

489 E San Jose

Repair list from home inspection report, plus additional repairs.

- Double tap load wires present inside electrical panel, Damage insulation to (1) wire with evidence of arcing inside electrical panel.
- Missing anti-chafe bushing around wires inside electrical panel, Interior cover to electrical panel missing knockout insert.
- Utility closet in converted garage: Outlet on south wall inside utility closet separated from box/missing cover plate, Exposed wiring on west wall inside closet
- North exterior outlet on west side of house not GFCI protected, GFCI outlet on west wall in courtyard did not trip.
- GFCI outlet on south wall on south patio did not trip, GFCI outlet on north wall on south patio hot-wired in reverse/did not trip, Dead north outlet on north wall on south patio.
- Dimmer in front entry for living room ceiling light doesn't always work behind mirror).
- Kitchen: Outlet on south wall not GFCI protected (unable to install GFCI outlet due to limited space due to the custom cabinetry), Exposed wiring on east wall inside cabinet below sink
- Primary: (1) Damaged dimmer switch on east wall
- Primary bathroom: Inoperative exhaust fan (was working properly, switch in water closet)
- Repair slate driveway and walkway in various places
- Peeling paint front and side exterior, scrape and touch up
- Peeling paint above entry on trim, scrape and paint
- Stucco repair along top edge surrounding the entry courtyard
- Drywall repair primary bathroom and guest bathroom
- Re-install duct vent in primary bathroom
- Replace damaged baseboard in main living area, primary bedroom, and bathroom
- Remove broken awning frame
- Repaired drip in primary tub faucet

Additional repairs, upgrades

- Re-coated roof, fill in low spots, minor repairs, removed old awning brackets 2025
- Add water deflecting guards on back French doors and seal grout
- Replace leaking hose in outdoor kitchen
- Termite remediation, local treatment
- Repaired loose and missing tile on outdoor kitchen countertop
- Replaced glass in 3rd bedroom slider

Signed by:

Douglas Andrew Bayer

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Oct-09-2025 | 11:52 AM PDT

PROPERTY INSPECTION REPORT



489 E San Jose Rd.
Palm Springs, Ca

Prepared for: Doug Bayer (6-4-25)

Prepared by: CTS Inspections

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

G	GOOD	Functional with no obvious signs of defect.
F	FAIR	Item is not fully functional, missing required items, or has exceeded design life and requires repair or servicing.
P	POOR	Item needs immediate repair or replacement. It is unable to perform its intended function.
NI	NOT INSPECTED	Item was unable to be inspected for safety reasons, lack of power, empty, inaccessible, or disconnected at time of inspection.

GENERAL INFORMATION

Property Information

Building Type- One story condo

Property Address- 489 E San Jose Rd.

City- Palm Springs CA

Year Built- 1963

Contact Name/Number- Bill Landesman (760) 898-0274

Client Information

Client Name- Doug Bayer

Inspection Company

Inspector Name Casey Slaten

Company Name CTS Inspections

Address- 74710 Hwy 111 Suite #102 Palm Desert, CA 92260

E-Mail- Cslaten@ctsinspections.com

Phone- (909) 771-6036

ASHI # 252347

Conditions

Property Status- Occupied

Persons Present- Homeowner

Inspection Date- 06/04/2025

Inspection Fee- 450.00

Start Time- 11:00 AM

End Time- 2:00 PM

Entrance Faces- North

Temperature- 86

Weather Condition- Sunny/Clear

Soil Conditions- Wet (Rained overnight on 6-3-25)

Electric On- ☒ Yes ☐ No

Water On- ☒ Yes ☐ No

Gas/Propane On- ☒ Yes ☐ No ☐ Not Applicable

Propane Tank Present- ☐ Yes ☒ No

ROOF

NTBS-Not To Building Standards

NFCC-Normal For California Construction

Main House Roof Surface _____

Method of Inspection- Walked on roof

Type- Flat/Pitched

Approx Age- 6-10 Years

G F P NI

☐ ☒ ☐ ☐ Material- Foam Missing roofing material/Exposed sheathing over portico, Multiple electrical conduit laying on roof surface-NTBS, (Rained overnight on 6-3-25)

☐ ☒ ☐ ☐ Flashing- Metal Missing flashing cap to portico

☐ ☒ ☐ ☐ Plumbing Vents/Pipes- ABS/Metal Vent pipe on roof to water heater & heater does not extend a minimum of 12 inches above roof surface-NTBS

☒ ☐ ☐ ☐ Skylights- Plastic Shell

☒ ☐ ☐ ☐ Gutters/Downspouts- Scuppers

SLAB/FOUNDATION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

☐ ☐ ☐ ☒ Slab/Foundation- Poured Concrete Slab not visible due to floor coverings

☐ ☐ ☐ ☒ Foundation Perimeter- Not visible Weep Screed not present

ELECTRICAL

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

West side of house Electric Panel _____

Panel Type- Main

Panel Manufacturer- Westinghouse Electrical panel not original to house

Panel Amp Capacity- 125 Amps

Service Feeds- ☒ Underground ☐ Overhead

☒ ☐ ☐ ☐ Main Breaker/Fuse Size- 100 Amps

☒ ☐ ☐ ☐ Service Ground- Visible

☐ ☒ ☐ ☐ Wiring Type- Romex Double tap load wires present inside electrical panel-NTBS, Damaged insulation to (1) wire with evidence of arcing inside electrical panel

Aluminum Wiring Present- ☐ Yes ☒ No

☒ ☐ ☐ ☐ Breakers- Functional

☐ ☒ ☐ ☐ Panel Exterior/Interior- Functional Missing anti-chafe bushing around wires inside electrical

ELECTRICAL (Continued)

Panel Exterior/Interior- (continued)

panel-NTBS, Interior cover to electrical panel missing knockout insert, Main electrical panel/meter does not have required 36 inch out by 30 inch wide working space-NTBS

PLUMBING

NTBS-Not To Building Standards

NFCC-Normal For California Construction

Water Softener Systems Not Tested Or Included In This Report

G F P NI

☒ ☐ ☐ ☐ Service Line- Copper

☒ ☐ ☐ ☐ Main Water Shutoff- South side of house

Valve Type- ☒ Ball ☐ Gate ☐ Other

☒ ☐ ☐ ☐ Water Pressure- 60 PSI

Pressure Regulator Present- ☒ Yes ☐ No Appears operational

☒ ☐ ☐ ☐ Water Lines- Copper/Galvanized

☒ ☐ ☐ ☐ Drain Pipes- ABS

☒ ☐ ☐ ☐ Vent Pipes- ABS

☒ ☐ ☐ ☐ Hose Bibs- Operated

Utility Closet Water Heater

Area Served- Main House

Water Heater Manufacturer- Bradford-White

Unit Type- Natural Gas

Unit Capacity- 50 Gallon

Unit Age- 1-5 Years (2023 model)

☒ ☐ ☐ ☐ Water Heater Operation/Condition- Operated at time of inspection

☒ ☐ ☐ ☐ Vent Pipe- Double wall

☐ ☒ ☐ ☐ Plumbing- Copper Missing insulation on supply/flow pipes to water heater-NTBS

☐ ☒ ☐ ☐ TPRV/Drain Tube- Brass/Copper Water Heater TPRV drain tube opening does not extend to exterior-NTBS/Installation of a Watts 210 Valve required

☒ ☐ ☐ ☐ Gas Line/Valve- Line Valve

☐ ☒ ☐ ☐ Strapping- Present Improper strapping installation on water heater-Upper strap placed too low on casing-NTBS

☐ ☒ ☐ ☐ Base- Functional Missing drain pipe from catch pan under water heater-NTBS

☒ ☐ ☐ ☐ Combustion Venting- Functional

☐ ☒ ☐ ☐ Enclosure- Wood/Plaster/Drywall Dry moisture stains present on interior walls in utility closet

AIR CONDITIONING

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

West side of house AC System

☐ ☒ ☐ ☐ A/C System Operation/Condition- Operated at time of inspection

AC Manufacturer- Maytag

Area Served- Main House Unit Age- 11-15 Years (2011 model)

Unit Type- Central A/C Unit Capacity- 5 Ton

Power Source- 220/240 VAC Temp Differential- 18-22 Degrees Proper differential temperature

☒ ☐ ☐ ☐ Visible Coil- Aluminum Fins/Copper coil☒ ☐ ☐ ☐ Base- Functional☐ ☒ ☐ ☐ Refrigerant/Condensate Lines- Functional Missing insulation/Exposed copper on refrigerant pipe to AC Condenser☒ ☐ ☐ ☐ Electrical Disconnect- Fused/Pull out

HEATING

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Utility Closet Heating System

☐ ☒ ☐ ☐ Heating System Operation/Condition- Operated at time of inspection Air leaking from coil

Heater Manufacturer- Maytag

Area Served- Main House Unit Age- 11-15 Years (2011 model)

Unit Type- Forced air Unit Capacity- 120,000 BTUHR

Fuel Type- Natural gas

☐ ☒ ☐ ☐ Electrical- 110/120 VAC Outlet on south wall inside utility closet separated from box/missing cover plate, Exposed wiring on west wall inside closet-NTBS☒ ☐ ☐ ☐ Thermostat- Digital☒ ☐ ☐ ☐ Vent Pipe- Double wall☒ ☐ ☐ ☐ Heat Exchanger- 5 burners☐ ☒ ☐ ☐ Gas Line/Valve- Line valve Missing sediment trap on gas supply pipe to heater-NTBS☒ ☐ ☐ ☐ Refrigerant/Condensate Lines- Functional☒ ☐ ☐ ☐ Base- Functional☐ ☒ ☐ ☐ Filter- Disposable filter

Filter Location- Unit base

☒ ☐ ☐ ☐ Combustion Venting- Functional☒ ☐ ☐ ☐ Enclosure- Wood/Drywall

EXTERIOR

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Main House Exterior Surface

- ☐ ☒ ☐ ☐ Walls- Stucco/Stone/Block Chipped window trim/Exposed foam on west wall in courtyard, Chipped/Peeling stucco top coat in areas on north side of house, Cracking/Peeling paint on west side of house
- ☒ ☐ ☐ ☐ Fascia- Stucco
- ☒ ☐ ☐ ☐ Eaves/Soffits- Stucco
- ☒ ☐ ☐ ☐ Doors- Functional
- ☐ ☐ ☒ ☐ Patio Roof- Electric Awning (2) Electric Awnings on south side of house damaged/unable to test at time of inspection
- ☐ ☒ ☐ ☐ Water Feature- Functional Water Feature in courtyard has inoperative pump at time of inspection
- ☒ ☐ ☐ ☐ Slider Door- Functional
- ☐ ☒ ☐ ☐ Windows- Aluminum/Frameless Missing exterior glazing strip to (2) windows on north side of house
- ☒ ☐ ☐ ☐ Window Screens- Metal
- ☐ ☒ ☐ ☐ Exterior Outlets/Fixtures- 110/120 VAC outlets and lighting circuits North exterior outlet on west side of house not GFCI protected-NTBS, GFCI outlet on west wall in courtyard did not trip-NTBS, Inoperative fixture/bulb on north patio ceiling, Inoperative fixture/bulb on portico, GFCI outlet on south wall on south patio did not trip-NTBS, GFCI outlet on north wall on south patio hot wired in reverse/did not trip-NTBS, Dead north outlet on north wall on south patio
- GFCI Operated ☒ Yes ☐ No ☐ Not Present
- ☐ ☒ ☐ ☐ Gas Meter- Exterior surface mount on west side of house-South meter Rusted pipes on/from gas meter
- Seismic Shut Off Present- ☐ Yes ☒ No
- ☒ ☐ ☐ ☐ Main Gas Valve/Line- Located on gas meter
- ☐ ☒ ☐ ☐ Additional Gas Valve/Line- BBQ on south patio Igniter to BBQ on south patio inoperative, Multiple broken/missing tiles on BBQ structure

LOTS/GROUNDS

SPRINKLER SYSTEM MAINTAINED BY HOA NOT TESTED/INSPECTED

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

- ☐ ☒ ☐ ☐ Driveway- Concrete/Tile Broken/Missing tiles in driveway, Cracked-NFCC
- ☒ ☐ ☐ ☐ Walks- Concrete/Tile Cracked-NFCC
- ☒ ☐ ☐ ☐ Patio/Porch- Concrete/Tile Cracked-NFCC
- ☒ ☐ ☐ ☐ Fences/Walls- Block/Concrete/Stucco coated/Stone Plants/Trees prevent complete inspection
- ☐ ☒ ☐ ☐ Gates- Wood/Wrought iron Gate on south patio does not align/latch
- ☐ ☒ ☐ ☐ Grading- Minor slope Standing water present on west side of house-Installation of drains recommend

LAUNDRY ROOM/AREA

WASHERS & DRYERS ARE NOT OPERATED OR INCLUDED AS PART OF THE INSPECTION

WATER SUPPLY/DRAIN PIPES TO WASHER & DRYER NOT TESTED

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Main House Laundry Room/Area

Washer/Dryer Present- ☒ Yes ☐ No

☒ ☐ ☐ ☐ Ceiling- Drywall/Plaster/Wood

☒ ☐ ☐ ☐ Walls- Drywall/Plaster

☒ ☐ ☐ ☐ Floors- Tile

☒ ☐ ☐ ☐ Doors- Functional

☒ ☐ ☐ ☐ Electrical- 120 VAC/240 VAC

GFCI Operated ☐ Yes ☐ No ☒ Not Present

☐ ☐ ☒ ☐ Supply/Drain Lines- Unable to access

☐ ☐ ☒ ☐ Dryer Vent- Unable to access

☐ ☐ ☒ ☐ Gas Valve/Line- Not Visible

FIREPLACE

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Living Room Fireplace

☒ ☐ ☐ ☐ Fireplace Construction- Prefab

Type- Electric/Gas Log Fireplace not tested at time of inspection-Unable to locate remote

INTERIOR LIVING AREAS

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Main House Living Space

- ☒☐☐☐ Closets/Cabinets- Functional Personal items limit complete inspection
- ☒☐☐☐ Ceiling- Drywall/Plaster/Wood
- ☐☒☐☐ Walls- Drywall/Plaster/Wood Moisture damage present to baseboard in areas on west wall in living room, Inspection does not cover any damage concealed by wall coverings/furniture
- ☒☐☐☐ Floor- Carpet/Tile Inspection does not cover any damage concealed by carpeting/rugs/furniture
- ☐☒☐☐ Doors- Functional Lockset on entry door to house worn/does not function properly
- ☒☐☐☐ Windows- Aluminum/Frameless
- ☐☒☐☐ Electrical- 110 VAC outlets and lighting circuits (2) Inoperative fixtures/bulbs on ceiling in living room, Inoperative fixture/bulb on east wall niche in living room, Inoperative fixture/bulb on ceiling in den, Inoperative fixture/bulb on ceiling in wine closet, Inspection does not cover any components concealed by wall coverings/furniture
- ☐☒☐☐ HVAC Source- Wall register Missing HVAC register cover on west wall in office
- ☐☒☐☐ Smoke & Carbon Monoxide Alarm- Not present Missing smoke & carbon monoxide alarm outside bedroom-NTBS

BEDROOMS

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Primary Bedroom

- ☒☐☐☐ Closet/Cabinets- Walk In Personal items limit complete inspection
- ☒☐☐☐ Ceiling- Drywall/Plaster
- ☒☐☐☐ Walls- Drywall/Plaster Inspection does not cover any damage concealed by wall coverings/furniture
- ☒☐☐☐ Floor- Carpet Inspection does not cover any damage concealed by carpeting/rugs/furniture
- ☒☐☐☐ Doors- Functional
- ☒☐☐☐ Windows- Aluminum
- ☐☒☐☐ Electrical- 110 VAC outlets and lighting circuits (1) Damaged dimmer switch on east wall, Inoperative fixture/bulb in north wall niche, Inspection does not cover any components concealed by wall coverings/furniture
- ☒☐☐☐ HVAC Source- Wall register

BATHROOMS

SHOWER PAN INTEGRITY/LEAK TEST NOT INCLUDED AS PART OF THE INSPECTION

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Primary Bathroom

- ☐☒☐☐ Ceiling- Drywall/Plaster Dry moisture damage on ceiling adjacent to skylight-Evidence of past roof leak
- ☐☒☐☐ Walls- Drywall/Plaster Hole present/Missing drywall on wall in toilet room
- ☒☐☐☐ Floor- Tile
- ☒☐☐☐ Doors- Functional
- ☐☒☐☐ Electrical- 110 VAC outlets and lighting circuits (3) Inoperative fixtures/bulbs on ceiling
- GFCI Operated ☒ Yes ☐ No ☐ Not Present
- ☒☐☐☐ Countertops- Granite
- ☒☐☐☐ Sinks/Faucets- 2 Single bowls
- ☐☒☐☐ Supply/Drain Lines- Copper/ABS Improper material used for section of drain pipe below both sinks-NTBS/Accordion flexible type present
- ☐☒☐☐ Tub/Surround- Tile tub Low water flow from faucet-Faucet worn & drips continuously
- ☐☒☐☐ Shower Pan/Walls- Tile pan/Tile walls Cracked tiles on shower pan step
- ☒☐☐☐ Shower- Dual mounted heads
- ☒☐☐☐ Shower Enclosure- Glass
- ☒☐☐☐ Toilet/Bidet- Porcelain
- ☐☒☐☐ HVAC Source- Wall register Missing HVAC register cover
- ☒☐☐☐ Ventilation- Exhaust fan

North Bathroom

- ☒☐☐☐ Ceiling- Drywall
- ☐☒☐☐ Walls- Drywall Hole/Moisture damaged baseboard present on west wall, Damaged drywall on east wall
- ☒☐☐☐ Floor- Tile
- ☒☐☐☐ Doors- Functional
- ☒☐☐☐ Electrical- 110 VAC outlets and lighting circuits
- GFCI Operated ☒ Yes ☐ No ☐ Not Present
- ☐☒☐☐ Sinks/Faucets- Pedestal Sink drains slow
- ☐☒☐☐ Supply/Drain Lines- Copper/ABS Cold water supply to faucet has been abandoned-Using toilet supply pipe for cold water water to sink
- ☐☒☐☐ Shower Pan/Walls- Tile pan/Tile walls Stained tiles on shower pan
- ☒☐☐☐ Shower- Mounted head
- ☒☐☐☐ Shower Enclosure- Glass
- ☒☐☐☐ Toilet/Bidet- Porcelain
- ☒☐☐☐ HVAC Source- Ceiling register
- ☐☒☐☐ Ventilation- Exhaust fan Inoperative exhaust fan-NTBS

KITCHEN

REFRIGERATORS AND FREE STANDING MICROWAVES ARE NOT TESTED AS PART OF THE INSPECTION

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Main House Kitchen

- ☒☐☐☐ Walls- Drywall/Plaster
- ☒☐☐☐ Ceiling- Drywall/Plaster
- ☒☐☐☐ Floor- Tile
- ☒☐☐☐ Range- Gas-Operated
- ☐☒☐☐ Oven- Electric-Operated Low visible display on control panel, Ovens do not power off consistently-Remain on when turned off

- ☒☐☐☐ Ventilation- Operated
- ☒☐☐☐ Disposals- Operated
- ☒☐☐☐ Dishwasher- Operated
- ☒☐☐☐ Sink/Faucet- Dual Bowl
- ☒☐☐☐ Sink/Faucet- Single Bowl
- ☐☒☐☐ Electrical- 110 VAC outlets and lighting circuits Outlet on south wall not GFCI protected-NTBS, Exposed wiring on east wall inside cabinet below sink-NTBS

GFCI Operated ☒ Yes ☐ No ☐ Not Present

- ☒☐☐☐ Supply/Drain Lines- Copper/ABS
- ☒☐☐☐ Countertops- Granite
- ☒☐☐☐ Cabinets- Functional
- ☒☐☐☐ Windows- Aluminum
- ☒☐☐☐ HVAC Source- Wall register

FAIR Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

ROOF

1. Material- Foam Missing roofing material/Exposed sheathing over portico, Multiple electrical conduit laying on roof surface-NTBS, (Rained overnight on 6-3-25)
2. Flashing- Metal Missing flashing cap to portico
3. Plumbing Vents/Pipes- ABS/Metal Vent pipe on roof to water heater & heater does not extend a minimum of 12 inches above roof surface-NTBS

ELECTRICAL

4. West side of house Electric Panel Wiring Type- Romex Double tap load wires present inside electrical panel-NTBS, Damaged insulation to (1) wire with evidence of arcing inside electrical panel
5. West side of house Electric Panel Panel Exterior/Interior- Functional Missing anti-chafe bushing around wires inside electrical panel-NTBS, Interior cover to electrical panel missing knockout insert, Main electrical panel/meter does not have required 36 inch out by 30 inch wide working space-NTBS

PLUMBING

6. Utility Closet Water Heater Plumbing- Copper Missing insulation on supply/flow pipes to water heater-NTBS
7. Utility Closet Water Heater TPRV/Drain Tube- Brass/Copper Water Heater TPRV drain tube opening does not extend to exterior-NTBS/Installation of a Watts 210 Valve required
8. Utility Closet Water Heater Strapping- Present Improper strapping installation on water heater-Upper strap placed too low on casing-NTBS
9. Utility Closet Water Heater Base- Functional Missing drain pipe from catch pan under water heater-NTBS
10. Utility Closet Water Heater Enclosure- Wood/Plaster/Drywall Dry moisture stains present on interior walls in utility closet

AIR CONDITIONING

11. West side of house AC System A/C System Operation/Condition- Operated at time of inspection
12. West side of house AC System Refrigerant/Condensate Lines- Functional Missing insulation/Exposed copper on refrigerant pipe to AC Condenser

HEATING

13. Utility Closet Heating System Heating System Operation/Condition- Operated at time of inspection Air leaking from coil
14. Utility Closet Heating System Electrical- 110/120 VAC Outlet on south wall inside utility closet separated from box/missing cover plate, Exposed wiring on west wall inside closet-NTBS
15. Utility Closet Heating System Gas Line/Valve- Line valve Missing sediment trap on gas supply pipe to heater-NTBS
16. Utility Closet Heating System Filter- Disposable filter

FAIR Summary (Continued)

EXTERIOR

17. Main House Exterior Surface Walls- Stucco/Stone/Block Chipped window trim/Exposed foam on west wall in courtyard, Chipped/Peeling stucco top coat in areas on north side of house, Cracking/Peeling paint on west side of house
18. Main House Exterior Surface Water Feature- Functional Water Feature in courtyard has inoperative pump at time of inspection
19. Main House Exterior Surface Windows- Aluminum/Frameless Missing exterior glazing strip to (2) windows on north side of house
20. Main House Exterior Surface Exterior Outlets/Fixtures- 110/120 VAC outlets and lighting circuits North exterior outlet on west side of house not GFCI protected-NTBS, GFCI outlet on west wall in courtyard did not trip-NTBS, Inoperative fixture/bulb on north patio ceiling, Inoperative fixture/bulb on portico, GFCI outlet on south wall on south patio did not trip-NTBS, GFCI outlet on north wall on south patio hot wired in reverse/did not trip-NTBS, Dead north outlet on north wall on south patio
21. Main House Exterior Surface Gas Meter- Exterior surface mount on west side of house-South meter Rusted pipes on/from gas meter
22. Main House Exterior Surface Additional Gas Valve/Line- BBQ on south patio Igniter to BBQ on south patio inoperative, Multiple broken/missing tiles on BBQ structure

LOTS/GROUNDS

23. Driveway- Concrete/Tile Broken/Missing tiles in driveway, Cracked-NFCC
24. Gates- Wood/Wrought iron Gate on south patio does not align/latch
25. Grading- Minor slope Standing water present on west side of house-Installation of drains recommend

FIREPLACE

26. Living Room Fireplace Type- Electric/Gas Log Fireplace not tested at time of inspection-Unable to locate remote

INTERIOR LIVING AREAS

27. Main House Living Space Walls- Drywall/Plaster/Wood Moisture damage present to baseboard in areas on west wall in living room, Inspection does not cover any damage concealed by wall coverings/furniture
28. Main House Living Space Doors- Functional Lockset on entry door to house worn/does not function properly
29. Main House Living Space Electrical- 110 VAC outlets and lighting circuits (2) Inoperative fixtures/bulbs on ceiling in living room, Inoperative fixture/bulb on east wall niche in living room, Inoperative fixture/bulb on ceiling in den, Inoperative fixture/bulb on ceiling in wine closet, Inspection does not cover any components concealed by wall coverings/furniture
30. Main House Living Space HVAC Source- Wall register Missing HVAC register cover on west wall in office
31. Main House Living Space Smoke & Carbon Monoxide Alarm- Not present Missing smoke & carbon monoxide alarm outside bedroom-NTBS

FAIR Summary (Continued)

BEDROOMS

32. Primary Bedroom Electrical- 110 VAC outlets and lighting circuits (1) Damaged dimmer switch on east wall, Inoperative fixture/bulb in north wall niche, Inspection does not cover any components concealed by wall coverings/furniture

BATHROOMS

33. Primary Bathroom Ceiling- Drywall/Plaster Dry moisture damage on ceiling adjacent to skylight-Evidence of past roof leak
34. Primary Bathroom Walls- Drywall/Plaster Hole present/Missing drywall on wall in toilet room
35. Primary Bathroom Electrical- 110 VAC outlets and lighting circuits (3) Inoperative fixtures/bulbs on ceiling
36. Primary Bathroom Supply/Drain Lines- Copper/ABS Improper material used for section of drain pipe below both sinks-NTBS/Accordion flexible type present
37. Primary Bathroom Tub/Surround- Tile tub Low water flow from faucet-Faucet worn & drips continuously
38. Primary Bathroom Shower Pan/Walls- Tile pan/Tile walls Cracked tiles on shower pan step
39. Primary Bathroom HVAC Source- Wall register Missing HVAC register cover
40. North Bathroom Walls- Drywall Hole/Moisture damaged baseboard present on west wall, Damaged drywall on east wall
41. North Bathroom Sinks/Faucets- Pedestal Sink drains slow
42. North Bathroom Supply/Drain Lines- Copper/ABS Cold water supply to faucet has been abandoned-Using toilet supply pipe for cold water water to sink
43. North Bathroom Shower Pan/Walls- Tile pan/Tile walls Stained tiles on shower pan
44. North Bathroom Ventilation- Exhaust fan Inoperative exhaust fan-NTBS

KITCHEN

45. Main House Kitchen Oven- Electric-Operated Low visible display on control panel, Ovens do not power off consistently-Remain on when turned off
46. Main House Kitchen Electrical- 110 VAC outlets and lighting circuits Outlet on south wall not GFCI protected-NTBS, Exposed wiring on east wall inside cabinet below sink-NTBS

POOR Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

EXTERIOR

1. Main House Exterior Surface Patio Roof- Electric Awning (2) Electric Awnings on south side of house damaged/unable to test at time of inspection



Roof GV-Standing water present (Rained overnight on 6-3-25)



Roof GV-Standing water present (Rained overnight on 6-3-25)



Roof GV-Standing water present (Rained overnight on 6-3-25)



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Roof GV-Standing water present (Rained overnight on 6-3-25)



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Roof GV



Roof GV



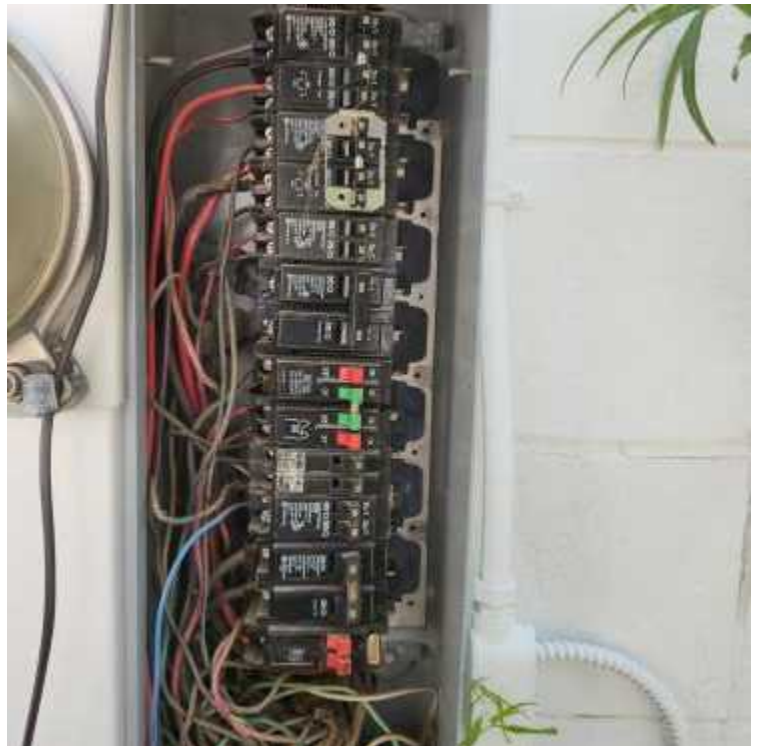
Multiple electrical conduit laying on roof surface-NTBS



Vent pipe on roof to water heater & heater does not extend a minimum of 12 inches above roof surface-NTBS



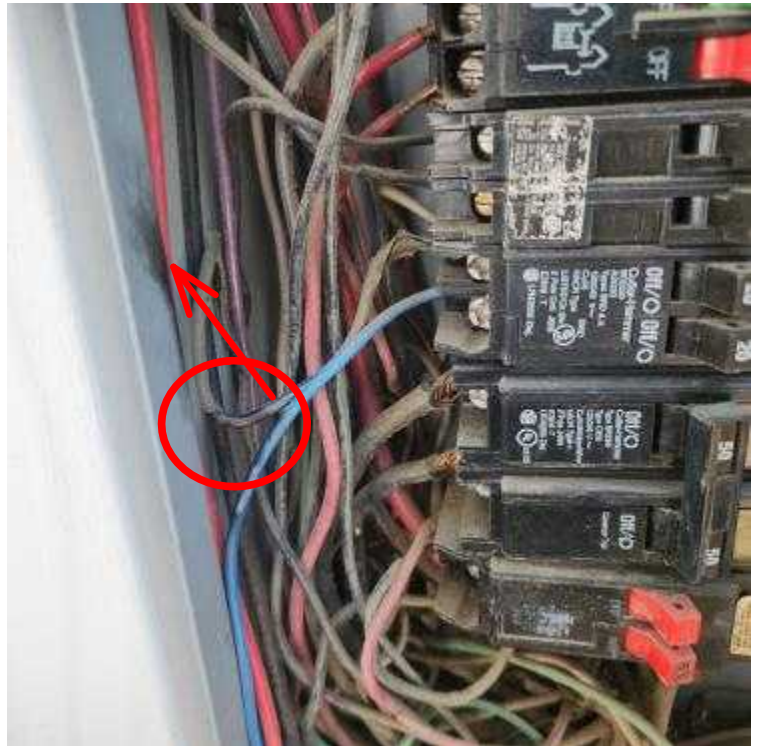
Missing roofing material/flashing cap-Exposed sheathing over portico



Main electrical panel GV (125 amp panel located on west side of house)



Double tap load wires present inside electrical panel-NTBS



Damaged insulation to (1) wire with evidence of arcing inside electrical panel



Missing anti-chafe bushing around wires inside electrical panel-NTBS



Interior cover to electrical panel missing knockout insert



Main electrical panel/meter does not have required 36 inch out by 30 inch wide working space-NTBS



Water shut off to house operated (Located on south side of house)



Water Pressure at house is 60 PSI



Water Heater operated properly (50 gallon 2023 model located in utility closet)



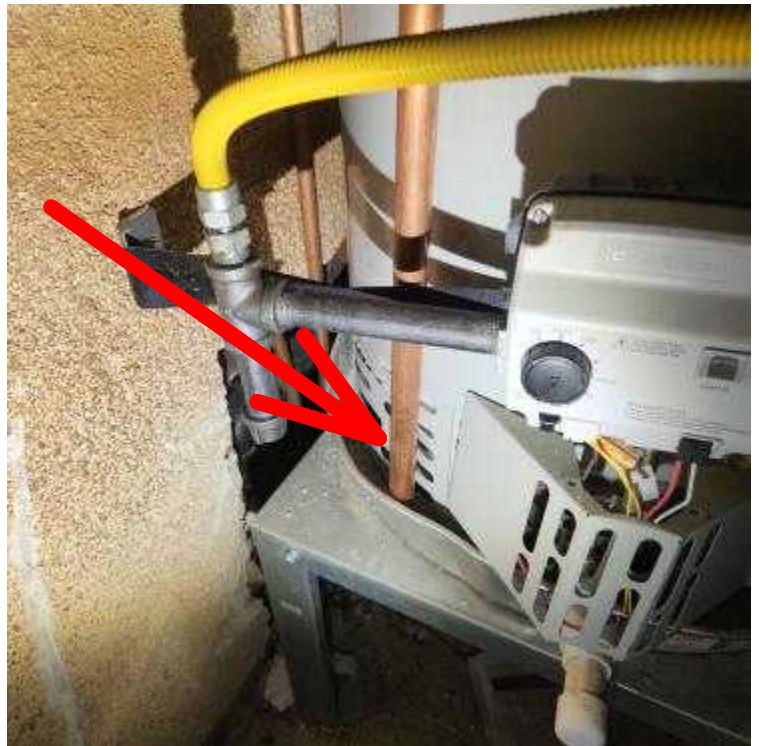
Water Heater Placard



Missing insulation on supply/flow pipes to water heater-NTBS



Water Heater TPRV drain tube opening does not extend to exterior-NTBS/Installation of a Watts 210 Valve required



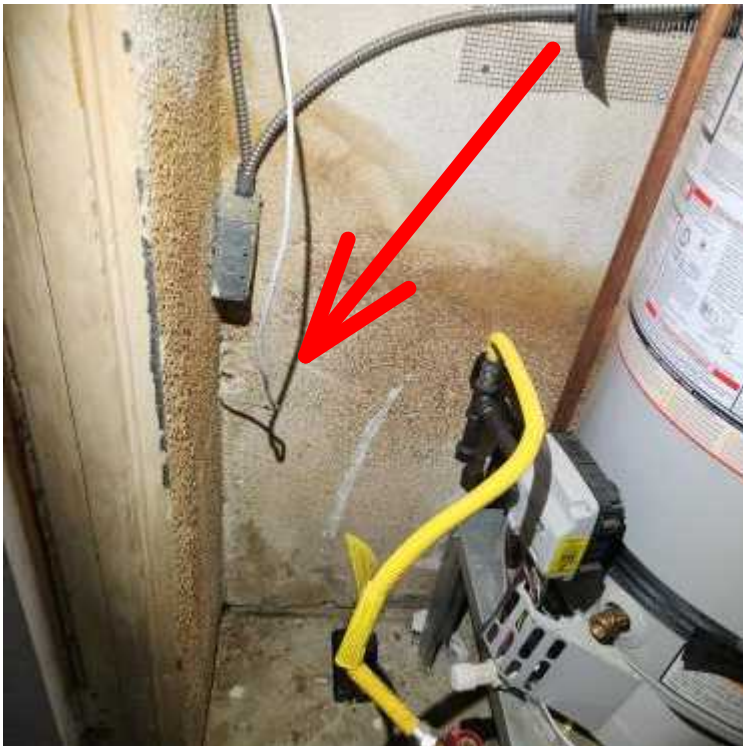
Water Heater TPRV drain tube opening does not extend to exterior-NTBS/Installation of a Watts 210 Valve required



Improper strapping installation on water heater-Upper strap placed too low on casing-NTBS



Missing drain pipe from catch pan under water heater-NTBS



Dry moisture stains present on interior walls in utility closet



Dry moisture stains present on interior walls in utility closet



AC Condenser operated properly (5 ton 2011 model located on west side of house)



AC Condenser Placard



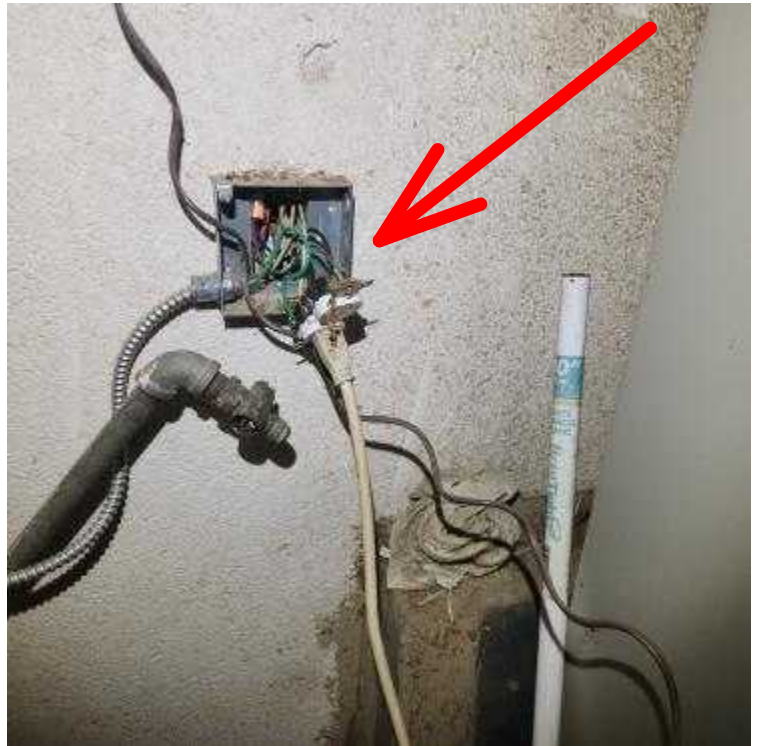
Missing insulation/Exposed copper on refrigerant pipe to AC Condenser



Heater operated properly (120k BTU 2011 model located in utility closet)



Heater Placard



Outlet on south wall inside utility closet separated from box/missing cover plate



Outlet on south wall inside utility closet separated from box/missing cover plate



Air leaking from coil on heater



Missing sediment trap on gas supply pipe to heater-NTBS



Chipped window trim/Exposed foam on west wall in courtyard



Chipped/Peeling stucco top coat in areas on north side of house



Cracking/Peeling paint on west side of house



(2) Electric Awnings on south side of house damaged/unable to test at time of inspection



Water Feature in courtyard has inoperative pump at time of inspection



Missing exterior glazing strip to (2) windows on north side of house



North exterior outlet on west side of house not GFCI protected-NTBS



GFCI outlet on west wall in courtyard did not trip-NTBS



Inoperative fixture/bulb on north patio ceiling



Inoperative fixture/bulb on portico



GFCI outlet on south wall on south patio did not trip-NTBS



Dead north outlet on north wall on south patio



Gas meter to property GV (Located on west side of house)



Rusted pipes on/from gas meter



Rusted pipes on/from gas meter



Igniter to BBQ on south patio inoperative, Multiple broken/missing tiles on BBQ structure



Broken/Missing tiles in driveway



Broken/Missing tiles in driveway



Standing water present on west side of house-Installation of drains recommend



Gate on south patio does not align/latch



Fireplace not tested at time of inspection-Unable to locate remote



Moisture damage present to baseboard in areas on west wall in living room



Moisture damage present to baseboard in areas on west wall in living room



Moisture damage present to baseboard in areas on west wall in living room



Lockset on entry door to house worn/does not function properly



Inoperative fixture/bulb on ceiling in den



Inoperative fixture/bulb on ceiling in wine closet



(2) Inoperative fixtures/bulbs on ceiling in living room



Inoperative fixture/bulb on east wall niche in living room



Missing HVAC register cover on west wall in office



Missing smoke & carbon monoxide alarm outside bedroom-NTBS



(1) Damaged dimmer switch on east wall in primary bedroom



Dry moisture damage on primary bathroom ceiling adjacent to skylight-Evidence of past roof leak



Dry moisture damage on primary bathroom ceiling adjacent to skylight-Evidence of past roof leak



Dry moisture damage on primary bathroom ceiling adjacent to skylight-Evidence of past roof leak



Dry moisture damage on primary bathroom ceiling adjacent to skylight-Evidence of past roof leak



Hole present/Missing drywall in primary bathroom on wall in toilet room



(3) Inoperative fixtures/bulbs on ceiling in primary bathroom



Inoperative fixture/bulb in north wall niche in primary bedroom



Improper material used for section of drain pipe below north sink in primary bathroom-NTBS/Accordion flexible type present



Improper material used for section of drain pipe below south sink in primary bathroom-NTBS/Accordion flexible type present



