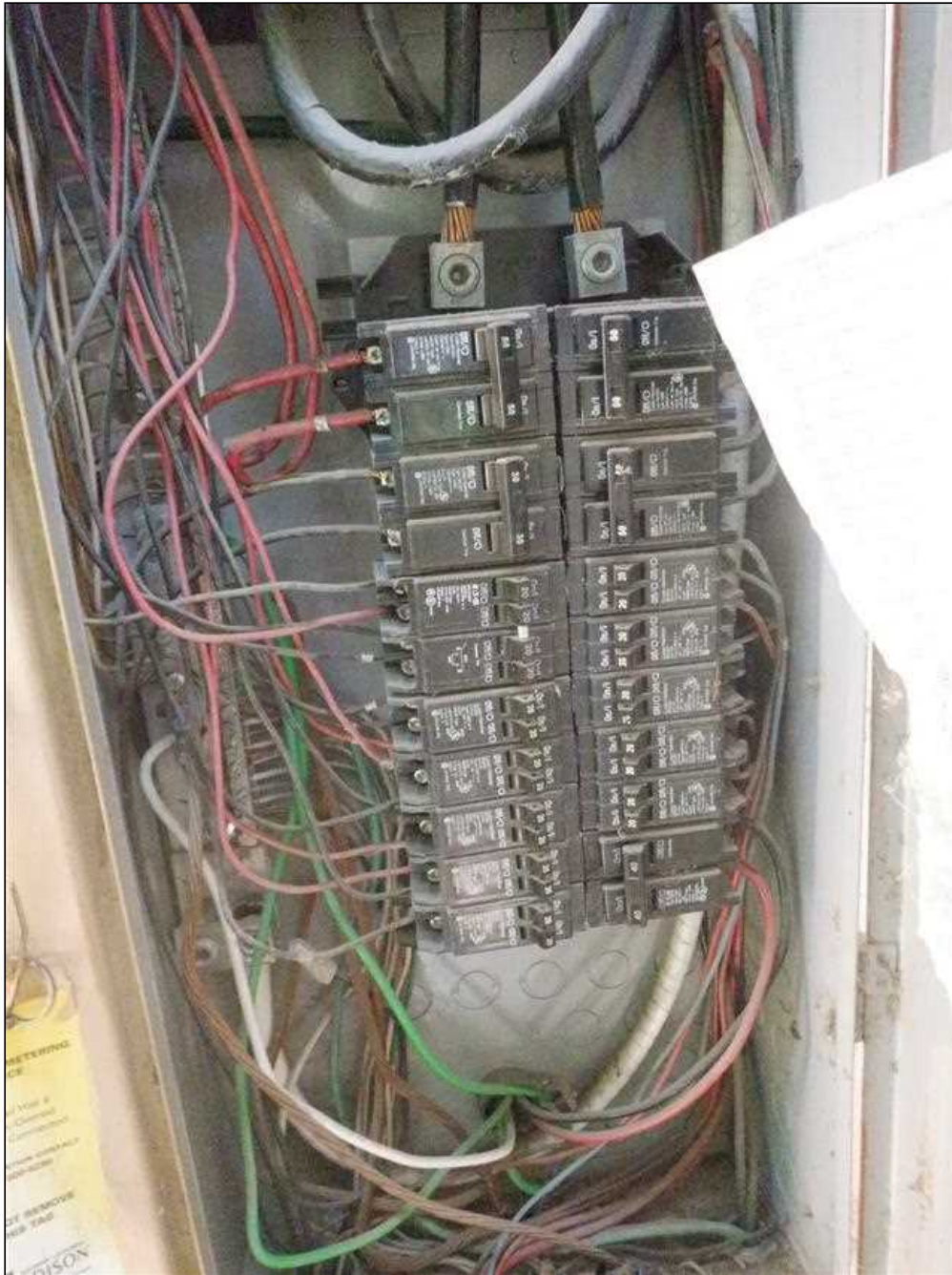
9.1 Item 1(Picture) Main Electrical Panel



9.1 Item 2(Picture) Main Electrical Panel Disconnects 2 X 200



9.1 Item 3(Picture) Main Electrical Panel Distribution Missing Labels



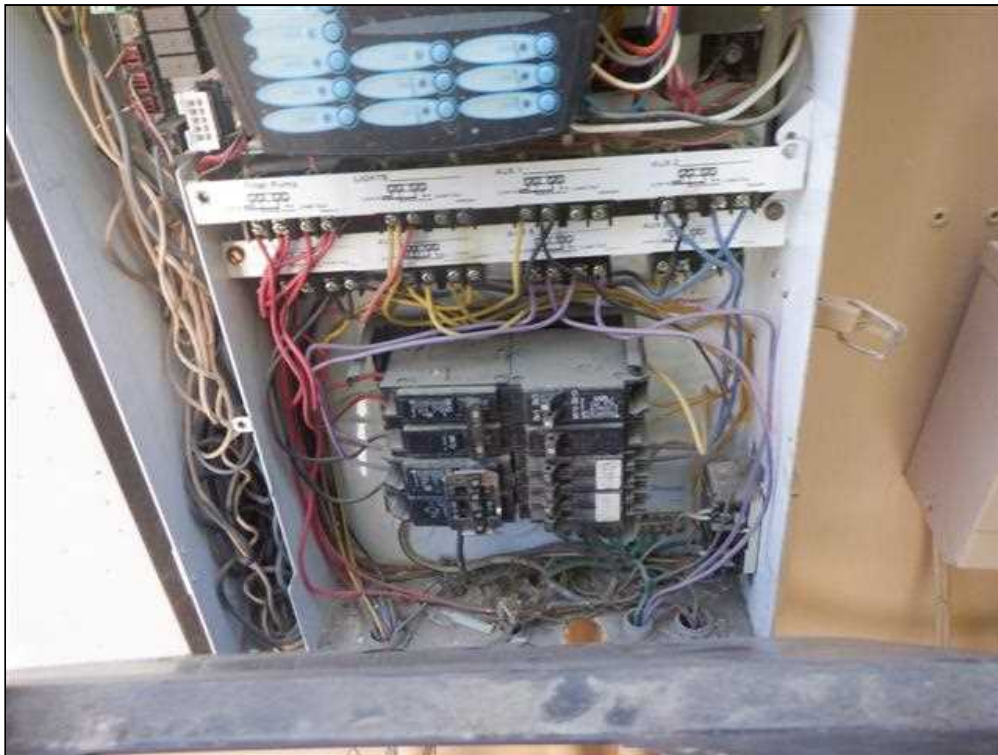
9.1 Item 4(Picture) Main Electrical Panel Breakers/Conductors

(2) The pool electrical sub panel is located on the north side of house by the pool equipment. Although we did not find any irregularities in this panel we noted that the circuit breakers were not labeled. Recommend evaluation and labeling of all circuits for proper identification and ease of use by a licensed electrician.





9.1 Item 5(Picture) Pool/Spa Sub Panel Circuits Not Labeled



9.1 Item 6(Picture) Pool/Spa Sub Panel Breakers/Conductors

## 9.7 Smoke Detectors

### Repair or Replace

Although this home had smoke detectors in all the required areas we noted that the detector in the primary bedroom was not installed correctly, this smoke detector is installed too close to the ceiling fan, all smoke and carbon detectors must be installed at least 36 inches from any ceiling fan or HVAC registers, this will be considered a safety issue if not corrected. Recommend evaluation, removal and relocation of this smoke detector.



9.7 Item 1(Picture) Smoke Detector To Close To Ceiling Fan

## 10(A) . HVAC System South

### 10.0.A Heating/Cooling Equipment

#### Repair or Replace

Although this heater was functioning properly at the time of inspection we noted that there was no sediment trap (Drip leg) installed on the fuel line. We highly recommend the installation of sediment traps (Drip legs) on all gas fired furnaces as they are installed, per manufactures requirements, to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing safety issues with combustion. Sediment trap (Drip legs) are now required on all gas fired heaters. The installation of sediment traps will extend the life of an appliance. Recommend evaluation and installation of a sediment trap by a licensed plumbing contractor. This unit is 5 years old.



10.0.A Item 1(Picture) Heating Unit South



10.0.A Item 2(Picture) Heating Unit South Fuel Line Missing Sediment Trap

#### 10.5.A Cooling Equipment

##### Repair or Replace

This AC unit is 5 years old and although this unit appeared to be functioning properly due to age and lack of service records we would recommend servicing this unit by a licensed HVAC contractor. FYI the refrigerant in this unit is the newer R-410A.



10.5.A Item 1(Picture) Cooling Unit South





10.5.A Item 2(Picture) Cooling Unit South MFG Date 2017

10(B) . HVAC System North

10.5.B Gas/LP Firelogs and Fireplaces

Repair or Replace

Level 2 fireplace inspection should be conducted upon the sale or transfer of a property or after an operation malfunction or external event that is likely to have caused damage to the chimney. Building fires, chimney fires, seismic events as well as weather events are all indicators that this level of inspection is warranted. There are no specialty tools (i.e. demolition equipment) required to open doors, panels or coverings in performing a Level 2 inspection. A Level 2 inspection shall also include a visual inspection by video scanning or other means in order to examine the internal surfaces and joints of all clay or metal flue liners incorporated within the chimney. No removal or destruction of permanently attached portions of the chimney or building structure or finish shall be required by a Level 2 inspection. We highly recommend a level 2 fireplace inspection by a licensed fireplace specialist. Call All Seasons Fireplaces at 760.365.6668 Rick Newsom. FYI these fireplaces (2 total) are located in the living room and primary bedroom.





10.5.B Item 1(Picture) Living Room Fireplace



10.5.B Item 2(Picture) Bedroom Fireplace

### 10.6.B Cooling Equipment

#### Repair or Replace

This AC unit is 18 years old and although this unit appeared to be functioning properly due to age and lack of service records we would recommend servicing this unit by a licensed HVAC Contractor. FYI we believe that this unit is charged with the older refrigerant R-22.



10.6.B Item 1(Picture) Cooling Unit 2

## 10(C) . HVAC System Mini Splits

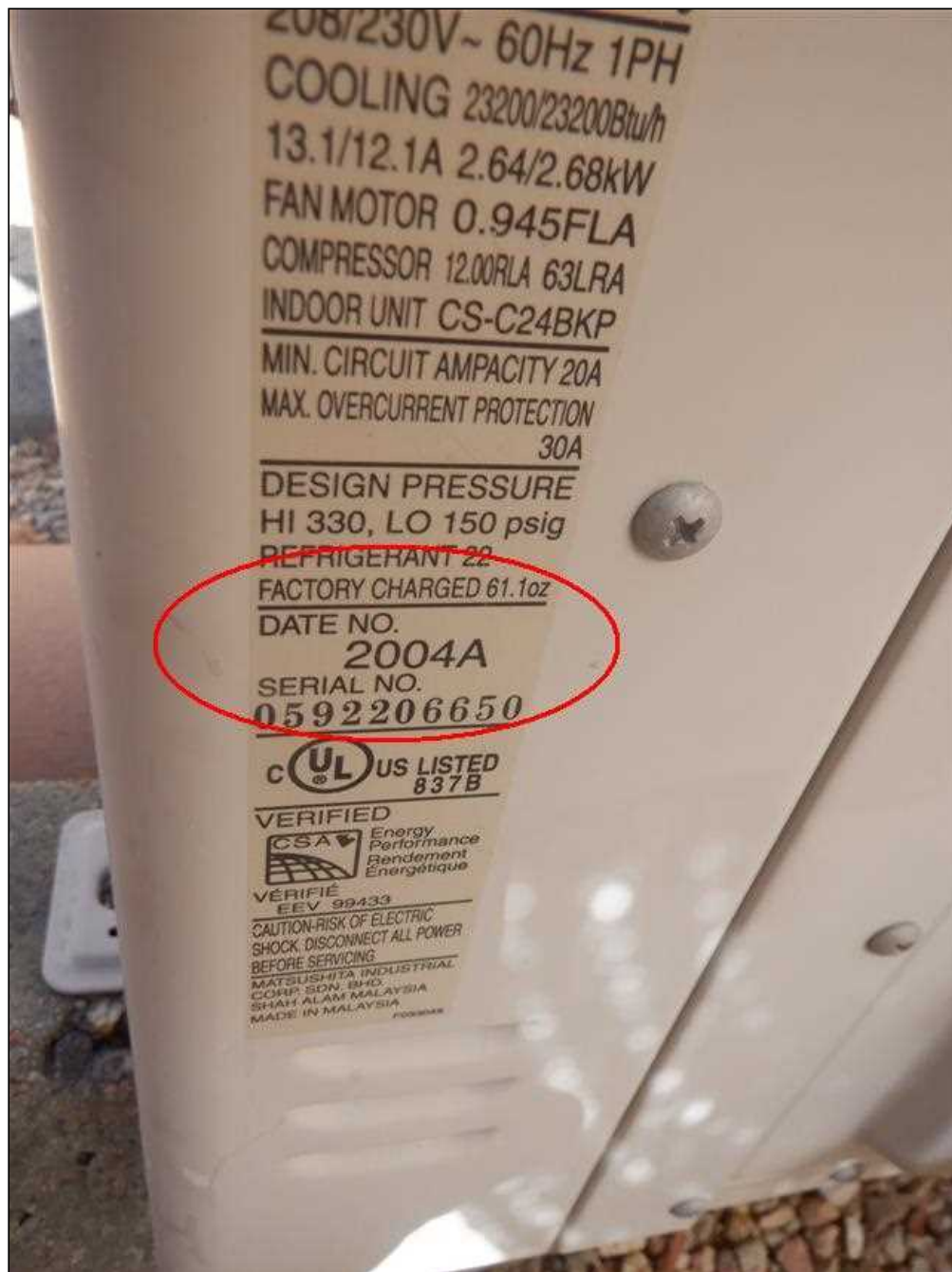
### 10.0.C Heating/Cooling Equipment

#### Repair or Replace

These units are called mini split systems they provide cooling and heating in one compact unit. These units are approximately 18 years old, they are charged with the older refrigerant R-22. Although these units appeared to be functioning properly we would recommend servicing by a licensed HVAC contractor.



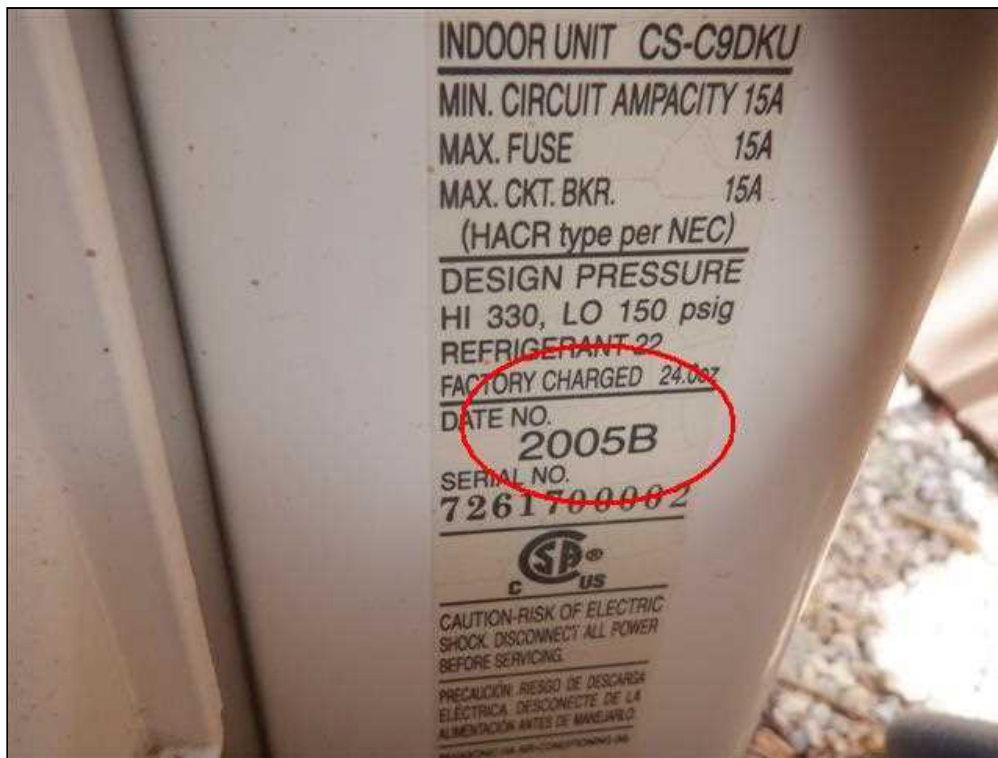
10.0.C Item 1(Picture) Garage Heating/Cooling Unit



10.0.C Item 2(Picture) Garage Heating/Cooling Unit MFG Date 2004



10.0.C Item 3(Picture) Outside Bathroom Heating/Cooling Unit



10.0.C Item 4(Picture) Outside Bathroom Heating/Cooling Unit MFG Date 2005

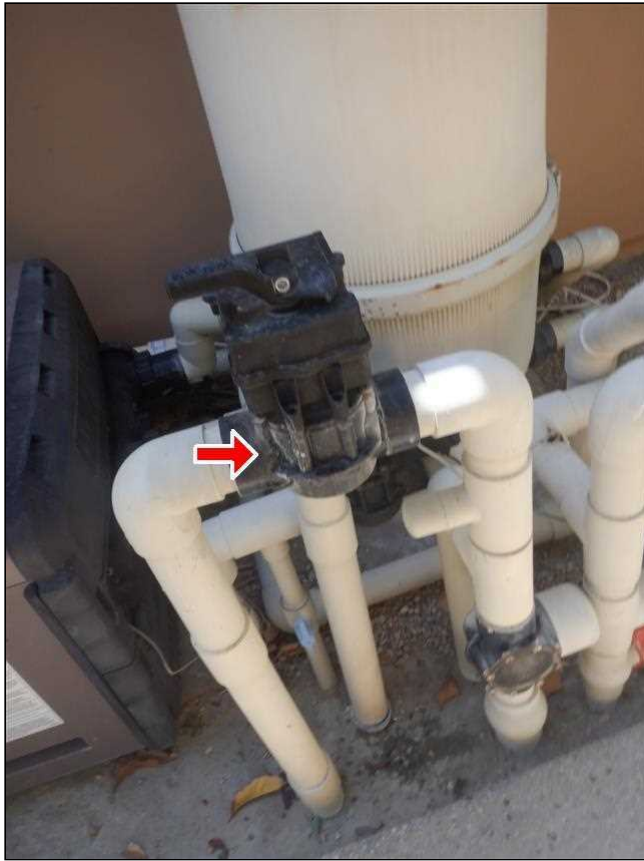
## 11. Swimming Pools, Equipment and Safety

### 11.9 Operational Condition of Pool/Spa

#### Repair or Replace

Our company does not inspect pool for leaks or seepage, only components readily accessible are inspected. We noted leaks in the plumbing at one of the fittings and valves. Recommend evaluation repair replace as needed by a pool contractor.





11.9 Item 1(Picture) Actuator Valve Leak



11.9 Item 2(Picture) Actuator Valve Leak



11.9 Item 3(Picture) Plumbing Valve Seepage Noted

#### 11.12 Auto Fill Feature

##### Repair or Replace

Although the auto fill appeared to be functioning properly we were unable to locate its backflow preventer. All pools with an auto fill are required to have a backflow preventer. Recommend evaluation by a licensed pool contractor to install the required backflow preventer.





11.12 Item 1(Picture) Pool Auto Fill

11.13 Tile/Coping

Repair or Replace

(1) We noted heavy calcium build up on the pool/spa stone. Recommend evaluation and cleaning by a pool contractor as needed.



11.13 Item 1(Picture) Pool Stone Calcium Build Up



11.13 Item 2(Picture) Pool/Spa Stone Calcium Build Up



11.13 Item 3(Picture) Pool/Spa Stone Calcium Build Up



11.13 Item 4(Picture) Pool/Spa Stone Calcium Build Up

(2) We noted at least one missing pool siding stone at time of inspection. Recommend evaluation repair replace by a licensed pool contractor as needed.

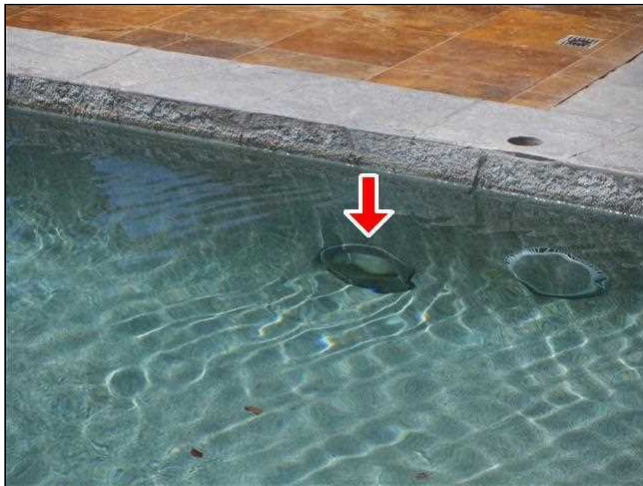


11.13 Item 5(Picture) Missing Pool Siding Stone

#### 11.15 Pool/Spa Light Fixture

##### Repair or Replace

Although the spa light appeared to be functioning we noted that at least one of the 4 pool lights was not. Recommend evaluation repair replace as needed by a licensed pool contractor.



11.15 Item 1(Picture) Pool Light Out

#### 11.17 Pumps for circulation of water

##### Repair or Replace

This pool/spa and its water features are equipped with 5 pumps/motors and we noted that at least one of the pumps was not functioning at time of inspection (fountain nozzles). Recommend evaluation by a licensed pool contractor repair replace as needed.





11.17 Item 1(Picture) Pool Pumps/Motors

### 11.30 Pool/Spa Salt System/Chlorination System

#### Repair or Replace

We believe that this pool is equipped with a electronic salt/chlorine generating system. We have no way of testing these units for proper operation or even knowing if there functioning properly. This unit should be evaluated for proper operation by a licensed pool contractor repair replace as needed. FYI we were told that this equipment is no longer functioning.



11.30 Item 1(Picture) Chlorine Generator



11.30 Item 2(Picture) Turbo Cell

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## Health Safety



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### Customer

Garrett Saikley

### Address

12136 St Andrews Dr

Rancho Mirage CA 92270

## 8. Plumbing System

### 8.3 Water Heater Seismic Straps

#### Health/Safety

We noted that this water heater only had 2 seismic strap at time of inspection. All tank type water heaters that are over 80 gallons require a third seismic strap, these seismic straps must be installed in the upper one third, center and lower one third of the unit, this is a hazard that should be corrected. Recommend evaluation and installation of third strap as needed by a licensed plumbing contractor.



8.3 Item 1(Picture) Water Heater 2 Seismic Straps Only

## 11. Swimming Pools, Equipment and Safety

### 11.8 Gate pool area access

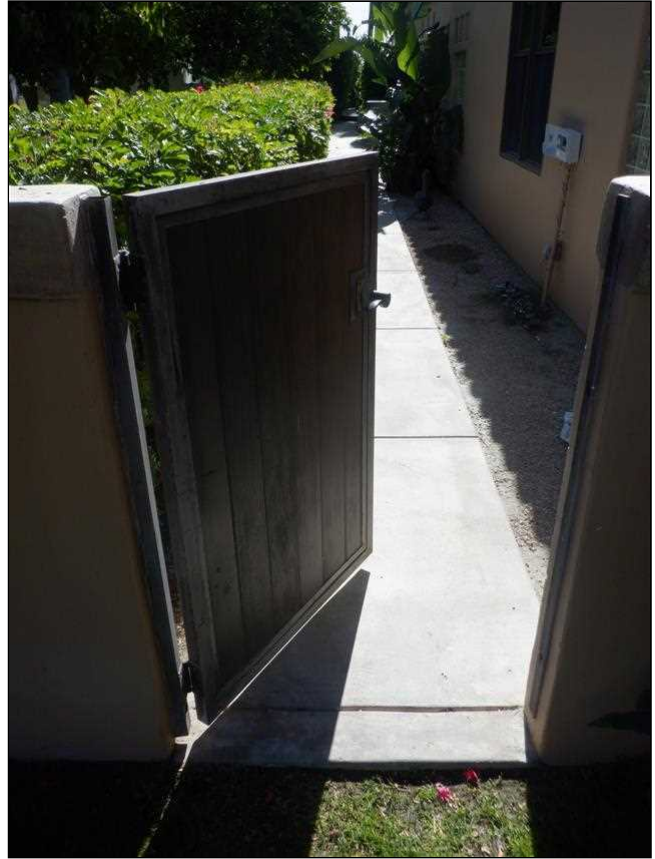
#### Health Safety

The gates to the backyard from the street do not have the required self closing hardware, we also noted that these gates open inward which by code is incorrect and although these gates have the required self latching hardware they appeared a little low, the self latching hardware must not be lower than 54 inches from grade. These are safety issues that should be corrected. Recommend evaluation by a licensed contractor repair replace as needed to bring these gates up to current code. FYI the rules for gates that will allow access to the pool from the street are as follows, all gates must have self closing self latching hardware, all gates must open outwards towards the street and all self latching hardware must not be lower than 54 inches.





11.8 Item 1(Picture) Gate 1 South



11.8 Item 2(Picture) Gate 2 North

**11.16 Verify the Electrical Outlet (s) and any Lighting for Pool is on a GFCI circuit****Health Safety**

We noted that the pool/spa light GFCI failed to trip when tested. This is a possible shock hazard that should be corrected. Pool/sap lights must be GFCI protected at all times. Recommend evaluation and replacement of GFCI as needed by a licensed pool electrical contractor.



11.16 Item 1(Picture) Pool/Spa Light GFCI Failed To Reset

#### 11.26 Pool/SpaElectrical

##### Health Safety

(1) Although we noted a bond wire present it was not connected to at least 2 of the pumps or the exterior controller/ electrical sub panel box. This is a possible shock hazard that should be corrected. All metal parts of pool/spa pumps, motors, heaters, pool sub panels, junction boxes, timer clocks and control panels of any kind should be bonded together and bonded to the pools bonding grid. Recommend evaluation/repair/replace as needed by a licensed pool contractor.



11.26 Item 1(Picture) Pumps Not Bonded



11.26 Item 2(Picture) Controller/Sub Panel Not Bonded

(2) We noted loose conduit and exposed wires at the main filtering pump at time of inspection. These exposed wires are creating a safety issue the should be corrected. Recommend evaluation by a licensed electrical contractor repair replace as needed.



11.26 Item 3(Picture) Loose Conduit/Exposed Wires

(3) We noted that all this pool equipment appeared to be older and the requirements for the pool equipment electrical has changed over the years the new requirements are as follows all pool pumps are required to be individually GFCI protected by a electrical panel GFCI breaker and if this pool equipment is to be upgraded these requirements should be met. We also noted that none of the breakers (circuits) in this panel were labeled.

Recommend evaluation by a licensed pool contractor to determine if this pool equipment requires any additional GFCI protection and install as needed. FYI this additional GFCI protection may be required in certain jurisdictions for a vacation rental permits. FYI follow all local codes on this issue.



11.26 Item 4(Picture) Pool/Spa Equipment Not GFCI Protected



**INVOICE****Livingston Home Inspections, Inc.****Palm Springs CA****Direct: (760) 507-5889****Email: Mike@LivingstonHomeInspections.com****Website: LivingstonHomeInspections.com****Inspected By: Michael Livingston****Inspection Date: 4/27/2022****Report ID: 20220427-12136-St-Andrews-Dr**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Garrett Saikley  <b>Customer's Real Estate Professional:</b> Jonathan Olow Big Block Realty	12136 St Andrews Dr Rancho Mirage CA 92270

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Sq Ft 4,001 - 4,500	690.00	1	690.00
Pool	140.00	1	140.00

**Tax \$0.00****Total Price \$830.00****Payment Method:** Credit Card**Payment Status:** Invoice Sent**Note:**

