




## Home Inspection Report

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**7 Chopin Court, Rancho Mirage**

**Ordered by:** Linda Almini  
Intero Real Estate Services  
5960 Stoneridge Drive #101  
Pleasanton, CA 94588

**Inspected by:**   
Christopher Benne  
March 14, 2022

# Report Overview

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## A GENERAL DESCRIPTION OF THE STRUCTURE

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This is a supplemental to our original report no.584647 dated 2/26/2022 and should be made a part thereof.

### **SUPPLEMENTAL INSPECTION**

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We returned to provide supplemental inspection to the following area(s): interior areas that were inaccessible due to paint coverings at original inspection date.

## Exterior

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### COMMENTS:

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#### RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. There is a condition known as efflorescence on portions of the garage floor and/or perimeter foundation walls. This fuzzy material is a salt deposit left when moisture in the foundation evaporates on the inside of the concrete. This indicates an occasional surplus of moisture on the outside of the garage foundation/slab. Steps could be taken to improve the exterior drainage (See "Roofing" section downspout locations for additional comments).

### LIMITATIONS:

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This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface drainage runoff.

# Electrical

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**ITEM DESCRIPTIONS:**

Ground Fault Circuit Interrupters • Laundry

**COMMENTS:**

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**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

- ! 1. Exposed electric connections or open junction boxes at the left side attic should be corrected. All electric connections should be made inside approved junction boxes fitted with proper cover plates. (See Photo 6)
- ! 2. The missing outlet cover plates at the kitchen should be replaced. Based upon our inspection of a representative number of outlets we recommend checking every outlet to make sure they all have covers. (See Photo 3)

**LIMITATIONS:**

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This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.

# Heating System

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**ITEM DESCRIPTIONS:**

**Heating System** • Forced Air x3 • Manufacturer: Trane, Heil • Location: Exterior Closet • Location: Attic  
**Distribution/Ducting** • Ductwork

**COMMENTS:**

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**RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.**

- !** 1. The missing furnace air filter should be replaced. This will help keep dust from re-entering the occupied interior and help keep the blower and duct work clean. (See Photo 2)

**LIMITATIONS:**

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This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHI standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHI standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the units(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

# Interior

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## ITEM DESCRIPTIONS:

<b>Kitchen Appliances Tested</b>	• Trash Compactor
<b>Fireplace/Wood Stove</b>	• Zero Clearance • Gas
<b>Laundry Facilities/Hookup</b>	• 240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Gas Piping for Dryer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Laundry Sink drain for Washer • Dryer vent noted

## COMMENTS:

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### RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

#### INTERIOR

- ! 1. The base and/or side of the laundry cabinet sink shelf is deteriorated. We recommend the advice and services of a licensed pest control operator for investigation and possible repair of this condition. (See Photo 7)
- ! 2. California law requires that all homes have a State Fire Marshall approved Carbon Monoxide Detector be installed outside of the sleeping areas in the hallway and on each level of the home including basements. At the time of this inspection a Carbon Monoxide Detector could not be located. We recommend consulting with the owner to see if a Carbon Monoxide Detector exists and if not they should be installed in all required locations. (See Photo 5)
- ! 3. The wall at the garage next to the garage man door shows evidence of water stains. It is recommended that the source of the moisture be identified and corrected and the surface be repaired and refinished to restore its appearance. (See Photo 1)
- 4. The tile floor surface at the front right side bedroom is cracked and/or chipped. This is a cosmetic issue and repairs may be optional.
- 5. Hinges for the laundry cabinet doors are loose or broken. We recommend they be secured or replaced.
- 6. There is no metal pan under the washing machine to catch and divert any dripping water to the exterior. We recommend one be installed.

