



Inspection Report

Sample Report #1

Property Address:
715 El Placer Rd
Palm Springs CA 92264



PALM SPRINGS, CA

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Date: 5/7/2024	Time: 10:15 AM	Report ID: 026 - 2024
Property: 715 El Placer Rd Palm Springs CA 92264	Customer: Sample Report #1	Real Estate Professional: Dina Hurtado Compass Real Estate

Comment Key or Definitions

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

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

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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

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

Color Definitions (CD) = **(RED FONT)** Safety Issue, **(BLACK FONT)** Disclaimer and or See Comment Key Definitions.

GENERAL INSPECTION LIMITATIONS:

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. A re-inspection will only help determine, and shed light on the issue at hand and advise may be given. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices. The Inspection Company is Not held responsible or liable for any remedial work needed after the inspection has been conducted.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS:

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant limestones, and the amount of attention given

to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. Some were built using only limited knowledge and skills. Therefore the quality of construction cannot be compared to a modern type of home or mobile home. 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 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 on an older home. Sometimes in older homes there are 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. Areas like foundations will be very rudimentary or non existent, and only stacked stones or placement on direct earth was done. Framing members may consist of sawmill lumber to solid trees and hand hew beams. Areas of the home will show deterioration and can have moderate to significant rot or termite damage due to lack of ground clearance. Some parts of the home will not be square because they were constructed in this manner or have settled and shifted from time. Many features such as plumbing and electrical may have been added on later and the quality of work could be amateur at best, due to lack of non existent licensing. Structural aspects of the home function at the time, but upgrades to more modern features, like adding a shingled roof for example, may hinder or overload the structure and create problems or failures in areas. [size=2] Houses of this age can include hazardous building materials, which include arsenic, formaldehyde, asbestos and lead. [/size] You should expect any and all of these in building materials. If these are a concern you will need to have further testing done to evaluate suspected materials. You should be aware of this style of home and understand that it is difficult to properly inspect. Many issues or repairs will be overlooked and not documented due to the fact that a person should expect these issues with any home or system that has gone beyond its serviceable life expectancy. The inspector will not be held responsible for any non-disclosure of toxic substances in building materials, or failure to document all problems due to the nature of construction. Furthermore all building practices cannot be endorsed due to lack of established building practices or permits. Always consider hiring the appropriate expert for any repairs or further inspection.

Note: Caulking and grouting

Is typically found in the kitchen, bathrooms, and laundry area at connections between the toilet and floor; the bathtub, floor, and wall; the shower, floor, and wall; and sink and countertop.

Deteriorated, damaged, or cracked caulking or grouting can allow moisture to penetrate into the structural framing, causing water damage or promoting mold growth. It is impossible to tell how long deteriorated grouting or caulking has existed, and moisture might have penetrated structural framing and caused damage which is not visible and can only be detected by remodeling/renovation or destructive testing. Before deteriorated grouting or caulking is repaired, the substructure should be examined for evidence of structural damage or deterioration.

Re-caulking and re-grouting is very common homeowner maintenance. While re-caulking and re-grouting normally is not a cause for concern, and homeowner maintenance typically is to be applauded, in today's world of mold disclosure and mold claims, client should understand that the time of, and reason for, the re-caulking or re-grouting cannot be determined and that moisture penetration into the structural framing might have occurred, possibly causing structural damage or promoting mold growth. Remodeling or removing shower and/or bathtub sections, flooring, wallpaper, wall mirrors, etc., could reveal moisture damage or structural damage that was concealed at the time of the inspection; concealed defects are not within the

scope of the home inspection. Also note that some household chemicals can damage or deteriorate some caulking and grouts. So make sure you read the instructions on the chemical containers before using them.

Damaged or loose tiles: Damaged and loose tiles create the same type of problems as deteriorated caulking and grouting. Any moisture penetrating behind the tiles can cause moisture damage and mold growth within the wall cavity. A definitive assessment might require destructive or invasive testing, which is not within the scope of the home inspection. Large cracks in tiles, lots of cracked tiles, or lots of loose tiles could be signs of more serious structural and moisture problems in the area.

Note: Home's with shower tile stalls (floor, walls) are more likely to leak if construction/installation was not done properly. A important step during construction/installation to prevent shower stalls from leaking is to properly water proof the base and walls. However, due to the shower tile covering (floor or wall), it was NOT possible for inspector to visually confirm if shower stall was water proof properly as needed. This is for your information.

Standards of Practice:

interNACHI - International Association of
Certified Home Inspectors

In Attendance:

Buyer Agent

Approximate age of building:

Over 60 Years

Type of building:

Single Family (1 story)

Status of Home:

Occupied

Temperature:

Between 85 - 90

Weather:

Sunny, Light Wind

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

Standard Home Inspection:

Yes

Standard Pool & Spa Inspection:

Yes

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.



EXTERIOR VIEW/RIGHT SIDE OF HOME



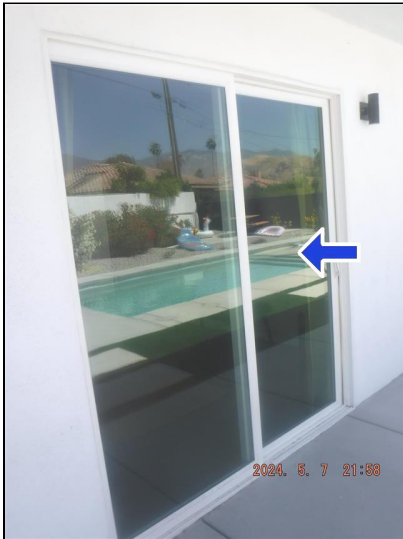
EXTERIOR VIEW/BACK OF HOME

		IN	NI	NP	RR	Styles & Materials
1.0	WALL CLADDING FLASHING AND TRIM	•				Siding Style: Cement
1.1	DOORS (Exterior)	•			•	Siding Material: Stucco
1.2	WINDOWS	•				Exterior Entry Doors: Wood Wood with glass panel Insulated glass
1.3	DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/ COVER, APPLICABLE RAILINGS, AND CARPORTS	•				Appurtenance: Covered Patio
1.4	VEGETATION, GRADING, DRIVEWAYS, PATIO FLOOR, WALKWAYS, WALLS AND RETAINING WALLS, GATES (With respect to the effect on condition of the building)	•			•	Driveway: Concrete
1.5	OTHER, GATE(S), FENCE(S), SKIRTING	•				Carport: Concrete floor Steel Structure
						Special Limitations: Gates Locked Locked Door(s) Weather Conditions - Hot

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.1 (1) Note, the sliding glass door(s) are missing the screen(s) at the back of the home. Screen doors help with pest management. This is for your information. Recommend to install door screen(s) as recommended, by a qualified person and company.



1.1 Item 1(Picture) Screen door missing



1.1 Item 2(Picture) Screen door missing

(2) Note: The exterior door on the left side of the home was locked at the time of inspection. Possible washer and dryer units location. Unable to locate key to unlock, therefore was not able to visually inspect the interior condition of this area or components.



1.1 Item 3(Picture) Location of lock door

1.4 Noted the exterior concrete slab/walkway height, and slope at the front and back of the home perimeter can cause water ponding, water and or termite intrusion. Recommend the slab have a clearance of at least 3 inches and slope away from the home. Recommend a license general or landscape contractor further evaluate and repair or advise as desired.



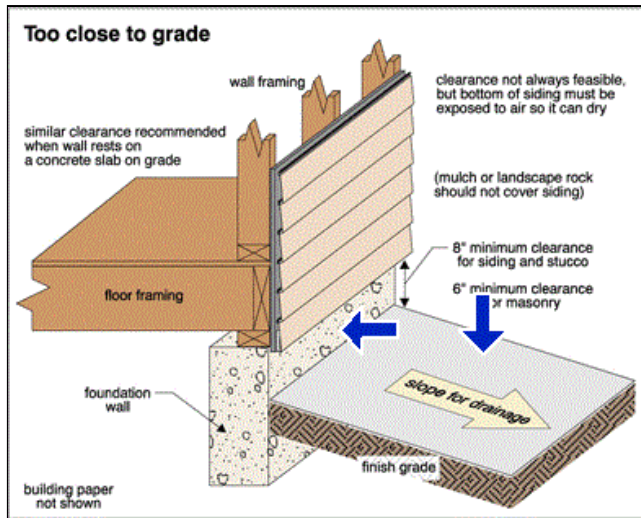
1.4 Item 1(Picture) Walkway slab slope back of home



1.4 Item 2(Picture) Walkway height, or near to door threshold



1.4 Item 3(Picture) Walkway slop, or near to door threshold



1.4 Item 4(Picture) Example of proper sloping slab

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. Electrical System

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

		IN	NI	NP	RR	Styles & Materials
2.0	SERVICE ENTRANCE CONDUCTORS	•				Electrical Service
2.1	SERVICE AND GROUNDING EQUIPMENT, PANEL		•			Conductors: Overhead service
2.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•				Main Electric Panel
2.3	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				Manufacturer: SIEMENS
2.4	ELECTRICAL METER		•			Main Panel capacity: 225 AMPS
2.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			•	Main Panel Type: Circuit breakers
2.6	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)	•			•	Branch wire 15 and 20
2.7	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•				AMP: Copper
2.8	SMOKE DETECTORS	•				Rated Service: Room For Expansion
2.9	CARBON MONOXIDE DETECTORS	•				Special Limitations: Interior outlet(s) or switche(s) blocked by personal items Unable to inspect electrical wiring behind drywall/ paneling No Attic

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0 The underground Service Line is NOT visible and therefore Not inspected.

2.3 The MAIN electrical panel box is located at the left side front of home. Main electrical disconnect.



2.3 Item 1(Picture) Main electrical shut off (at panel)

2.3 Item 2(Picture) Electrical Wiring/Conductors

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

+ 2.5 Noted the GFCI (ground fault circuit interrupter) protected electrical outlet(s) is not present in the kitchen. Some of these style outlet(s) may have not been required at the time of construction, however we recommend to update to current electrical standards for safety. A GFCI electrical outlet(s) should be installed within 6 feet of interior plumbing fixtures. Recommend a license electrical contractor further evaluate and correct as required.



2.5 Item 1(Picture) No GFCI electrical outlet

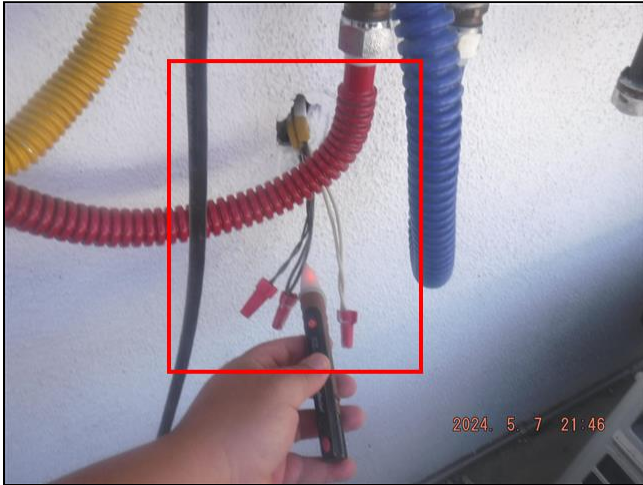


2.5 Item 2(Picture) Example of GFCI outlet

+ 2.6 (1) Noted expose(ed) electrical wiring (open splice) within reach was observed at the exterior right side of the home.

Additional electrical wiring was exposed on the roof. Exposed wiring needs to be concealed or discontinued properly.

The grounding wire at the right side of the home is exposed and not properly connected or concealed. Exposed electrical wiring can be a safety issue if not corrected. Recommend a license electrical contractor further evaluate and repair or correct as needed.



2.6 Item 1(Picture) Exposed electrical wiring (right of home)



2.6 Item 2(Picture) Exposed electrical wiring (roof)



2.6 Item 3(Picture) Exposed electrical wiring (roof)



2.6 Item 4(Picture) Grounding wire at right side of home

⊕ (2) Noted the electrical outlet(s) is missing a cover plate in the kitchen under the sink. Exposed wiring is considered unsafe until repaired or concealed. Cover plate should be installed. Recommend a license electrical contractor further evaluate and repair or replace as needed.



2.6 Item 5(Picture) Electrical outlet under kitchen sink

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.

3. 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; 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.

		IN	NI	NP	RR	Styles & Materials
3.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				Water Source: Public
3.1	WATER METER		•			Plumbing Water Supply (into home): Copper
3.2	WATER SHUT-OFF DEVICE (Describe location(s))	•				Plumbing Water Distribution: Copper Flex line
3.3	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS	•			•	Washer Drain Size: Unable to determine
3.4	WATER PRESSURE	•				Plumbing Waste: PVC ABS
3.5	PRESSURE REGULATOR		•			Water Heater Power Source: Natural Gas
3.6	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			•	Water Heater Capacity: Tankless
3.7	GAS PIPING	•				Manufacturer: NAVIEN
3.8	GAS METER / GAS SHUT OFF'S (Describe Location)	•				Water Heater Location(s): Outside (right) of home
3.9	WATER FLOW AT FIXTURES	•				Water Heater Design Life: 8 - 15 Years
3.10	PLUMBING FIXTURES	•			•	Water Heater Estimated Age: 2 - 4 Years
3.11	BATH STALL AND TUB	•				Dryer Power Source: Not able to determine
3.12	LAUNDRY ROOM/AREA		•			Dryer Vent: Not able to determine
3.13	LEAD DISCLAIMER		•			Special Limitations: No Attic Unable to inspect all water supply lines or drain waste lines due to wall coverings Unable to inspect water supply and drain lines underneath home Unable/limited access behind washer and dryer units(s) Storage under bath sinks, and or in sinks

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IN NI NP RR

Comments:

3.0 The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein (underground and behind wall plumbing components). Due to building design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected. Therefore, the comments herein refer only to the components viewed by the Home Inspector.

Note: Homes/buildings plumbing waste/drain lines can potentially have issues, such as, improper installation (poor workmanship), wear-and tear, improper material, back up's, clogs that the inspector may have not be able to visually inspect. Due to foundation slabs and wall coverings inspector was unable to determine/inspect the plumbing drain/waste lines condition. It is strongly recommend to have a plumbing waste/drain lines inspected before the close of escrow to determine its current condition. Recommend a license plumbing contractor further evaluate the interior condition and operation of the home drain lines/pipes.

3.1 Water meter is public utility component and therefore inspected for leaks only.

3.2 The home quick access water shut off valve is located at the back right side of the home. Note: This valve will ONLY shut off the water supply going into home/dwelling. This is for your information.



3.2 Item 1(Picture) Quick access water shut off valve location

3.3 (1) The inspection of the plumbing system (supply lines) is limited to readily visible and accessible elements as listed herein. Due to building design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected. Therefore, the comments herein refer only to the components viewed by the Home Inspector.

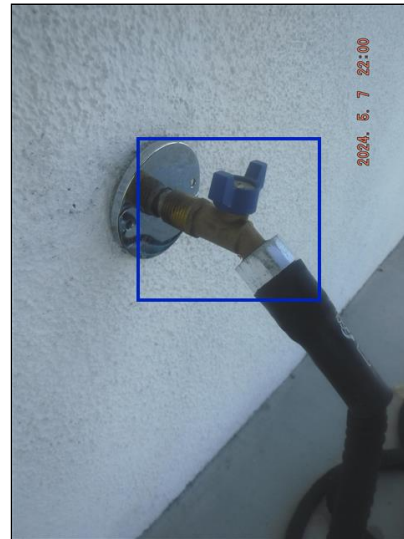
(2) Noted the hose bib/spigot(s) are missing a anti-siphon valve at the front, back and sides of home. Anti-siphon valve(s) on hose bib/spigot(s) are required to prevent water from back flowing into the home, this can possibly cause cross-contamination of the water supply. Installation of anti-siphon valves is a small repair. Recommend a license plumbing contractor further evaluate and repair, replace or advise as needed.



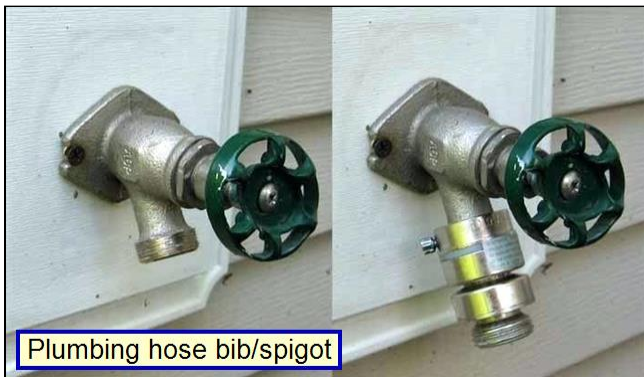
3.3 Item 1(Picture) Hose bib/ spigot (front of home)



3.3 Item 2(Picture) Hose bib/ spigot (back right of home)



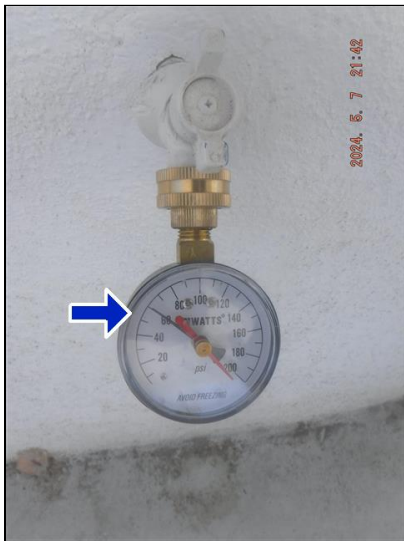
3.3 Item 3(Picture) Hose bib/ spigot (back of home)



3.3 Item 4(Picture) Example of hose bib with a anti-siphon valve

3.4 The water pressure tested within normal limits (40 to 80 psi) (pounds per square inch) required in homes.

Water pressure tested at 60 PSI. This is for your information.



3.4 Item 1(Picture) 60 PSI



3.4 Item 2(Picture) 60 PSI

3.5 Water pressure regulator is not part of a standard home inspection. The pressure regulator is shown for location purposes only.



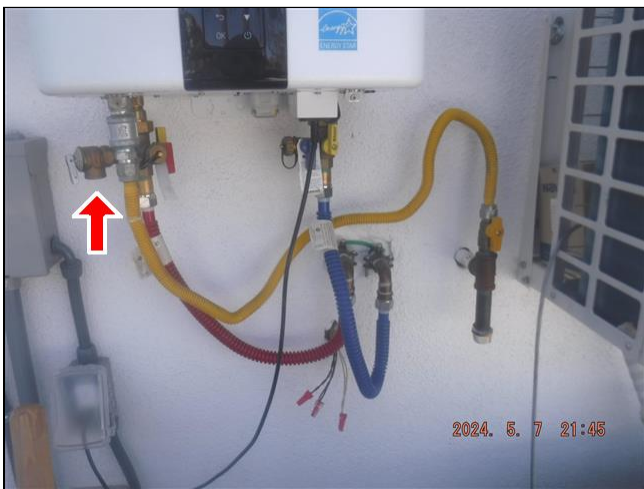
3.5 Item 1(Picture) Water pressure regulator location

3.6 (1) Noted the water heater unit was operational at the time of inspection. Unit condition appeared new. Recommend a qualified license plumbing contractor repair, and or maintenance as/when needed.



3.6 Item 1(Picture) Water Heater Unit

+ (2) Noted the T & P (Temperature and Pressure) release valve for the water heater does not have a qualified discharge pipe. This is a safety issue. A discharge pipe should be installed and it should extend to within 6 inches of the floor. (PVC is not approved for hot water use). Discharge pipe should be of copper, galvanize or a rated (high temperature) piping material. Recommend a license plumbing contractor further evaluate and repair as required.



3.6 Item 2(Picture) T&P valve missing discharge pipe



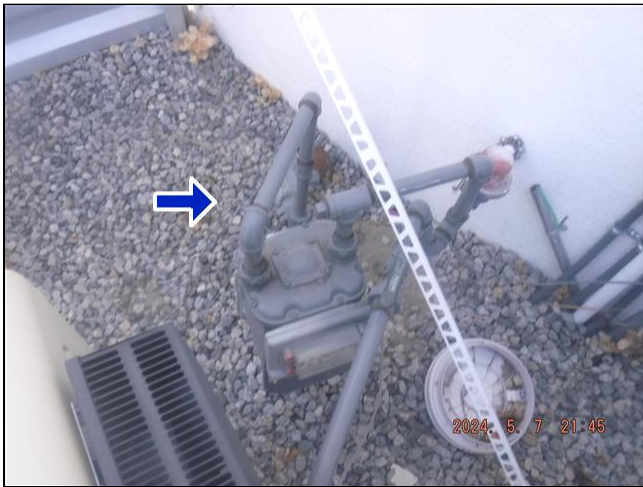
3.6 Item 3(Picture) Example of water heater with discharge pipe

3.7 The inspection of the plumbing gas lines/system is limited to readily visible and accessible elements as listed herein (underground and behind wall gas components). Due to building design, aside from the plumbing gas lines visible outside or within the dwelling, all plumbing gas lines/system components are concealed and therefore cannot be inspected. Therefore, the comments herein refer only to the components viewed by the Home Inspector.

3.8 The main gas shut off valve is located at gas meter outside.

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

Recommend to store a qualified wrench, and or tool near the gas shut off valve for quick shut off access.



3.8 Item 1(Picture) Main Gas Shut Off (At Meter)



3.8 Item 2(Picture) Main Gas Shut Off (At Meter)

3.10 Noted the hot and cold water controls for the sink faucet in the kitchen were reversed. This can lead to confusion and accidental scalding. Recommend a license plumbing contractor evaluate and repair or replace as required.



3.10 Item 1(Picture) Sink water valves location

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

your home's potable water supply system's piping we recommend retention of a California State of California Lead Inspector/Assessor.

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.

4. 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.



MINI SPLIT AIR CONDITIONING UNITS

		IN	NI	NP	RR	Styles & Materials
4.0	MINI SPLIT & SPACE AIR CONDITIONING SYSTEMS	•			•	<p>Mini Split Air Conditioning</p> <p>Manufacture: GREE</p> <p>Mini Split Air Conditioning</p> <p>Estimated Age: 1 - 2 Year</p> <p>Special Limitations: No Attic</p>
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

4.0 (1) The mini split air conditioning units operated satisfactory at the time of inspection. Condition appeared new. I recommend to service unit system (for example, replacing filters, checking system gas levels and equipment condition) per manufacture guidelines. A certified HVAC contractor should further evaluate internal system components and service as recommended.

The cooling system components are visually evaluated in areas where components are easily accessible without dismantling systems of the unit.

Note, three units are 1 tons, and one unit is a 2 ton.



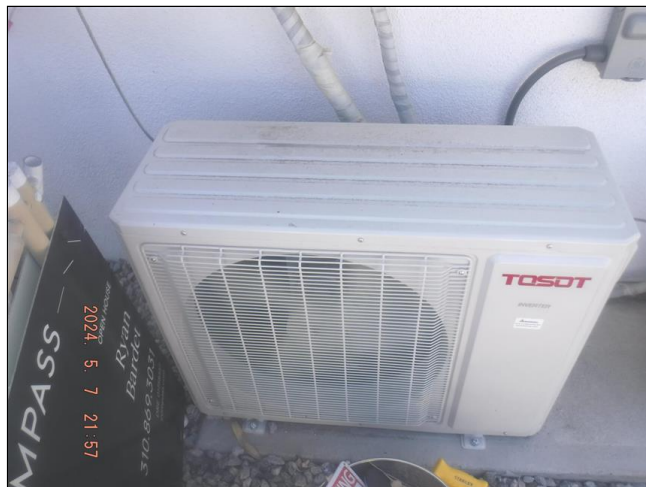
4.0 Item 1(Picture) Mini air conditioning unit



4.0 Item 2(Picture) Mini air conditioning unit 2



4.0 Item 3(Picture) Mini air conditioning unit 3



4.0 Item 4(Picture) Mini air conditioning unit 4

(2) Noted the mini split (air conditioning units) condensation drain lines appear have been connected improperly to the sink drain at the guest bathroom. The plumbing set up workmanship appeared poor. This can be a simple to complex issue. Recommend a license HVAC or plumbing contractor further evaluate and repair or replace as needed.

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.

5. 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.



INTERIOR VIEW/LIVING ROOM



INTERIOR VIEW/LIVING ROOM



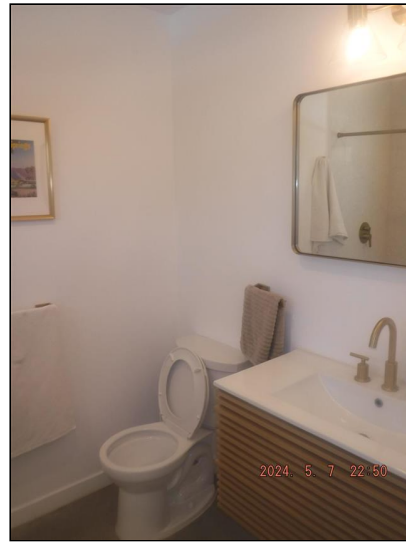
INTERIOR VIEW/GUEST BEDROOM



INTERIOR VIEW/GUEST BEDROOM 2



INTERIOR VIEW/MASTER BEDROOM



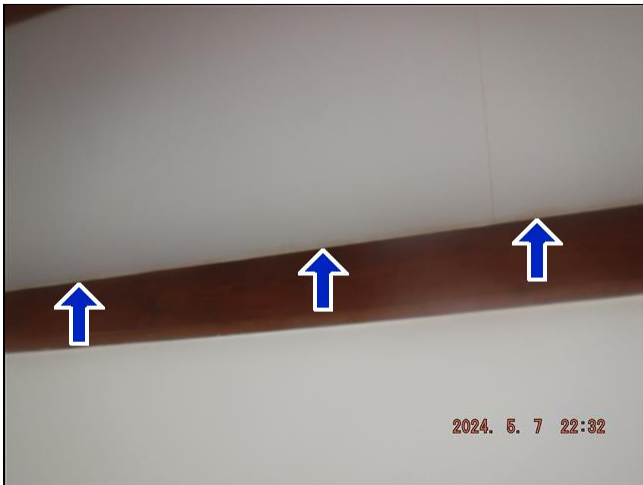
INTERIOR VIEW/MASTER BATH

		IN	NI	NP	RR	Styles & Materials
5.0	CEILINGS	•			•	Ceiling Materials: Plaster Compressed board
5.1	WALLS	•			•	Drywall Paneling
5.2	FLOORS	•			•	Wood beam(s)
5.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				Wall Material: Plaster Drywall
5.4	DOORS (REPRESENTATIVE NUMBER)	•			•	Interior Doors Closet
5.5	WINDOWS (REPRESENTATIVE NUMBER)	•				Doors Utility Doors: Hollow core Wood
		IN	NI	NP	RR	Floor Covering(s): Unfinished
						Window Types: Sliders Fix
						Countertop: Quartz
						Special Limitations: Excess Furnishing/ Storage/Floor covered by rugs Storage Obstructions Interior walls partially covered by personal items and furniture Unable to view walls behind cabinets or storage closets

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.0 Noted the paneling on the ceiling revealed minor light moisture stains on the edges possibly indicating a leak did, or still may exists at the living room. Due to recent dry weather, I was unable to determine if this stain(s) are from a current or previous leak. Stains were dry at the time of inspection. Recommend a license general contractor further evaluate and repair or replace as needed.



