



INSPECTION REPORT

72806 Fleetwood Cir
Palm Desert CA 92260

INSPECTED BY

Hank Myll
HSH Inspections
Inc. DBA Home
Sweet Home
Inspections

INSPECTION DATE

📅 4/21/2026
🕒 09:00 AM

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GENERAL INFO

Property Address

72806 Fleetwood Cir
Palm Desert CA 92260

Date of Inspection

4/21/2026

Report ID

04-21-26-1-HM

Customer(s)

Karen Prusinowski

Time of Inspection

09:00 AM

Real Estate Agent

Tim Sarlund
Keller Williams

INSPECTION DETAILS

STYLE OF HOUSE:

Condominium

AGE OF HOME:

45+ years

TYPE OF INSPECTION:

Standard Home Inspection

STATUS OF HOME:

Vacant

TEMPERATURE:

70-85 F

WEATHER:

Sunny

PEOPLE PRESENT:

No One

AUTHORIZED DISTRIBUTION:

Client and Client's Agent

COMMENT KEY & DEFINITIONS

Any and all recommend repairs/replacement work within the scope of this inspection report should be performed by a licensed State of California Contractor. In the case of repair/replacement of appliances all work performed should be completed by the Manufacturer's qualified service technicians or equivalent personnel.

RESULTS AT A GLANCE

162

 ITEMS INSPECTED

Total number in report.

98

 SUMMARY COMMENTS

Total number in report.

101

 PHOTOS

Total number in report.

1. ROOFING

DESCRIPTION

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with**

manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

✂ STYLES & MATERIALS: ROOFING

ROOF STYLE: Flat/Minimal Slope	MATERIAL: Urethane/Foam Covering	ESTIMATED AGE: Indeterminate
DESIGN LIFE: 15 to 20 years	LOCATION: Middle of house	INSPECTION METHOD: Walked On
CHIMNEYS/VENTS: Metal Chimney w/ Enclosure Rear of House	SPECIAL LIMITATIONS: Weather Conditions	ROOF COVERING 2: Type: Low Slope Material: Concrete tile Location: Front of house Location: Rear of House Est. Age: Indeterminate Design Life: 25–40 Years Insp. Method: Walked Special Limitations: Weather Conditions

👁 ITEMS: ROOFING

1.0 ROOF COVERING 1

📋 POOR

(1) The inspection of all roof and attic components are NOT inspected for vermin or bird intrusion. Recommend separate inspection be performed by specialist.



1.0 Item 1 (Picture)



1.0 Item 2 (Picture)



1.0 Item 3 (Picture)



1.0 Item 4 (Picture)



1.0 Item 5 (Picture)



1.0 Item 6 (Picture)



1.0 Item 7 (Picture)



1.0 Item 8 (Picture)



1.0 Item 9 (Picture)



1.0 Item 10 (Picture)



1.0 Item 11 (Picture)



1.0 Item 12 (Picture)

(2) Flat and low slope roofs are particularly prone to leakage due to improper installation, water ponding, or poor maintenance. They generally require more maintenance than steep-sloped roofing and any deficiencies, even minor ones, should be attended to promptly. The membranes of certain type roofs, particularly built-up are not readily visible for inspection.

(3) Noted past roof repair. Recommend further evaluation as desired.

(4) Noted bubbling / cracking / deterioration on flat roof. Recommend evaluation/repair by roofing contractor.



1.0 Item 13 (Picture)



1.0 Item 14 (Picture)

1.1 EXPOSED FLASHING

✓ SATISFACTORY

Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

1.2 PLUMBING STACKS

✓ SATISFACTORY

1.3 VENTILATION COVERS

✓ SATISFACTORY

1.4 SKYLIGHT(S) / TUBE LIGHTS

📁 FAIR

Skylights are particularly prone to leakage and may need periodic repair and or re-sealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection.



1.4 Item 1 (Picture)



1.4 Item 2 (Picture)



1.4 Item 3 (Picture)



1.4 Item 4 (Picture)

1.5 CHIMNEY(S)

✓ SATISFACTORY



1.5 Item 1 (Picture)

1.6 ROOF COVERING 2

 FAIR

Roof appeared functional at time of inspection and is rated fair due to indeterminate age. Recommend further evaluation as desired.



1.6 Item 1 (Picture)



1.6 Item 2 (Picture)



1.6 Item 3 (Picture)



1.6 Item 4 (Picture)



1.6 Item 5 (Picture)



1.6 Item 6 (Picture)



1.6 Item 7 (Picture)



1.6 Item 8 (Picture)



1.6 Item 9 (Picture)

**1.6 Item 10 (Picture)**

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectible during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

2. SITE ELEMENTS

DESCRIPTION

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

STYLES & MATERIALS: SITE ELEMENTS

PATIOS:

Type: Concrete
Enclosure: Roof Only
Location: Rear of House

WALKWAYS/DRIVEWAYS:

Walks: Concrete
Driveway: Concrete

SPECIAL LIMITATIONS:

Vegetation Overgrowth

ITEMS: SITE ELEMENTS

2.0 DRIVEWAY(S)

 FAIR

Noted staining possible past ponding on driveway. Recommend further evaluation/repair by contractor as desired.



2.0 Item 1 (Picture)

2.1 WALKWAYS

 FAIR

Noted walkway cracking / deterioration and sraining. Recommend further evaluation/repair as desired.



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)



2.1 Item 3 (Picture)



2.1 Item 4 (Picture)

2.2 GROUND SLOPE AT FOUNDATION

 FAIR

No weep screed noted at time of inspection. Although possibly not a requirement at time of construction recommend contractor evaluation for the need of or installation of a weep screed as desired.

2.3 SITE GRADING

 FAIR

Neither the condition nor adequacy of and underground piping or site drainage systems can be determined as part of a home inspection. No surfaces are water tested by home inspector. The need for drain installation is not determined by home inspector. All existing drains must be regularly cleared and maintained in order to ensure adequate water run-off and discharge.

2.4 PATIO/DECK

 FAIR

(1) **Noted patio cracking. Recommend repair/replacement as desired.**



2.4 Item 1 (Picture)



2.4 Item 2 (Picture)

(2) **Noted patio staining. Recommend repair/replacement as desired.**

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service companies is recommended prior to closing.

🏠 3. EXTERIOR ELEMENTS

📋 DESCRIPTION

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

✂️ STYLES & MATERIALS: EXTERIOR ELEMENTS

SIDING:

Stucco

SPECIAL LIMITATIONS:

Vegetation Overgrowth

👁️ ITEMS: EXTERIOR ELEMENTS

3.0 SIDING

📋 FAIR

- (1) *Several hairline stucco cracks in the existing siding are not unusual in this climate and are commonly known as shrinkage cracks. Repair cracks as needed to avoid expansion. Where significant cracks exist repair now to avoid water and/or insect intrusion.*
- (2) **Wherever any utility line such as gas, water, T.V., telephone, cable and/or any other penetration exists in the exterior stucco siding, a sufficient sealer at the penetration point will prevent possible moisture and insect intrusion. Recommend all penetration points be sealed and maintained.**
- (3) **Noted stucco damage/peeling/flaking. Recommend stucco repair as desired.**



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)



3.0 Item 4 (Picture)



3.0 Item 5 (Picture)

3.1 EXTERIOR LIGHTING / FIXTURES

📋 FAIR

Noted inoperative fixture. Recommend bulb replacement and further evaluation if necessary.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

3.2 ELECTRIC RECEPTACLES / GFCI / RECEPTACLE COVERS

✅ SATISFACTORY

3.3 DOORBELL

✅ SATISFACTORY

3.4 EXTERIOR CLOSET

📁 FAIR

(1) **Noted dry wall damage/holes. Recommend evaluation/repair as nestler.**



3.4 Item 1 (Picture)

(2) **Closet door and/or door jamb trim is damaged / weathered. Recommend painting / further evaluation/repair as desired.**

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

🏠 4. GARAGE

📋 DESCRIPTION

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

✂️ STYLES & MATERIALS: GARAGE

GARAGE DESCRIPTION:

Type: Attached
 Type: Two Car
 Construction: Wood framing
 Construction: Exposed framing
 Finish at House: Drywall on Wall
 Door at House: Solid Door w/
 Self-closer

HOUSE/GARAGE WALL:

Finish at House: Drywall on Wall
 Door at House: Solid Door w/
 Self-closer
 Insulation: Indeterminate – Wall
 Covered

SPECIAL LIMITATIONS:

Storage/Belongings
 Cabinetry noted / Unable to
 inspected walls behind
 cabinetry

👁️ ITEMS: GARAGE

4.0 ROOF DECK/SHEATHING / FRAMING

📋 FAIR

Noted beam between two large metal brackets. Appears to be a brace. Recommend further evaluation/repair as necessary by contractor.



4.0 Item 1 (Picture)

4.1 CEILING / WALLS

📋 FAIR

(1) Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, garages tend to be filled with storage and other items that restrict visibility and hide potential

concerns, such as water damage or insect infestation.

(2) Any openings in the wall or ceiling between the house and garage, including any hatches, venting, doors or attic stairs should be covered with the proper fire-rated assemblies or materials.

(3) **Drywall cracks/deterioration/wear noted. Recommend repair/replacement as desired.**

(4) **Noted areas of past drywall repair. Recommend further repair as necessary.**

4.2 WALL VENTS

✓ SATISFACTORY

4.3 FLOOR SLAB

📄 FAIR

Noted garage slab deterioration/staining; very common for the area. Recommend repair/replacement as desired.



4.3 Item 1 (Picture)



4.3 Item 2 (Picture)



4.3 Item 3 (Picture)

4.4 VEHICLE DOOR(S)

✓ SATISFACTORY

4.5 DOOR OPERATOR(S)

✓ SATISFACTORY

The inspection of any door operator is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.

4.6 ELECTRIC / GFCI

✓ SATISFACTORY

4.7 HOUSE / SERVICE DOOR(S)

✓ SATISFACTORY

4.8 GARAGE LIGHT

✓ SATISFACTORY

4.9 GARAGE SENSOR EYES

✓ SATISFACTORY

4.10 GARAGE EXTERIOR FIXTURES

✓ SATISFACTORY

4.11 GARAGE CABINETRY

📋 FAIR

- (1) **Back of cabinetry, storage in some instances in cabinetry not accessible or blocked. Recommend all garage cabinetry be evaluated for personal acceptance prior to close or on final walk through.**
 - (2) **Garage cabinetry minor peeling / deterioration noted. Recommend further evaluation/repair as desired.**
-

4.12 GARAGE EXHAUST VENTILATOR

📋 NOT INSPECTED

Thermostatic-type control appears to be present for the garage ventilator. Garage ventilator not operating during inspection and therefore not inspected.



4.12 Item 1 (Picture)

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

5. BATHROOMS

DESCRIPTION

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

STYLES & MATERIALS: BATHROOMS

MASTER BATHROOM 1:

Type: Full

Location: Master Bedroom

Ventilation: Ceiling Light/

Exhaust Fan Unit

HALL BATH 2:

Type: Three-Quarter

Location: Hall Bath

Ventilation: Ceiling Exhaust Fan

ITEMS: BATHROOMS

5.0 ----MASTER BATHROOM 1 -----

5.1 SINK(S)

 FAIR

Drain stop inoperative or requires adjustment/repair. Recommend adjustment/repair as desired.

5.2 CABINETRY / COUNTERTOP

 FAIR

Noted countertop grout cracking. Recommend grout repair as desired.



5.2 Item 1 (Picture)

5.3 TOILET

 SATISFACTORY

5.4 BATHTUB

📁 POOR

- (1) **Tub slow to drain at time of inspection. Recommend piping cleaning and further evaluation/repair by plumbing contractor if necessary.**
- (2) **Noted faucet handle leakage. Recommend evaluation/repair by plumbing contractor.**



5.4 Item 1 (Picture)

5.5 SURROUNDS / ENCLOSURES

📁 POOR

- (1) The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.
- (2) **Low fall shower noted. Low fall showers are NOT water tested and a shower dam may be required. Recommend confirmation of proper operation by plumbing contractor as desired. Low fall showers are only tested for hot water with the shower head against the wall.**



5.5 Item 1 (Picture)

- (3) **Surround glass leakage noted when water tested. Recommend caulking / evaluation/repair by contractor.**



5.5 Item 2 (Picture)



5.5 Item 3 (Picture)

5.6 LIGHTING

✓ SATISFACTORY

5.7 WALLS / CEILING

✓ SATISFACTORY

5.8 FLOOR(ING)

📋 FAIR

Noted cracked floor tile. Recommend evaluation/repair as desired.



5.8 Item 1 (Picture)

5.9 VENTILATOR

✓ SATISFACTORY

5.10 ELECTRIC / GFCI

✓ SATISFACTORY

5.11 TOILET ROOM DOOR

📋 POOR

Noted glass door can hit showers glass enclosure. Possibly needs an additional door stop. Recommend further evaluation/repair by contractor.



5.11 Item 1 (Picture)

5.12 ---HALL BATHROOM 2 -----

5.13 SINK(S)

✓ SATISFACTORY

5.14 CABINETS / COUNTERTOP

✓ SATISFACTORY

5.15 TOILET

✗ POOR

Moisture noted at base of toilet. Recommend evaluation/repair by plumbing contractor.



5.15 Item 1 (Picture)



5.15 Item 2 (Picture)

5.16 STALL SHOWER

✓ SATISFACTORY

5.17 SURROUNDS / ENCLOSURES

✗ FAIR

(1) The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.

(2) **Low fall shower noted. Low fall showers are NOT water tested and a shower dam may be required. Recommend confirmation of proper operation by plumbing contractor as desired. Low fall showers are only tested for hot water with the shower head against the wall.**



5.17 Item 1 (Picture)

5.18 LIGHTING

✓ SATISFACTORY

5.19 WALLS / CEILING

✓ SATISFACTORY

5.20 FLOOR(ING)

✓ SATISFACTORY

5.21 VENTILATOR

✓ SATISFACTORY

5.22 ELECTRIC / GFCI

✓ SATISFACTORY

5.23 TOILET ROOM DOOR

✓ SATISFACTORY

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

🏠 6. KITCHEN

📋 DESCRIPTION

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

✂️ STYLES & MATERIALS: KITCHEN

COOKTOP:

Gas Cooktop

Est. Age: Not Determined

WALL OVEN:

Electric Oven

Est. Age: Not Determined

DISHWASHER:

Est. Age: Not Determined

GARBAGE DISPOSAL(s):

Est. Age: Not Determined

VENTILATOR:

Exhaust Fan

SPECIAL LIMITATIONS:

Walls behind cabinetry not visible and therefore not inspected.

👁️ ITEMS: KITCHEN

6.0 PLUMBING / SINKS

📋 FAIR

(1) If excessive storage under sink(s) was noted then this comment applies. Inspector evaluated plumbing at time of inspection and no leakage was noted. Inspector does not remove storage or personal items from beneath sinks. Often times the condition of the under sink area can change when seller removes the storage/personal items. Recommend buyer / agent visually inspect all areas under all sinks as necessary prior to close on final walk through.

(2) Sink faucet spray mode is calcified / low flow noted. Recommend cleaning / further evaluation repair as necessary.



6.0 Item 1 (Picture)

6.1 DISPOSAL(S)

📄 FAIR

Functional at time of inspection and rated fair due to indeterminate age.

6.2 COOKTOP 1

📄 FAIR

Functional at time of inspection and rated fair due to indeterminate age.

6.3 OVENS

📄 FAIR

- (1) **Functional at time of inspection and rated fair due to indeterminate age.**
- (2) **Noted oven display is dim. Recommend further evaluation/repair as necessary.**



6.3 Item 1 (Picture)

6.4 DISHWASHERS

📄 FAIR

- (1) **Functional at time of inspection and rated fair due to indeterminate age.**
- (2) **Noted air gap/loop has not been installed. Recommend the installation of an air gap or drain loop.**



6.4 Item 1 (Picture)

6.5 VENTILATORS

📄 FAIR

Functional at time of inspection and rated fair due to indeterminate age.

6.6 WALLS / CEILING

✓ SATISFACTORY

6.7 FLOOR

✓ SATISFACTORY

6.8 CABINETS

✓ SATISFACTORY

Inspection is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected.

6.9 COUNTERTOP

✓ SATISFACTORY

Inspection is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected.

6.10 ELECTRIC / GFCI

✓ SATISFACTORY

6.11 REFRIGERATOR

❏ NOT INSPECTED

The refrigerator is not a required inspection appliance and is therefore not inspected. Recommend confirmation of proper operation as desired.

6.12 KITCHEN LIGHTING

✓ SATISFACTORY

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5–12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

 7. INTERIOR ELEMENTS

 DESCRIPTION

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Most areas of a concrete house slabs are concealed from view due to foundation plantings, finished walls, high exterior grade lines, floor coverings, furnishings and other elements, and therefore cannot be inspected. Comments provided in this section only apply to the house slab; basement and garage slabs are typically covered in the respective report sections. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or determination of prior flooding or water penetration. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report.

 STYLES & MATERIALS: INTERIOR ELEMENTS

PREDOMINANT WALLS & CEILINGS: Wood Frame w/ Drywall	PREDOMINANT WINDOWS: Dual Pane	PREDOMINANT FLOORS: w/ Tile
DETECTORS: Location: Hallway/Sleeping Area Type: Carbon Monoxide Type: Smoke/Fire Detection	FIREPLACE(S): Metal Fireplace w/ Gas Burner In living room	SPECIAL LIMITATIONS: Limited Natural Lighting

 ITEMS: INTERIOR ELEMENTS

7.0 CEILINGS

 SATISFACTORY

7.1 WALLS

 FAIR

(1) Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed in this report. Wall treatments or wall behind wall coverings are not inspected. Walls blocked by any obstruction such as blinds, curtains, furniture, storage, cabinetry etc. cannot be inspected at time of inspection. Recommend buyer visually inspect walls after all storage / obstructions are removed on final walk through prior to close.

(2) **Noted areas of past drywall repair. Recommend further repair as necessary.**



7.1 Item 1 (Picture)

(3) **Minor wall damage noted. Recommend evaluation / repair as desired.**



7.1 Item 2 (Picture)

7.2 ENTRY DOOR

✓ SATISFACTORY

7.3 ROOM DOORS

✓ SATISFACTORY

7.4 CLOSET DOORS

📄 FAIR

Slider doors operational but noted track rust/deterioration. Recommend repair/replacement as desired.



7.4 Item 1 (Picture)

7.5 FLOORS (SLAB)

☐ NOT INSPECTED

Floor slab covered with floor coverings and not visible for inspection. Recommend evaluation as desired.

7.6 FLOOR

☐ FAIR

Noted cracked floor tile. Recommend evaluation/repair as desired.



7.6 Item 1 (Picture)

7.7 BAR AREA

☐ FAIR

- (1) **No hot water noted. Recommend evaluation/repair as necessary.**
- (2) **Water filtration system not inspected. Areas under filtration system not visible for inspection. Recommend evaluation by specialist as desired.**



7.7 Item 1 (Picture)

7.8 WINDOWS

📋 FAIR

- (1) Window tinting is not a required element inspection and window tinting impacts the inspectors ability to inspect the windows. Recommend tinted windows be further inspected by specialist as desired / where necessary.
- (2) *While a maintenance item, the glazing/putty on all windows or doors should be repaired to maintain watertightness and to preserve window glass/sash integrity.*
- (3) Windows are very hard to properly evaluate due to window coverings / storage etc. All windows should be cleaned as necessary prior to close and prior to buyers final walk through. Confirmation of personal acceptance should be confirmed by buyer / agent as desired.
- (4) **Noted damaged/loose window trim. Recommend evaluation/repair by window specialist as desired.**



7.8 Item 1 (Picture)

7.9 WINDOW SCREENS

📋 FAIR

Window screens damaged / holes. Recommend screen replacement as desired.



7.9 Item 1 (Picture)

7.10 SLIDER/PATIO DOORS

📋 FAIR

Slider door jamb/frame bent. Recommend adjustment / repair by specialist as necessary.



7.10 Item 1 (Picture)

7.11 SLIDER / PATIO SCREENS

📋 FAIR

Slider screen damage/holes noted. Recommend repair/replacement as desired.



7.11 Item 1 (Picture)

7.12 LIGHT FIXTURES

✅ SATISFACTORY

7.13 FIREPLACE(S)

📋 FAIR

(1) Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular

cleaning is recommended.



7.13 Item 1 (Picture)

(2) **Noted missing or not installed C-Clamp for fireplace flue damper. Although the C-Clamp is commonly removed so that the flue may be closed. Recommend C-Clamp be installed per the Gas Company in order to keep the flue damper open at all times.**

7.14 FIREPLACE DOORS / SCREEN

📋 FAIR

(1) **No fireplace door noted. Recommend fireplace door installation.**

(2) **No fireplace screens noted. Recommend fireplace screen installation.**

7.15 FIREPLACE / GAS VALVE

✅ SATISFACTORY

7.16 FIREPLACE GAS BURNERS

✅ SATISFACTORY



7.16 Item 1 (Picture)

7.17 BUILT IN CABINETRY

✅ SATISFACTORY

7.18 SMOKE DETECTORS/CARBON MONOXIDE DETECTOR

✅ SATISFACTORY

- (1) **This home inspection does not include the placement of smoke/or any other detectors. An independent assessment should be made of the need for and/or replacement of detectors. All detectors should be tested on a regular basis.**
 - (2) **Smoke and carbon monoxide detector test features operational at time of inspection.**
-

7.19 CEILING FAN(S)

📋 FAIR

- (1) **Noted fan(s) wobbling on high speed. Recommend evaluation/adjustment as desired.**



7.19 Item 1 (Picture)

- (2) **Fan light inoperative at time of inspection. Recommend remote control be located and proper fan and or light operation confirmed.**



7.19 Item 2 (Picture)

7.20 SKYLIGHTS

📋 FAIR

Skylights are particularly prone to leakage and may need periodic repair and or re-sealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection.



7.20 Item 1 (Picture)



7.20 Item 2 (Picture)



7.20 Item 3 (Picture)



7.20 Item 4 (Picture)

7.21 RETRACTABLE SHADES

📁 FAIR

Noted retractable shade did not go all the way down. Recommend evaluation / adjustment / / repair as necessary.



7.21 Item 1 (Picture)

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

NOTE: Most homes are subject to and often experience some form of settlement due to construction practices and materials used, soil conditions (especially expansive clays), foundation grading and drainage deficiencies, and other factors. Latent or concealed defects cannot be determined. If slab movement or concerns exist or

occurs the house framing may also be affected. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or water penetration concerns, including infiltration into under-slab ducts. Any foundation deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. Slab homes are especially susceptible to termite infestation; a wood destroying insect report is recommended in termite prone areas.

8. ELECTRIC SYSTEM

DESCRIPTION

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.

STYLES & MATERIALS: ELECTRIC SYSTEM

HOUSE SERVICE:

Service Line: Underground
Est. Service Capacity: 120/240
Volts; 100 Amps
Type Service Feeder: Copper
Est. Feeder Capacity: 100 Amps

DISTRIBUTION PANEL:

Type: Circuit Breaker Panel
Est. Capacity: 100 Amps
Main Disconnect: 100 Amps
Location: Exterior Right side of
garage

PANEL CIRCUITS:

120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper Wire

CIRCUIT-INTERRUPTERS:

GFCI: At Receptacle Outlets
AFCI: None Observed

ITEMS: ELECTRIC SYSTEM

8.0 SERVICE / ENTRANCE LINE

 NOT INSPECTED

The inspection of the electrical system service entrance line is limited to the readily visible and accessible elements as listed herein.

8.1 SERVICE GROUNDING PROVISIONS

 SATISFACTORY

8.2 ELECTRICAL METER

 NOT INSPECTED

The electrical meter is a public utility component and therefore not inspected.



8.2 Item 1 (Picture)

8.3 DISTRIBUTION PANEL

✓ SATISFACTORY



8.3 Item 1 (Picture)

8.4 MAIN DISCONNECT(S)

✓ SATISFACTORY



8.4 Item 1 (Picture)

8.5 WIRING / CONDUCTORS

✓ SATISFACTORY

**8.5 Item 1 (Picture)**

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

🏠 9. COOLING SYSTEM

📋 DESCRIPTION

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

🔧 STYLES & MATERIALS: COOLING SYSTEM

AIR CONDITIONING SYSTEM 1:

Type: Electric Central Split
 Brand: Lennox
 Est. Age: 5 to 7 Years
 Design Life 5-10 Years
 Distribution: Ducted w/
 Registers
 Location: Right side of garage

AIR CONDITIONING SYSTEM 2:

Type: Wall units
 Est. Age: Indeterminate
 Design Life 5-10 Years
 Distribution: Ducted w/
 Registers
 Location: Rear of house

👁️ ITEMS: COOLING SYSTEM

9.0 ----- COOLING SYSTEM 1-----

9.1 OUTDOOR UNIT

📁 FAIR

The outdoor unit base is hanging, being supported by bricks/pavers. Recommend evaluation/repair by HVAC contractor as desired.



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)

9.2 INDOOR BLOWER / FAN

✅ SATISFACTORY

9.3 DUCTWORK

📋 NOT INSPECTED

All ductwork not visible and therefore not inspected. Recommend ducting evaluation by HVAC contractor as desired.

9.4 THERMOSTAT

✅ SATISFACTORY

Inspection of any thermostat condition is limited to its physical condition, mounting methods, and basic response to set point adjustment for cooling system operation. No evaluation is made of calibration accuracy, response time, effectiveness, or the function of each and every feature or components.

9.5 QUICK DISCONNECT

✅ SATISFACTORY

The quick disconnect is not operated/removed as part of a standard home inspection. The quick disconnect is observed as to location only.



9.5 Item 1 (Picture)

9.6 RETURN AIR FILTER

📋 FAIR

Recommend buyer have installed or install new air filter(s). Air filters should be changed quarterly.

9.7 ----- COOLING SYSTEM 2 -----

9.8 WALL UNIT

📋 FAIR

Wall unit functional at time of inspection and rated fair due to indeterminate age.



9.8 Item 1 (Picture)

9.9 RETURN AIR FILTER

📄 FAIR

Recommend buyer have installed or install new air filter(s). Air filters should be changed quarterly.

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

10. HEATING SYSTEM

DESCRIPTION

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

STYLES & MATERIALS: HEATING SYSTEM

HEATING SYSTEM 1:

Type: Furnace

Fuel: Natural Gas

Brand: Lennox

Est. Age: 5 to 7 Years

Design Life: 10-15 Years

Distribution: Ducted w/

Registers

Location: Hall closet

SPECIAL LIMITATIONS:

Sealed Combustion Chamber

ITEMS: HEATING SYSTEM

10.0 ----- HEATING SYSTEM 1 -----

10.1 HEATING UNIT

 SATISFACTORY



10.1 Item 1 (Picture)

10.2 BURNER

 NOT INSPECTED

Noted heating unit burner is concealed. Therefore not visible and not inspected.

10.3 FUEL LINE AT UNIT

✓ SATISFACTORY

10.4 CONDENSATE PROVISIONS

✓ SATISFACTORY

10.5 VENT CONNECTOR

✓ SATISFACTORY

10.6 BLOWER

✓ SATISFACTORY

10.7 THERMOSTAT

✓ SATISFACTORY

10.8 WALL/CEILING DRYWALL

📄 FAIR

Noted drywall holes in heater cabinet that are not on a fire rated wall. Recommend repair as desired.



10.8 Item 1 (Picture)

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

11. PLUMBING SYSTEM

DESCRIPTION

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

STYLES & MATERIALS: PLUMBING SYSTEM

WATER SUPPLY PIPING:

Indeterminate – Not Visible

DRAIN/WASTE LINES:

Indeterminate – Not Visible

LOCATION OF SHUT-OFFS:

- Water: At Meter

Water: At Right Side of Garage

Gas: At Meter

Gas: At Right side of Garage

ITEMS: PLUMBING SYSTEM

11.0 WATER SUPPLY PIPING

📁 NOT INSPECTED

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Due to building/unit design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected.

11.1 WATER METER

📁 NOT INSPECTED

(1) Water meter is public utility component and therefore inspected for leaks only.



11.1 Item 1 (Picture)



11.1 Item 2 (Picture)

(2) Water meter is noted for additional water shut-off location.

11.2 WATER SHUT-OFF VALVE

✅ SATISFACTORY

Water shut-off valve noted for location only. Valves only visually inspected. Recommend confirmation of proper operation as desired.



11.2 Item 1 (Picture)



11.2 Item 2 (Picture)

11.3 WATER PRESSURE

✅ SATISFACTORY

*The water pressure tested within normal limits (40 to 80 psi).
Water pressure is 75 psi.*



11.3 Item 1 (Picture)

11.4 GAS PIPING

☐ NOT INSPECTED

Concealed or underground gas piping is not visible and therefore not inspected. Inspector does not check size or type of any connection or any gas piping.

11.5 GAS METER / SHUT-OFF

☐ NOT INSPECTED

Gas meter is a public utility component and therefore inspected for leaks only.



11.5 Item 1 (Picture)



11.5 Item 2 (Picture)

11.6 EXTERIOR FAUCET(S)

☐ FAIR

(1) **Exterior faucet handle missing/broken. Recommend replacement.**



11.6 Item 1 (Picture)

- (2) **Faucet handle leaking when turned on. Recommend adjustment/repair as necessary.**



11.6 Item 2 (Picture)

11.7 WATER FLOW AT FIXTURES

✓ SATISFACTORY

11.8 DRAIN / WASTE PIPING

📁 NOT INSPECTED

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Due to building/unit design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected.

11.9 FIXTURE DRAINAGE

✓ SATISFACTORY

11.10 LAUNDRY ROOM

📁 NOT INSPECTED

- (1) **Laundry room washing machine and dryer are not a required inspection appliance and are therefore not inspected. No moisture or leakage noted from the hot and cold valves for the washing machine. Recommend further evaluation for proper operation as desired.**
- (2) **Dryer vent not inspected. Debris can accumulate in the dryer vent. Recommend dryer vent be cleaned / evaluated annually or even more often if necessary.**

11.11 IRRIGATION / LANDSCAPE LIGHTING

📁 NOT INSPECTED

- (1) **The irrigation SYSTEM was not inspected and is not a part of the home inspection. No leakage or exposed wiring noted when the Exterior and Site Element inspection was performed. Recommend a complete evaluation of the irrigation system by Landscape professional if desired.**
- (2) **Landscaping lighting not inspected. Recommend evaluation by specialist as desired.**

11.12 LEAD DISCLAIMER

📁 NOT INSPECTED

Any pipe, fitting or fixture intended to convey or dispense water through drinking or cooking must meet a weighted average lead content of <0.25%. The requirement of this law was incorporated as an annex into the American National Standard for health effects of drinking water system

components: Our inspection can not confirm the percentage of lead contained within the building's potable water supply as we are not licensed or equipped for running environmental hazard issues. Should you wish to confirm the amount of lead, if any, within your home's potable water supply system's piping we recommend retention of a California State of California Lead Inspector/ Assessor.

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

12. HOT WATER SUPPLY

DESCRIPTION

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

STYLES & MATERIALS: HOT WATER SUPPLY

HOT WATER SUPPLY 1:

Type: Direct-heated Tank

Brand: Bradford White

Fuel: Natural Gas

Est. 50 Gal.

Est. Age: 12 to 15 Years

Design Life: 5-10 Years

Location: Garage

ITEMS: HOT WATER SUPPLY

12.0 ----- HOT WATER SYSTEM 1 -----

12.1 WATER HEATER

 FAIR

Rated fair due to age. The water heater was functional at time of inspection but is beyond it normal design life.



12.1 Item 1 (Picture)

12.2 CIRCULATOR PUMP

 NOT INSPECTED

Circulator pump on a timer/clock and was not on during inspection. Recommend confirmation of proper operation.



12.2 Item 1 (Picture)

12.3 VENT CONNECTOR

✓ SATISFACTORY

12.4 GAS / FUEL LINES AT UNIT

✗ FAIR

No sediment trap noted. Recommend sediment trap installation as desired.

12.5 SEISMIC RESTRAINTS

✓ SATISFACTORY

12.6 TEMPERATURE PRESSURE RELIEF VALVE

✓ SATISFACTORY

12.7 WATER HEATER PLATFORM

✓ SATISFACTORY

12.8 DRAIN PAN

✗ FAIR

Drain pan not installed. Recommend drain pan / piping installation if necessary.

NOTE: Maintaining hot-water supply temperatures at no more than about 120° F (49° C) for will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

GENERAL SUMMARY



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This Summary of Inspector Comments covers Health and Safety issues, Structural concerns, Major Appliance observations and is only one section of the Inspection Report. It is provided for guidance purposes only. This Summary is NOT A HOME INSPECTION REPORT and does not include information on all conditions or concerns associated with this home or property. The Inspection Report includes more detailed information on element ratings/ conditions and associated information and must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

NOTE: SATISFACTORY COMMENTS WILL BE IN BLACK FONT – Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

NOTE: FAIR COMMENTS WILL BE IN GREEN FONT – Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

NOTE: POOR COMMENTS WILL BE IN RED FONT – Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

1. ROOFING

1.0 ROOF COVERING 1

☐ POOR

- (1) The inspection of all roof and attic components are NOT inspected for vermin or bird intrusion. Recommend separate inspection be performed by specialist.
- (2) Flat and low slope roofs are particularly prone to leakage due to improper installation, water ponding, or poor maintenance. They generally require more maintenance than steep-sloped roofing and any deficiencies, even minor ones, should be attended to promptly. The membranes of certain type roofs, particularly built-up are not readily visible for inspection.
- (3) Noted past roof repair. Recommend further evaluation as desired.
- (4) Noted bubbling / cracking / deterioration on flat roof. Recommend evaluation/repair by roofing contractor.

1.4 SKYLIGHT(S) / TUBE LIGHTS

☐ FAIR

Skylights are particularly prone to leakage and may need periodic repair and or re-sealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection.

1.6 ROOF COVERING 2

☐ FAIR

Roof appeared functional at time of inspection and is rated fair due to indeterminate age. Recommend further evaluation as desired.

2. SITE ELEMENTS

2.0 DRIVEWAY(S)

☐ FAIR

Noted staining possible past ponding on driveway. Recommend further evaluation/repair by contractor as desired.

2.1 WALKWAYS

☐ FAIR

Noted walkway cracking / deterioration and staining. Recommend further evaluation/repair as desired.

2.2 GROUND SLOPE AT FOUNDATION

☐ FAIR

No weep screed noted at time of inspection. Although possibly not a requirement at time of construction recommend contractor evaluation for the need of or installation of a weep screed as desired.

2.3 SITE GRADING

📋 FAIR

Neither the condition nor adequacy of and underground piping or site drainage systems can be determined as part of a home inspection. No surfaces are water tested by home inspector. The need for drain installation is not determined by home inspector. All existing drains must be regularly cleared and maintained in order to ensure adequate water run-off and discharge.

2.4 PATIO/DECK

📋 FAIR

- (1) **Noted patio cracking. Recommend repair/replacement as desired.**
- (2) **Noted patio staining. Recommend repair/replacement as desired.**

3. EXTERIOR ELEMENTS

3.0 SIDING

📋 FAIR

- (1) *Several hairline stucco cracks in the existing siding are not unusual in this climate and are commonly known as shrinkage cracks. Repair cracks as needed to avoid expansion. Where significant cracks exist repair now to avoid water and/or insect intrusion.*
- (2) **Wherever any utility line such as gas, water, T.V., telephone, cable and/or any other penetration exists in the exterior stucco siding, a sufficient sealer at the penetration point will prevent possible moisture and insect intrusion. Recommend all penetration points be sealed and maintained.**
- (3) **Noted stucco damage/peeling/flaking. Recommend stucco repair as desired.**

3.1 EXTERIOR LIGHTING / FIXTURES

📋 FAIR

Noted inoperative fixture. Recommend bulb replacement and further evaluation if necessary.

3.4 EXTERIOR CLOSET

📋 FAIR

- (1) **Noted dry wall damage/holes. Recommend evaluation/repair as nestler.**
- (2) **Closet door and/or door jamb trim is damaged / weathered. Recommend painting / further evaluation/repair as desired.**

4. GARAGE

4.0 ROOF DECK/SHEATHING / FRAMING

📋 FAIR

Noted beam between two large metal brackets. Appears to be a brace. Recommend further evaluation/repair as necessary by contractor.

4.1 CEILING / WALLS

📋 FAIR

- (1) Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.
- (2) Any openings in the wall or ceiling between the house and garage, including any hatches, venting, doors or attic stairs should be covered with the proper fire-rated assemblies or materials.
- (3) **Drywall cracks/deterioration/wear noted. Recommend repair/replacement as desired.**
- (4) **Noted areas of past drywall repair. Recommend further repair as necessary.**

4.3 FLOOR SLAB

📋 FAIR

Noted garage slab deterioration/staining; very common for the area. Recommend repair/replacement as desired.

4.11 GARAGE CABINETRY

📋 FAIR

- (1) **Back of cabinetry, storage in some instances in cabinetry not accessible or blocked. Recommend all garage cabinetry be evaluated for personal acceptance prior to close or on final walk through.**
- (2) **Garage cabinetry minor peeling / deterioration noted. Recommend further evaluation/repair as desired.**

4.12 GARAGE EXHAUST VENTILATOR

📋 NOT INSPECTED

Thermostatic-type control appears to be present for the garage ventilator. Garage ventilator not operating during inspection and therefore not inspected.

5. BATHROOMS

5.1 SINK(S)

📋 FAIR

Drain stop inoperative or requires adjustment/repair. Recommend adjustment/repair as desired.

5.2 CABINETRY / COUNTERTOP

📋 FAIR

Noted countertop grout cracking. Recommend grout repair as desired.

5.4 BATHTUB

📋 POOR

- (1) **Tub slow to drain at time of inspection. Recommend piping cleaning and further evaluation/repair by plumbing contractor if necessary.**
- (2) **Noted faucet handle leakage. Recommend evaluation/repair by plumbing contractor.**

5.5 SURROUNDS / ENCLOSURES

📄 POOR

- (1) The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.
- (2) **Low fall shower noted. Low fall showers are NOT water tested and a shower dam may be required. Recommend confirmation of proper operation by plumbing contractor as desired. Low fall showers are only tested for hot water with the shower head against the wall.**
- (3) **Surround glass leakage noted when water tested. Recommend caulking / evaluation/repair by contractor.**

5.8 FLOOR(ING)

📄 FAIR

Noted cracked floor tile. Recommend evaluation/repair as desired.

5.11 TOILET ROOM DOOR

📄 POOR

Noted glass door can hit showers glass enclosure. Possibly needs an additional door stop. Recommend further evaluation/repair by contractor.

5.15 TOILET

📄 POOR

Moisture noted at base of toilet. Recommend evaluation/repair by plumbing contractor.

5.17 SURROUNDS / ENCLOSURES

📄 FAIR

- (1) The waterproof covering (surround) at the tub/shower must be maintained to prevent damage. All surfaces should be checked and repaired as needed. Leakage can damage to substrate and prevent proper attachment.
- (2) **Low fall shower noted. Low fall showers are NOT water tested and a shower dam may be required. Recommend confirmation of proper operation by plumbing contractor as desired. Low fall showers are only tested for hot water with the shower head against the wall.**

6. KITCHEN

6.0 PLUMBING / SINKS

📄 FAIR

(1) If excessive storage under sink(s) was noted then this comment applies. Inspector evaluated plumbing at time of inspection and no leakage was noted. Inspector does not remove storage or personal items from beneath sinks. Often times the condition of the under sink area can change when seller removes the storage/personal items. Recommend buyer / agent visually inspect all areas under all sinks as necessary prior to close on final walk through.

(2) Sink faucet spray mode is calcified / low flow noted. Recommend cleaning / further evaluation repair as necessary.

6.1 DISPOSAL(S)

📋 FAIR

Functional at time of inspection and rated fair due to indeterminate age.

6.2 COOKTOP 1

📋 FAIR

Functional at time of inspection and rated fair due to indeterminate age.

6.3 OVENS

📋 FAIR

(1) Functional at time of inspection and rated fair due to indeterminate age.

(2) Noted oven display is dim. Recommend further evaluation/repair as necessary.

6.4 DISHWASHERS

📋 FAIR

(1) Functional at time of inspection and rated fair due to indeterminate age.

(2) Noted air gap/loop has not been installed. Recommend the installation of an air gap or drain loop.

6.5 VENTILATORS

📋 FAIR

Functional at time of inspection and rated fair due to indeterminate age.

6.11 REFRIGERATOR

📋 NOT INSPECTED

The refrigerator is not a required inspection appliance and is therefore not inspected. Recommend confirmation of proper operation as desired.

7. INTERIOR ELEMENTS

7.1 WALLS

📋 FAIR

(1) Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed in this report. Wall treatments or wall behind wall coverings are not

inspected. Walls blocked by any obstruction such as blinds, curtains, furniture, storage, cabinetry etc. cannot be inspected at time of inspection. Recommend buyer visually inspect walls after all storage / obstructions are removed on final walk through prior to close.

(2) **Noted areas of past drywall repair. Recommend further repair as necessary.**

(3) **Minor wall damage noted. Recommend evaluation / repair as desired.**

7.4 CLOSET DOORS

 FAIR

Slider doors operational but noted track rust/deterioration. Recommend repair/replacement as desired.

7.5 FLOORS (SLAB)

 NOT INSPECTED

Floor slab covered with floor coverings and not visible for inspection. Recommend evaluation as desired.

7.6 FLOOR

 FAIR

Noted cracked floor tile. Recommend evaluation/repair as desired.

7.7 BAR AREA

 FAIR

(1) **No hot water noted. Recommend evaluation/repair as necessary.**

(2) **Water filtration system not inspected. Areas under filtration system not visible for inspection. Recommend evaluation by specialist as desired.**

7.8 WINDOWS

 FAIR

(1) Window tinting is not a required element inspection and window tinting impacts the inspectors ability to inspect the windows. Recommend tinted windows be further inspected by specialist as desired / where necessary.

(2) *While a maintenance item, the glazing/putty on all windows or doors should be repaired to maintain watertightness and to preserve window glass/sash integrity.*

(3) Windows are very hard to properly evaluate due to window coverings / storage etc. All windows should be cleaned as necessary prior to close and prior to buyers final walk through. Confirmation of personal acceptance should be confirmed by buyer / agent as desired.

(4) **Noted damaged/loose window trim. Recommend evaluation/repair by window specialist as desired.**

7.9 WINDOW SCREENS

 FAIR

Window screens damaged / holes. Recommend screen replacement as desired.

7.10 SLIDER/PATIO DOORS

📄 FAIR

Slider door jamb/frame bent. Recommend adjustment / repair by specialist as necessary.

7.11 SLIDER / PATIO SCREENS

📄 FAIR

Slider screen damage/holes noted. Recommend repair/replacement as desired.

7.13 FIREPLACE(S)

📄 FAIR

(1) Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended.

(2) **Noted missing or not installed C-Clamp for fireplace flue damper. Although the C-Clamp is commonly removed so that the flue may be closed. Recommend C-Clamp be installed per the Gas Company in order to keep the flue damper open at all times.**

7.14 FIREPLACE DOORS / SCREEN

📄 FAIR

(1) **No fireplace door noted. Recommend fireplace door installation.**

(2) **No fireplace screens noted. Recommend fireplace screen installation.**

7.19 CEILING FAN(S)

📄 FAIR

(1) **Noted fan(s) wobbling on high speed. Recommend evaluation/adjustment as desired.**

(2) **Fan light inoperative at time of inspection. Recommend remote control be located and proper fan and or light operation confirmed.**

7.20 SKYLIGHTS

📄 FAIR

Skylights are particularly prone to leakage and may need periodic repair and or re-sealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection.

7.21 RETRACTABLE SHADES

📄 FAIR

Noted retractable shade did not go all the way down. Recommend evaluation / adjustment / repair as necessary.

8. ELECTRIC SYSTEM

8.0 SERVICE / ENTRANCE LINE

📄 NOT INSPECTED

The inspection of the electrical system service entrance line is limited to the readily visible and accessible elements as listed herein.

8.2 ELECTRICAL METER

 NOT INSPECTED

The electrical meter is a public utility component and therefore not inspected.

9. COOLING SYSTEM

9.1 OUTDOOR UNIT

 FAIR

The outdoor unit base is hanging, being supported by bricks/pavers. Recommend evaluation/repair by HVAC contractor as desired.

9.3 DUCTWORK

 NOT INSPECTED

All ductwork not visible and therefore not inspected. Recommend ducting evaluation by HVAC contractor as desired.

9.6 RETURN AIR FILTER

 FAIR

Recommend buyer have installed or install new air filter(s). Air filters should be changed quarterly.

9.8 WALL UNIT

 FAIR

Wall unit functional at time of inspection and rated fair due to indeterminate age.

9.9 RETURN AIR FILTER

 FAIR

Recommend buyer have installed or install new air filter(s). Air filters should be changed quarterly.

10. HEATING SYSTEM

10.2 BURNER

 NOT INSPECTED

Noted heating unit burner is concealed. Therefore not visible and not inspected.

10.8 WALL/CEILING DRYWALL

 FAIR

Noted drywall holes in heater cabinet that are not on a fire rated wall. Recommend repair as desired.

11. PLUMBING SYSTEM

11.0 WATER SUPPLY PIPING

☐ NOT INSPECTED

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Due to building/unit design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected.

11.1 WATER METER

☐ NOT INSPECTED

(1) Water meter is public utility component and therefore inspected for leaks only.

(2) Water meter is noted for additional water shut-off location.

11.4 GAS PIPING

☐ NOT INSPECTED

Concealed or underground gas piping is not visible and therefore not inspected. Inspector does not check size or type of any connection or any gas piping.

11.5 GAS METER / SHUT-OFF

☐ NOT INSPECTED

Gas meter is a public utility component and therefore inspected for leaks only.

11.6 EXTERIOR FAUCET(S)

☐ FAIR

(1) **Exterior faucet handle missing/broken. Recommend replacement.**

(2) **Faucet handle leaking when turned on. Recommend adjustment/repair as necessary.**

11.8 DRAIN / WASTE PIPING

☐ NOT INSPECTED

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Due to building/unit design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected.

11.10 LAUNDRY ROOM

☐ NOT INSPECTED

(1) **Laundry room washing machine and dryer are not a required inspection appliance and are therefore not inspected. No moisture or leakage noted from the hot and cold valves for the washing machine. Recommend further evaluation for proper operation as desired.**

(2) **Dryer vent not inspected. Debris can accumulate in the dryer vent. Recommend dryer vent be cleaned / evaluated annually or even more often if necessary.**

11.11 IRRIGATION / LANDSCAPE LIGHTING

📄 NOT INSPECTED

(1) **The irrigation SYSTEM was not inspected and is not a part of the home inspection. No leakage or exposed wiring noted when the Exterior and Site Element inspection was performed. Recommend a complete evaluation of the irrigation system by Landscape professional if desired.**

(2) **Landscaping lighting not inspected. Recommend evaluation by specialist as desired.**

11.12 LEAD DISCLAIMER

📄 NOT INSPECTED

Any pipe, fitting or fixture intended to convey or dispense water through drinking or cooking must meet a weighted average lead content of <0.25%. The requirement of this law was incorporated as an annex into the American National Standard for health effects of drinking water system components: Our inspection can not confirm the percentage of lead contained within the building's potable water supply as we are not licensed or equipped for running environmental hazard issues. Should you wish to confirm the amount of lead, if any, within your home's potable water supply system's piping we recommend retention of a California State of California Lead Inspector/Assessor.

12. HOT WATER SUPPLY

12.1 WATER HEATER

📄 FAIR

Rated fair due to age. The water heater was functional at time of inspection but is beyond it normal design life.

12.2 CIRCULATOR PUMP

📄 NOT INSPECTED

Circulator pump on a timer/clock and was not on during inspection. Recommend confirmation of proper operation.

12.4 GAS / FUEL LINES AT UNIT

📄 FAIR

No sediment trap noted. Recommend sediment trap installation as desired.

12.8 DRAIN PAN

📄 FAIR

Drain pan not installed. Recommend drain pan / piping installation if necessary.

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INVOICE

HSH Inspections Inc. DBA Home Sweet Home
Inspections

Hank Myll

P.O. Box 13927

Palm Desert CA 92255

760-831-2831

Inspected By: Hank Myll

Inspection Date: 4/21/2026

Report ID: 04-21-26-1-HM

Customer Info:	Inspection Property:
Karen Prusinowski	72806 Fleetwood Cir Palm Desert CA 92260
Customer's Real Estate Professional: Tim Sarlund Keller Williams	

Inspection Fee:

Service

Inspection Fee (sfh,twnhome,condo)

Price

485.00

Amount

1

Sub-Total

485.00

Tax \$0.00

Total Price \$485.00

Payment Method: Credit Card

Payment Status: Paid

Note: