



Inspection Report

Fred Compton

Property Address:

44359 Capri ct
Palm Desert Ca



Eagle Home Inspection Services

**Chad Nounnan
(760) 221-2206**

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Date: 2/16/2020	Time:	Report ID:
Property: 44359 Capri ct Palm Desert Ca	Customer: Fred Compton	Real Estate Professional: Brian Riesenberg

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.

Standards of Practice:

INACHI National Association of Certified
Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Condominium

Approximate age of building:

1980's

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

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

Viewed roof covering from:	Roof-Type:	Roof Ventilation:
Walked roof	Hip Flat	Dormer Vents

Items

1.0 Roof Coverings

Comments: Inspected, Repair or Replace

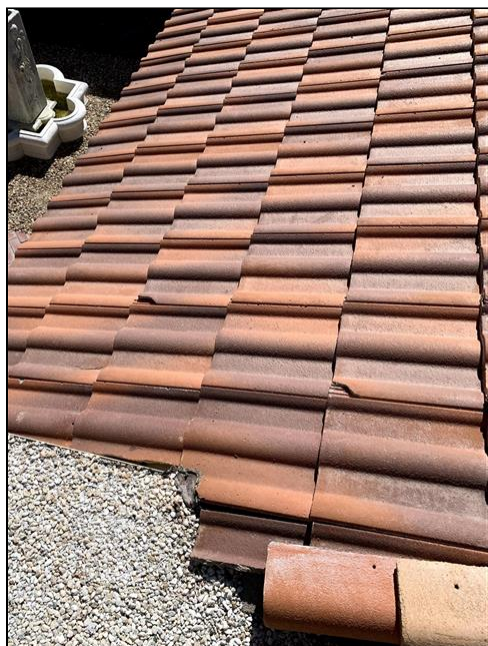
- Foam roofs are worn, need re-coating.
- Chips on a number of roof tiles.
- Recommend a roofing contractor to further evaluate roof and tile underlayment.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.3 Roof Ventilation

Comments: Inspected

1.4 Roof Structure and Attic (Report leak signs or condensation)

Comments: Not Inspected

1.5 Insulation in Attic**Comments: Not Inspected**

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.

Items

2.0 Eaves, Soffits and Fascias

Comments: Inspected

2.1 Wall Cladding, Flashing and Trim

Comments: Inspected

2.2 Doors (Exterior)

Comments: Inspected

Note: front bedroom exterior door sticks, needs repair.

2.3 Windows

Comments: Inspected

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

Comments: Inspected, Repair or Replace

High soil and poor drainage on right side of garage found. Soil should be 6-8" below to top of foundation or wood with proper drainage away from walls.

2.5 Plumbing Water Faucets (hose bibs)

Comments: Inspected

2.6 GFCI Outlets

Comments: Inspected, Repair or Replace

Rear right GFCI outlet is defective, the rest of the outlets other than one GFCI by barbecue are not GFCI.

Recommend repair of exterior outlets, all outlets must be GFCI.

2.7 Outlets, Wiring (Exterior)

Comments: Inspected, Repair or Replace

Exhaust fan over barbecue did not respond. Recommend repair/replace.

Open j-box on roof. Unknown use. Recommend further evaluation.



2.7 Item 1(Picture)



2.7 Item 2(Picture)

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. 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

Cabinetry:	Countertop:	Clothes Dryer Vent Material:
Laminate	Quartz	Metal
Dryer Power Source:		
Gas Connection		

Items

3.0 Ceiling
Comments: Inspected

3.1 Walls
Comments: Inspected

3.2 Floor
Comments: Inspected

3.3 Windows
Comments: Inspected

3.4 Counters and a representative number of Cabinets
Comments: Inspected

3.5 Plumbing Drain and Vent Systems
Comments: Inspected

3.6 Plumbing Water Supply Faucets and Fixtures
Comments: Inspected

3.7 GFCI Outlets
Comments: Inspected, Repair or Replace

Counter outlets are not GFCI protected. Recommend an electrical contractor to replace outlets with GFCI outlets for safety.

3.8 Outlets Wall Switches and Fixtures
Comments: Inspected

Note: light cover needs securing.



3.8 Item 1(Picture)

3.9 Dishwasher

Comments: Inspected

3.10 Ranges/Ovens/Cooktops

Comments: Inspected

3.11 Range Hood

Comments: Inspected

3.12 Food Waste Disposer

Comments: Inspected

3.13 Microwave Cooking Equipment

Comments: Inspected

3.14 Clothes Dryer Vent Piping and Power Supply

Comments: Inspected

Lint vent directs up through roof. Gravity causes lint to clog inside vent tubing over time and must be cleaned out periodically.

3.15 Exhaust Fan

Comments: Inspected

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.

4. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:
Two automatic	Insulated
	Metal

Items

4.0 Garage Ceiling

Comments: Inspected

Note: ceiling seam crack.

4.1 Garage Walls (Including Firewall Separation)

Comments: Inspected, Repair or Replace

Water damage on lower garage right wall due to high soil and improper drainage on exterior of this wall.

Recommend repair of wall.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.2 Garage Floor

Comments: Inspected

4.3 Garage Door (s)

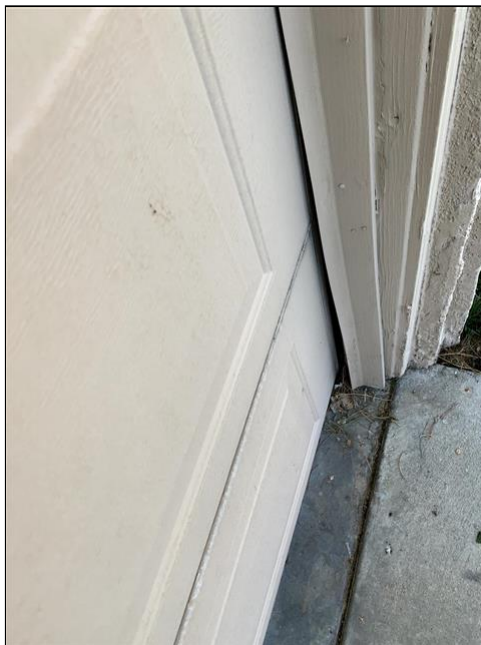
Comments: Inspected

Note: dent on garage door, paint chipped.

Separation from bug strip on right side.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

4.4 Occupant Door from Garage to inside home

Comments: Inspected, Repair or Replace

Door is not fire rated. Recommend replacing with a fire rated door along with a self closing hinge.

4.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected, Repair or Replace

Recommend a garage door contractor to install eye beams on sides of garage door for proper safety reverse.

4.6 GFCI Outlets

Comments: Inspected, Repair or Replace

Outlet is not GFCI.

Recommend replace with a GFCI outlet.

4.7 Other

Comments: Inspected, Repair or Replace

Recommend repair of thermostatic fan.

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

Ceiling Materials:	Wall Material:	Floor Covering(s):
Drywall	Drywall	Carpet Tile
Interior Doors:	Window Types:	
Hollow core	Sliders Thermal/Insulated	

Items

5.0 Ceilings
Comments: Inspected

5.1 Walls
Comments: Inspected

Note: some damage on wall by door in front bedroom.



5.1 Item 1(Picture)

5.2 Floors
Comments: Inspected

5.3 Doors (Representative number)
Comments: Inspected

5.4 Windows (Representative number)
Comments: Inspected

5.5 Outlets, Switches and Fixtures
Comments: Inspected

Note: some light switches have no use and some lights did not respond as well as some exterior lights did not respond.

.....
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. Bathroom and Components

Styles & Materials

Exhaust Fans:

Fan only

Items

6.0 Floors, Walls, Ceilings

Comments: Inspected

6.1 Counters and Cabinets

Comments: Inspected

6.2 Doors (Representative number)

Comments: Inspected

Note: master bathroom door hardware does not connect when closed.

6.3 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

6.4 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected, Repair or Replace

Both bathroom toilets need securing.

Hall bathroom toilet stopper sticks.

Master bathroom tub faucet is defective, needs replacement.

Hall bathroom shower diverter does not divert all water to shower head and shower head leak.

Recommend a plumbing contractor to repair.

6.5 GFCI Outlets

Comments: Inspected, Repair or Replace

Outlets are not GFCI protected in either bathroom. Recommend an electrical contractor to replace both with GFCI outlets.

6.6 Exhaust fan

Comments: Inspected, Repair or Replace

Both bathroom exhaust fans are old and barely pulling air.

Recommend replace both.

6.7 Shower Module, Tilework

Comments: Inspected

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:	Wall Structure:
Poured concrete	2 X 4 Wood

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

Water Source: Public	Plumbing Water Supply (into home): Not Visible	Plumbing Water Distribution (inside home): Copper
Plumbing Waste Line: Not Visible	Water Heater Power Source: Gas (quick recovery)	Water Heater Gallons: 40 Gallon (1-2 people)
Age of Water Heater: 2017		

Items

8.0 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected, Repair or Replace

Flue pipe is improper to even connect to the water heater. Needs a new flue pipe properly fitted.