5.0 Item 1(Picture) Ceiling stains



5.0 Item 2(Picture) Ceiling stains



5.0 Item 3(Picture) Ceiling stains



5.0 Item 4(Picture) Ceiling stains

5.1 Noted the drywall/baseboard appears to have signs of minor water damage (drywall is peeling, wrapping, and or stained) at the guest bathroom side of shower stall. Unable to determine the source of water damage. This could have occurred from water seeping out of the shower pan when being used. This needs repairing to avoid further deterioration/damage. Recommend installing glass barrier or door to prevent continued damaged. Recommend a license contractor further evaluate and repair or replace as needed.



5.1 Item 2(Picture) Signs of water damage on wall

5.1 Item 1(Picture) Signs of water damage on wall

5.2 Noted the concrete slab floor is stained at the living room, guest and master bedrooms. Unable to determine source of these stains.

The baseboard on the wall is wrapping, and or caulking at the seams is failing around the stained flooring. Recommend to monitor these areas during heavy rain fall for water intrusion. Recommend a license general contractor further evaluate and repair or replace as needed.



5.2 Item 1(Picture) Stained slab floor (guest bedroom)



5.2 Item 2(Picture) Baseboard caulking failing



5.2 Item 3(Picture) Baseboard caulking failing



5.2 Item 4(Picture) Stained slab floor (master bedroom)



5.2 Item 5(Picture) Stained slab floor (living room)



5.2 Item 6(Picture) Moisture meter (device) indicated dry surface

5.4 (1) Noted the main entry door rubs at top when closing at the living room. Door may need adjustment or replacement. Recommend a license general contractor further evaluate and repair or replace as needed.

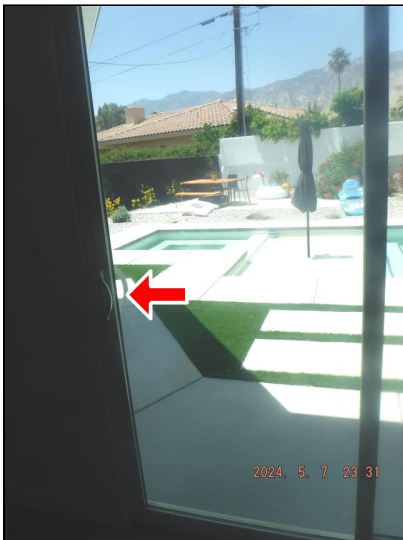


5.4 Item 1(Picture) Main entry door



5.4 Item 2(Picture) Door rubs at top

+ (2) Noted the sliding glass door(s) did not lock securely when tested at the living room. Door(s), and or sliders should lock for safety. Recommend a window/door specialist/contractor further evaluate and repair or replace as needed.



5.4 Item 3(Picture) Living room sliding door



5.4 Item 4(Picture) Door did not lock properly

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

6. 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.



INTERIOR VIEW/KITCHEN

		IN	NI	NP	RR	Styles & Materials
6.0	FOOD WASTE DISPOSER(S)	•				Range/Oven/Cooktop: GENERAL ELECTRIC
6.1	RANGES/COOKTOPS	•				Dishwasher Brand: GENERAL ELECTRIC
6.2	OVEN(S)	•				Exhaust/Range hood: INTEGRAL W/MICROWAVE RE-CIRCULATE
6.3	DISHWASHER(S)	•				Built in Microwave: SAMSUNG
6.4	RANGE HOOD / VENTING	•				Special Limitations: Walls behind cabinetry not visible and therefore not inspected
6.5	MICROWAVE COOKING EQUIPMENT	•				Excessive storage in Cabinets
6.6	REFRIGERATOR		•			Unable to inspect behind range, dishwasher or refrigerator units

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.4 The range hood fan is integrated into the microwave and is missing a vent pipe. Range hood fan did not appear to vent/exhaust to the outside. It's recommended to vent the air to the outdoors than to recirculate it into the room. A vented hood that removes steam, smoke, heat, and cooking odors is the best way to keep your kitchen clean, since it gets rid of grease particles that would otherwise accumulate on your walls and cabinets. This is just a recommendation. Recommend a qualified person further evaluate and repair or replace as needed.



6.4 Item 1(Picture) Range hood fan not vent outdoors

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. 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.

		IN	NI	NP	RR	Styles & Materials
7.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Concrete Slab Wall Structure: Not Visible Ceiling Structure: Not visible Roof Structure: Not visible Roof-Type: Flat Method used to observe attic: No attic Special Limitations: Wall framing covered Ceiling framing covered No Attic
7.1	WALLS (Structural)		•			
7.2	CEILINGS (structural)		•			
7.3	ROOF FRAMING		•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

7.0 Noted a few settlement crack(s) were observed on the concrete slab (foundation) at the living room and master bathroom. Crack(s) can be a simple to a complex issue, settlements cracks are common. Recommend crack(s) sealed as needed to minimize further deterioration. If this is a concern to buyer recommend a structural engineer further evaluate and advise as desired. Recommend a license contractor repair or advise as desired.



7.0 Item 1(Picture) Slab crack (living room)



7.0 Item 2(Picture) Slab crack (living room)



7.0 Item 3(Picture) Slab crack (master bath)

7.1 Noted the wall structure (framing) was covered with wall covering (drywall, gypsum board, boarding, etc...), therefore not visually inspected for condition or size.

7.2 Noted the ceiling structure (framing) was covered with ceiling covering (drywall, gypsum board, ceiling tile, etc...), therefore not visually inspected for condition.

7.3 Covered roof framing/structure, therefore not visually inspected.

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

8. 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.

		IN	NI	NP	RR	Styles & Materials
8.0	INSULATION IN ATTIC		•			Ventilation: Roof vents
8.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•				Exhaust Fans: Fan
8.2	VENTING SYSTEMS (Kitchens, baths and laundry)	•				Special Limitations: No Attic Access Insulation Covered

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 No attic in home, unable to visually inspection insulation condition.

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.

9. 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



ROOF VIEW

		IN	NI	NP	RR	Styles & Materials
9.0	ROOF COVERINGS	•			•	Roof Covering: Roll Asphalt
9.1	EAVES, SOFFITS, FASCIAS AND PARAPET WALLS	•				Viewed roof covering from: Walked on roof
9.2	FLASHINGS, VENT PIPES, ROOF VENTS	•				Viewed roof structural: Walked on roof Special Limitations: No Attic

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.0 (1) Flat and low slope roofs are particularly prone to leakage due to improper installation, water ponding, or poor maintenance. They generally require more maintenance than steep-sloped roofing and any deficiencies, even minor ones, should be attended to promptly. The membranes of certain type roofs, particularly built-up roofs with gravel cover, are not readily visible for inspection. Recommend to schedule annual roof inspections with Dominguez Property Inspections, LLC. This is for your information.

(2) Noted the asphalt rolls sealant at the seams appears to be failing at various locations of the roof. I am unable to determine if this current condition of the sealant will continue to fail. Improper sealant can lead to leaks if not corrected. Recommend a license roof contractor further evaluate and repair or replace as needed.



