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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector. **NOTE:** The summary is not the full report. Please read through the entire document for all noted items. **NOTE:** Clicking on [Section Links](#) will bring you directly to corresponding images.

SUMMARY COLOR KEY

Major Defect/Safety Hazard | **Defect** | **Material Defect** | **Cosmetic Defect** | **General Info** | **[Section Links](#)**

Client Information:

Blair Jockers
246 E Avenida Granada
Palm Springs, CA 92264

Summary

Site Grounds & Grading

Inspection Information

Date of Inspection: 3/20/2025 - 2:00pm

Inspection type: General Home Inspection

Year Built: 1963

Roof

Roof Covering

SPF (Spray Polyurethane Foam) - The exact age of the roof could not be determined at time of inspection, but appears to be approximately 20-25 years old. The overall condition of the roof was not satisfactory. There are blisters and holes in the foam throughout, indicating the roofing is at the end of its service life and needs to be replaced. Patchwork was observed in several areas throughout. The elastomeric sealer is cracking/deteriorating and leaving the foam layer exposed in several areas throughout. Recommend licensed roofing contractor evaluate further/repair/replace as needed to avoid water penetration.

Note: The typical life span of SPF (Spray Polyurethane Foam) roofs is approximately 20-30 years, depending on installation, elemental factors and maintenance. It is recommended that spray foam roofs be re-coated with an elastomeric sealer once every 5-10 years to prevent deterioration and preserve the foam layer.

Plumbing Vents/Flues

The water heater vent is without proper waterproofing/flashing. Recommend licensed roofing contractor repair to avoid water penetration.

Plumbing

Water Heater

The water heater was manufactured in 2017. The unit was producing hot water at time of inspection. No gas leaks detected. The TPR (Temperature Pressure Relief) valve extension is improperly installed with T-fittings and serves multiple drains. Per CPC code, TPR valve extensions shall not have T-fittings, and shall not connect to piping serving any other relief device or equipment (must be installed independently). Recommend licensed plumbing contractor repair.

Note: It is recommended to service/flush a tankless water heater once a year to maintain proper function and efficiency. The average life expectancy of tankless water heaters is 10-15 years.

Gas Lines

A gas leak was detected near the ground between the house and gas meter at time of inspection (combustion gas tester). The exact origin of the leak was not located. Recommend contacting SoCalGas Company and/or a licensed plumbing contractor for further evaluation and immediate repairs.

Electrical

Main Panel

Numerous circuits are missing labels. Main service disconnect was present (200amp). The dead front cover is a make shift installation (not from electrical manufacturer), leaving gaps and exposed wires accessible. Recommend replacing dead front cover with an exact duplicate from the same manufacturer to comply with the UL rating. There was rust on the ground/neutral bus bar inside the panel. Note: Corrosion inside a panel is an indication of unwanted moisture and can lead to poor connections and overheating. Recommend licensed electrician repair noted items and clearly label all circuits.

Smoke Detectors

The smoke detector in the hallway was non-operational. Smoke detectors were absent in the primary bedroom and office. Carbon monoxide detector was absent in the hallway. All detectors appear to be outdated (over 10 years old). Per ICC code and California statute, smoke alarms are required in all bedrooms and hallways, on every level of the home. Carbon monoxide detectors are required in each hallway. Note: Full examination and date of each detector is outside the scope of inspection. Smoke detectors should be replaced at least every 10 years due to wear and tear on the sensors and corrosion on the electrical components. All smoke alarms solely powered by a battery are required to feature a non-

replaceable, non-removable battery that is capable of powering the smoke alarm for a minimum of 10 years. Recommend installing all detectors to the specified requirements.

Interior

Windows

There is evidence of leakage at the dining room window. The window in the office is missing a window latch/handle. Recommend licensed window professional repair noted items.

Moisture & Mildew

There is evidence of water damage (efflorescence) at the bottom of the block wall in the living room (east side). High moisture levels were detected at time of inspection. Recommend licensed building contractor evaluate further. Note: Poor grading was observed at the exterior of this wall. Recommend licensed landscaping contractor correct grading to ensure proper water diversion away from the house and foundation.

Ceilings

Hairline cracks, blemishes + evidence of patchwork were observed at the ceilings in the primary bedroom and kitchen. Water stains were observed in the guest bedroom closet. No moisture was detected at time of inspection. Note: Hairline cracks are typically caused by normal settlement and thermal expansion. Cracks less than 1/8-inch thick are considered stress cracks and are typically harmless. Recommend qualified professional repair/repaint.

Mirrors

The mirror at the kitchen backsplash is cracked/broken. Recommend licensed glass contractor replace.

Kitchen

Receptacles

Both outlets at the kitchen island are without GFCI protection. Per current NEC code, all outlets serving kitchen countertops are required to have GFCI protection (including islands). Recommend licensed electrician replace.

Laundry

Washer/Dryer

The washer and dryer were operational at time of inspection. No leaks were detected at the plumbing valves. There was excessive lint buildup behind the units, indicating a poor dryer vent connection or clogged dryer vent duct (safety hazard).

Note: Clogged dryer vents are one of the leading causes of house fires. Recommend qualified professional evaluate further/repair. Recommend periodic monitoring and cleaning of the dryer vent duct for safety.

Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water piping or septic systems (Note: Sewer lateral inspections are an exception if ordered by the client). When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Inspection Information

Time:Afternoon

Weather Conditions:Sunny

Present at time of inspection:Client

Comments:

Date of Inspection: 3/20/2025 - 2:00pm

Inspection type: General Home Inspection

Year Built: 1963

Trees & Shrubs

Condition: Needs Maintenance

Problems

- There are tree branches rubbing against the house.
- There are shrubs growing too close to the foundation.

Comments:

Trees and shrubs are rubbing against the house in a few areas on the south side. Note: Trees and shrubs that are in direct contact with the home can cause damage to the house, introduce moisture and will attract insect/vermin activity. Recommend licensed landscaping contractor trim/remove.



Driveway

Condition: Needs Maintenance

Type:Concrete

Comments:

Cracks were observed in the driveway. Recommend handyman seal cracks with a masonry sealant to avoid water penetration and future settling and/or heaving.



General Grading / Drainage

Condition: Needs Maintenance

Problems

- There are low areas where water could pool.
- Roof-runoff pools near the foundation.

Comments:

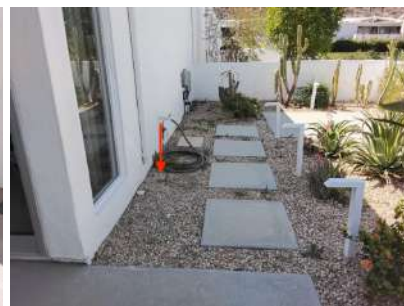
Water should always be diverted away from the house and foundation. There are low spots and evidence of pooling next to the house and foundation in a few areas around the home. All 3 gutter downspouts terminate next to the house and foundation. It is recommended that all downspouts have a splash block or extension for proper diversion away from the house and foundation. Recommend licensed landscaping contractor correct and maintain proper drainage and sloped grading away from the home in all areas.



Low Spot - South



Low Spot - South



Low Spot - North



Low Spot - East



Inadequate Downspout Termination - South



Inadequate Downspout Termination - South



Inadequate Downspout Termination - North

Sprinkler Systems

Comments:

Testing of sprinkler systems and landscape lighting are outside the scope of inspection. No visible defects noted at valves. Recommend contacting a licensed landscaping contractor for inquiries on operation and maintenance of system and components.





Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Foundation

Type: Concrete

Comments:

The home is built on a slab-on-grade foundation. The foundation could not be fully inspected due to interior/exterior floor and wall covering. No visible defects or signs of abnormal movement observed at time of inspection.



Exterior Wall Covering

Condition: Professional Consultation

Type: Stucco, Block

Problems

- Efflorescence was observed on the wall covering.

Comments:

There is an unsealed hole at the siding on the south side. There is an unsealed wall penetration at the spigot on the north side. It is recommended that all wall penetrations are properly sealed to avoid water penetration and pest intrusion. Recommend handyman repair.



Unsealed Hole - South



Unsealed Wall Penetration - North

Trim

Condition: Needs Maintenance

Type: Wood

Problems

- The caulking is shrinking / pulling loose.

Comments:

Paint was peeling at the window trim/frames around the addition. Recommend qualified professional repaint to avoid water penetration and potential dry rot.



Roof

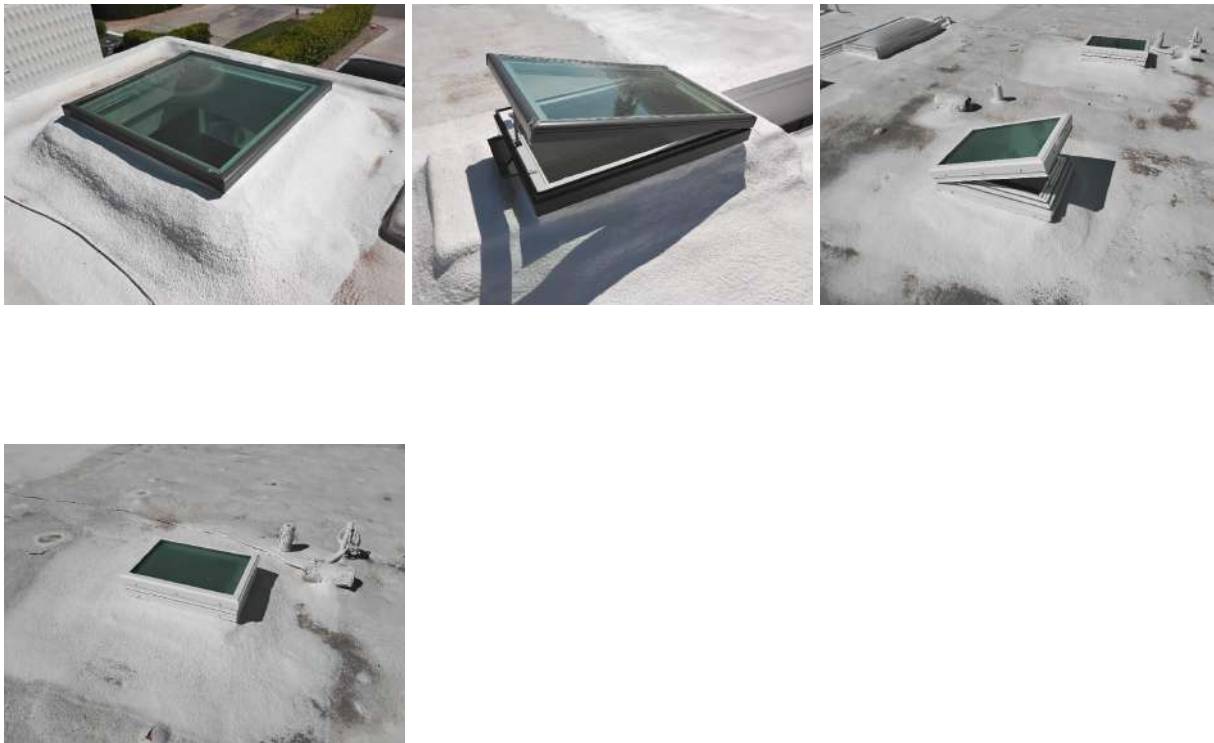
The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Skylights

Condition: Satisfactory

Comments:

No visible defects noted for skylights at time of inspection.



Roof Covering

Condition: Professional Consultation

Flat Type:SPF/Spray Polyurethane Foam

Observations

Layers Observed: 1
Approximate Age: 15-20 years

Comments:

SPF (Spray Polyurethane Foam) - The exact age of the roof could not be determined at time of inspection, but appears to be approximately 20-25 years old. **The overall condition of the roof was not satisfactory.** There are blisters and holes in the foam throughout, indicating the roofing is at the end of its service life and needs to be replaced. Patchwork was observed in several areas throughout. The elastomeric sealer is cracking/deteriorating and leaving the foam layer exposed in several areas throughout. Recommend licensed roofing contractor evaluate further/repair/replace as needed to avoid water penetration.

Note: The typical life span of SPF (Spray Polyurethane Foam) roofs is approximately 20-30 years, depending on installation, elemental factors and maintenance. It is recommended that spray foam roofs be re-coated with an elastomeric sealer once every 5-10 years to prevent deterioration and preserve the foam layer.



Blistering



Blistering + Holes In Foam



Blistering + Holes In Foam



Blistering + Holes In Foam



Blistering + Holes In Foam



Blistering + Holes In Foam



Elastomeric Deterioration + Exposed Foam



Blistering + Holes In Foam

Plumbing Vents/Flues

Comments:

The water heater vent is without proper waterproofing/flashings. Recommend licensed roofing contractor repair to avoid water penetration.



Inadequate Seal/Waterproofing

Plumbing

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This is a visual inspection service that Modern Home Inspection provides and is used for observation purposes only. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Service

Type:Public

Comments:

The water meter + main shutoff was located at the street south. No visible defects noted. Recommend contacting your local water company for inquiries on water service to the home.



Meter



Shutoff Valve

Water Heater

Condition: Professional Consultation

Fuel type:Gas

Water Heater Data

Extension:Present

Relief valve:Present

Seismic Restraint:Present

Gas shutoff:Present

Venting (air supply):Present

Expansion tank:Not present

Location & Capacity

Location: Utility Closet / Interior

Capacity (gallons): Tankless

Age: 8 years

Comments:

The water heater was manufactured in 2017. The unit was producing hot water at time of inspection. No gas leaks detected. **The TPR (Temperature Pressure Relief) valve extension is improperly installed with T-fittings and serves multiple drains.** Per CPC code, TPR valve extensions shall not have T-fittings, and shall not connect to piping serving any other relief device or equipment (must be installed independently). Recommend licensed plumbing contractor repair.

Note: It is recommended to service/flush a tankless water heater once a year to maintain proper function and efficiency. The average life expectancy of tankless water heaters is 10-15 years.



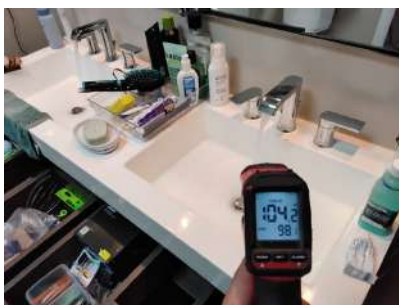
Inadequate TPR Valve Extension



Inadequate TPR Valve Extension



Inadequate TPR Valve Extension



Fuel Service

Condition: Needs Maintenance

Type: Gas meter

Locations

Meter location: South

Shutoff-valve location: At Meter

Comments:

The gas meter was located on the south side of the home. Seismic shutoff valve was present. **There was rust/corrosion on the gas line piping and fittings.** Recommend handyman paint with a UV protective paint to avoid further rust/corrosion and potential leaks.



Rust On Pipes and Fittings



Shutoff Valve

Pipes

Type:Copper, Galvanized

Comments:

Galvanized piping was observed in visible areas of the home (toilet supply lines). Note: Galvanized pipes are subject to deterioration from the inside out. This type of piping often clogs or rusts out around 40-50 years of age and will need repair or replacement at that time. No evidence of leaks were observed at time of inspection.



Galvanized Piping



Galvanized Piping

Water Pressure

Condition: Professional Consultation

Comments:

The water pressure for the home was tested at 85-90 psi on 2 separate spigots. Normal water pressure for a residential home is generally between 40 and 60 psi. Anything above 80 psi can potentially put undue

stress on pipes, fixtures and appliances. Note: Pressure regulator was absent at the water main shutoff. Recommend licensed plumbing contractor install pressure regulator and adjust pressure for the home.