TPR valve must be piped to the exterior with copper piping at a gravitational flow.

Recommend a plumbing contract to repair.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.1 Main Fuel Shut-off (Describe Location)

Comments: Inspected

Front.

8.2 Water Pressure

Comments: Inspected

72 psi.

8.3 Seismic Strapping

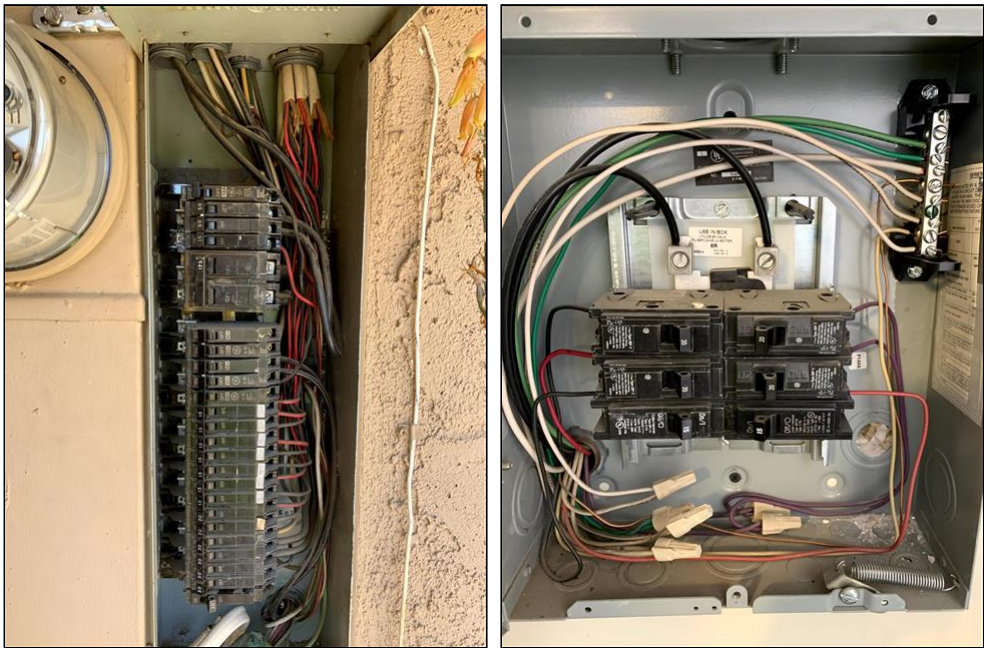
Comments: Inspected, Repair or Replace

Both straps need tightening.

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

Panel capacity: 125 AMP	Panel Type: Circuit breakers	Branch wire 15 and 20 AMP: Copper
Wiring Methods: Romex		

Items

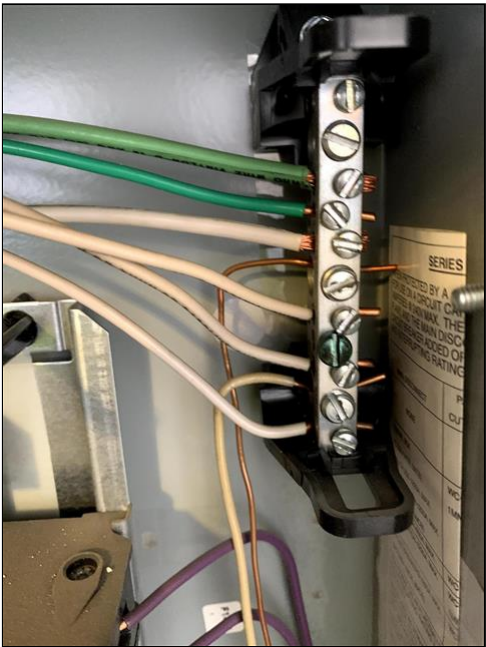
9.0 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected, Repair or Replace

- Grounds connected to neutral bus bar. A separate bonded bus bar needed for these and both main ground/neutral must have a path back to the main panel.
- One breaker in sub panel tripped twice during inspection (third picture).
- Missing screw to secure main panel inner panel door.



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)

9.1 Location of Main and Distribution Panels

Comments: Inspected

Front of home and garage.

9.2 Smoke Detectors

Comments: Inspected

9.3 Carbon Monoxide Detectors

Comments: Inspected, Repair or Replace

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions in hallway.