9.0 Item 1(Picture) Roll seams



9.0 Item 2(Picture) Seem sealant failing



9.0 Item 3(Picture) Seem sealant failing

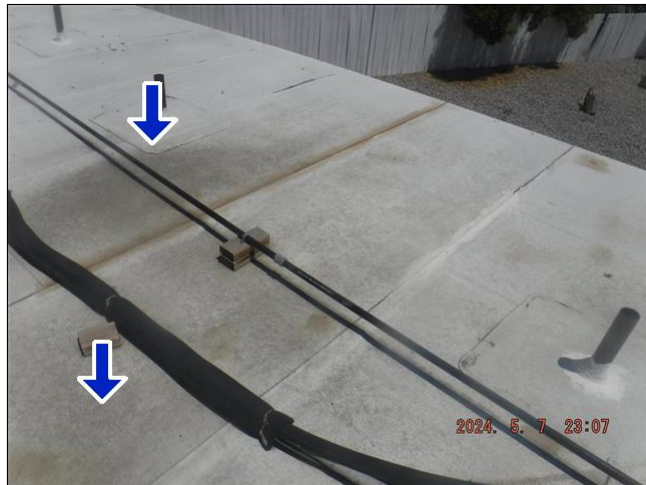


9.0 Item 4(Picture) Seem sealant failing

(3) Noted signs of water ponding was observed at various locations of the roof. Water ponding on a flat roof is very common, however, it can cause the roof covering to deteriorate sooner than expected. Leakage from deteriorated roof coverings are more likely to occur if not maintenance periodically. Recommend a license roof contractor further evaluate and repair or advise as desired.



9.0 Item 5(Picture) Water ponding signs on roof



9.0 Item 6(Picture) Water ponding signs on roof

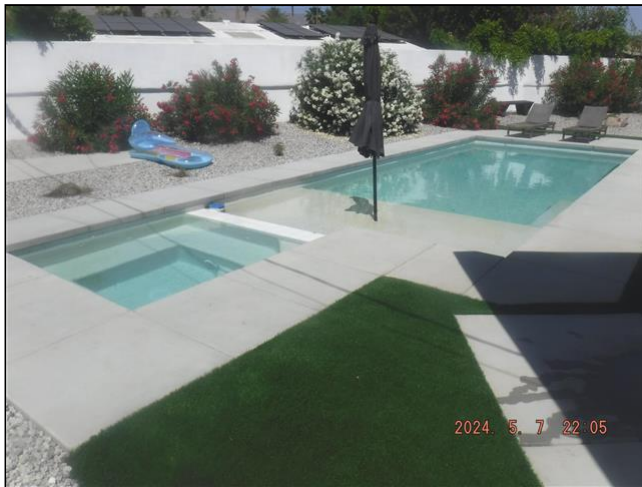
The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt 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.

10. Swimming Pools, Spas, Equipment and Safety

Pool inspections are not part of a standard home inspection. When provided as an ancillary service, or itself **the inspection of pool(s) is limited to readily visible and accessible elements as listed herein**. Elements below the water line or otherwise concealed from view cannot be inspected. The inspection does not include testing of the electrical bonding system, the chemical composition or quality of the water, or internal filter conditions and filtering adequacy. A full inspection for structural damage and/or leakage is not possible without continual observation and/or drainage of the pool. There are special health and safety risks associated with the presence and use of pools; all homeowners should be aware of these risks.

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A **pool alarm** with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. **35% of children that drowned did so in someone else's pool.** For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html



POOL AND SPA



POOL EQUIPMENT

IN Yes NI NP RR No **Styles & Materials**

		IN	Yes	NI	NP	RR	No
10.0	OPERATIONAL CONDITION OF POOL AND OR SPA	•					
10.1	SURFACE WALLS AND FLOOR OF POOL AND SPA	•					
10.2	DECKS, COPING, EXTERIOR WALLS AND ROCK FORMATION	•					
10.3	POOL & SPA CONTROL(S)/OPERATORS, VALVES	•					
10.4	PERMANENT ACCESSORIES CONDITION	•					
10.5	PUMPS FOR CIRCULATION OF WATER	•					
10.6	PUMPS FOR VACUUM, CLEANING, AIR BLOWERS, BOOSTER	•					
10.7	POOL & SPA PLUMBING SUPPLY			•			
10.8	POOL HEATERS, SOLAR HEATING SYSTEMS, CHILLERS	•					
10.9	POOL & SPA GAS LINES, PIPING			•			
10.10	VERIFY THE ELECTRICAL OUTLET(S) AND ANY LIGHTING FOR POOL IS ON A GROUND FAULT CIRCUIT (GFCI)	•					

Style:
In ground

Shape:
Rectangle

Wall Material:
Tile
Pebble Finish

Special Limitations:
Unable to inspect plumbing water supply lines underneath ground
Unable to inspect gas supply lines underneath ground
Unable to inspect pool or spa components underneath ground or under water level

IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

IN Yes NI NP RR No

IN Yes NI NP RR No

		IN	Yes	NI	NP	RR	No
10.11	POOL AND SPA LIGHTS	•					
10.12	CHEMICALS FOR POOL OR SPA CAPABLE OF BEING STORED WITH A LOCK	•					•
10.13	DOES POOL, OR SPA HAVE ANY RESCUE EQUIPMENT	•					•
10.14	DO STEPS OR LADDERS EXIST ON BOTH SIDES OF THE POOL	•					•
10.15	IS THE POOL DEPTH MARKED ON OUTSIDE AREA OF POOL/SPA	•					•
10.16	IS THERE A DEPTH OF AT LEAST 8 FEET TO ALLOW SAFE DIVING	•					•
10.17	ARE THERE ANY OBSTRUCTIONS (WALLS, SHRUBS etc.) THAT WOULD PREVENT FULL VIEW OF POOL, SPA FROM HOME	•					•
10.18	IS THE HOME OF POOL AND OR SPA FENCED	•	•				
10.19	DOES GATE DOOR HAVE A SELF CLOSING LATCH LOCK AND RETRACTABLE DEVICE	•	•				
10.20	CAN FENCE BE CLIMBED BY THE USE OF PERSONAL ITEMS OR STRUCTURES AGAINST FENCE	•					•
10.21	DOES THE DOOR LATCH HEIGHT AND LOCATION ATTEMPT TO BE REASONABLY DIFFICULT FOR YOUNG CHILDREN TO REACH	•	•				
10.22	WATER LEVEL SHOULD BE WITHIN INCHES FROM RIM TO ALLOW AN EASIER CLIMB OUT	•	•				
10.23	OVERFLOW SKIMMERS/ AUTO FILL AND DRAINS	•					
10.24	POOL/SPA DESIGN AT WATERS EDGE SHOULD NOT INCLUDE OBVIOUS PROTRUSIONS THAT COULD INJURE SWIMMER	•					•
10.25	DOES THE SURFACE AROUND POOL/SPA ENCOURAGE DRAINAGE AWAY FROM POOL	•	•				
10.26	FILTER UNIT(S)	•					
10.27	PUMP(S) FOR SPA JETS, HYDRO JETS & OVERFLOW SYSTEMS	•				•	

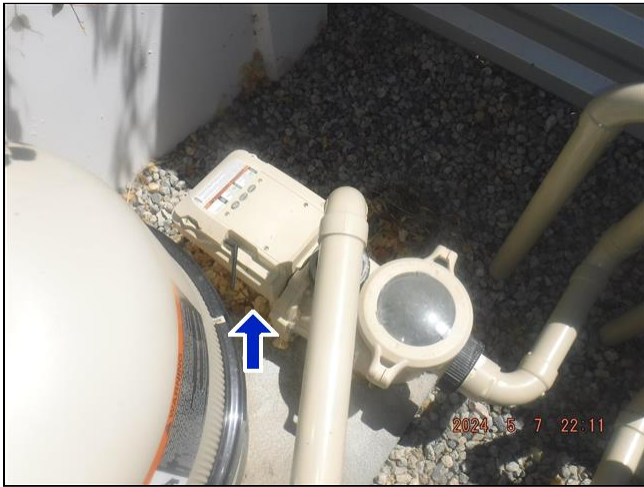
IN= Inspected, Yes= Yes, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, No= No

IN Yes NI NP RR No

Comments:

10.5 The pool and spa pump(s) operated satisfactory at the time of inspection.

Pump bonded/grounded for safety.



10.5 Item 1(Picture) Pump bonded/grounded for safety

10.7 Noted the inspection of the pool and spa plumbing system is limited to readily visible and accessible elements as listed herein (underground). Due to the pool and spa design, aside from the plumbing lines visible within access, all the plumbing system components are concealed (underground) and therefore cannot be inspected.

10.8 The pool & spa heating unit(s) was operational at the time of inspection. This is for your information.

Heating unit bonded/grounded for safety.