85 psi



90 psi

Water Main Shutoff

Comments:

The water main shutoff was located on the addition (garage). Pressure regulator was absent.



Shutoff Valve

Water Filtration

Comments:

The function and efficiency of water filtration systems are outside the scope of inspection. No visible defects noted.



Gas Lines

Condition: Professional Consultation

Comments:

A gas leak was detected near the ground between the house and gas meter at time of inspection (combustion gas tester). The exact origin of the leak was not located. Recommend contacting SoCalGas Company and/or a licensed plumbing contractor for further evaluation and immediate repairs.



Gas Leak Detected



Gas Leak Detected

Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly. Full examination and manufacture date of each detector is outside the scope of inspection. All smoke alarms solely powered by a battery are required to feature a non-replaceable, non-removable battery that is capable of powering the smoke alarm for a minimum of 10 years. Smoke detectors solely powered by a battery should be replaced at least every 10 years due to wear and tear on the sensors and corrosion on the electrical components.

Smoke Detectors

Condition: Not Satisfactory

Smoke Detectors: Tested

Comments:

The smoke detector in the hallway was non-operational. Smoke detectors were absent in the primary bedroom and office. Carbon monoxide detector was absent in the hallway. All detectors appear to be outdated (over 10 years old). Per ICC code and California statute, smoke alarms are required in all bedrooms and hallways, on every level of the home. Carbon monoxide detectors are required in each hallway. Note: Full examination and date of each detector is outside the scope of inspection. Smoke detectors should be replaced at least every 10 years due to wear and tear on the sensors and corrosion on the electrical components. All smoke alarms solely powered by a battery are required to feature a non-replaceable, non-removable battery that is capable of powering the smoke alarm for a minimum of 10 years. Recommend installing all detectors to the specified requirements.





Main Panel

Condition: Professional Consultation

Location: Exterior / East

Capacity: 200 A

Type: Circuit-breakers

Grounding & Bonding

Grounding: Grounded

Bonding: Bonded

Problems

- There is rust or corrosion affecting the main panel.

Comments:

Numerous circuits are missing labels. Main service disconnect was present (200amp). The dead front cover is a make shift installation (not from electrical manufacturer), leaving gaps and exposed wires accessible.

Recommend replacing dead front cover with an exact duplicate from the same manufacturer to comply with the UL rating. There was rust on the ground/neutral bus bar inside the panel. Note: Corrosion inside a panel is an indication of unwanted moisture and can lead to poor connections and overheating. Recommend licensed electrician repair noted items and clearly label all circuits.



Missing Circuit Labels



Inadequate Dead Front Cover



Rust/Corrosion - Neutral/Ground Bus Bar

Thermostats

Condition: Satisfactory

Comments:

The thermostat was operational at time of inspection and returned to its original settings after testing.



Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Windows

Condition: Professional Consultation

Type: Sliding

Material: Metal

Glass Properties: Dual pane

Comments:

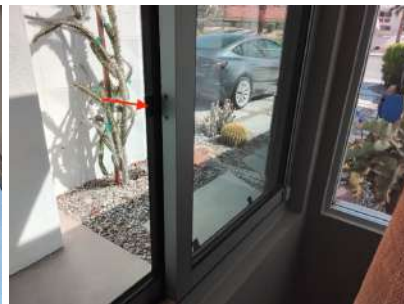
There is evidence of leakage at the dining room window. The window in the office is missing a window latch/handle. Recommend licensed window professional repair noted items.



Evidence Of Leakage - Dining Room



Evidence Of Leakage - Dining Room



Missing Window Latch - Office

Moisture & Mildew

Condition: Professional Consultation

Comments:

There is evidence of water damage (efflorescence) at the bottom of the block wall in the living room (east side). High moisture levels were detected at time of inspection. Recommend licensed building contractor evaluate further. Note: Poor grading was observed at the exterior of this wall. Recommend licensed landscaping contractor correct grading to ensure proper water diversion away from the house and foundation.



Water Damage - Living Room (East Wall)



High Moisture Levels - Living Room (East Wall)



Water Damage - Living Room (East Wall)



High Moisture Levels - Living Room (East Wall)

Ceilings

Condition: Professional Consultation

Type: Drywall

Problems

- There are cracks or loose sections in the ceiling.
- There is evidence of water damage to the ceiling.

Comments:

Hairline cracks, blemishes + evidence of patchwork were observed at the ceilings in the primary bedroom and kitchen. Water stains were observed in the guest bedroom closet. No moisture was detected at time of inspection. Note: Hairline cracks are typically caused by normal settlement and thermal expansion. Cracks less than 1/8-inch thick are considered stress cracks and are typically harmless. Recommend qualified professional repair/repaint.



Patchwork - Primary Bedroom



Patchwork - Primary Bedroom



Crack - Kitchen



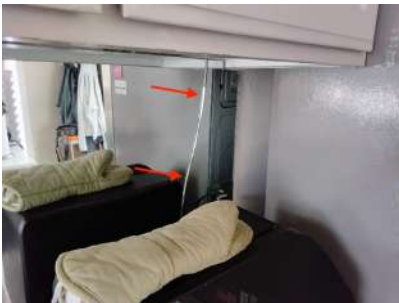
Water Stains - Guest Bedroom Closet

Mirrors

Condition: Professional Consultation

Comments:

The mirror at the kitchen backsplash is cracked/broken. Recommend licensed glass contractor replace.



Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Receptacles

Problems

- There are non-GFCI receptacles in the kitchen.

Comments:

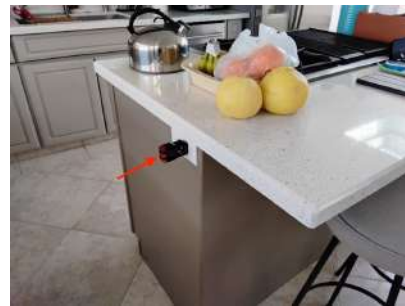
Both outlets at the kitchen island are without GFCI protection. Per current NEC code, all outlets serving kitchen countertops are required to have GFCI protection (including islands). Recommend licensed electrician replace.



Non-GFCI



Non-GFCI - Tester



Non-GFCI



Non-GFCI - Tester

Ventilation

Condition: Professional Consultation

Fan Vents to:Exterior

Comments:

The downdraft range vent fan was abnormally noisy at time of inspection. Recommend qualified professional repair.



Refrigerator

Condition: Satisfactory

Type: Operating

Comments:

Refrigerator was operational and blowing cold temperatures. The ice and water machine was operational. Ice was present in the ice-maker.



Dishwasher

Type: Not inspected

Comments:

The dishwasher was not tested due to occupants belongings at time of inspection.



Range / Oven

Condition: Satisfactory

Type: Operating

Comments:

All range burners were operational at time of inspection. The oven was operational including the light. The oven was turned off after testing.

Fuel: Electric



Sink

Comments:

The kitchen sink and garbage disposal were operational and draining properly at time of inspection. No active leaks detected.



Sink Cabinet**Comments:**

The sink cabinet could not be fully inspected due to occupants belongings. No visible damage or signs of previous leaks were noted.



Laundry

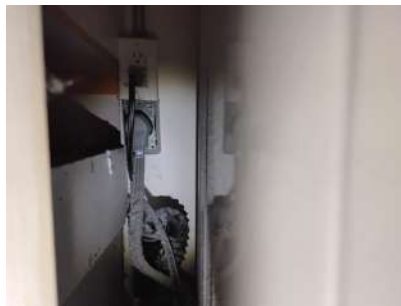
Washer/Dryer

Condition: Professional Consultation

Comments:

The washer and dryer were operational at time of inspection. No leaks were detected at the plumbing valves. There was excessive lint buildup behind the units, indicating a poor dryer vent connection or clogged dryer vent duct (safety hazard).

Note: Clogged dryer vents are one of the leading causes of house fires. Recommend qualified professional evaluate further/repair. Recommend periodic monitoring and cleaning of the dryer vent duct for safety.



Lint Buildup



Lint Buildup

Bathroom

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Countertops

Condition: Needs Maintenance

Comments:

The caulking was cracked/deteriorating at the backsplash in the guest bathroom. Recommend qualified professional re-caulk to avoid water penetration behind sink cabinet.



Heating	
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Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Heating System

Condition: Satisfactory

Type: Forced air

Fuel Type:Electric

Heating System Data

Furnace Age: 2 years

Comments:

The electric heater + air handler was manufactured in 2023. The unit was operational at time of inspection. The filter was clean. No defects noted.

Note: It is recommended to service an HVAC unit once a year to maintain proper function and efficiency. The average life span for electric heaters is 15-20 years, depending on usage and maintenance.



Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Air Conditioning Unit

Condition: Satisfactory

Status: Tested

AC Unit Data

Age: 3 years

Capacity: 4 ton

Location: South

Comments:

The A/C unit was manufactured in 2022. The unit was operational and blowing cold air at time of inspection. No defects noted.

Note: It is recommended to service an A/C unit once a year to maintain proper function and efficiency. The average life expectancy of A/C condenser units is approximately 15-20 years.





<end of report>

Home inspection conducted by Modern Home Inspection Co. on March 20, 2025

- 1) ROOF – Roof Covering: Elastomeric copolymer coating applied 1/13/2026 (see materials)
- 2) PLUMBING – Water Heater: According to RotoCo Plumbing Company, separate drainage for each piece of equipment is considered optional for older homes. We received a quote of \$3272 (see materials) to separate TRP valve drainage to the outside of the home, recommended only if the room is kept as enclosed living space. If the room is converted back to a carport, separated drainage (if desired) can be accomplished much less expensively by simply draining onto parking slab outside the utility room door.

NOTE: Though not listed as defect, we added a recommended water pressure regulator at the point at which water enters the home (see “Water Pressure” page 15).

- 3) PLUMBING – Gas Lines: This issue was not replicated by the gas company. (see materials)
- 4) ELECTRICAL – Main Panel: Circuits labeled, front cover repaired, re-inspected after work completed by Home Team Electric Co. on 12/23/2025 which provided a one-year warranty including discounted hourly rate and free inspections (see materials).
- 5) ELECTRICAL – Smoke Detectors: Detectors have been installed in bedroom and office, and carbon monoxide detector in hall; all verified electronically by Frontpoint Security System Co.
- 6) INTERIOR – Windows: Breakfast room window re-sealed with heavy-duty polyurethane sealant by Desert View Window and Glass Co 1/12/2026.
- 7) INTERIOR – Moisture and Mildew: Verified with gardener there are no irrigation devices outdoors in the area adjacent to the wall.
- 8) INTERIOR – Ceilings: The water stains in the guest bedroom closet were caused by leakage from emergency water storage jugs, subsequently removed. Stain on the carpet observed by the inspector was cleaned 12/18/2025.
- 9) KITCHEN – Receptacles: Power receptacles on the island were repaired by Home Team Electric.
- 10) LAUNDRY – Washer/Dryer: A new washer/dryer was installed 1/13/2026, incorporating an improved ventilation system.

**P.O. BOX 914
Palm Springs CA 92262
Phone (760) 327-3393
License No. 409619**

Approved by: _____

SUMMARY PG. 2, 17 "GAS LINES" (3)
• could not replicate leak

FORM 3994



NOTICE

WE CAME BY ON - DATE: 12/15/15 TIME: 11:30 (AM/PM)

☒ Your gas meter inspection was completed.

☐ Your gas was found on; for no-cost appliance service, visit socalgas.com (search "Schedule Service").

☐ Turned on your gas service :

☐ There was no electricity at the appliance, could not service your :

☐ Furnace ☐ Range ☐ Dryer ☐ Other _____

☐ There was no water service to your Water Heater:

☐ The appliance was left off

☐ Main Burner Gas Control Valve has been left in the "Pilot" position; Turn to the "On" position after water service is established.

☐ Seismic Valve activated, Gas Meter found and left on.

☐ Contact SoCalGas® or other qualified professional to reset the seismic valve for a fee and service your gas appliances.

☒ Serviced your : ☐ Dryer ☐ Other _____

☒ Range/Oven ☐ The oven has no pilot, use a match to light.

☐ Water Heater ☐ To prevent movement during an earthquake, secure the water heater to the wall or floor. Additional information can be found in our Home Energy & Safety Guide.

☐ Furnace ☐ Replace/Clean the forced air furnace air filter.

☐ Clean/Vacuum lint from the burner compartment for your wall or floor furnace.

Miscellaneous Appliance Referrals & Comments

☐ The appliance is operating properly ☐ Inoperative safety system

☐ Inoperative electrical or millivolt system

☐ Repaired natural gas leakage at _____

☐ For needed service or repair(s), contact a qualified service professional or agency.

☒ Please see our important notice located : _____ 

HOW TO REACH US

24-Hour Emergency Response

If you have an emergency involving natural gas, call our 24-hour line at 1-800-427-2200 or TDD/TTY 1-800-252-0259

If you need assistance, please visit socalgas.com or call the Multilingual Customer Contact Center at the appropriate number below. Our hours of operation for non-emergency assistance are :

Monday - Friday : 7AM - 8PM Saturday : 7AM - 6PM
Sunday and Holidays: Closed

English - 1-800-427-2200 粵語 - 1-800-427-1420 (Cantonese)

Español - 1-800-342-4545 Tiếng Việt - 1-800-427-0478 (Vietnamese)

한국어 - 1-800-427-0471 (Korean) 國語 - 1-800-427-1429 (Mandarin)

For other languages: 1-888-427-1345 TDD/TTY : 1-800-252-0259

**FORM 3994****SoCalGas™****AVISO**

ESTUVIMOS AQUÍ EL - FECHA: / / HORA: : : AM/PM

- ☐ **La inspección de su medidor fue completada.**
- ☐ **Encontramos su gas prendido;** visite socalgas.com para obtener servicio gratuito a sus aparatos de gas (Busque la palabra clave: Servicio).
- ☐ **Prendimos su servicio de gas:**
- ☐ Su aparato no tenía electricidad, no pudimos dar servicio a su:
- ☐ Calentador ☐ Estufa ☐ Secadora ☐ Otro _____
- ☐ No había servicio de agua en su calentador de agua:
- ☐ El aparato se dejó apagado
- ☐ La válvula de control del quemador principal fue dejada en la posición de "Piloto"; Prenda el piloto a la posición "On" (Prendido), después de que el servicio de agua sea establecido.
- ☐ **Válvula sísmica activada, encontramos medidor de gas prendido, y se dejó prendido.**
- ☐ Contacte a SoCalGas®, u otro profesional calificado para reiniciar la válvula sísmica por un costo y para darle servicio a sus aparatos de gas.

- ☐ **Dimos servicio a su:** ☐ Secadora ☐ Otro _____
- ☐ Estufa/Horno ☐ No hay piloto en su horno, utilice un cerillo para prenderlo
- ☐ Calentador de Agua ☐ Para prevenir movimiento en caso de terremoto, asegure su calentador de agua al muro o piso. Consulte nuestra guía de energía y seguridad de casa para información adicional.
- ☐ Calentador ☐ Reemplace/limpie el filtro de aire en su calentador de aire forzado.
- ☐ Limpie/Aspire pelusa del compartimiento del quemador de su calentador de muro o calentador de piso.