.....
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. Heating / Central Air Conditioning

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: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: GOODMAN	Ductwork: Not Visible	Age of Furnace: 2015
Filter Type: Disposable	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: GOODMAN	Age of AC: 2018	Tons: 4 Tons
Seer Rating: 14 Seer		

Items

10.0 Heating Equipment

Comments: Inspected

10.1 Normal Operating Controls

Comments: Inspected

10.2 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, Repair or Replace

Condensate drain line enters foundation. Recommend extending outside instead.

Door to furnace needs weather stripping.



10.2 Item 1(Picture)

10.3 Gas/LP Firelogs and Fireplaces

Comments: Inspected

Operational.



10.3 Item 1(Picture)

10.4 Cooling and Air Handler Equipment

Comments: Inspected

10.5 Normal Operating Controls

Comments: Inspected

10.6 Presence of installed cooling source in each room

Comments: Inspected

Note: no vent in laundry room.

.....

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.

General Summary



Eagle Home Inspection Services

(760) 221-2206

Customer

Fred Compton

Address

44359 Capri ct
Palm Desert Ca

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

Inspected, Repair or Replace

Foam roofs are worn, need re-coating.

Chips on a number of roof tiles.

Recommend a roofing contractor to further evaluate roof and tile underlayment.

1. Roofing / Chimneys / Roof Structure and Attic



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

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)

Inspected, Repair or Replace

High soil and poor drainage on right side of garage found. Soil should be 6-8" below to top of foundation or wood with proper drainage away from walls.
- 2.7

Outlets, Wiring (Exterior)

Inspected, Repair or Replace

2. Exterior

Exhaust fan over barbecue did not respond. Recommend repair/replace.

Open j-box on roof. Unknown use. Recommend further evaluation.



2.7 Item 1(Picture)



2.7 Item 2(Picture)

4. Garage

4.1 Garage Walls (Including Firewall Separation)

Inspected, Repair or Replace

Water damage on lower garage right wall due to high soil and improper drainage on exterior of this wall.

Recommend repair of wall.

4. Garage



4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.4 Occupant Door from Garage to inside home

Inspected, Repair or Replace

Door is not fire rated. Recommend replacing with a fire rated door along with a self closing hinge.

4.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected, Repair or Replace

Recommend a garage door contractor to install eye beams on sides of garage door for proper safety reverse.

4.7 Other

Inspected, Repair or Replace

Recommend repair of thermostatic fan.

6. Bathroom and Components

6.6 Exhaust fan

Inspected, Repair or Replace

Both bathroom exhaust fans are old and barely pulling air.

Recommend replace both.

8. Plumbing System

8.3 Seismic Strapping

Inspected, Repair or Replace

Both straps need tightening.

9. Electrical System

9.3 Carbon Monoxide Detectors

Inspected, Repair or Replace

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions in hallway.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Chad Nounnan

Electrical Summary



Eagle Home Inspection Services

(760) 221-2206

Customer

Fred Compton

Address

44359 Capri ct
Palm Desert Ca

The following **Electrical** 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.

2. Exterior

2.6 GFCI Outlets

Inspected, Repair or Replace

Rear right GFCI outlet is defective, the rest of the outlets other than one GFCI by barbecue are not GFCI.

Recommend repair of exterior outlets, all outlets must be GFCI.

3. Kitchen Components and Appliances

3.7 GFCI Outlets

Inspected, Repair or Replace

Counter outlets are not GFCI protected. Recommend an electrical contractor to replace outlets with GFCI outlets for safety.

4. Garage

4.6 GFCI Outlets

Inspected, Repair or Replace

Outlet is not GFCI.

Recommend replace with a GFCI outlet.

6. Bathroom and Components

6.5 GFCI Outlets

Inspected, Repair or Replace

Outlets are not GFCI protected in either bathroom. Recommend an electrical contractor to replace both with GFCI outlets.

9. Electrical System

9.0 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

Grounds connected to neutral bus bar. A separate bonded bus bar needed for these and both main ground/neutral must have a path back to the main panel.

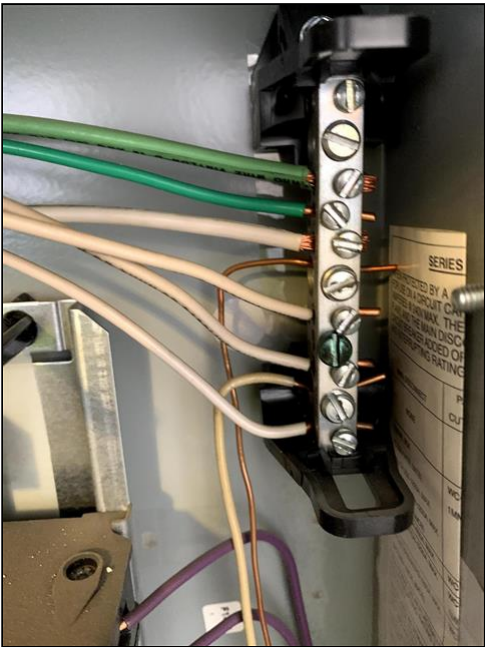
One breaker in sub panel tripped twice during inspection (third picture).

Missing screw to secure main panel inner panel door.

9. Electrical System



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)

Plumbing Summary



Eagle Home Inspection Services

(760) 221-2206

Customer

Fred Compton

Address

44359 Capri ct
Palm Desert Ca

The following **Plumbing** 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.

6. Bathroom and Components

6.4 Plumbing Water Supply and Distribution Systems and Fixtures

Inspected, Repair or Replace

Both bathroom toilets need securing.

Hall bathroom toilet stopper sticks.

Master bathroom tub faucet is defective, needs replacement.

Hall bathroom shower diverter does not divert all water to shower head and shower head leak.

Recommend a plumbing contractor to repair.

8. Plumbing System

8.0 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

Flue pipe is improper to even connect to the water heater. Needs a new flue pipe properly fitted.

TPR valve must be piped to the exterior with copper piping at a gravitational flow.

Recommend a plumbing contract to repair.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Chad Nounnan

Heating Cooling / Summary



Eagle Home Inspection Services

(760) 221-2206

Customer

Fred Compton

Address

44359 Capri ct
Palm Desert Ca

The following **Heating and Cooling** 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.

10. Heating / Central Air Conditioning

10.2 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

Condensate drain line enters foundation. Recommend extending outside instead.

Door to furnace needs weather stripping.

10. Heating / Central Air Conditioning



10.2 Item 1(Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Chad Nounnan

**INVOICE**

Eagle Home Inspection Services
(760) 221-2206
Inspected By: Chad Nounnan

Inspection Date: 2/16/2020
Report ID:

Customer Info:	Inspection Property:
Fred Compton	44359 Capri ct Palm Desert Ca
Customer's Real Estate Professional: Brian Riesenberg	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	325.00	1	325.00
			Tax \$0.00
			Total Price \$325.00

Payment Method:
Payment Status: Paid
Note:

TO THE HOME INSPECTOR: THE FOLLOWING ARE INSTRUCTIONS ON HOW TO INCLUDE YOUR INSPECTION AGREEMENT**Free of charge:**

HG Staff will set up one of our sample agreements with your information for free as a sample demonstration on format, selecting fields to auto-populate etc using one of our sample agreement forms. You can do this yourself too if you have a specific agreement you have had prepared using your own contract agreement form, or we will do it for you for an extra fee at your request.

How To Use One Of Our Sample Agreements:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and find one of the sample agreements you like. They are named agreement-sample1.html and so forth.
2. Clean up the text as necessary using the built in editor and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
3. Save As. Use the button with a disk on it and the "+" on it to save it as "disclaim.html". Now you are ready to use the online click agreement and it will also insert a copy of your agreement in the report.

How To Add Your Own Agreement:

1. At the menu line in HG software choose "Office" then "Edit Report Docs" and choose the Disclaim File:
2. Clear out this content and paste in yours. Note: if pasting from MS Word you must paste it first in MS notepad (Start /All Programs: Accessories: notepad), then copy from note pad and paste it here.
3. Next, clean up the text as necessary from the paste in, and wherever you want a word to be replaced with the name, address, invoice amount etc. simply click on the drop down menu at the top labeled "Insert Merge Field" and choose the word to be populated with real name information.
4. Save. Now you are ready use the online click agreement and it will also insert a copy of your agreement in the report.

Fees: Inspectors who need help using their own agreement can ask us for a fee to help them format and place in correctly. Fee is based on number of pages and if there are tables, drawings etc and how much work is involved. A simple contract with a few pages can be done easily following the instructions above, or watch a video tour at our support page on our website.

Disclaimer: The sample agreements we offer are samples. They have been used and are being used by inspectors but at your own risk. We strongly advise an attorney to review and make edits as necessary. By using any of our sample agreements you hold harmless HomeGauge and SHGI Corp and its owners. There, our disclaimer is over.