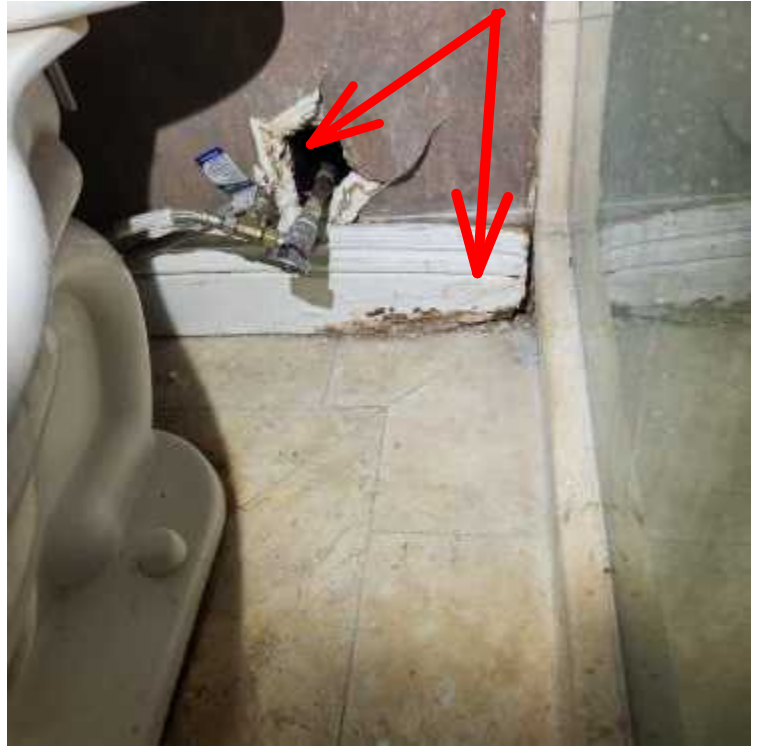
Low water flow from primary bathroom tub faucet-Faucet worn & drips continuously



Cracked tiles on primary bathroom shower pan step



Missing HVAC register cover on wall in primary bathroom



Hole/Moisture damaged baseboard present on west wall in north bathroom



Damaged drywall on east wall in north bathroom



Stained tiles on north bathroom shower pan



Sink in north bathroom drains slow



Cold water supply to north bathroom sink faucet has been abandoned-Using toilet supply pipe for cold water water to sink



Cold water supply to north bathroom sink faucet has been abandoned-Using toilet supply pipe for cold water water to sink



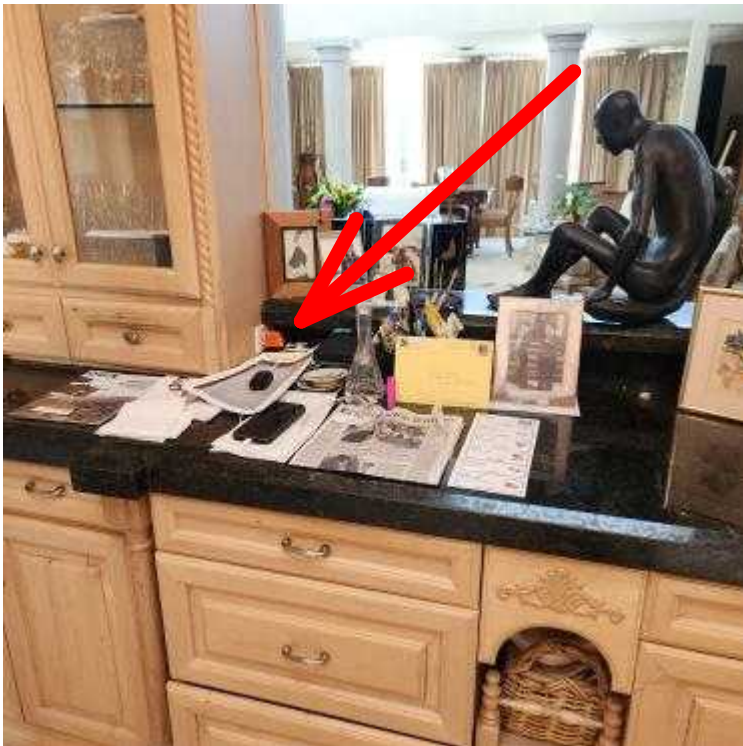
Inoperative exhaust fan in north bathroom-NTBS



Low visible display on oven control panel



Ovens do not power off consistently-Remain on when turned off



Outlet on south wall in kitchen not GFCI protected-NTBS



Exposed wiring on east wall inside cabinet below sink-NTBS



Rear View of property

INSPECTION AGREEMENT

CTS Inspections
74710 Hwy 111 Ste #102
Palm Desert, CA 92260
909-771-6036
ASHI Member #252347

TERMS AND CONDITIONS

THIS AGREEMENT LIMITS LIABILITY

It is agreed by all that this inspection is to be performed according to the following terms and conditions:

1. The company will provide the Client a limited-time visual inspection of the following readily accessible and visibly pertinent, marked elements existing in the structure on the date of inspection: central air conditioning, central heating, interior electric, interior plumbing, foundation, basement, roofing, siding, walls, floors, ceilings and built-in kitchen appliances. CTS Inspections (CTSI) shall have no obligation to repair or replace any items found to be defective, broken or not discussed in the CTSI written report. Conditions that may exist relating to any legal and/or public records are outside the scope of this inspection. CTSI cannot determine during the inspection that the roof leaks or is watertight; the rating is on material condition only. Further, this inspection does not cover code compliance, soil or groundwater contamination, geological, design, or adequacy evaluation. CTSI reserves a 5% margin or tolerance. This inspection will include the above elements unless otherwise restricted by the client. Client acknowledges that this inspector will neither inspect all items nor will the written report of this inspection provide information on all items for which disclosures are required by the sellers of certain real property, pursuant to Title 4, Chapter 2, and Article 1.5 of the California Code of Civil Procedure. At times, conditions may exist and may not have any visible signs to indicate its existence. Such items must be disclosed by the seller of the property. CTSI recommends that Client seek the advice of his legal counsel and/or real estate agent to identify items subject to disclosure in addition to those set forth in CTSI written inspection report. CTS inspections are performed with consideration given to the age of the structure. Items marked good must in all cases be considered good for the age of the item. Also, items in less than good condition must be marked as such, even though the condition may be normal for the age. Opinions vary from person to person and the report is the opinion of the inspector and should be considered as such.
2. CTS Inspections cannot guarantee inspection report delivery times, only a best effort by a reasonable time.
3. Payment of the inspection fee entitles client to one original of the written inspection report including photographs. Payment, in check, cash, or credit card **is due prior to the commencement of the visual inspection.** The liability of CTSI is limited to the terms and conditions as set forth in this agreement between CTSI and the Client. **In no event shall CTSI liability to the Client exceed the amount of the cost of the inspection.** Client expressly releases CTSI from any and all claims arising out of the agreement.
4. Client represents and assures CTSI that Client has secured all approvals necessary for entry onto the premises to be inspected. Client further agrees to defend, indemnify and hold harmless CTSI from demands or claims alleging a trespass upon the premises to be inspected. It is the responsibility of the Client of Agent to ensure the utilities are on at the time of inception.
5. This Order Form, with its terms, conditions and disclosures, constitutes the entire agreement between CTSI and Client. Both parties agree that there is no representation, statement or agreement not set forth herein or incorporated by reference. No waiver, alteration or modification of this agreement shall be valid unless it is in writing and signed by an authorized representative of both parties. This agreement shall be construed and governed by the laws of the State of California.
6. CTSI has no liability for occupied/unoccupied homes and structures, and the inspection is only good until the inspector leaves the property.
7. I have read and understand the terms and conditions of this agreement as set forth on both the front and back sides of this form.
8. I have read the Terms and Conditions of this inspection and accept them, and, also accept the Waiver Conditions.
9. I have full authority to execute this agreement.

DISCLOSURE

UNATTENDED INSPECTIONS: Acceptance of the report constitutes acceptance of the TERMS AND CONDITIONS as set forth in this contract. CTS INSPECTIONS (CTSI) is not responsible for any further delivery of printed inspection information following the completion of the report. CTS INSPECTIONS respects the privacy of this information and will not release it to anyone without the expressed written permission of the Client.

INSPECTION SERVICES vs. WARRANTIES AND INSURANCE: The inspection is limited to visual clues available in the building at a particular point in time and the report of the inspection is for the Client only. CTSI assumes no third party liability whatsoever. The written report will not be disclosed by CTSI to any third party without written consent of the Client. The inspection service is a reasonable effort to access the property in its present state. The service will pass on opinions regarding several items normally not covered by home warranties or insurance for the purchasers of this service. NO WARRANTIES ARE EXPRESSED OR IMPLIED with or from CTSI.

HOURLY RATE: The inspection fee is for the service performed on the property. Follow-up reports, research, interpretations (including debated issues resolved in CTSI favor) will be charged for at the rate of \$100.00 per hour.

The lifting of carpeting, the removal of ceiling panel, insulation or vapor barriers and the like is not done. Respect must always be given to the property rights of the building owner. Exterior water faucets are not checked if drained or secured. Installation cannot be checked against manufacturer's installation instructions or each individual city's requirements.

The intent of the inspection is to warn of MAJOR PROBLEMS and UNSAFE conditions. The INSPECTION service is completed following the time of the inspection and all information will be conveyed to the Client, or said Client's representative, thereafter.

The inspector WILL NOT INSPECT any area that poses a threat to safety. Steep, slippery, or clay tile roofs are not walked on: attics filled with insulation above joist or chords that prevent safe footing are examined from the point of access. Crawl spaces with water are not traversed, etc. Appliances and furniture are not moved, etc.

THE WRITTEN REPORT: The report is intended to summarize the findings of the inspection and to highlight areas of major concern and ongoing maintenance responsibilities.

NO DESTRUCTIVE TESTING OF ANY KIND WILL BE PERFORMED. This includes water hose flood testing; chimney smoke test; heat exchanger gas tests, and the like.

THIS INSPECTION IS NOT CONDUCTED TO DETECT EVERY MINOR PROBLEM OR CONDITIONS THAT MAY EXIST IN THE BUILDING. (cosmetic deficiencies are to be considered obvious) it is expressly stated and understood that if such a listing is desired, it is beyond the scope of what CTS INSPECTIONS advertises as its inspection service. IF AN EXHAUSTIVE LIST OF MINOR PROBLEMS OR CONDITIONS IS DESIRED, THE INSPECTION TIME AND REPORTING PROCEDURE ARE MORE EXHAUSTIVE AND APPROPRIATE ADDITIONAL CHARGES WILL BE QUOTED. NOTE: THE INSPECTOR DOES NOT TOUCH/MOVE ANY PERSONAL PROPERTY.

CTS INSPECTIONS specifically, DOES NOT CHECK the following items or conditions or perform the following tests during a visual inspection:

- | | |
|--|--|
| 1. Accuracy of thermostats or oven temperature dials. | 14. Drop light sightings within chimneys. |
| 2. Intercoms, security system and alarms, etc. | 15. Any mechanical operation expressly prohibited by owner. |
| 3. Efficiency of heating and/or cooling systems. | 16. Winterized summarized sealed or covered items. |
| 4. Water Quality, Draw of fireplace, etc. | 17. Solar systems, EVAP coolers. |
| 5. Septic tanks and systems; well castings and pumps, sewer lines, etc. | 18. Roofs not accessible with 12' ladder. |
| 6. Inaccessible areas or those areas likely to pose a threat to the inspector. | 19. Toxic substances including MOLD within the structures. |
| 7. Electrical outlets obstructed by furniture, refrigerators, or personal items. | 20. Pool plaster or pool linings; re: leakage or cracking. |
| 8. Utilities not turned on; service panels blocked or permanently sealed. | 21. Asbestos materials, lead paint, radon, air quality |
| 9. Shower pan integrity, Flooring beneath carpeting, etc. | 22. Accuracy of pool and/or spa salt chlorine generators |
| 10. Secured, disconnected, or tagged equipment. | 23. Toxic contamination of soil or groundwater. |
| 11. Antennas, coax/data/telephone wiring, sat dishes | 24. Freestanding items or items considered personal property.I.E |
| 12. Radio frequencies for automatic doors, etc. | refrigerators, washers, dryers etc. |
| 13. Anything other than push button smoke detector tests. | 25. Any item or condition in a pest control inspection. |

THIS INSPECTION IS NOT A SUBSTITUTE FOR THE PRE-SETTLEMENT WALK-THROUGH: Mechanical items can fail at any time and damage can occur between the time of CTSI inspection of the property and the time of occupancy. The Client is expected to perform a thorough-walk-through inspection just prior to settlement.

PROBLEMS WITH THE INSPECTION OR WITH THE INSPECTOR: All properties will experience some problems after the inspection. Generally, these are of the types which provide no real warning clues for the inspector to interpret. They may be intermittent in nature or may occur after a weather change or a significantly different occupancy. The occasional follow-up phone call consultation is at no charge. However, when a site visit is required, the above hourly rate is chargeable.

If the Client feels that the inspection process was done poorly or that the inspector was faulty in his inspection, the Client is personally expected to IMMEDIATELY communicate this by telephone and IN WRITING to CTS INSPECTIONS. Communication must be consistent in that the parties originally accompany the inspector will be the party involved in resolving any problems, expect differing opinions on subjective issues and biased efforts in the part of contractors or salespeople.

All inspections will be judges against the performance of a reasonable, fair and diligent inspection and not against result or occurrences. No consideration whatsoever will be given to THOSE WHO FAIL TO PERFORM A COMPLETE PRE-SETTLEMENT INSPECTION and in no case will any remuneration exceed the price of the initial inspection. Disputes settled without favor to the Client will mandate payment of re-inspection time fees, etc.

Payment is expected at the time of inspection. All legal and time expenses incurred in collecting any due payments, returned checks, etc., will be paid by the purchaser of the inspection service.

WAIVER: CTS INSPECTIONS is not to be held responsible for items or conditions concealed, hidden, or inaccessible during an inspection. The liability limit of CTS INSPECTIONS is solely that of the initial inspection fee.

INSURANCE AND THE LIMITS OF VISUAL INSPECTIONS; "BUT FOR your inspection, I would not have bought this house and consequently would not be suffering these problems." CTS INSPECTIONS accepts no liability whatsoever for "But For" arguments.

ALL FILES ARE VOIDED AND DESTROYED AFTER 90 DAYS FROM THE TIME OF INSPECTION AND CTSI HAS NO LIABILITY FROM THIS POINT.