Referencias y Comentarios de Dispositivos Varios

- ☐ Funcionando adecuadamente ☐ Sistema de seguridad fuera de operación.
- ☐ Fuga de gas natural reparada en _____
- ☐ Sistema eléctrico o mili voltios fuera de operación.
- ☐ Para el servicio o reparación necesario(s), comuníquese con un profesional de servicio o agencia calificado.
- ☐ **Por favor vea nuestra noticia localizada en:** _____

Additional Remarks/Observaciones Adicionales

*No gas indications out side
around meter*



760-369-1002 HomeTeamElectric.com

ELECTRICAL SYSTEM EVALUATION

CLIENT NAME

BLAIR JOCKERS

AGE OF HOME

60+

CLIENT ADDRESS

246 EAST AVENIDA GRANADA

PANEL SIZE/BRAND

200 SIEMENS

DATE

12-23-25

JOB#

52225

TECHNICIAN

ANGEL

MAIN ELECTRICAL PANEL

Is The Panel Current & Up To Date?

YES

NO

Notes



SLIGHT RUST & CORROSION INSIDE

Are Busbar/Components Free From Burning/Corrosion?



PANEL DEAD FRONT NOT ORIGINAL BUT

Is Surge Protection Present?



SERVES ITS PURPOSE.

Has Panel Been Properly Maintained?



SUB PANEL

Is The Panel Current & Up To Date?

YES

NO

Notes



Are Busbar/Components Free From Burning/Corrosion?



Is Surge Protection Present?



Has Panel Been Properly Maintained?



Neutral Conductor Is Isolated From Ground?



CIRCUIT BREAKERS

Is The Main Breaker Sized Correctly?

YES

NO

Notes



BREAKERS ARE SHOWING SIGNS OF

Are The Branch Circuit Breakers Sized Correctly?



RUSTING FROM MOISTURE

Are The Breakers UL Listed For Panel?



Are Single Breakers Free From Double Tapping?



Are Circuit Breakers Inside Of Manufacturers Lifespan?



Are GFCI/AFCI Breakers Working Correctly?



Are Temperatures All In Acceptable Range?



GROUNDING SYSTEM

Is The System Grounding Line The Correct Size?

YES

NO

Notes



Are There 2 Ground Rods Installed?



PERFECT!

Is The Home Equipped With A UFER Ground Bond?



Are Water & Gas Lines Bonded To The Ground System?



Cold/Hot Water Bond Jumper Present?



Is The Inter-System Bond Present?



HOME SAFETY SYSTEMS

Smoke/Fire Detectors In Required Locations?

YES

NO

Notes



ALL SAFETY DEVICES CURRENT.

Carbon Monoxide Detectors In Required Locations?



WORKING.

Smoke/Fire/CO2 Detectors Are Inside Expiration Date?



Is There GFCI Protection In All Required Locations?



Are GFCI Devices Inside Recommended Age?



Are Receptacles Installed With Proper Connections?



Receptacles Consistent With National Electrical Code?



Wiring Type/ Conditions Are Current And Safe?



Dedicated Circuits At Required Locations?



Weather Proof Covers At All Exterior Locations?



Is There GFCI Protection For EV Charging Device?



POOL EQUIPMENT

Is Equipotential Bond In Place?

YES

NO

Notes



Is The Pool Equipment Properly Bonded To Ground?



Are The Pool Pumps/Lights GFCI Protected?



Receptacles Within 20' Of Waters Edge GFCI Protected?



Is The Pool Equipment Surge Protected?



Is The Panel Current & Up To Date?	☐	☐	Notes
Are Busbar/Components Free From Burning/Corrosion?	☐	☐	
Is Surge Protection Present?	☐	☐	
Has Panel Been Properly Maintained?	☐	☐	
Neutral Conductor Is Isolated From Ground?	☐	☐	

CIRCUIT BREAKERS	YES	NO	Notes
Is The Main Breaker Sized Correctly?	☒	☐	BREAKERS ARE SHOWING SIGNS OF
Are The Branch Circuit Breakers Sized Correctly?	☒	☐	RUSTING FROM MOISTURE
Are The Breakers UL Listed For Panel?	☒	☐	
Are Single Breakers Free From Double Tapping?	☒	☐	
Are Circuit Breakers Inside Of Manufacturers Lifespan?	☒	☐	
Are GFCI/AFCI Breakers Working Correctly?	☒	☐	
Are Temperatures All In Acceptable Range?	☒	☐	

GROUNDING SYSTEM	YES	NO	Notes
Is The System Grounding Line The Correct Size?	☒	☐	
Are There 2 Ground Rods Installed?	☒	☐	PERFECT!
Is The Home Equipped With A UFER Ground Bond?	☐	☒	
Are Water & Gas Lines Bonded To The Ground System?	☒	☐	
Cold/Hot Water Bond Jumper Present?	☒	☐	
Is The Inter-System Bond Present?	☒	☐	

HOME SAFETY SYSTEMS	YES	NO	Notes
Smoke/Fire Detectors In Required Locations?	☒	☐	ALL SAFETY DEVICES CURRENT.
Carbon Monoxide Detectors In Required Locations?	☒	☐	WORKING.
Smoke/Fire/Co2 Detectors Are Inside Expiration Date?	☒	☐	
Is There GFCI Protection In All Required Locations?	☒	☐	
Are GFCI Devices Inside Recommended Age?	☒	☐	
Are Receptacles Installed With Proper Connections?	☐	☐	
Receptacles Consistent With National Electrical Code?	☒	☐	
Wiring Type/ Conditions Are Current And Safe?	☒	☐	
Dedicated Circuits At Required Locations?	☒	☐	
Weather Proof Covers At All Exterior Locations?	☒	☐	
Is There GFCI Protection For EV Charging Device?	☒	☐	

POOL EQUIPMENT	YES	NO	Notes
Is Equipotential Bond In Place?	☐	☐	
Is The Pool Equipment Properly Bonded To Ground?	☐	☐	
Are The Pool Pumps/Lights GFCI Protected?	☐	☐	
Receptacles Within 20' OF Waters Edge GFCI Protected?	☐	☐	
Is The Pool Equipment Surge Protected?	☐	☐	

I request that **NO SAFETY EVALUATION** be performed on my electrical system. _____ Client Signature _____ Date _____

Learn More About Your Electrical Evaluation At Home Team Electric, we value transparency and want you to feel informed about your home's electrical safety. Scan the QR code to access a webpage that explains each part of your evaluation and the reasons behind any recommended repairs.



At Home Team Electric, the safety of your home and our technicians is our top priority. That's why every service visit includes a comprehensive system safety evaluation. This evaluation reviews key areas of your electrical system based on the National Electrical Code (NEC) and industry best practices to identify potential hazards and code violations.

If safety or code issues are identified, our team will provide clear, professional recommendations to correct them. While choosing to proceed with these repairs is entirely up to you, please be aware that declining recommended corrections may leave your system at risk. Home Team Electric cannot be held liable for accidents, damage, or hazards resulting from declined safety repairs.

I understand the information provided by the technician as described above.

I have completed this service according to the NEC and company standards.

12-23-25





Remit to: 2141 Industrial Ct., Ste.D, Vista, CA 92081 • (800) 491-7686
Accounts Receivable : (844) 490-7686 • Fax: (760) 598-1657
Lic# 966412 • Federal ID #: 46-1617768

BILL TO

Blair Jockers
246 East Avenida Granada
Palm Springs, CA 92264 USA

ESTIMATE

1899865121

ESTIMATE DATE

Dec 18, 2025

JOB ADDRESS

Blair Jockers
246 East Avenida Granada
Palm Springs, CA 92264 USA

Job: 1899651928

Technician: Christian Lopez-Moeun

Technician: David Hernandez

Technician: Marcus Buckles

ESTIMATE DETAILS

Reroute Discharge and Water Filtration Line: This estimate is to reroute the discharge line and the filtration line out to the exterior of building. We will remove Tees from the copper line that 3 lines are currently connected to.
This estimate includes all parts and labor.

SUB-TOTAL \$3,272.00

TAX \$0.00

TOTAL \$3,272.00

EST. FINANCING \$37.30

Billing customers: Credit card payments are subject to 1.95% surcharge. Payments by debit card or check may omit this surcharge.

WE DO WATER RESTORATION

(Fix it, Clean it, Dry it)

Conditions & Exclusions apply. Please see below for details.

CUSTOMER AUTHORIZATION

WORK ORDER AUTHORIZATION / WAIVER:

I authorize Roto-Rooter to perform the described services and I agree to pay the amounts indicated. I understand that Roto-Rooter is not responsible for broken, settled, rusted, deteriorated, or lead pipes, fixtures, or clean outs and any damage resulting from cleaning or repairing such lines.

I have asked Roto-Rooter to provide services, Under Section 1689.13 of the California Civil Code, in order to induce Roto-Rooter to provide these services; 1) Initiated negotiation and contract; 2) executed this contract in connection with the making of emergency or immediate necessary repairs or services necessary for the immediate protection of persons or personal property detailed on this invoice; and 3) I expressly acknowledge and waive the right to cancel this contract within

three or seven business days, whichever applies.

ACH PAYMENT AUTHORIZATION / WAIVER:

In the event that payment is required and bank account information or a check is provided as a form of payment, I hereby authorize RotoCo, LLC, herein called Roto-Rooter, to (i) initiate a debit entry to my account, and to debit the same to such account, (ii) use information from my check to make a one-time electronic fund transfer from my account or (iii) process the payment as a check transaction, as determined by Roto-Rooter and as applicable. I acknowledge that the origination of ACH transactions to my account must comply with the provision of U.S. law and that I may only revoke this authorization by notifying Roto-Rooter as provided below. This authorization is to remain in full force and effect for the payment on this invoice, until Roto-Rooter has received written notification from me of its termination in such time and in such manner as to afford Roto-Rooter a reasonable opportunity to act on it. If you believe any of the above information to be in error or to contact Roto-Rooter for information on revoking this authorization, please contact us at (844) 490-7686.

Sign here	ESTIMATE	Date
-----------	----------	------

THREE DAY RIGHT TO CANCEL
*Only applies if the contract is greater than \$750.

Sign here	Date
-----------	------

ESTIMATE DETAILS	
EST. FINANCING	\$37.00
TOTAL	\$3,372.00
TAX	\$0.00
SUB-TOTAL	\$3,372.00

WE DO WATER RESTORATION
(Fix It, Clean It, Dry It)

Conditions & Exclusions apply. Please see below for details.

CUSTOMER AUTHORIZATION / WAIVER:

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