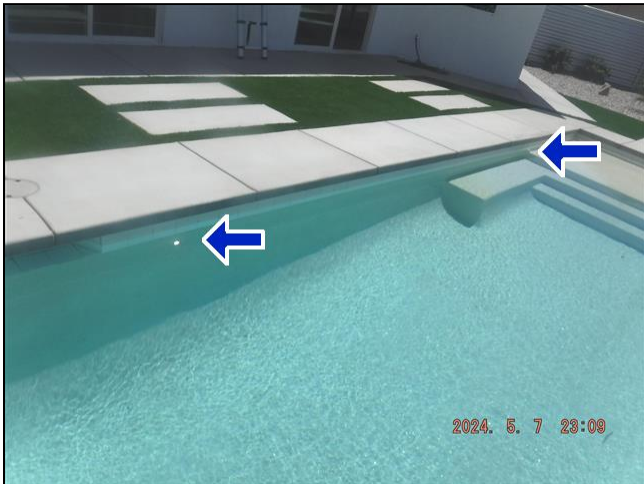
10.8 Item 1(Picture) Pool heating unit



10.8 Item 2(Picture) Heating unit bonded/grounded for safety

10.9 Concealed or underground pool or spa gas piping is/were not visible, and therefore not inspected.

10.11 Pool and spa light(s) were operational at the time of inspection.



10.11 Item 1(Picture) Pool lights



10.11 Item 2(Picture) Spa light

10.19 Note: California pool safety regulations require property fence gate(s) to have certain devices in place. This is required if a pool or spa is present on the property grounds. The gate door(s) leading to the pool or spa should have a self-closing, and self-latching devices installed/in place. After further review of the property gate(s) it was determined that the gate door does comply with the safety pool requirements. This is for your information



10.19 Item 1(Picture) Gate door



10.19 Item 2(Picture) Self-latching device



10.19 Item 3(Picture) Self-closing device

10.23 The pool and spa auto fill was operational at the time of inspection. This is for your information.



10.23 Item 1(Picture) Pool auto fill feature

10.27 Noted the spa jets were operational, however, the jets pressure appeared weak, and or not adequate when tested at the time of inspection. This can be a maintenance or a more complex issue. Unable to determine if a possible issue exists. This is for your information. Recommend a license pool contractor further evaluate and repair or advise as desired.



10.27 Item 1(Picture) Spa jets



10.27 Item 2(Picture) Jets pressure was weak

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool 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 or use. 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.

Summary



**P.O Box 1388
Coachella, Ca 92236
760.449.8550
Lic # B-1001235**

Customer
Sample Report #1

Address
715 El Placer Rd
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**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

General Summary

1.1 DOORS (Exterior)

Inspected, Repair or Replace

(1) **Note, the sliding glass door(s) are missing the screen(s) at the back of the home. Screen doors help with pest management. This is for your information. Recommend to install door screen(s) as recommended, by a qualified person and company.**



1.1 Item 1(Picture) Screen door missing



1.1 Item 2(Picture) Screen door missing

(2) **Note: The exterior door on the left side of the home was locked at the time of inspection. Possible washer and dryer units location. Unable to locate key to unlock, therefore was not able to visually inspect the interior condition of this area or components.**



1.1 Item 3(Picture) Location of lock door

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

Inspected, Repair or Replace

Noted the exterior concrete slab/walkway height, and slope at the front and back of the home perimeter can cause water ponding, water and or termite intrusion. Recommend the slab have a clearance of at least 3 inches and slope away from the home. Recommend a license general or landscape contractor further evaluate and repair or advise as desired.



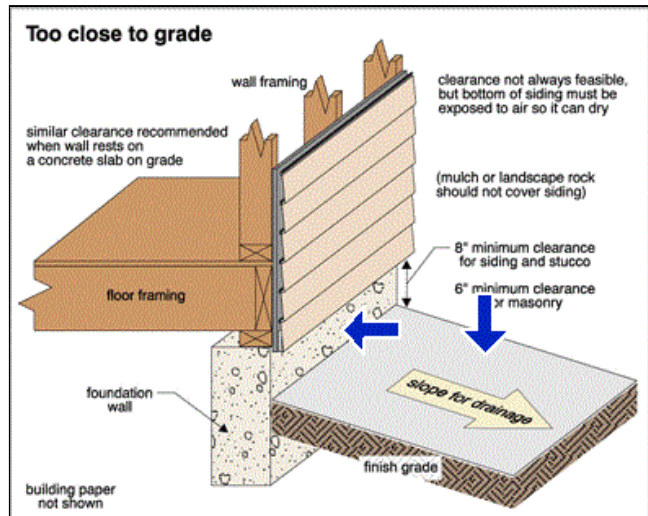
1.4 Item 1(Picture) Walkway slab slope back of home



1.4 Item 2(Picture) Walkway height, or near to door threshold



1.4 Item 3(Picture) Walkway slop, or near to door threshold



1.4 Item 4(Picture) Example of proper sloping slab

2. Electrical System

General Summary

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

Inspected, Repair or Replace

Noted the GFCI (ground fault circuit interrupter) protected electrical outlet(s) is not present in the kitchen. Some of these style outlet(s) may have not been required at the time of construction, however we recommend to update to current electrical standards for safety. A GFCI electrical outlet(s) should be installed within 6 feet of interior plumbing fixtures. Recommend a license electrical contractor further evaluate and correct as required.



2.5 Item 1(Picture) No GFCI electrical outlet



2.5 Item 2(Picture) Example of GFCI outlet

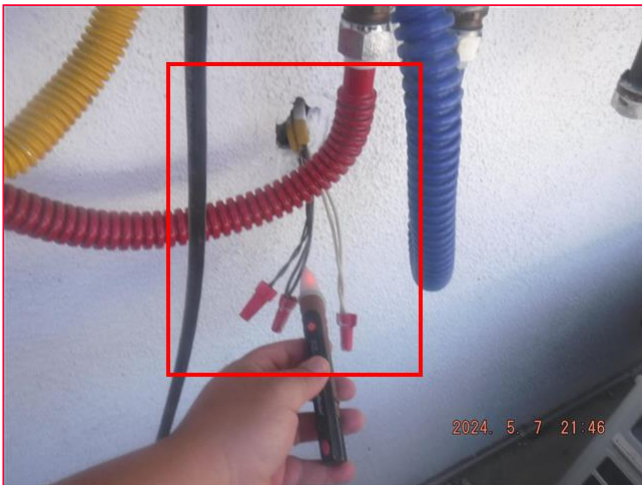
2.6 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

(1) **Noted expose(ed) electrical wiring (open splice) within reach was observed at the exterior right side of the home.**

Additional electrical wiring was exposed on the roof. Exposed wiring needs to be concealed or discontinued properly.

The grounding wire at the right side of the home is exposed and not properly connected or concealed. Exposed electrical wiring can be a safety issue if not corrected. Recommend a license electrical contractor further evaluate and repair or correct as needed.



2.6 Item 1(Picture) Exposed electrical wiring (right of home)



2.6 Item 2(Picture) Exposed electrical wiring (roof)



2.6 Item 3(Picture) Exposed electrical wiring (roof)



2.6 Item 4(Picture) Grounding wire at right side of home

(2) **Noted the electrical outlet(s) is missing a cover plate in the kitchen under the sink. Exposed wiring is considered unsafe until repaired or concealed. Cover plate should be installed. Recommend a license electrical contractor further evaluate and repair or replace as needed.**



2.6 Item 5(Picture) Electrical outlet under kitchen sink

🇨🇦 Safety Summary

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

Inspected, Repair or Replace

Noted the GFCI (ground fault circuit interrupter) protected electrical outlet(s) is not present in the kitchen. Some of these style outlet(s) may have not been required at the time of construction, however we recommend to update to current electrical standards for safety. A GFCI electrical outlet(s) should be installed within 6 feet of interior plumbing fixtures. Recommend a license electrical contractor further evaluate and correct as required.



2.5 Item 1(Picture) No GFCI electrical outlet



2.5 Item 2(Picture) Example of GFCI outlet

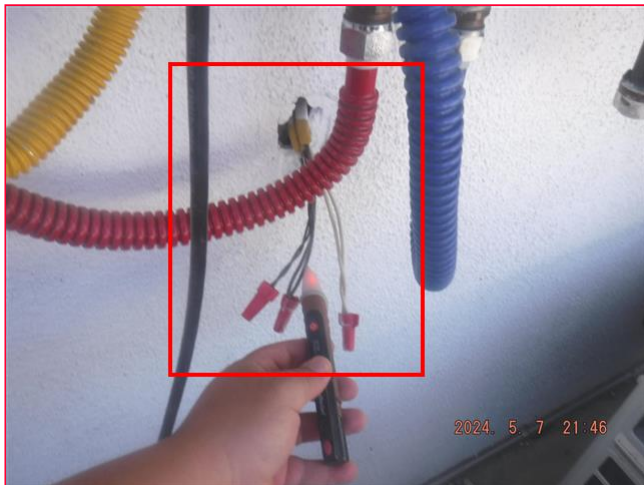
2.6 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

(1) **Noted expose(ed) electrical wiring (open splice) within reach was observed at the exterior right side of the home.**

Additional electrical wiring was exposed on the roof. Exposed wiring needs to be concealed or discontinued properly.

The grounding wire at the right side of the home is exposed and not properly connected or concealed. Exposed electrical wiring can be a safety issue if not corrected. Recommend a license electrical contractor further evaluate and repair or correct as needed.