#### KITCHEN

- ! 7. The air-gap or its connection to the disposal, appears to be restricted, causing water to flow out of the air-gap during the drain cycle of the dishwasher. We recommend that the drain system be cleaned or modified to correct this deficiency. (See Illustration 9F) (See Photo 4)

## LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.

Clogged or restricted air gap

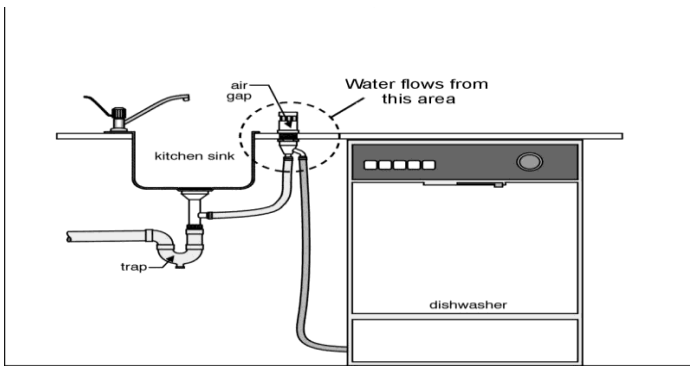


Illustration 9F

# Photographs

No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.



Photo 01



Photo 02

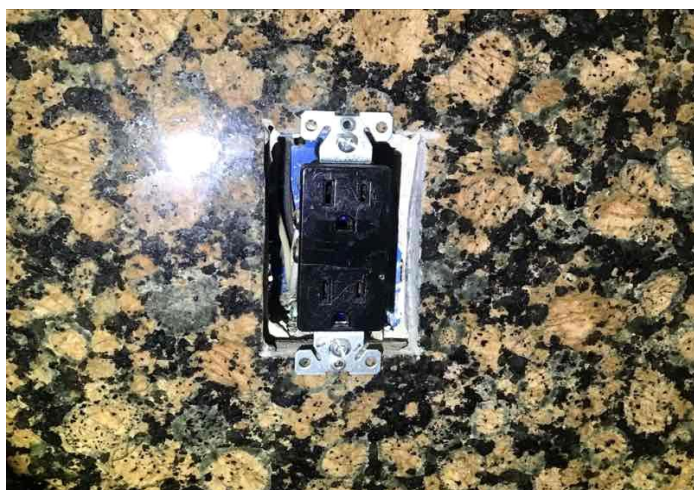


Photo 03



Photo 04



Photo 05



Photo 06



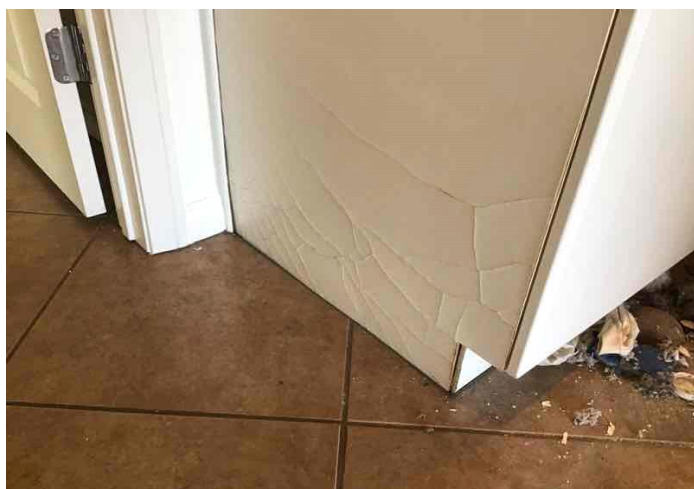


Photo 07



Invoice Date: 3/14/2022

Invoice No: LIV946866P

**Invoice**

**Bill To:**

Linda Almini  
Intero Real Estate Services  
5960 Stoneridge Drive #101  
Pleasanton, CA 94588

**Property Information:**

Address: 7 Chopin Court  
Rancho Mirage CA, 92270  
Report No: 584647 TPRS  
Escrow#:

**Billing Information:**

Inspection: 3/14/2022 Supplemental \$0.00

Total Due: \$0.00

**DUE UPON RECEIPT**  
Please remit to 510 Madera Ave., San Jose, CA 95112  
*There is a \$25 fee for all returned checks*