



Inspection Report
John Miraglia

**Schultz Property
Inspection**

Address: 6025 Arroyo Road, #8, Palm
Springs, CA 92264



Inspector: Bill Schultz
P.O. Box 3222
Cathedral City, CA 92235
760 904-4798
7/2/2026

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page.....3](#)

[1 Exterior.....5](#)

[2 Structural Components.....12](#)

[3 Roofing.....14](#)

[4 Electrical System.....18](#)

[6 Built-In Kitchen Appliances.....23](#)

[7 Plumbing System.....25](#)

[8 Interiors.....31](#)

[9 Heating / Central Air Conditioning.....37](#)

[10 Insulation and Ventilation.....40](#)

[Recommended Corrections Overview.....42](#)

[Safety Concern/Correction Overview.....50](#)

[Invoice.....53](#)

[Attachments.....54](#)

Date: 7/2/2026	Time: 08:30 AM	Report ID: 20260702am
Property: 6025 Arroyo Road, #8 Palm Springs CA 92264	Customer: John Miraglia	Real Estate Professional: Tim Sarlund Keller Williams Luxury Homes

This home/condominium inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. *It may not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the home owner's association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge may apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected. The home inspection is not a Home Owner's Association compliance or non-compliance inspection of any kind. It is your responsibility to review any and all Home Owner's Association covenants, conditions, restrictions and any other policies regarding this property.*

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection prior to the close of transaction.

Thermal imaging tools may be used during the inspection to verify HVAC register operating temperatures, and areas suspected to be prone to plumbing fixture leaks. Thermal imaging is not used to scan the entire home for energy efficiency and leaks or damage in all areas.

The subject property is currently occupied and has belongings present. We do not move personal belongings as damage may occur. While the inspector always tries to view as many areas as possible during the inspection, some areas may be covered from view due to these belongings. The inspector has your best interest in mind while inspecting, however areas covered from view can not be visually inspected. We can not and will not be responsible for areas covered from view and that are not readily accessible.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Appears Serviceable (AS) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting. Recommend proper licensed specialist inspect and evaluate further prior to the close of transaction.

Present (P) = This item, component or unit is in this home or building.

Not Present (NP) = This item, component or unit is not in this home or building.

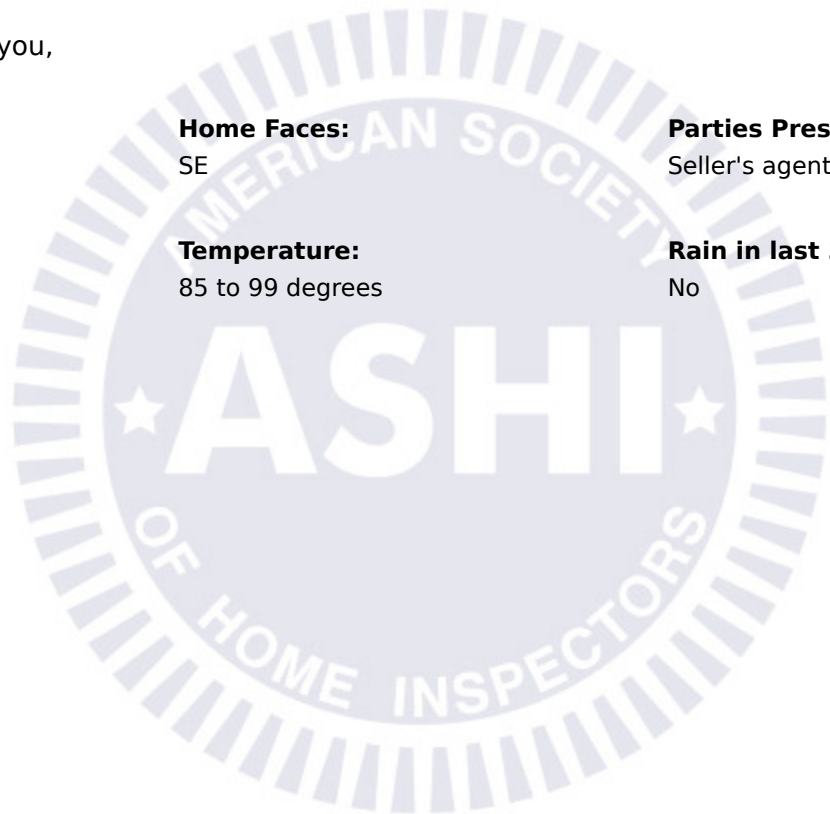
Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor prior to the close of transaction. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This inspection was performed for the home owner selling this home and was inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes on the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change.

Thermal imaging tools may be used during the inspection to verify HVAC register operating temperatures, and areas suspected to be prone to plumbing fixture leaks. Thermal imaging is not used to scan the entire home for energy efficiency and leaks or damage in all areas.

It is a pleasure serving you,

Age Of Home: Over 50 Years	Home Faces: SE	Parties Present: Seller's agent
Weather: Clear	Temperature: 85 to 99 degrees	Rain in last 3 days: No



1. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Cement stucco Wood	Siding Material: Wood Masonry	Exterior Entry Doors: Wood Metal Insulated glass
Appurtenance: Covered porch	Driveway: Shared access Street Parking Parking lot	Walkways: Concrete Tile
Fence: Stucco Wood Plank		

Items

1.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

🔧 (1) The Stucco coating and wood trim at the exterior in areas is peeling paint or failing. This is a maintenance issue. A qualified person should repair or replace as needed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

🔧 (2) The Wood trim at the exterior in areas is in contact with ground. Ground clearances are recommended to prevent deterioration and for a pest control company to monitor for wood eating insects. Recommend further evaluation by licensed structural termite company.



1.0 Item 5(Picture)

🔧 (3) Insect nests noted at various areas of exterior. Recommend proper specialist evaluate further.



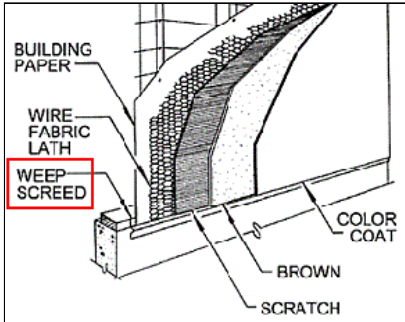
1.0 Item 6(Picture)

🔧 (4) The Wood siding at the front of home is deteriorated and loose. Repairs are needed. A qualified contractor should inspect further and correct as needed.



1.0 Item 7(Picture)

🔧 (5) Stucco coating at "All" of exterior does not have a "weep screed" installed and does not allow drainage for the wall cavity. This may not have been required at time of construction. We are unable to determine if moisture intrusion did or still may occur. If no corrections are made, it is recommended to remove any irrigation near exterior walls and provide drainage away from structure to help avoid moisture intrusion into walls. This is no guarantee that you will or do not presently have moisture intrusion problems. If this is a concern for the buyer, we recommend further evaluation by proper licensed specialist.



1.0 Item 8(Picture) Weep screed



1.0 Item 9(Picture)

1.1 DOORS (Exterior)

Comments: Repair or Replace

🔧 (1) Sliding glass door(s) at right side (facing front) are not installed above grade. This may allow moisture intrusion and debris entry. I recommend correct as necessary.



1.1 Item 1(Picture)

🔧 (2) The security door at the main entry door does not lock at bottom. An adjustment/repair is needed. I recommend correct as necessary.



1.1 Item 2(Picture)

🔧 (3) The main entry door reveals daylight when latched at areas missing weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. I recommend correct as necessary.

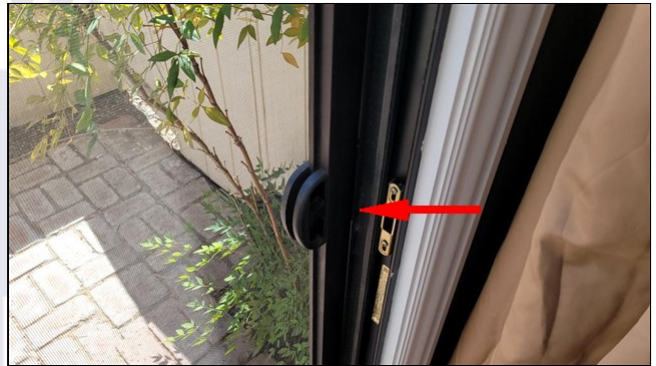


1.1 Item 3(Picture)

🔧 (4) Sliding screen for glass door unit (s) at all locations have loose hardware and do not latch properly. This is a maintenance issue and is for your information. I recommend correct as necessary.



1.1 Item 4(Picture)



1.1 Item 5(Picture)

1.2 WINDOWS

Comments: Appears Serviceable

1.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Repair or Replace

🔧 (1) Earth to wood post contact noted at front and side of home. Recommend structural termite company evaluate further for deterioration.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

🔧 (2) The tile patio at the front of home has a number of loose (hollow) and damaged tiles. A repair or replacement is needed. A qualified contractor should inspect further and correct as needed.



1.3 Item 3(Picture)



1.3 Item 4(Picture)

🔧 (3) The patio rafters on the front entry at the front of home shows paint failing or peeling and are deteriorated. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



1.3 Item 5(Picture)

🔧 (4) The patio boards on the covered patio at the left side (facing front) are weathered and deteriorated. Repairs are needed. A qualified contractor should inspect further and correct as needed.



1.3 Item 6(Picture)

🔧 (5) The Patio roof cover has excessive debris at the left side (facing front). These areas will need periodical maintenance and repair. I recommend correct as necessary.



1.3 Item 7(Picture)

1.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Repair or Replace

🔧 The landscape at the front of home may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine due to no rain during inspection period. Recommend correct as necessary.



1.4 Item 1(Picture)

1.5 EAVES, SOFFITS AND FASCIAS

Comments: Appears Serviceable

1.6 FENCES / WALLS / GATES

Comments: Repair or Replace

🔧 Gate(s) rubs at jamb when closing at right side of home (facing front). I recommend repair as needed.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

1.7 ADDITIONAL BUILDINGS ON PROPERTY

Comments: Not Inspected, Repair or Replace

🔧 I could not inspect the storage building due to items blocking access. I only inspected the main structure. Deficiencies may exist with these structures or building (s). Our company makes no representation to the condition of these structures or building (s).



1.7 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



2. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace	Floor Structure: Slab
Wall Structure: 2 X 4 Wood	Ceiling Structure: Not visible	Roof Structure: Not visible
Roof-Type: Gable Shed	Method used to observe attic: Inaccessible	Attic info: Access is blocked

Items

2.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES IF APPLICABLE (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Appears Serviceable

2.1 WALLS (Structural)

Comments: Appears Serviceable

2.2 COLUMNS OR PIERS

Comments: Not Present

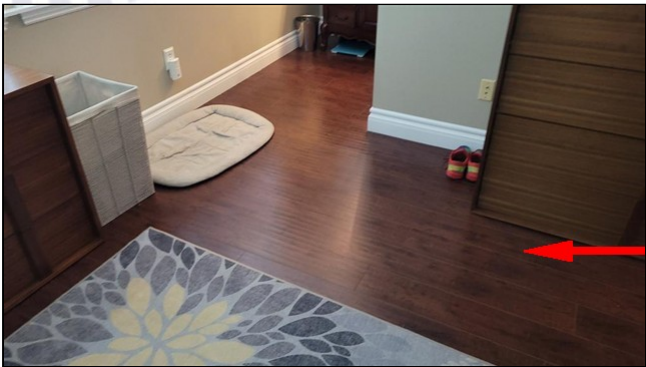
2.3 FLOORS (Structural) - (All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases.)

Comments: Repair or Replace

 Sub-flooring has a number of low/weak spots under the upstairs hallway and Bedrooms. Repairs are needed. A qualified licensed contractor should inspect further and repair as needed.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

2.4 CEILINGS (structural)

Comments: Not Inspected, Repair or Replace

🔧 The attic access is is not accessible due to items blocking access. I could not inspect the interior side of roof structure, insulation, ventilation, electrical, plumbing and any other components in attic. Recommend proper specialist evaluate further.

2.5 ROOF STRUCTURE AND ATTIC

Comments: Not Inspected, Repair or Replace

🔧 The attic access in Guest bedroom closet is obstructed and was not readily accessible. Attic access should not be obstructed. A qualified contractor should inspect further and correct as needed.

The attic access is is not accessible due to items blocking access. I could not inspect the interior side of roof structure, insulation, ventilation, electrical, plumbing and any other components in attic. Recommend proper specialist evaluate further.



2.5 Item 1(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Some limitations:

Anchor bolts are not visible in the subject property due to the type of construction (bolting not verified).

The slab foundation (poured concrete) is not fully visible due to floor coverings and finish flooring (areas of foundation and many plumbing lines will not be visible for this inspection).

The floor and foundation condition are not fully visible because of floor coverings, etc... Wood separation from soil is not determined where not visible or viewed.



3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Roof view

Styles & Materials

Roof Covering:	Viewed roof covering from:	Sky Light(s):
Concrete	Drone	None
Tile		
Chimney (exterior):		
N/A		

Items

3.0 ROOF COVERINGS (This report is an opinion of the general quality and condition of the roofing. * The inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. If a drone was used to inspect the roof, some areas may be blocked or not visible and could not be fully inspected. Drone roof inspections cannot determine the condition of roof coverings as it is not viewed up close. This report is issued in consideration of the foregoing disclaimer.*)

Comments: Repair or Replace

🔧 (1) Tile roof covering appears older and shows normal wear for it's age. Tile roofing has an underlayment system which can deteriorate over time and may need to be replaced. Underlayment is not visible and could not be evaluated. We are unable to determine remaining useful life expectancy of the underlayment. Recommend a licensed roofing contractor evaluate further.



3.0 Item 1(Picture)

🔧 (2) Rodent proofing material noted on roof penetrations. We are unable to determine if a rodent or vermin problem exists. Recommend proper licensed specialist inspect further and correct if necessary.



3.0 Item 2(Picture)

🔧 (3) The tile roof has a number of cracked/damaged tiles at various areas. Cracked or damaged tiles need replacement. A qualified contractor should inspect further and correct as needed.



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)

🔧 (4) The tile roof has a number of mismatched tile at various areas. The color difference is only cosmetic, and does not effect the integrity of roof covering. I recommend correct as necessary.



3.0 Item 7(Picture)

3.1 FLASHINGS

Comments: Repair or Replace

🔧 (1) Kickout flashing is missing along rake/eave at right side (facing front). This does not appear adequate. It should be properly repaired or replaced. A qualified roofing contractor should inspect further and correct as needed.



3.1 Item 1(Picture)

🔧 (2) Pan and valley flashings have debris built up and need correcting. These areas require regular maintenance and cleaning. Recommend correct as necessary



3.1 Item 2(Picture)



3.1 Item 3(Picture)

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Appears Serviceable

3.3 ROOF DRAINAGE SYSTEMS

Comments: Not Present

🔧 Rain gutters and drain lines are not installed on all areas of home. Although this region does not typically have a large amount of rainfall, gutters and drain lines are needed or erosion or water intrusion may occur.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Below ground	200 AMP	Circuit breakers
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
GENERAL ELECTRIC	Copper	Non-metallic sheathed Conduit

Items

4.0 SERVICE ENTRANCE CONDUCTORS

Comments: Not Inspected, Repair or Replace

Access of service entrance conductors is blocked by utility company panel and could not be inspected. Recommend proper specialist evaluate.

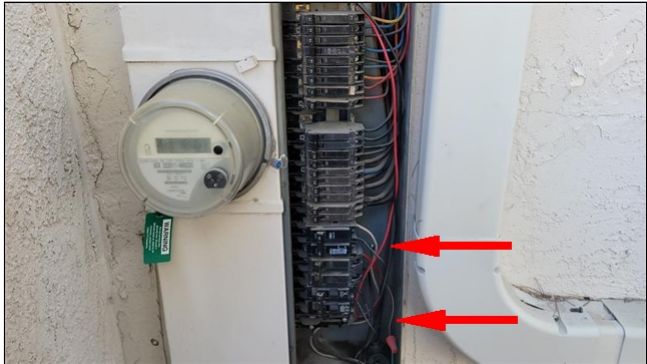
4.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

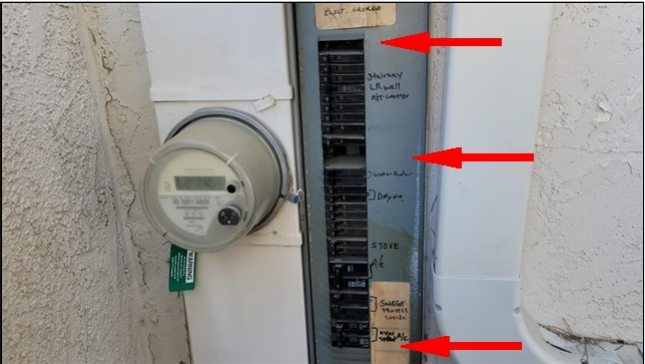


The problem(s) discovered in the main panel such as breaker(s) are different brands, improperly labeled wiring(color coding), knock-outs missing on panel, circuits not labeled or identified, and any other problems that an electrician may discover while performing repairs need correcting. This is a safety issue. I recommend a licensed electrician inspect further and correct as needed.

The main electrical panel is very old (over 30 years), and has since become obsolete. We recommend further evaluation of the panel by a licensed electrical contractor and further options.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

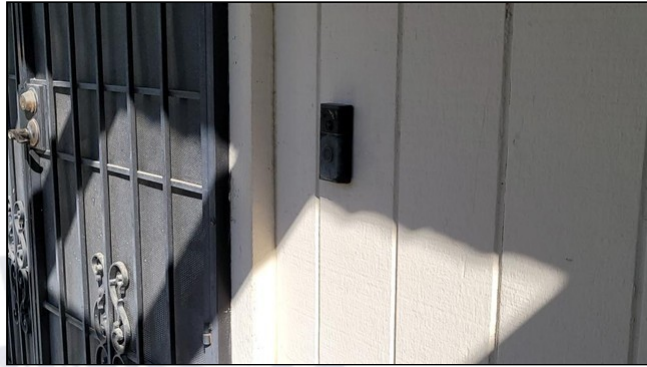
4.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE ("AFCI" type breakers may not be tripped as part of the inspection if house is occupied)

Comments: Appears Serviceable

4.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Not Inspected, Repair or Replace

🔧 (1) Doorbell (s) are connected to automated systems and are not tested or evaluated. Recommend proper specialist evaluate further.



4.3 Item 1(Picture)

🔧 (2) It should be noted that the outdoor lighting system has damaged or inoperable fixtures. Recommend proper specialist evaluate further and correct as necessary.



4.3 Item 2(Picture)

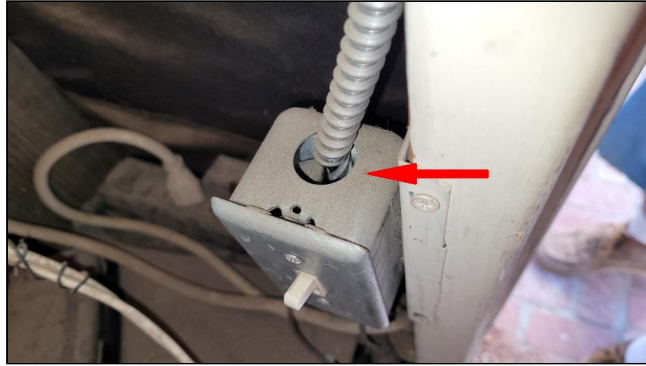
🔧 + (3) Improper wiring at light fixture overhead at the patio. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

The light fixture does not work (try bulb first) at the patio. This is for your information. I recommend repair or replace as necessary.



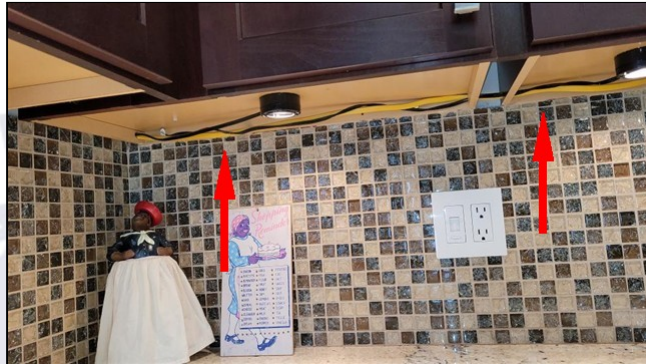
4.3 Item 3(Picture)

🔧 + (4) Improper wiring at wall switch on wall in the storage closet. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



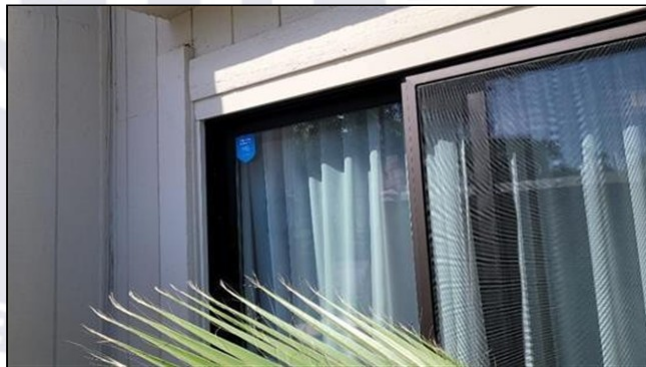
4.3 Item 4(Picture)

🔧 + (5) Exposed wiring at light fixture (s) in the kitchen (under cabinets). This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



4.3 Item 5(Picture)

🔧 + (6) A light fixture is missing at the office exterior locations. This is a requirement and should be corrected. I recommend repair or replace as necessary.

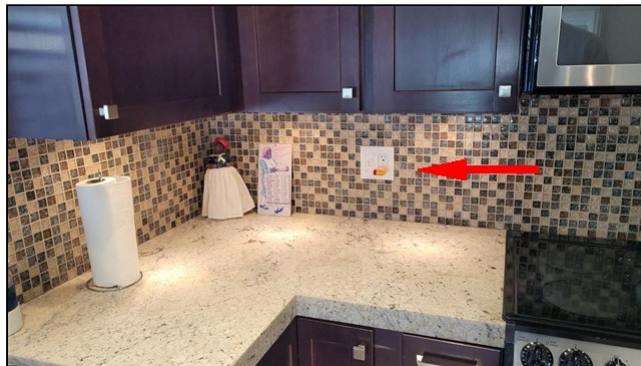


4.3 Item 6(Picture)

4.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

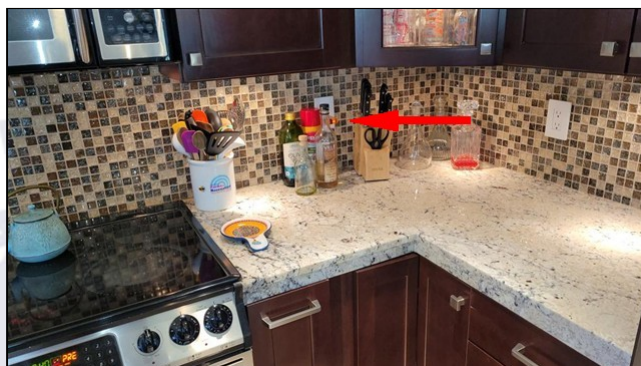
Comments: Repair or Replace

🔧 + (1) At least one "three-prong" outlet is not protected on a "GFCI" circuit in the kitchen. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect all outlets further and correct as needed.



4.4 Item 1(Picture)

🔧 + (2) At least one "three-prong" outlet is not grounded in the kitchen. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect all outlets further and correct as needed.

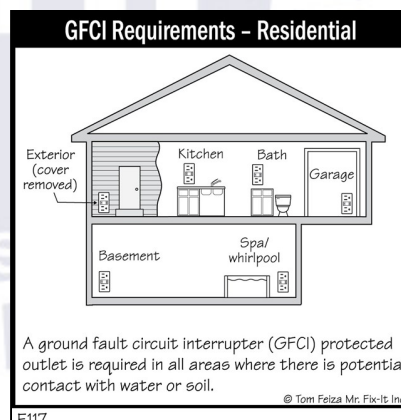


4.4 Item 2(Picture)

4.5 OPERATION AND PRESENCE OF 'GFCI' (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Not Present, Repair or Replace

🔧 + "GFCI" protected outlets are not present at all exterior and Kitchen locations. Some of these style outlets may not have been required at the time of construction, however we recommend consideration of upgrading to current standards for safety. Recommend a licensed electrician inspect further, evaluate and correct as necessary for safety.



4.5 Item 1(Picture) GFCI locations

4.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Appears Serviceable

The main panel box is located at the exterior wall South.

4.7 SMOKE ALARMS (The inspector does not determine whether smoke alarms are hard-wired or whether they need to be. This is outside the scope of the inspection)

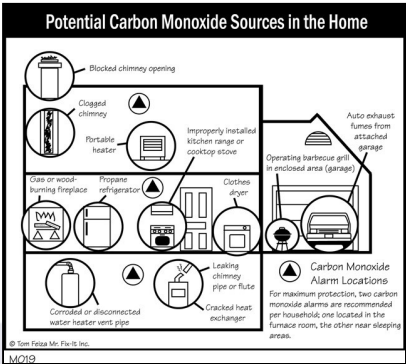
Comments: Not Inspected, Repair or Replace

 **+** Smoke alarms were not tested. Testing at time of inspection may give the client a false sense of safety after close of transaction when detectors may not work. Recommend test and evaluate by proper specialist.

4.8 CARBON MONOXIDE DETECTORS

Comments: Not Inspected, Repair or Replace

 **+** Carbon monoxide detector's were not tested. Testing at time of inspection may give the buyer a false sense of safety after close of transaction when detectors may not work. Recommend test and evaluate by proper specialist prior to the close of transaction.



4.8 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Built-In Kitchen Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:	Disposer Brand:	Exhaust/Range hood:
NONE	IN SINK ERATOR	FRIGIDAIRE
Range/Oven:	Range/Oven Fuel Source:	Built in Microwave:
FRIGIDAIRE	Electric	FRIGIDAIRE
Trash Compactors:	Instant Hot Water Heater Brand:	
NONE	None	

Items

6.0 DISHWASHER

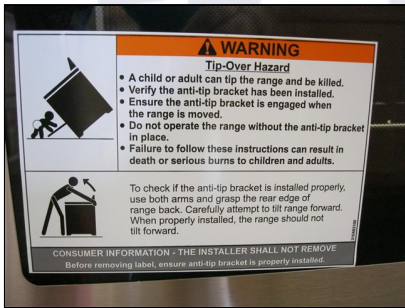
Comments: Not Present

No dishwasher present.

6.1 RANGES/OVENS/COOKTOPS

Comments: Repair or Replace

🔧🇨🇦 (1) No "anti tip" bracket installed on the stove/range to prevent unit from tipping over if oven door were to be used for a step. This is a safety issue. Recommend installation of "anti tip" bracket for safety.



6.1 Item 1(Picture) No anti-tip



6.1 Item 2(Picture)

🔧 (2) The cooktop for range is damaged. I recommend repair or replace as needed.



6.1 Item 3(Picture)

6.2 RANGE HOOD

Comments: Repair or Replace

🔧 Ductwork for fan is vented using a corrugated vent pipe. Vent pipe should be a smooth walled vent pipe to prevent grease build up. Recommend correct as necessary.. A qualified contractor should inspect and repair as needed.



6.2 Item 1(Picture)

6.3 TRASH COMPACTOR

Comments: Not Present

6.4 FOOD WASTE DISPOSER

Comments: Appears Serviceable

6.5 MICROWAVE COOKING EQUIPMENT (Built In)

Comments: Appears Serviceable

6.6 INSTANT WATER HEATER

Comments: Not Present

6.7 REFRIGERATOR

Comments: Not Inspected, Repair or Replace

🔧 Refrigerators are beyond the scope of the inspection and were not evaluated. Checking to see if refrigerators and freezers are cold is not the proper way to evaluate these systems. Appliance repair professionals have proper equipment to test and evaluate these systems. Recommend proper licensed specialist evaluate these systems.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

As of January 1, 2017, building standards/state law require that flow rates for fixtures in the home not exceed 1.6 gpf for toilets, 2.2 gpm for faucets and 2.5 gpm for shower heads. It is beyond the scope of the inspection to determine the flow rates of the plumbing fixtures in the home. Refer to seller.

Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Plumbing supply size (into home): Plumbing Waste:

3/4 INCH

ABS

Washer Drain Size:

2" Diameter

Water Heater Power Source:

Electric

Water Heater Capacity:

40 Gallon (1-2 people)

Water Heater Manufacturer:

BRADFORD-WHITE

Water Heater Age:

1 to 5 years old

Items

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS (Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes may appear operational at the time of the inspection. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. This is always recommended, especially when the house is vacant, the plumbing system is older, there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing)

Comments: Repair or Replace

🔧 (1) The stop-valve does not work properly at the Powder room sink. Repairs are needed. I recommend repair or replace as needed.



7.0 Item 1(Picture)

🔧 (2) The toilet won't flush unless lever is held down briefly at the powder room, hall bath and

primary bath. Repairs are needed. I recommend a licensed plumber inspect further and repair as necessary.



7.0 Item 2(Picture)



7.0 Item 3(Picture)



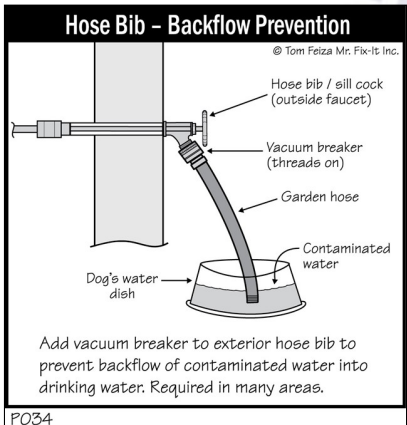
7.0 Item 4(Picture)

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

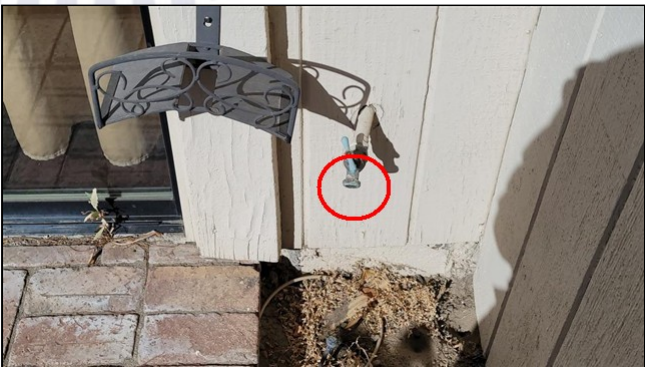
Comments: Not Inspected, Repair or Replace

(1) Irrigation systems are beyond the scope of the inspection and were not tested or evaluated. Irrigation systems are required to be inspected by proper specialist according to California Assembly bill No. 2371 for proper operation. Recommend further evaluation by proper specialist.

(2) Hose bibs at various locations are missing anti-backflow prevention devices(vacuum breakers). While this may be a newer requirement, we recommend correcting.



7.1 Item 1(Picture) Hose bib



7.1 Item 2(Picture)

🔧 (3) The hose bib drips when off at the right side (facing front). Repairs are needed. I recommend repair or replace as needed.



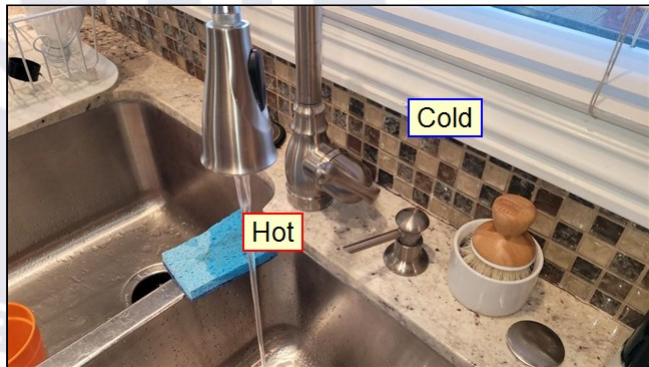
7.1 Item 3(Picture)

🔧 (4) Exterior PVC plumbing is exposed and subject to damage and deterioration. This is for your information. Recommend repair or replace as needed.



7.1 Item 4(Picture)

🔧 (5) The hot control on faucet and cold control on faucet is reversed (hot is cold and cold is hot) at the kitchen sink. This is not considered up to today's standard. I recommend correct as necessary for safety.



7.1 Item 5(Picture)

🔧 (6) The sink faucets hot control and cold control is reversed (hot is cold, cold is hot) at the powder room. This is not considered up to today's standard. I recommend correct as necessary for safety.

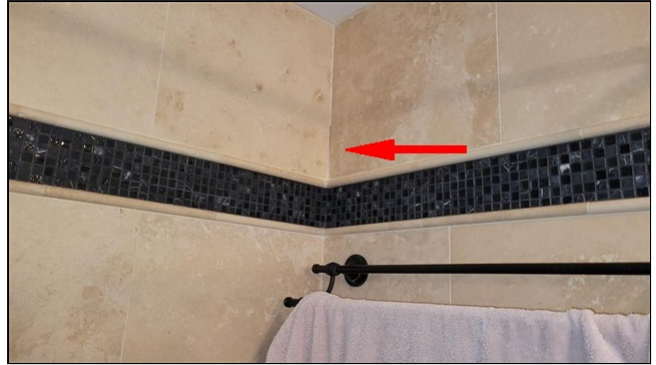


7.1 Item 6(Picture)

🔧 (7) The fiberglass tub enclosure needs re-sealing at the hall bath. This is a maintenance issue. I recommend repair or replace as needed.



7.1 Item 7(Picture)



7.1 Item 8(Picture)

🔧 (8) The tub spout diverter leaks a stream through tub spout when shower is on at the hall bath. When a diverter leaks it can sometimes squirt water back against the cut-out on wall and possibly cause water to go behind wall or simply wastes water. A qualified licensed plumber should repair or correct as needed.



7.1 Item 9(Picture)

🔧 (9) The tub faucets hot control and cold control is reversed (hot is cold, cold is hot) at the hall bath. This is not considered up to today's standard. I recommend correct as necessary for safety.



7.1 Item 10(Picture)

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace

🔧 (1) The wiring for the water heater has a loose connector and is missing a lockable disconnect. This is a safety issue that needs to be corrected. I recommend a licensed electrician correct as necessary.



7.2 Item 1(Picture)

🔧 (2) The water heater drip pan needs a drain line extending to exterior in case of a leak. Leaks can cause damage to unit or home. I recommend repair or replace as needed.

The water heater platform shows signs of damage from a leak. We are unable to determine the extent of damage. We recommend further evaluation by proper licensed specialist.



7.2 Item 2(Picture)

🔧 (3) The water heater plumbing is missing insulation on piping. A replacement is needed. I recommend repair or replace as needed.



7.2 Item 3(Picture)

🔧 (4) Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed water heaters. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed.



7.2 Item 4(Picture)

7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Appears Serviceable

The main shut off is the blue lever located outside on South wall. This is for your information.



7.3 Item 1(Picture)

7.4 WATER PRESSURE

Comments: Repair or Replace

🔧 Water pressure is 100 psi.

Recommend repair or replacement of water regulator so water pressure is 65-75 psi.

7.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Not Present

7.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

Styles & Materials

Ceiling Materials:

Sheetrock

Interior Doors:

Hollow core
Wood

Cabinetry:

Wood

Wall Material:

Sheetrock

Window Types:

Thermal/Insulated
Sliders

Countertop:

Stone

Floor Covering(s):

Laminated T&G

Window Manufacturer:

UNKNOWN

Items

8.0 CEILINGS

Comments: Repair or Replace

🔧 (1) It should be noted that acoustic material on ceilings in subject house may contain asbestos material. Homes constructed in this time frame commonly used asbestos in ceiling coverings. We recommend testing of material to verify.



8.0 Item 1(Picture)

🔧 (2) The Sheetrock on the ceiling shows staining from unknown causes at the water heater closet. We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.



8.0 Item 2(Picture)

🔧 (3) The Sheetrock on the ceiling shows repair signs and is unfinished at the air handler closet. We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.



8.0 Item 3(Picture)

🔧 (4) The Sheetrock on the ceiling is peeling as a result from moisture above at the Hall Bath. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.



8.0 Item 4(Picture)

8.1 WALLS

Comments: Repair or Replace

🔧 (1) It should be noted that acoustic material on walls in subject house may contain asbestos material. Homes constructed in this time frame commonly used asbestos in wall coverings. We recommend testing of material to verify.



8.1 Item 1(Picture)

🔧 (2) The sheetrock on the wall shows wet stains indicating moisture intrusion did or still may occur and is damaged at the water heater and air handler closets. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.

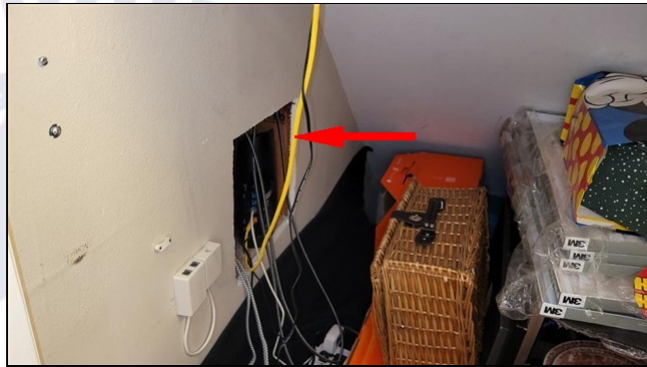


8.1 Item 2(Picture)



8.1 Item 3(Picture)

🔧 + (3) The sheetrock on the wall is missing piece at the downstairs closet. This may allow flames under the stairs in the event of a fire. Repairs are needed. A qualified contractor should inspect further and correct as needed.



8.1 Item 4(Picture)

🔧 (4) The Moulding on the wall is damaged at the Kitchen. We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.

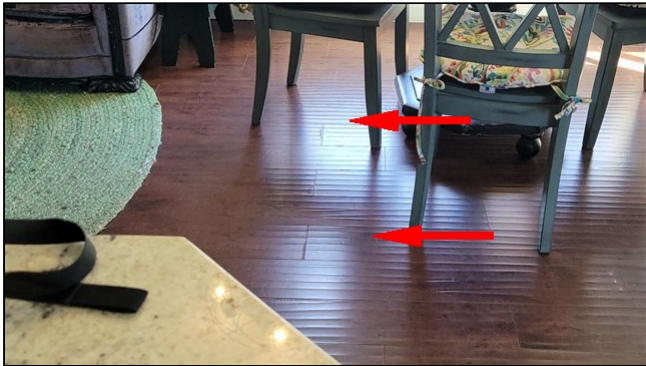


8.1 Item 5(Picture)

8.2 FLOORS

Comments: Repair or Replace

🔧 (1) The Wood covering is blistered at the Dining Room. We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.



8.2 Item 1(Picture)

🔧 (2) The Wood covering is deteriorated at the Kitchen. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.



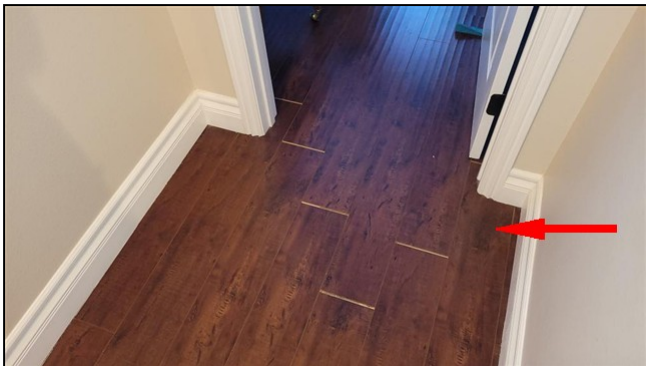
8.2 Item 2(Picture)

🔧 (3) The Tile needs re-grouting at the Hall Bath. Repairs are needed. A qualified person should repair or replace as needed.



8.2 Item 3(Picture)

🔧 (4) The Wood covering is loose at the upstairs hallway. Repairs are needed. A qualified person should repair or replace as needed.

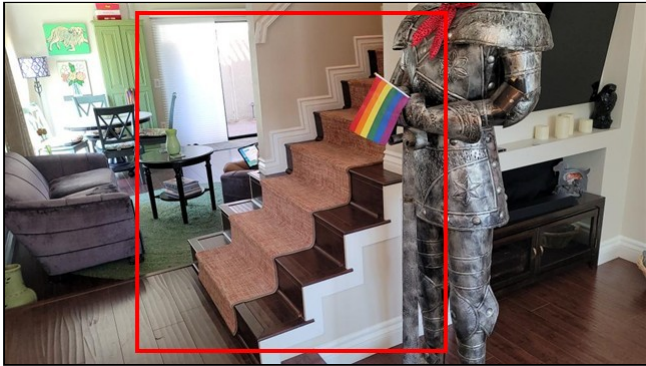


8.2 Item 4(Picture)

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Repair or Replace

🔧 + (1) The hand/guard rail for the second story stairs should be continuous to top/bottom of stairs. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



8.3 Item 1(Picture)

🔧 + (2) The hand/guard rail for the second story stairs should return to wall or post to prevent clothing or accessories from getting caught. A fall or injury could occur if not corrected. While this may be a newer requirement, we recommend upgrading for safety.



8.3 Item 2(Picture)

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Repair or Replace

🔧 (1) Base cabinetry is damaged from moisture in the kitchen under sink. We are unable to determine the cause or extent of damage. We recommend further evaluation by proper licensed specialist.



8.4 Item 1(Picture)

🔧 (2) Countertop needs re-sealing along backsplash in kitchen. This is a maintenance issue. I recommend repair or replace as needed.



8.4 Item 2(Picture)

8.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

🔧 The bifold door (s) have loose tracks and does not fit opening properly (out of square) at the laundry room. An adjustment/repair is needed. A qualified person should repair or replace as needed.



8.5 Item 1(Picture)

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Inspected, Repair or Replace

🔧 Some windows were blocked by occupants belongings and could not be tested for proper operation.



8.6 Item 1(Picture)

8.7 SKYLIGHTS

Comments: Not Present

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Heating / Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air) Electric heat	Energy Source: Electric	Number of Heat Systems (excluding wood): Two
Heat System Brand: TRANE	BTU's: 45000	Heat System Age: 1 to 5 years old
Ductwork: Not visible	Filter Type: Disposable	Filter Size: 14x24 14x30
Types of Fireplaces: None	Operable Fireplaces: None	Number of Woodstoves: None
Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity	Number of AC Only Units: Two
Cooling Manufacturer: DAIKIN TRANE	AC Size: 1 Ton 4 Ton	Central Air Conditioning System Age: 1 to 5 years old
Central Air Conditioner Temperature Differential: 14 to 18 degrees (Acceptable)	Central Air Conditioner Freon Type: R-410A	

Items

9.0 HEATING EQUIPMENT (The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracking or holes, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection.)

Comments: Appears Serviceable

9.1 NORMAL OPERATING CONTROLS

Comments: Appears Serviceable

9.2 AUTOMATIC SAFETY CONTROLS

Comments: Appears Serviceable

9.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

🔧 (1) The return plenum is missing insulation at the air handler. Energy loss is occurring. A qualified HVAC person should inspect further and repair or replace as needed.



9.3 Item 1(Picture)

🔧 (2) The disposable filters are dirty at the downstairs hallway. The filters at all locations need replacing. I recommend correct as necessary

Filter location (see photo)



9.3 Item 2(Picture)

9.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Appears Serviceable

9.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Not Present

9.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

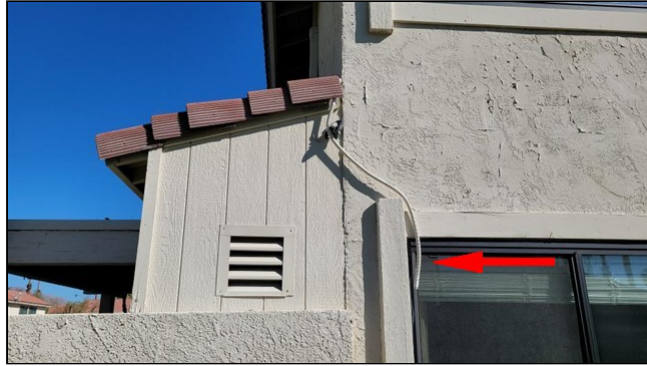
9.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

9.8 COOLING AND AIR HANDLER EQUIPMENT (The inspector is not equipped to thoroughly inspect condensers and coil units, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of the inspection.)

Comments: Repair or Replace

🔧 (1) Condensation line for upstairs ductless HVAC does not terminate properly. Recommend further evaluation and repair by a licensed HVAC contractor.



9.8 Item 1(Picture)

🔧 (2) The freon return line (s) are missing tamper resistant caps to cover connections. While this may not have been required at time of construction, we recommend upgrading. I recommend service or repair as needed.



9.8 Item 2(Picture)

🔧 (3) The platform for condenser(s) should be above grade. Correction is needed. This is for your information.



9.8 Item 3(Picture)

9.9 NORMAL OPERATING CONTROLS

Comments: Appears Serviceable

9.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Appears Serviceable

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



10. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:	Ventilation:	Exhaust Fans:
Unknown	Soffit Vents	Fan with light Fan
Dryer Power Source:	Dryer Vent:	
220 Electric	Flexible Metal	

Items

10.0 INSULATION IN ATTIC

Comments: Not Inspected, Repair or Replace

🔧 The attic access is is not accessible due to items blocking access. I could not inspect the interior side of roof structure, insulation, ventilation, electrical, plumbing and any other components in attic. Recommend proper specialist evaluate further.

10.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

10.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

10.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Appears Serviceable

10.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace

🔧 The Exhaust fan did not work at the primary bath. This is for informational purpose to you. I recommend correct as necessary.



10.4 Item 1(Picture)

10.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

.....
The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Recommended Corrections Overview



**P.O. Box 3222
Cathedral City, CA 92235
760 904-4798**

Customer
John Miraglia

Address
6025 Arroyo Road, #8
Palm Springs CA 92264

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation. These conditions warrant further evaluation and corrections by the appropriate persons (specialist in the appropriate trade).** This overview shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. **This Overview is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.**

1. Exterior



1.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

-  (1) The Stucco coating and wood trim at the exterior in areas is peeling paint or failing. This is a maintenance issue. A qualified person should repair or replace as needed.
-  (2) The Wood trim at the exterior in areas is in contact with ground. Ground clearances are recommended to prevent deterioration and for a pest control company to monitor for wood eating insects. Recommend further evaluation by licensed structural termite company.
-  (3) Insect nests noted at various areas of exterior. Recommend proper specialist evaluate further.
-  (4) The Wood siding at the front of home is deteriorated and loose. Repairs are needed. A qualified contractor should inspect further and correct as needed.
-  (5) Stucco coating at "All" of exterior does not have a "weep screed" installed and does not allow drainage for the wall cavity. This may not have been required at time of construction. We are unable to determine if moisture intrusion did or still may occur. If no corrections are made, it is recommended to remove any irrigation near exterior walls and provide drainage away from structure to help avoid moisture intrusion into walls. This is no guarantee that you will or do not presently have moisture intrusion problems. If this is a concern for the buyer, we recommend further evaluation by proper licensed specialist.

1.1 DOORS (Exterior)

Repair or Replace

- 🔧 (1) Sliding glass door(s) at right side (facing front) are not installed above grade. This may allow moisture intrusion and debris entry. I recommend correct as necessary.
- 🔧 (2) The security door at the main entry door does not lock at bottom. An adjustment/repair is needed. I recommend correct as necessary.
- 🔧 (3) The main entry door reveals daylight when latched at areas missing weather-stripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. I recommend correct as necessary.
- 🔧 (4) Sliding screen for glass door unit (s) at all locations have loose hardware and do not latch properly. This is a maintenance issue and is for your information. I recommend correct as necessary.

1.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

- 🔧 (1) Earth to wood post contact noted at front and side of home. Recommend structural termite company evaluate further for deterioration.
- 🔧 (2) The tile patio at the front of home has a number of loose (hollow) and damaged tiles. A repair or replacement is needed. A qualified contractor should inspect further and correct as needed.
- 🔧 (3) The patio rafters on the front entry at the front of home shows paint failing or peeling and are deteriorated. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.
- 🔧 (4) The patio boards on the covered patio at the left side (facing front) are weathered and deteriorated. Repairs are needed. A qualified contractor should inspect further and correct as needed.
- 🔧 (5) The Patio roof cover has excessive debris at the left side (facing front). These areas will need periodical maintenance and repair. I recommend correct as necessary.

1.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

- 🔧 The landscape at the front of home may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine due to no rain during inspection period. Recommend correct as necessary.

1.6 FENCES / WALLS / GATES

Repair or Replace

- 🔧 Gate(s) rubs at jamb when closing at right side of home (facing front). I recommend repair as needed.

1.7 ADDITIONAL BUILDINGS ON PROPERTY

Not Inspected, Repair or Replace

- 🔧 I could not inspect the storage building due to items blocking access. I only inspected the main structure. Deficiencies may exist with these structures or building (s). Our company makes no representation to the condition of these structures or building (s).

2. Structural Components



2.3 FLOORS (Structural) - (All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases.)

Repair or Replace

- 🔧 Sub-flooring has a number of low/weak spots under the upstairs hallway and Bedrooms. Repairs are needed. A qualified licensed contractor should inspect further and repair as needed.

2.4 CEILINGS (structural)

Not Inspected, Repair or Replace

- 🔧 The attic access is not accessible due to items blocking access. I could not inspect the interior side of roof structure, insulation, ventilation, electrical, plumbing and any other components in attic.

Recommend proper specialist evaluate further.

2.5 ROOF STRUCTURE AND ATTIC

Not Inspected, Repair or Replace

-  The attic access in Guest bedroom closet is obstructed and was not readily accessible. Attic access should not be obstructed. A qualified contractor should inspect further and correct as needed.

The attic access is is not accessible due to items blocking access. I could not inspect the interior side of roof structure, insulation, ventilation, electrical, plumbing and any other components in attic. Recommend proper specialist evaluate further.

3. Roofing



3.0 ROOF COVERINGS (This report is an opinion of the general quality and condition of the roofing. * The inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. If a drone was used to inspect the roof, some areas may be blocked or not visible and could not be fully inspected. Drone roof inspections cannot determine the condition of roof coverings as it is not viewed up close. This report is issued in consideration of the foregoing disclaimer.*)

Repair or Replace

-  (1) Tile roof covering appears older and shows normal wear for it's age. Tile roofing has an underlayment system which can deteriorate over time and may need to be replaced. Underlayment is not visible and could not be evaluated. We are unable to determine remaining useful life expectancy of the underlayment. Recommend a licensed roofing contractor evaluate further.
-  (2) Rodent proofing material noted on roof penetrations. We are unable to determine if a rodent or vermin problem exists. Recommend proper licensed specialist inspect further and correct if necessary.
-  (3) The tile roof has a number of cracked/damaged tiles at various areas. Cracked or damaged tiles need replacement. A qualified contractor should inspect further and correct as needed.
-  (4) The tile roof has a number of mismatched tile at various areas. The color difference is only cosmetic, and does not effect the integrity of roof covering. I recommend correct as necessary.

3.1 FLASHINGS

Repair or Replace

-  (1) Kickout flashing is missing along rake/eave at right side (facing front). This does not appear adequate. It should be properly repaired or replaced. A qualified roofing contractor should inspect further and correct as needed.
-  (2) Pan and valley flashings have debris built up and need correcting. These areas require regular maintenance and cleaning. Recommend correct as necessary

3.3 ROOF DRAINAGE SYSTEMS

Not Present

-  Rain gutters and drain lines are not installed on all areas of home. Although this region does not typically have a large amount of rainfall, gutters and drain lines are needed or erosion or water intrusion may occur.

4. Electrical System



4.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

-   The problem(s) discovered in the main panel such as breaker(s) are different brands, improperly

labeled wiring(color coding), knock-outs missing on panel, circuits not labeled or identified, and any other problems that an electrician may discover while performing repairs need correcting. This is a safety issue. I recommend a licensed electrician inspect further and correct as needed.

The main electrical panel is very old (over 30 years), and has since become obsolete. We recommend further evaluation of the panel by a licensed electrical contractor and further options.

4.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Not Inspected, Repair or Replace

-  (1) Doorbell (s) are connected to automated systems and are not tested or evaluated. Recommend proper specialist evaluate further.
-  (2) It should be noted that the outdoor lighting system has damaged or inoperable fixtures. Recommend proper specialist evaluate further and correct as necessary.
-   (3) Improper wiring at light fixture overhead at the patio. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

The light fixture does not work (try bulb first) at the patio. This is for your information. I recommend repair or replace as necessary.

-   (4) Improper wiring at wall switch on wall in the storage closet. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
-   (5) Exposed wiring at light fixture (s) in the kitchen (under cabinets). This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
-   (6) A light fixture is missing at the office exterior locations. This is a requirement and should be corrected. I recommend repair or replace as necessary.

4.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

-   (1) At least one "three-prong" outlet is not protected on a "GFCI" circuit in the kitchen. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect all outlets further and correct as needed.
-   (2) At least one "three-prong" outlet is not grounded in the kitchen. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect all outlets further and correct as needed.

4.5 OPERATION AND PRESENCE OF 'GFCI' (GROUND FAULT CIRCUIT INTERRUPTERS)

Not Present, Repair or Replace

-   "GFCI" protected outlets are not present at all exterior and Kitchen locations. Some of these style outlets may not have been required at the time of construction, however we recommend consideration of upgrading to current standards for safety. Recommend a licensed electrician inspect further, evaluate and correct as necessary for safety.

4.7 SMOKE ALARMS (The inspector does not determine whether smoke alarms are hard-wired or whether they need to be. This is outside the scope of the inspection)

Not Inspected, Repair or Replace

-   Smoke alarms were not tested. Testing at time of inspection may give the client a false sense of safety after close of transaction when detectors may not work. Recommend test and evaluate by proper specialist.

4.8 CARBON MONOXIDE DETECTORS

Not Inspected, Repair or Replace

-   Carbon monoxide detector's were not tested. Testing at time of inspection may give the buyer a false sense of safety after close of transaction when detectors may not work. Recommend test and evaluate by proper specialist prior to the close of transaction.

6. Built-In Kitchen Appliances



6.1 RANGES/OVENS/COOKTOPS

Repair or Replace

-   (1) No "anti tip" bracket installed on the stove/range to prevent unit from tipping over if oven door were to be used for a step. This is a safety issue. Recommend installation of "anti tip" bracket for safety.
-  (2) The cooktop for range is damaged. I recommend repair or replace as needed.

6.2 RANGE HOOD

Repair or Replace

-  Ductwork for fan is vented using a corrugated vent pipe. Vent pipe should be a smooth walled vent pipe to prevent grease build up. Recommend correct as necessary. A qualified contractor should inspect and repair as needed.

6.7 REFRIGERATOR

Not Inspected, Repair or Replace

-  Refrigerators are beyond the scope of the inspection and were not evaluated. Checking to see if refrigerators and freezers are cold is not the proper way to evaluate these systems. Appliance repair professionals have proper equipment to test and evaluate these systems. Recommend proper licensed specialist evaluate these systems.

7. Plumbing System



- 7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS (Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes may appear operational at the time of the inspection. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. This is always recommended, especially when the house is vacant, the plumbing system is older, there are prior known drain problems or there are large trees on the grounds, it would be prudent to have the drain lines "video-scanned" prior to closing)**

Repair or Replace

-  (1) The stop-valve does not work properly at the Powder room sink. Repairs are needed. I recommend repair or replace as needed.
-  (2) The toilet won't flush unless lever is held down briefly at the powder room, hall bath and primary bath. Repairs are needed. I recommend a licensed plumber inspect further and repair as necessary.

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Not Inspected, Repair or Replace

-  (1) Irrigation systems are beyond the scope of the inspection and were not tested or evaluated. Irrigation systems are required to be inspected by proper specialist according to California Assembly bill No. 2371 for proper operation. Recommend further evaluation by proper specialist.
-  (2) Hose bibs at various locations are missing anti-backflow prevention devices (vacuum breakers). While this may be a newer requirement, we recommend correcting.
-  (3) The hose bib drips when off at the right side (facing front). Repairs are needed. I recommend repair or replace as needed.
-  (4) Exterior PVC plumbing is exposed and subject to damage and deterioration. This is for your information. Recommend repair or replace as needed.
-  (5) The hot control on faucet and cold control on faucet is reversed (hot is cold and cold is hot) at the kitchen sink. This is not considered up to today's standard. I recommend correct as necessary for safety.

- 🔧 (6) The sink faucets hot control and cold control is reversed (hot is cold, cold is hot) at the powder room. This is not considered up to today's standard. I recommend correct as necessary for safety.
- 🔧 (7) The fiberglass tub enclosure needs re-sealing at the hall bath. This is a maintenance issue. I recommend repair or replace as needed.
- 🔧 (8) The tub spout diverter leaks a stream through tub spout when shower is on at the hall bath. When a diverter leaks it can sometimes squirt water back against the cut-out on wall and possibly cause water to go behind wall or simply wastes water. A qualified licensed plumber should repair or correct as needed.
- 🔧 (9) The tub faucets hot control and cold control is reversed (hot is cold, cold is hot) at the hall bath. This is not considered up to today's standard. I recommend correct as necessary for safety.

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

- 🔧  (1) The wiring for the water heater has a loose connector and is missing a lockable disconnect. This is a safety issue that needs to be corrected. I recommend a licensed electrician correct as necessary.
- 🔧 (2) The water heater drip pan needs a drain line extending to exterior in case of a leak. Leaks can cause damage to unit or home. I recommend repair or replace as needed.

The water heater platform shows signs of damage from a leak. We are unable to determine the extent of damage. We recommend further evaluation by proper licensed specialist.

- 🔧 (3) The water heater plumbing is missing insulation on piping. A replacement is needed. I recommend repair or replace as needed.
- 🔧 (4) Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed water heaters. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed.

7.4 WATER PRESSURE

Repair or Replace

- 🔧 Water pressure is 100 psi.

Recommend repair or replacement of water regulator so water pressure is 65-75 psi.

8. Interiors



8.0 CEILINGS

Repair or Replace

- 🔧 (1) It should be noted that acoustic material on ceilings in subject house may contain asbestos material. Homes constructed in this time frame commonly used asbestos in ceiling coverings. We recommend testing of material to verify.
- 🔧 (2) The Sheetrock on the ceiling shows staining from unknown causes at the water heater closet. We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.
- 🔧 (3) The Sheetrock on the ceiling shows repair signs and is unfinished at the air handler closet. We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.
- 🔧 (4) The Sheetrock on the ceiling is peeling as a result from moisture above at the Hall Bath. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.

8.1 WALLS

Repair or Replace

- 🔧 (1) It should be noted that acoustic material on walls in subject house may contain asbestos material. Homes constructed in this time frame commonly used asbestos in wall coverings. We recommend

testing of material to verify.

-  (2) The sheetrock on the wall shows wet stains indicating moisture intrusion did or still may occur and is damaged at the water heater and air handler closets. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.
-   (3) The sheetrock on the wall is missing piece at the downstairs closet. This may allow flames under the stairs in the event of a fire. Repairs are needed. A qualified contractor should inspect further and correct as needed.
-  (4) The Moulding on the wall is damaged at the Kitchen. We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.

8.2 FLOORS

Repair or Replace

-  (1) The Wood covering is blistered at the Dining Room. We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.
-  (2) The Wood covering is deteriorated at the Kitchen. We are unable to determine the cause or extent of damage. Recommend further evaluation by proper licensed specialist.
-  (3) The Tile needs re-grouting at the Hall Bath. Repairs are needed. A qualified person should repair or replace as needed.
-  (4) The Wood covering is loose at the upstairs hallway. Repairs are needed. A qualified person should repair or replace as needed.

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace

-   (1) The hand/guard rail for the second story stairs should be continuous to top/bottom of stairs. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.
-   (2) The hand/guard rail for the second story stairs should return to wall or post to prevent clothing or accessories from getting caught. A fall or injury could occur if not corrected. While this may be a newer requirement, we recommend upgrading for safety.

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

-  (1) Base cabinetry is damaged from moisture in the kitchen under sink. We are unable to determine the cause or extent of damage. We recommend further evaluation by proper licensed specialist.
-  (2) Countertop needs re-sealing along backsplash in kitchen. This is a maintenance issue. I recommend repair or replace as needed.

8.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

-  The bifold door (s) have loose tracks and does not fit opening properly (out of square) at the laundry room. An adjustment/repair is needed. A qualified person should repair or replace as needed.

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Not Inspected, Repair or Replace

-  Some windows were blocked by occupants belongings and could not be tested for proper operation.

9. Heating / Central Air Conditioning



9.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

-  (1) The return plenum is missing insulation at the air handler. Energy loss is occurring. A qualified HVAC person should inspect further and repair or replace as needed.
-  (2) The disposable filters are dirty at the downstairs hallway. The filters at all locations need replacing. I recommend correct as necessary

Filter location (see photo)

9.8 COOLING AND AIR HANDLER EQUIPMENT (The inspector is not equipped to thoroughly inspect condensers and coil units, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of the inspection.)

Repair or Replace

-  (1) Condensation line for upstairs ductless HVAC does not terminate properly. Recommend further evaluation and repair by a licensed HVAC contractor.
-  (2) The freon return line (s) are missing tamper resistant caps to cover connections. While this may not have been required at time of construction, we recommend upgrading. I recommend service or repair as needed.
-  (3) The platform for condenser(s) should be above grade. Correction is needed. This is for your information.

10. Insulation and Ventilation



10.0 INSULATION IN ATTIC

Not Inspected, Repair or Replace

-  The attic access is is not accessible due to items blocking access. I could not inspect the interior side of roof structure, insulation, ventilation, electrical, plumbing and any other components in attic. Recommend proper specialist evaluate further.

10.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

-  The Exhaust fan did not work at the primary bath. This is for informational purpose to you. I recommend correct as necessary.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Bill Schultz

Safety Concern/Correction Overview



P.O. Box 3222
Cathedral City, CA 92235
760 904-4798

Customer
John Miraglia

Address
6025 Arroyo Road, #8
Palm Springs CA 92264

The following items or discoveries indicate that these systems or components **may pose a hazard to humans, the building or both; do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. These conditions warrant immediate further evaluation and corrections by the appropriate persons (specialist in the appropriate trade).** This overview shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. **This Overview is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.**

4. Electrical System



4.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

-   The problem(s) discovered in the main panel such as breaker(s) are different brands, improperly labeled wiring(color coding), knock-outs missing on panel, circuits not labeled or identified, and any other problems that an electrician may discover while performing repairs need correcting. This is a safety issue. I recommend a licensed electrician inspect further and correct as needed.

The main electrical panel is very old (over 30 years), and has since become obsolete. We recommend further evaluation of the panel by a licensed electrical contractor and further options.

4.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Not Inspected, Repair or Replace

-   (3) Improper wiring at light fixture overhead at the patio. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

The light fixture does not work (try bulb first) at the patio. This is for your information. I recommend

repair or replace as necessary.

-   (4) Improper wiring at wall switch on wall in the storage closet. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
-   (5) Exposed wiring at light fixture (s) in the kitchen (under cabinets). This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
-   (6) A light fixture is missing at the office exterior locations. This is a requirement and should be corrected. I recommend repair or replace as necessary.

4.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

-   (1) At least one "three-prong" outlet is not protected on a "GFCI" circuit in the kitchen. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect all outlets further and correct as needed.
-   (2) At least one "three-prong" outlet is not grounded in the kitchen. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect all outlets further and correct as needed.

4.5 OPERATION AND PRESENCE OF 'GFCI' (GROUND FAULT CIRCUIT INTERRUPTERS)

Not Present, Repair or Replace

-   "GFCI" protected outlets are not present at all exterior and Kitchen locations. Some of these style outlets may not have been required at the time of construction, however we recommend consideration of upgrading to current standards for safety. Recommend a licensed electrician inspect further, evaluate and correct as necessary for safety.

4.7 SMOKE ALARMS (The inspector does not determine whether smoke alarms are hard-wired or whether they need to be. This is outside the scope of the inspection)

Not Inspected, Repair or Replace

-   Smoke alarms were not tested. Testing at time of inspection may give the client a false sense of safety after close of transaction when detectors may not work. Recommend test and evaluate by proper specialist.

4.8 CARBON MONOXIDE DETECTORS

Not Inspected, Repair or Replace

-   Carbon monoxide detector's were not tested. Testing at time of inspection may give the buyer a false sense of safety after close of transaction when detectors may not work. Recommend test and evaluate by proper specialist prior to the close of transaction.

6. Built-In Kitchen Appliances



6.1 RANGES/OVENS/COOKTOPS

Repair or Replace

-   (1) No "anti tip" bracket installed on the stove/range to prevent unit from tipping over if oven door were to be used for a step. This is a safety issue. Recommend installation of "anti tip" bracket for safety.

7. Plumbing System



7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

-   (1) The wiring for the water heater has a loose connector and is missing a lockable disconnect. This is a safety issue that needs to be corrected. I recommend a licensed electrician correct as necessary.

8. Interiors



8.1 WALLS

Repair or Replace

-   (3) The sheetrock on the wall is missing piece at the downstairs closet. This may allow flames under the stairs in the event of a fire. Repairs are needed. A qualified contractor should inspect further and correct as needed.

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace

-   (1) The hand/guard rail for the second story stairs should be continuous to top/bottom of stairs. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.
-   (2) The hand/guard rail for the second story stairs should return to wall or post to prevent clothing or accessories from getting caught. A fall or injury could occur if not corrected. While this may be a newer requirement, we recommend upgrading for safety.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Bill Schultz



INVOICE

Schultz Property Inspection
P.O. Box 3222
Cathedral City, CA 92235
760 904-4798
Inspected By: Bill Schultz

Inspection Date: 7/2/2026
Report ID: 20260702am

Customer Info:	Inspection Property:
John Miraglia	6025 Arroyo Road, #8 Palm Springs CA 92264
Customer's Real Estate Professional: Tim Sarlund Keller Williams Luxury Homes	

Inspection Fee:

Service	Price	Amount	Sub-Total
0 to 1,500 sq ft Home	425.00	1	425.00
			Tax \$0.00
			Total Price \$425.00

Payment Method: Credit Card
Payment Status: Paid At Time Of Inspection
Note:



**P.O. Box 3222
Cathedral City, CA 92235
760 904-4798**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[CREIA SOP 2022](#)