2.6 Item 1(Picture) Exposed electrical wiring (right of home)



2.6 Item 2(Picture) Exposed electrical wiring (roof)



2.6 Item 3(Picture) Exposed electrical wiring (roof)



2.6 Item 4(Picture) Grounding wire at right side of home

(2) **Noted the electrical outlet(s) is missing a cover plate in the kitchen under the sink. Exposed wiring is considered unsafe until repaired or concealed. Cover plate should be installed. Recommend a license electrical contractor further evaluate and repair or replace as needed.**



2.6 Item 5(Picture) Electrical outlet under kitchen sink

3. Plumbing System

General Summary

3.3 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Inspected, Repair or Replace

(1) The inspection of the plumbing system (supply lines) is limited to readily visible and accessible elements as listed herein. Due to building design, aside from the plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore cannot be inspected. Therefore, the comments herein refer only to the components viewed by the Home Inspector.

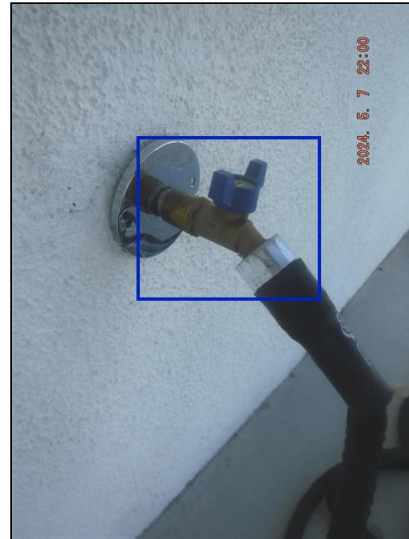
(2) Noted the hose bib/spigot(s) are missing a anti-siphon valve at the front, back and sides of home. Anti-siphon valve(s) on hose bib/spigot(s) are required to prevent water from back flowing into the home, this can possibly cause cross-contamination of the water supply. Installation of anti-siphon valves is a small repair. Recommend a license plumbing contractor further evaluate and repair, replace or advise as needed.



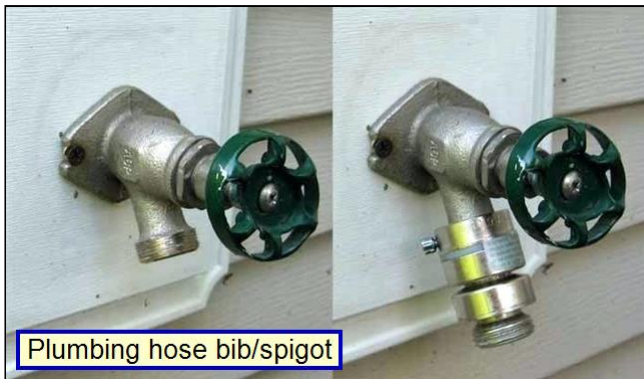
3.3 Item 1(Picture) Hose bib/ spigot (front of home)



3.3 Item 2(Picture) Hose bib/ spigot (back right of home)



3.3 Item 3(Picture) Hose bib/ spigot (back of home)



3.3 Item 4(Picture) Example of hose bib with a anti-siphon valve

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

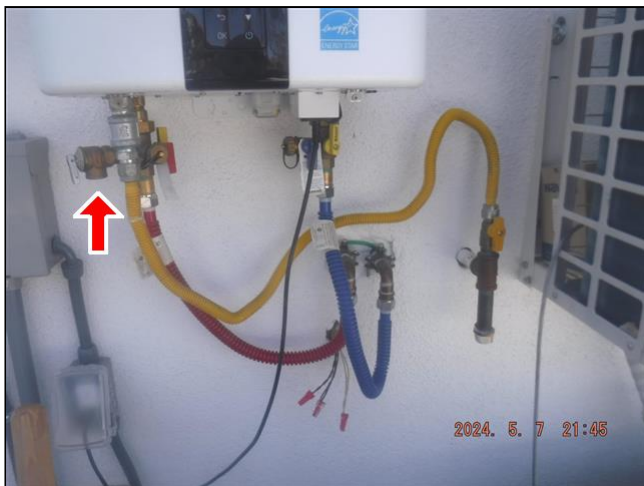
Inspected, Repair or Replace

(1) Noted the water heater unit was operational at the time of inspection. Unit condition appeared new. Recommend a qualified license plumbing contractor repair, and or maintenance as/when needed.



3.6 Item 1(Picture) Water Heater Unit

(2) **Noted the T & P (Temperature and Pressure) release valve for the water heater does not have a qualified discharge pipe. This is a safety issue. A discharge pipe should be installed and it should extend to within 6 inches of the floor. (PVC is not approved for hot water use). Discharge pipe should be of copper, galvanize or a rated (high temperature) piping material. Recommend a license plumbing contractor further evaluate and repair as required.**



3.6 Item 2(Picture) T&P valve missing discharge pipe



3.6 Item 3(Picture) Example of water heater with discharge pipe

3.10 PLUMBING FIXTURES

Inspected, Repair or Replace

Noted the hot and cold water controls for the sink faucet in the kitchen were reversed. This can lead to confusion and accidental scalding. Recommend a license plumbing contractor evaluate and repair or replace as required.



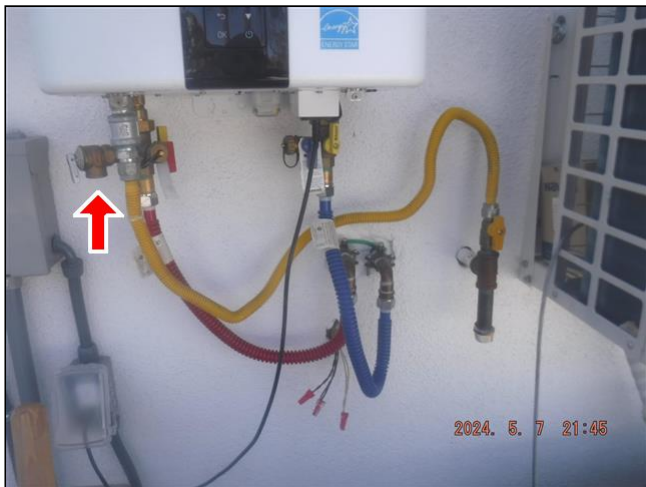
3.10 Item 1(Picture) Sink water valves location

🇨🇭 Safety Summary

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

Inspected, Repair or Replace

(2) **Noted the T & P (Temperature and Pressure) release valve for the water heater does not have a qualified discharge pipe. This is a safety issue. A discharge pipe should be installed and it should extend to within 6 inches of the floor. (PVC is not approved for hot water use). Discharge pipe should be of copper, galvanize or a rated (high temperature) piping material. Recommend a license plumbing contractor further evaluate and repair as required.**



3.6 Item 2(Picture) T&P valve missing discharge pipe



3.6 Item 3(Picture) Example of water heater with discharge pipe

4. Heating / Central Air Conditioning

General Summary

4.0 MINI SPLIT & SPACE AIR CONDITIONING SYSTEMS

Inspected, Repair or Replace

(1) The mini split air conditioning units operated satisfactory at the time of inspection. Condition appeared new. I recommend to service unit system (for example, replacing filters, checking system gas levels and equipment condition) per manufacture guidelines. A certified HVAC contractor should further evaluate internal system components and service as recommended.

The cooling system components are visually evaluated in areas where components are easily accessible without dismounting systems of the unit.

Note, three units are 1 tons, and one unit is a 2 ton.



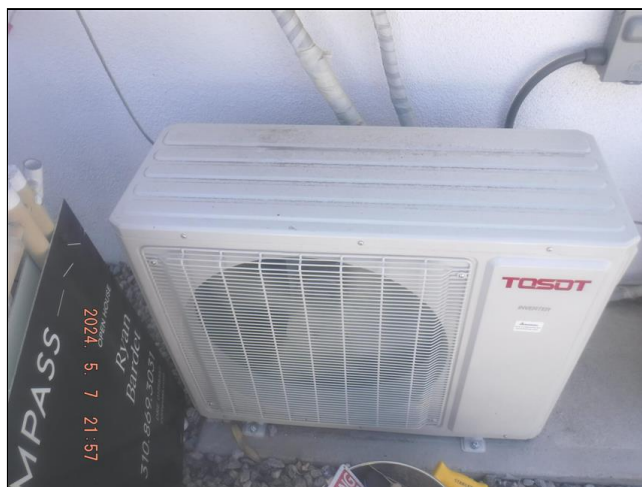
4.0 Item 1(Picture) Mini air conditioning unit



4.0 Item 2(Picture) Mini air conditioning unit 2



4.0 Item 3(Picture) Mini air conditioning unit 3



4.0 Item 4(Picture) Mini air conditioning unit 4

(2) Noted the mini split (air conditioning units) condensation drain lines appear have been connected improperly to the sink drain at the guest bathroom. The plumbing set up workmanship appeared poor. This can be a simple to complex issue. Recommend a license HVAC or plumbing contractor further evaluate and repair or replace as needed.

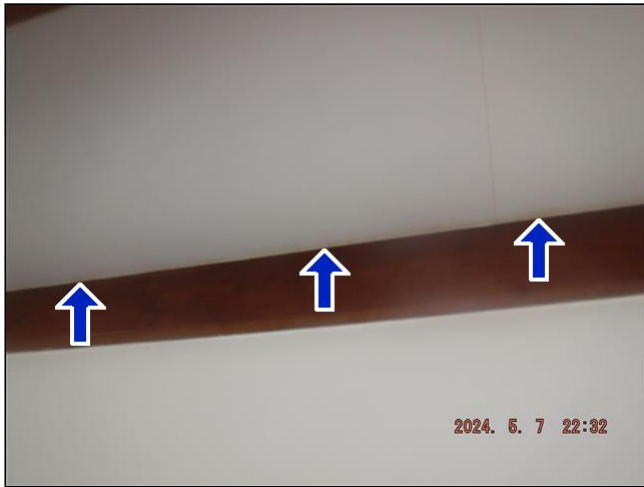
5. Interiors

General Summary

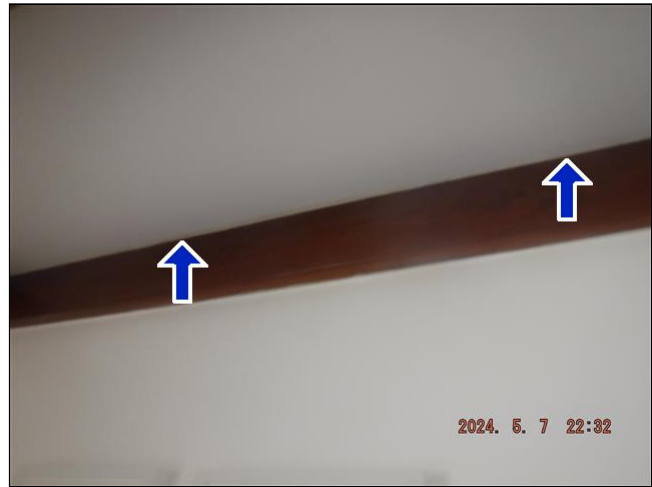
5.0 CEILINGS

Inspected, Repair or Replace

Noted the paneling on the ceiling revealed minor light moisture stains on the edges possibly indicating a leak did, or still may exists at the living room. Due to recent dry weather, I was unable to determine if this stain(s) are from a current or previous leak. Stains were dry at the time of inspection. Recommend a license general contractor further evaluate and repair or replace as needed.



5.0 Item 1(Picture) Ceiling stains



5.0 Item 2(Picture) Ceiling stains



5.0 Item 3(Picture) Ceiling stains



5.0 Item 4(Picture) Ceiling stains

5.1 WALLS

Inspected, Repair or Replace

Noted the drywall/baseboard appears to have signs of minor water damage (drywall is peeling, wrapping, and or stained) at the guest bathroom side of shower stall. Unable to determine the source of water damage. This could have occurred from water seeping out of the shower pan when being used. This needs repairing to avoid further deterioration/damage. Recommend installing glass barrier or door to prevent continued damaged. Recommend a license contractor further evaluate and repair or replace as needed.



5.1 Item 1(Picture) Signs of water damage on wall



5.1 Item 2(Picture) Signs of water damage on wall

5.2 FLOORS

Inspected, Repair or Replace

Noted the concrete slab floor is stained at the living room, guest and master bedrooms. Unable to determine source of these stains.

The baseboard on the wall is wrapping, and or caulking at the seams is failing around the stained flooring. Recommend to monitor these areas during heavy rain fall for water intrusion. Recommend a license general contractor further evaluate and repair or replace as needed.



5.2 Item 1(Picture) Stained slab floor (guest bedroom)



5.2 Item 2(Picture) Baseboard caulking failing



5.2 Item 3(Picture) Baseboard caulking failing



5.2 Item 4(Picture) Stained slab floor (master bedroom)



5.2 Item 5(Picture) Stained slab floor (living room)



5.2 Item 6(Picture) Moisture meter (device) indicated dry surface

5.4 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

(1) Noted the main entry door rubs at top when closing at the living room. Door may need adjustment or replacement. Recommend a license general contractor further evaluate and repair or replace as needed.



5.4 Item 1(Picture) Main entry door



5.4 Item 2(Picture) Door rubs at top

(2) **Noted the sliding glass door(s) did not lock securely when tested at the living room. Door(s), and or sliders should lock for safety. Recommend a window/door specialist/contractor further evaluate and repair or replace as needed.**



5.4 Item 3(Picture) Living room sliding door



5.4 Item 4(Picture) Door did not lock properly

+ Safety Summary

5.4 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

(2) **Noted the sliding glass door(s) did not lock securely when tested at the living room. Door(s), and or sliders should lock for safety. Recommend a window/door specialist/contractor further evaluate and repair or replace as needed.**



5.4 Item 3(Picture) Living room sliding door



5.4 Item 4(Picture) Door did not lock properly

7. Structural Components

General Summary

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

Inspected, Repair or Replace

Noted a few settlement crack(s) were observed on the concrete slab (foundation) at the living room and master bathroom. Crack(s) can be a simple to a complex issue, settlements cracks are common. Recommend crack(s) sealed as needed to minimize further deterioration. If this is a concern to buyer recommend a structural engineer further evaluate and advise as desired. Recommend a license contractor repair or advise as desired.



7.0 Item 1(Picture) Slab crack (living room)



7.0 Item 2(Picture) Slab crack (living room)



7.0 Item 3(Picture) Slab crack (master bath)

9. Roofing

General Summary

9.0 ROOF COVERINGS

Inspected, Repair or Replace

(1) Flat and low slope roofs are particularly prone to leakage due to improper installation, water ponding, or poor maintenance. They generally require more maintenance than steep-sloped roofing and any deficiencies, even minor ones, should be attended to promptly. The membranes of certain type roofs, particularly built-up roofs with gravel cover, are not readily visible for inspection. Recommend to schedule annual roof inspections with Dominguez Property Inspections, LLC. This is for your information.

(2) Noted the asphalt rolls sealant at the seams appears to be failing at various locations of the roof. I am unable to determine if this current condition of the sealant will continue to fail. Improper sealant can lead to leaks if not corrected. Recommend a license roof contractor further evaluate and repair or replace as needed.



9.0 Item 1(Picture) Roll seams



9.0 Item 2(Picture) Seem sealant failing



9.0 Item 3(Picture) Seem sealant failing

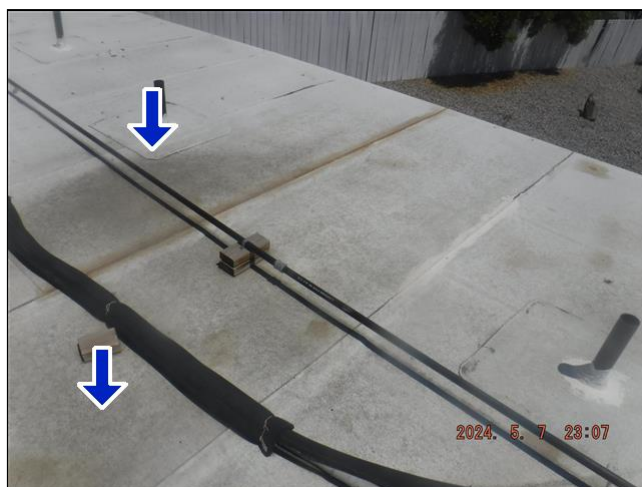


9.0 Item 4(Picture) Seem sealant failing

(3) Noted signs of water ponding was observed at various locations of the roof. Water ponding on a flat roof is very common, however, it can cause the roof covering to deteriorate sooner than expected. Leakage from deteriorated roof coverings are more likely to occur if not maintenance periodically. Recommend a license roof contractor further evaluate and repair or advise as desired.



9.0 Item 5(Picture) Water ponding signs on roof



9.0 Item 6(Picture) Water ponding signs on roof

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.

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INVOICE

Dominguez Property Inspections, LLC
P.O Box 1388
Coachella, Ca 92236
760.449.8550
Lic # B-1001235
Inspected By: Salvador Dominguez

Inspection Date: 5/7/2024
Report ID: 026 - 2024

Customer Info:	Inspection Property:
Sample Report #1	715 El Placer Rd Palm Springs CA 92264
Customer's Real Estate Professional: Dina Hurtado Compass Real Estate	

Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft 1,000 - 1,500	495.00	1	495.00
50 - 65 Years Old	75.00	1	75.00
Pool & Spa Inspection (Full)	125.00	1	125.00
			Tax \$0.00
			Total Price \$695.00

Payment Method: Credit Card
Payment Status: Paid
Note: