



Inspection Report

Sample Report #2
Sample Report #2

Property Address:
42381 Sultan Ave
Palm Desert CA 92211



PALM DESERT, CA

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Date: 3/27/2024	Time: 10:00 AM	Report ID: 014 - 2024
Property: 42381 Sultan Ave Palm Desert CA 92211	Customer: Sample Repor #2 Sample Report #2	Real Estate Professional: Danny Schmitz Keller Williams

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/condo is 40 years or older 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, Buyer Agent, Listing Agent

Approximate age of building:

Between 40 - 45 Years

Type of building:

Condominium

Status of Home:

Occupied

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Damp/saturated in areas

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

Standard Home 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/PATIO



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 Rock
1.2	WINDOWS	•			•	Exterior Entry Doors: Wood 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	•				Special Limitations: Common Property Furniture Items Window(s) covered by exterior box screens or vegetation

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

Comments:

1.2 Noted the screen(s) are missing at various window(s) locations at the back of the home. Window screens help pest management. This is a maintenance issue. Recommend to install window screen(s) as recommended, by a qualified person and company.



1.2 Item 1(Picture) Windows missing screens

1.4 The block wall stucco coating is failing (peeling) at the patio back of home. This is a maintenance issue and is for your information. Further deterioration may occur if not repaired. Recommend a licensed general contractor further evaluate and repair or replace as needed.



1.4 Item 1(Picture) Patio block wall



1.4 Item 2(Picture) Stucco coating peeled off



1.4 Item 3(Picture) Stucco coating peeling

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: Below ground
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: UNABLE TO DETERMINE
2.4	ELECTRICAL METER		•			Main Panel capacity: 100 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	•				Special Limitations: Main or sub panel missing/ damage manufacture label Interior outlet(s) or switch(es) blocked by personal items
2.9	CARBON MONOXIDE DETECTORS	•				Unable to inspect electrical wiring behind drywall/ paneling Attic veiwed from entry only Insulation covering electrical wiring (attic) and (crawlspce)

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.

2.1 (1) Noted the main and sub electrical panel box grounding rod(s) (components or equipment) was concealed or underground. Therefore, it was not visually inspected.

⚠️ (2) Noted the potential issue(s) discovered in the panel such as missing AFCI (Arc Fault Circuit Interrupters) breakers, and any other problems that an electrical contractor may discover while performing repairs needs correcting. An arc fault circuit interrupter is designed to detect a dangerous electrical arc and promptly interrupt the circuit before a fire can ignites. When an arc fault occurs, it creates a sharp spike and drop that is easily detectible by an AFCI electrical breaker. Not having AFCI breakers in a panels can be a safety issue.

Note, the panel manufactures label (sticker) is missing and or damaged. Its important for the electrical panel boxes to have the label for maintenance and or emergency purposes. A license electrical contractor should evaluate panel

to determine brand and label that is needed. Recommend a licensed electrical contractor inspect further and correct as needed.



2.1 Item 1(Picture) No AFCI breakers in panel



2.1 Item 2(Picture) Missing panel label

2.3 The MAIN electrical panel box is located at the 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.

2.6 The light fixture did not work when tested at the patio right side of bar-bee-que unit. I recommend to change bulb first, then re-test. Recommend a license electrical contractor further evaluate and repair or replace as needed.



2.6 Item 1(Picture) BBQ light fixture

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; 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):
3.2	WATER SHUT-OFF DEVICE (Describe location(s))	•			•	Copper Water line underneath home not visible
3.3	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS	•			•	Water line underneath ground not visible
3.4	WATER PRESSURE	•			•	Plumbing Water Distribution:
3.5	PRESSURE REGULATOR		•			Copper Flex line
3.6	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•				Water lines behind drywall or underneath home not visible
3.7	GAS PIPING	•			•	Washer Drain Size: Unable to determine
3.8	GAS METER / GAS SHUT OFF'S (Describe Location)	•			•	Plumbing Waste:
3.9	WATER FLOW AT FIXTURES	•				PVC ABS
3.10	PLUMBING FIXTURES	•			•	Drain lines behind drywall or underneath home not visible
3.11	BATH STALL AND TUB	•			•	Water Heater Power Source: Natural Gas
3.12	LAUNDRY ROOM/AREA		•			Water Heater Capacity: 40 Gallon (1-2 people)
3.13	LEAD DISCLAIMER		•			Manufacturer: BRADFORD-WHITE

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IN NI NP RR

Water Heater Location(s):
Exterior Closet
(Concealed)
Back of home

Water Heater Design Life:
7 - 10 Years

Water Heater Estimated Age:
10 Years

Dryer Power Source:
Not able to determine

Dryer Vent:
Flex
Foil

Aluminum

Special Limitations:

Unable to inspect all water supply lines or drain waste lines due to wall coverings
Storage in Cabinets
Unable to inspect water supply and drain lines underneath home
Unable/limited access behind washer and dryer units(s)
Unable to access behind water heater unit(s)
Insulation covering water supply lines (attic) and (crawl space)
Storage under bath sinks, and or in sinks
Attic viewed from entry only

Comments:

3.0 (1) 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.

(2) The plumbing sink drains slowly at the master bathroom. A cause of a slow drain can range from a simple cleaning at stop valve or at the trap under sink. Sometimes the drain can be partially clogged down the line. I am unable to determine the cause of the slow drain. Recommend a license plumbing contractor further evaluate and repair or replace as needed.



3.0 Item 1(Picture) Master bathroom sink



3.0 Item 2(Picture) Sink drains slow

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

3.2 (1) The property MAIN water meter and shut off valve is located outside in the ground at the front of home/ property. This is for your information.



3.2 Item 1(Picture) Main Water Shut Off Valve and Meter

(2) Noted the quick water shut off valve did not work when tested at the front courtyard. Valve should be repaired or replaced for quick water shut off access. This is not up to today's plumbing standards. Recommend a license plumbing contractor further evaluate and repair or replace as needed.



3.2 Item 2(Picture) Water shut off valve

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) is/are missing a anti-siphon valve at the front and back of home. Anti-siphon valve(s) on hose bib/spigot(s) are required to prevent water from backflow 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) Plumbing hose bib (front of home)



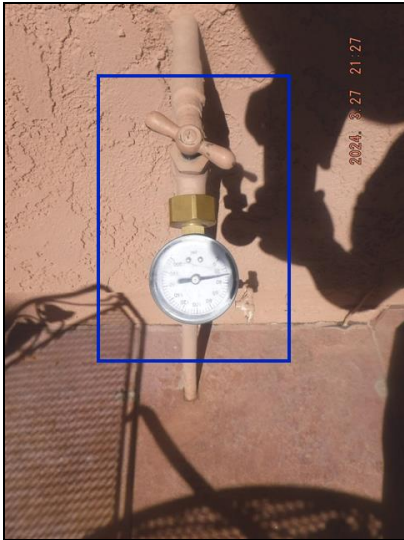
3.3 Item 2(Picture) Plumbing hose bib (patio)



3.3 Item 3(Picture) Example of hose bib with a anti-siphon valve

3.4 Noted water pressure should be between 40 - 80 (PSI) in a residential home. The water pressure tested lower than 40 pounds per square inch (PSI) considered inadequate by generally-accepted current plumbing standards. Plumbing professionals recommend water pressure be within the recommended range. Recommends a qualified plumbing contractor further evaluate and correct as desired.

Water pressure tested at 30 PSI.

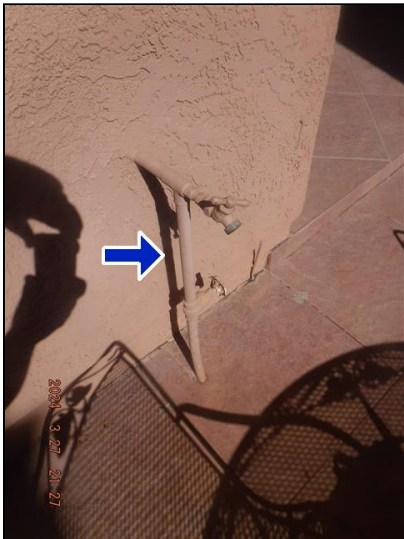


3.4 Item 1(Picture) Water Pressure Test



3.4 Item 2(Picture) 30 PSI

3.5 Note, there is NO water pressure regulator currently installed on the main water line for the home. Without a water pressure regulator you can't adjust the water pressure to a recommended range. Recommend a license plumbing contractor further evaluate and repair or install as needed.



3.5 Item 1(Picture) Main water line



3.5 Item 2(Picture) Example of a water pressure regulator

3.6 Noted the water heater unit was operational at the time of inspection. Unit condition appeared fair. Verified that seismic straps were installed.

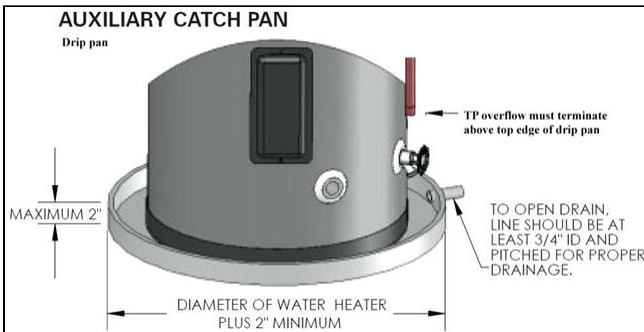
Note, the unit did not have a drain pan in place underneath. Without a drain pan, leaks can cause water damage to surrounding walls, and or mold growth. Due to water heater(s) location a drain pan is RECOMMENDED to prevent any future damage. Recommend a qualified license plumbing contractor maintain and correct as needed.



3.6 Item 1(Picture) Water Heater Unit



3.6 Item 2(Picture) No drain pan



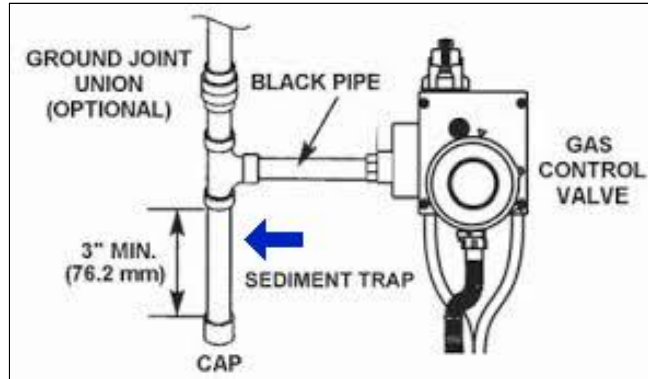
3.6 Item 3(Picture) Example of water heater with a drain pan

3.7 (1) 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.

(2) Note: Sediment traps are missing on the gas line(s) for the furnace unit(s) and water heater unit(s). Sediment traps may have not been required at the time of construction, recommend to install as recommended by today's plumbing standards. Missing sediments straps may prevent, and or void manufacturers and or home warranties. According to the 2016 California Plumbing Code (CPC), sediment traps are required for all gas appliances except: illuminating appliances, ranges, clothes dryers, decorative appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills. Those are quite a few exceptions. Recommend a license plumbing contractor further evaluate and repair or advise as required.



3.7 Item 1(Picture) Water heater gas line



3.7 Item 2(Picture) Example of a gas line with a sediment trap

3.8 (1) 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)

+ (2) Noted a possible gas odor/smell was detected near, or around the gas meter location at the time of inspection. If a gas leak is present, this can be a safety issue. Recommend a license plumbing contractor or gas company technician further evaluate and repair, replace or advise as needed.



3.8 Item 2(Picture) Location of gas odor detected

3.10 Noted the shower plumbing fixture(s) (shower head and valve) are loose at the wall, and or not properly sealed/ water proofed with silicone/caulking at the guest bathroom. This can allow moisture to seep/penetrate behind wall causing water damage or mold growth. This is a maintenances issue. Recommend a plumbing contractor or a qualified person evaluate further and repair as needed.



3.10 Item 1(Picture) Guest bath shower head



3.10 Item 2(Picture) Loose shower head

3.11 Noted the bathroom shower stall leaks at the threshold in the guest bathroom. Leaking shower stalls can cause major water damage and mold growth if not repaired. This is a maintenance issue. Recommend a license plumbing or general contractor further evaluate and repair or replace as needed.



3.11 Item 1(Picture) Location of shower stall leak



3.11 Item 2(Picture) Shower stall leak

3.12 The laundry room washing machine and dryer are not a required inspection appliance, and are therefore not inspected. No moisture or leakage noted/signs from the hot and cold water supply valves for the washing machine. Recommend further evaluation for proper operation for the washer and dryer as desired.



3.12 Item 1(Picture) Washer & Dryer Units

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

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.

		IN	NI	NP	RR	Styles & Materials
4.0	HEATING EQUIPMENT	•				Heat System Brand: BRYANT
4.1	NORMAL OPERATING CONTROLS	•				Heat Type: Furnace
4.2	AUTOMATIC SAFETY CONTROLS, BLOWER	•				Energy Source: Gas
4.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•	•			Heating System Design
4.4	DISTRIBUTION SYSTEMS (including fans, pumps, with supports, insulation, air filters, registers)	•				Life: 15 - 20 Years
4.5	HVAC SYSTEMS EVAPORATOR COIL(S)		•			Heating System Estimated Age: 4 - 6 Years
4.6	GAS/LP, WOOD FIRELOGS AND FIREPLACES	•			•	Heating unit Location: Roof
4.7	COOLING AND AIR HANDLER EQUIPMENT	•				Ductwork: Insulated
4.8	NORMAL OPERATING CONTROLS	•				Number of Heat Systems (excluding wood): One
4.9	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				Types of Fireplaces: Gas
4.10	DUCTWORK	•				Operable Fireplaces: One

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

IN NI NP RR

Sections of ductwork not visible, therefore not completely inspected
No attic walking platform/
Limited access/Limited visibility
Attic viewed from entry only

Comments:

4.5 We did not visually inspect the HVAC system(s) evaporator coil(s) for condition or operation. This requires some dismantling of HVAC components. We do not dismantle the HVAC system(s) to inspect.

+ 4.6 Noted the fireplace unit(s) at the living room was operational at the time of inspection.

The fireplace unit is missing a C-Clamp at the flue damper inside the firebox. Although the C-Clamp is commonly removed so that the flue damper may be closed. It is recommended that the C-Clamp be installed per the Gas Company in order to keep the flue damper open at all times for safety. Recommend to install c-clamp on damper. A qualified person should correct as needed.



4.6 Item 1(Picture) Fireplace Unit



4.6 Item 2(Picture) Fireplace damper



4.6 Item 3(Picture) Example of damper c-clamp

4.7 The cooling unit was operational at the time of inspection. Unit condition appeared good. I recommend to service the HVAC system (for example, replacing filters, checking gas piping and equipment condition) at least once a year. I cannot determine how long your AC will last before a replacement is necessary. A certified HVAC contractor should further evaluate internal system components and service as recommended.

The HVAC system components are visually inspected in areas where components are easily accessible without dismantling systems.



4.7 Item 1(Picture) Air Cooling Unit



4.7 Item 2(Picture) Air Cooling Unit

4.10 Due to limited access in attic and or crawlspace the HVAC system ductwork was not fully visible from access (i.e attic walking platform, attic entry) and therefore not inspected completely. Therefore, the comments herein refer only to the components viewed by the Home Inspector.

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. Garage



GARAGE VIEW



GARAGE VIEW

		IN	NI	NP	RR	Styles & Materials
5.0	GARAGE CEILINGS	•			•	Garage Door Type: Sectional Door
5.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•				Garage Door Material: Aluminum Panel
5.2	GARAGE FLOOR	•				Auto-opener
5.3	GARAGE DOOR (S)	•				Manufacturer: GENIE PRO
5.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•				Garage door(s): One
5.5	GARAGE SIDE DOOR(S)	•				Special Limitations: Covered Framing Partial Covered Framing Unable to inspect walls behind storage cabinets / personal items Personal items blocking/ covering wall(s)
5.6	GARAGE VENTILATION SYSTEMS	•				

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

Comments:

5.0 Noted water stains were observed at the garage ceiling on the right side. Stains were viewed on the sub roof (plywood sheathing and joists). Due to recent dry weather, was unable to determine if these stains are from a previous or correct leak (plumbing or roof). Stains were dry at the time of inspection. Recommend a license general or roof contractor further evaluate and repair or advise as desired.



5.0 Item 1(Picture) Location of ceiling water stains



5.0 Item 2(Picture) Stained plywood sheathing



5.0 Item 3(Picture) Moisture meter (device) indicated dry surface

6. 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/DINING ROOM



INTERIOR VIEW/MASTER BEDROOM



INTERIOR VIEW/MASTER BEDROOM



INTERIOR VIEW/MASTER BATHROOM

		IN	NI	NP	RR	Styles & Materials
6.0	CEILINGS	•				Ceiling Materials: Plaster Drywall
6.1	WALLS	•			•	Wall Material: Plaster Drywall
6.2	FLOORS	•				Interior Doors Closet Doors Utility Doors: Wood Glass
6.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				Floor Covering(s): Tile Wood
6.4	DOORS (REPRESENTATIVE NUMBER)	•				Window Types: Sliders Fix
6.5	WINDOWS (REPRESENTATIVE NUMBER)	•				Window Manufacturer: MILGARD Cabinetry: Wood Countertop: Tile Granite Special Limitations: Unable to open all windows/doors due to furniture/Storage/Fixtures Limited Natural Light Floor covered by area rug Interior walls partially covered by personal items and furniture Unable to view walls behind cabinets or storage closets High ceilings

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

Comments:

6.1 Noted sign(s) of a black substance is present at the kitchen under the sink. Black substance on a wall can be caused by various factors (dirt, paint, moisture, and or mold). We did not test to determine if this black substance is

or is not a health concern. No leaks present at the time of inspection at this location. However, moisture stains were present in the area possibly from a previous leak (The only way to determine if this black substance is or is not a health concern, is to obtain surface samples, and have a lab analysis them). If this is a concern you may contact us for a re-evaluation and testing, or contact a certified mold inspector for further evaluation.



6.1 Item 1(Picture) Location of black substance



6.1 Item 2(Picture) Black substance on wall



6.1 Item 3(Picture) Black substance on wall



6.1 Item 4(Picture) Black substance on wall

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.

7. 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



INTERIOR VIEW/KITCHEN

		IN	NI	NP	RR	Styles & Materials
7.0	FOOD WASTE DISPOSER(S)	•				Disposer Brand: BADGER
7.1	RANGES/COOKTOPS	•				Range/Oven/Cooktop: GENERAL ELECTRIC
7.2	OVEN(S)	•				Exhaust/Range hood: INTEGRAL W/MICROWAVE RE-CIRCULATE
7.3	DISHWASHER(S)	•				Built in Microwave: GENERAL ELECTRIC
7.4	RANGE HOOD / VENTING	•				Special Limitations: Walls behind cabinetry not visible and therefore not inspected
7.5	MICROWAVE COOKING EQUIPMENT	•				Excessive storage in Cabinets
7.6	REFRIGERATOR		•			Unable to inspect behind range, dishwasher or refrigerator units

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

Comments:

7.4 The range hood fan is missing a vent pipe, and does not appear to vent/exhaust to the outside. It's is 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.



7.4 Item 1(Picture) No vent pipe for exhaust fan

7.6 The refrigerator unit(s) are not a required standard inspection appliance, and is therefore not inspected for condition or operation. If this is a concern to buyer, recommend confirmation of proper operation as desired by a qualified appliance specialist.

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.

8. 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.



ATTIC VIEW



ATTIC VIEW



ATTIC VIEW



ATTIC VIEW

		IN	NI	NP	RR	Styles & Materials
8.0	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 Not Visible
8.1	WALLS (Structural)		•			Wall Structure: Not Visible
8.2	CEILINGS (structural)		•			Ceiling Structure: Not visible
8.3	ROOF FRAMING	•				Roof Structure: 2 X 4 Rafters Lateral bracing Plywood Sheathing
8.4	ATTIC	•			•	

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

Gusset
Wood trusses

Roof-Type:

Gable
Butterfly

Method used to observe

attic:

From entry

Attic info:

Attic hatch(s)

Special Limitations:

No Walkway Plattform in
Attic/ Limited entry
Insulation over framing
Foundation completely
covered by Tile/Carpeting/
Wood
Wall framing covered
Ceiling framing covered
Attic not fully accessible

Comments:

8.0 Noted the foundation structure (slab) was covered with floor covering (tile, carpet, wood boards, etc...), therefore not visually inspected for condition.

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

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

8.3 Limited access in the attic also limits the Home Inspector's ability to view all of the roof framing/structure components, therefore, the Inspector may only be able to view samples and not draw a full/whole conclusion of the attic components, framing and structure. Therefore, the comments herein refer only to the components viewed by the Home Inspector.

8.4 (1) The attic was visually inspected ONLY from the attic entry (not walkway platform in attic). Due to building design, aside from the components (framing, ductwork, insulation, ventilation, electrical wiring, plumbing lines, etc...) within view were inspected, and or are concealed and therefore cannot be inspected. Therefore, the comments herein refer only to the components viewed by the Home Inspector.

(2) Signs of pest intrusion (rodent, insect, etc...) was noted in the attic at the time of inspection. Rodent droppings were discovered at various locations of the attic. Unable to determine if this pest issue is a previous or present issue. This is for your information. Recommend a license pest control company further evaluate and repair or advise as desires.



8.4 Item 1(Picture) Rodent droppings



8.4 Item 2(Picture) Rodent droppings

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.

9. 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.



INSULATION VIEW



INSULATION VIEW

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	•				Attic Insulation: Batt Fiberglass
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•				Ventilation: Gable vents Roof vents
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	•				Exhaust Fans: Fan with light Special Limitations: Limited Height / Clearance Limited access in attic

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

Comments:

9.0 The insulation in the attic was visually inspected, however, due to limited access in the attic insulation was NOT inspected fully/completely. Therefore, the comments herein refer only to the components viewed by the Home Inspector.

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.

10. 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



ROOF VIEW



ROOF VIEW

	IN	NI	NP	RR	Styles & Materials
10.0 ROOF COVERINGS	•				Roof Covering: Concrete Tile Curved Roll Asphalt
10.1 EAVES, SOFFITS, FASCIAS AND PARAPET WALLS	•				Sky Light(s): Two
10.2 FLASHINGS, VENT PIPES, ROOF VENTS	•				Chimney (exterior): Masonry Stucco
10.3 SKYLIGHTS, CHIMNEYS, FLUE PIPE	•				Viewed roof covering from: Walked on roof
10.4 ROOF PENETRATIONS	•				Viewed roof structural: Observed inside attic/ No flooring/ Limited access Walked on roof
10.5 ROOF DRAINAGE SYSTEMS	•				

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

IN NI NP RR

Special Limitations:

Height of Roof
 Design of roof and or
 house
 Chimney is capped
 Limited access in attic

Comments:

10.0 NOTE TO BUYER: At the time of the home inspection the roof was visually inspected for condition, and or issues. Due to the coverage and responsibility of the roof through the HOA (Homeowners Association) of condo/ home. **RECOMMENDATION TO BUYER:** I advise to check or review the By-Laws and Declarations of the Association before the purchase and/or have legal counsel explain to determine who is responsible for what and review their financial, and discuss reserves to see if there is the potential for any additional and/or unforeseen assessments (are they sufficiently funded)... Recommend discussing with the HOA, your real estate professional, and or attorney...prior to closing of escrow.

10.3 Note, skylights are particularly prone to leakage and may need periodic repair and or re-sealing around the flashing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection. The skylight(s) condition appeared fair at the time of inspection. Recommend to monitor/inspect skylight(s) from time to time, and maintain as needed by a qualified roof contractor. Recommend to schedule a annual roof inspections with Dominguez Property Inspections, LLC to ensure the condition and integrity of the roof. This is for your information.



10.3 Item 1(Picture) Skylight



10.3 Item 2(Picture) Skylight

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.

11. Outdoor Fire Pit, Cooking Equipment or Sauna

		IN	NI	NP	RR	Styles & Materials
11.0	EXTERIOR BAR, BBQ/KITCHEN	•				Fuel Source: Gas Special Limitations: Unable to inspect gas supply lines underground or walls
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

11.0 Note, exterior bar-bee-que unit(s) are not included during a standard home inspection, and therefore was not inspected for operation or condition. However, unit components such as, electrical wiring and gas piping were visually inspected for proper installation, issues, and or possible leakage. Only visible electrical wiring and gas lines were evaluated during the inspection. Recommend further evaluation by a bar-bee-que specialist as client desires.



11.0 Item 1(Picture) Bar-Bee-Que Unit

Summary



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

Customer
Sample Repor #2
Sample Report #2

Address
42381 Sultan Ave
Palm Desert CA 92211

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

1.2 WINDOWS

Inspected, Repair or Replace

Noted the screen(s) are missing at various window(s) locations at the back of the home. Window screens help pest management. This is a maintenance issue. Recommend to install window screen(s) as recommended, by a qualified person and company.



1.2 Item 1(Picture) Windows missing screens

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

The block wall stucco coating is failing (peeling) at the patio back of home. This is a maintenance issue and is for your information. Further deterioration may occur if not repaired. Recommend a licensed general contractor further evaluate and repair or replace as needed.



1.4 Item 1(Picture) Patio block wall



1.4 Item 2(Picture) Stucco coating peeled off



1.4 Item 3(Picture) Stucco coating peeling

2. Electrical System

General Summary

2.1 SERVICE AND GROUNDING EQUIPMENT, PANEL

Inspected, Repair or Replace

- (1) Noted the main and sub electrical panel box grounding rod(s) (components or equipment) was concealed or underground. Therefore, it was not visually inspected.
- (2) **Noted the potential issue(s) discovered in the panel such as missing AFCI (Arc Fault Circuit Interrupters) breakers, and any other problems that an electrical contractor may discover while performing repairs needs correcting. An arc fault circuit interrupter is designed to detect a dangerous electrical arc and promptly interrupt the circuit before a fire can ignites. When an arc fault occurs, it creates a sharp spike and drop that is easily detectible by an AFCI electrical breaker. Not having AFCI breakers in a panels can be a safety issue.**

Note, the panel manufactures label (sticker) is missing and or damaged. Its important for the electrical panel boxes to have the label for maintenance and or emergency purposes. A license electrical contractor should evaluate panel to determine brand and label that is needed. Recommend a licensed electrical contractor inspect further and correct as needed.



2.1 Item 1(Picture) No AFCI breakers in panel



2.1 Item 2(Picture) Missing panel label

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

The light fixture did not work when tested at the patio right side of bar-bee-que unit. I recommend to change bulb first, then re-test. Recommend a license electrical contractor further evaluate and repair or replace as needed.



2.6 Item 1(Picture) BBQ light fixture

🇨🇦 Safety Summary

2.1 SERVICE AND GROUNDING EQUIPMENT, PANEL

Inspected, Repair or Replace

(2) **Noted the potential issue(s) discovered in the panel such as missing AFCI (Arc Fault Circuit Interrupters) breakers, and any other problems that an electrical contractor may discover while performing repairs needs correcting. An arc fault circuit interrupter is designed to detect a dangerous electrical arc and promptly**

interrupt the circuit before a fire can ignites. When an arc fault occurs, it creates a sharp spike and drop that is easily detectible by an AFCI electrical breaker. Not having AFCI breakers in a panels can be a safety issue.

Note, the panel manufactures label (sticker) is missing and or damaged. Its important for the electrical panel boxes to have the label for maintenance and or emergency purposes. A license electrical contractor should evaluate panel to determine brand and label that is needed. Recommend a licensed electrical contractor inspect further and correct as needed.



2.1 Item 1(Picture) No AFCI breakers in panel



2.1 Item 2(Picture) Missing panel label

3. Plumbing System

General Summary

3.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

(1) 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.

(2) The plumbing sink drains slowly at the master bathroom. A cause of a slow drain can range from a simple cleaning at stop valve or at the trap under sink. Sometimes the drain can be partially clogged down the line. I am unable to determine the cause of the slow drain. Recommend a license plumbing contractor further evaluate and repair or replace as needed.



3.0 Item 1(Picture) Master bathroom sink



3.0 Item 2(Picture) Sink drains slow

3.2 WATER SHUT-OFF DEVICE (Describe location(s))

Inspected, Repair or Replace

(1) The property MAIN water meter and shut off valve is located outside in the ground at the front of home/property. This is for your information.



3.2 Item 1(Picture) Main Water Shut Off Valve and Meter

(2) Noted the quick water shut off valve did not work when tested at the front courtyard. Valve should be repaired or replaced for quick water shut off access. This is not up to today's plumbing standards. Recommend a license plumbing contractor further evaluate and repair or replace as needed.



3.2 Item 2(Picture) Water shut off valve

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) is/are missing a anti-siphon valve at the front and back of home. Anti-siphon valve(s) on hose bib/spigot(s) are required to prevent water from backflow 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) Plumbing hose bib (front of home)



3.3 Item 2(Picture) Plumbing hose bib (patio)



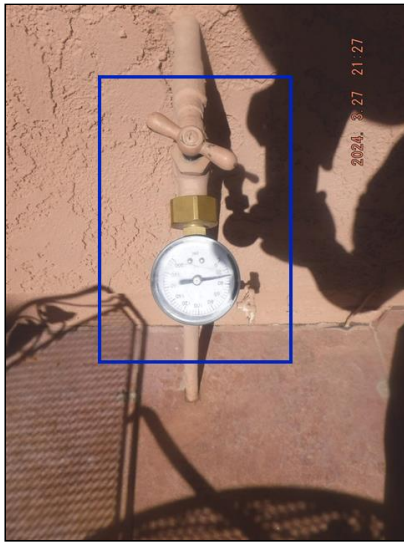
3.3 Item 3(Picture) Example of hose bib with a anti-siphon valve

3.4 WATER PRESSURE

Inspected, Repair or Replace

Noted water pressure should be between 40 - 80 (PSI) in a residential home. The water pressure tested lower then 40 pounds per square inch (PSI) considered inadequate by generally-accepted current plumbing standards. Plumbing professionals recommend water pressure be within the recommended range. Recommends a qualified plumbing contractor further evaluate and correct as desired.

Water pressure tested at 30 PSI.



3.4 Item 1(Picture) Water Pressure Test



3.4 Item 2(Picture) 30 PSI

3.7 GAS PIPING

Inspected, Repair or Replace

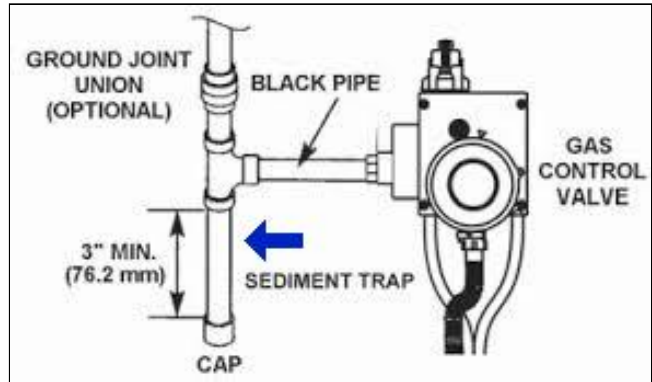
(1) The inspection of the plumbing gas lines/system is limited to readily visible and accessible elements as listed herein (underground and behind wall gas components). Due to building design, aside from the plumbing gas lines visible outside or within the dwelling, all plumbing gas lines/system components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

(2) **Note:** Sediment traps are missing on the gas line(s) for the furnace unit(s) and water heater unit(s). Sediment traps may have not been required at the time of construction, recommend to install as recommended by today's plumbing standards. Missing sediments straps may prevent, and or void manufacturers and or home warranties. According to the 2016 California Plumbing Code (CPC), sediment traps are required for all gas appliances except: illuminating appliances, ranges, clothes dryers, decorative appliances for installation in

vented fireplaces, gas fireplaces, and outdoor grills. Those are quite a few exceptions. Recommend a license plumbing contractor further evaluate and repair or advise as required.



3.7 Item 1(Picture) Water heater gas line



3.7 Item 2(Picture) Example of a gas line with a sediment trap

3.8 GAS METER / GAS SHUT OFF'S (Describe Location)

Inspected, Repair or Replace

(1) 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)

(2) **Noted a possible gas odor/smell was detected near, or around the gas meter location at the time of inspection. If a gas leak is present, this can be a safety issue. Recommend a license plumbing contractor or gas company technician further evaluate and repair, replace or advise as needed.**



3.8 Item 2(Picture) Location of gas odor detected

3.10 PLUMBING FIXTURES

Inspected, Repair or Replace

Noted the shower plumbing fixture(s) (shower head and valve) are loose at the wall, and or not properly sealed/water proofed with silicone/caulking at the guest bathroom. This can allow moisture to seep/penetrate behind wall causing water damage or mold growth. This is a maintenances issue. Recommend a plumbing contractor or a qualified person evaluate further and repair as needed.



3.10 Item 1(Picture) Guest bath shower head



3.10 Item 2(Picture) Loose shower head

3.11 BATH STALL AND TUB

Inspected, Repair or Replace

Noted the bathroom shower stall leaks at the threshold in the guest bathroom. Leaking shower stalls can cause major water damage and mold growth if not repaired. This is a maintenance issue. Recommend a license plumbing or general contractor further evaluate and repair or replace as needed.



3.11 Item 1(Picture) Location of shower stall leak



3.11 Item 2(Picture) Shower stall leak

+ Safety Summary

3.8 GAS METER / GAS SHUT OFF'S (Describe Location)

Inspected, Repair or Replace

(2) **Noted a possible gas odor/smell was detected near, or around the gas meter location at the time of inspection. If a gas leak is present, this can be a safety issue. Recommend a license plumbing contractor or gas company technician further evaluate and repair, replace or advise as needed.**



3.8 Item 2(Picture) Location of gas odor detected

4. Heating / Central Air Conditioning

General Summary

4.6 GAS/LP, WOOD FIRELOGS AND FIREPLACES

Inspected, Repair or Replace

Noted the fireplace unit(s) at the living room was operational at the time of inspection.

The fireplace unit is missing a C-Clamp at the flue damper inside the firebox. Although the C-Clamp is commonly removed so that the flue damper may be closed. It is recommended that the C-Clamp be installed

per the Gas Company in order to keep the flue damper open at all times for safety. Recommend to install c-clamp on damper. A qualified person should correct as needed.



4.6 Item 1(Picture) Fireplace Unit



4.6 Item 2(Picture) Fireplace damper



4.6 Item 3(Picture) Example of damper c-clamp

+ Safety Summary

4.6 GAS/LP, WOOD FIRELOGS AND FIREPLACES

Inspected, Repair or Replace

Noted the fireplace unit(s) at the living room was operational at the time of inspection.

The fireplace unit is missing a C-Clamp at the flue damper inside the firebox. Although the C-Clamp is commonly removed so that the flue damper may be closed. It is recommended that the C-Clamp be installed per the Gas Company in order to keep the flue damper open at all times for safety. Recommend to install c-clamp on damper. A qualified person should correct as needed.



4.6 Item 1(Picture) Fireplace Unit



4.6 Item 2(Picture) Fireplace damper



4.6 Item 3(Picture) Example of damper c-clamp

5. Garage

General Summary

5.0 GARAGE CEILINGS

Inspected, Repair or Replace

Noted water stains were observed at the garage ceiling on the right side. Stains were viewed on the sub roof (plywood sheathing and joists). Due to recent dry weather, was unable to determine if these stains are from a previous or correct leak (plumbing or roof). Stains were dry at the time of inspection. Recommend a license general or roof contractor further evaluate and repair or advise as desired.



5.0 Item 1(Picture) Location of ceiling water stains



5.0 Item 2(Picture) Stained plywood sheathing



5.0 Item 3(Picture) Moisture meter (device) indicated dry surface

6. Interiors

General Summary

6.1 WALLS

Inspected, Repair or Replace

Noted sign(s) of a black substance is present at the kitchen under the sink. Black substance on a wall can be caused by various factors (dirt, paint, moisture, and or mold). We did not test to determine if this black substance is or is not a health concern. No leaks present at the time of inspection at this location. However, moisture stains were present in the area possibly from a previous leak (The only way to determine if this black substance is or is not a health concern, is to obtain surface samples, and have a lab analysis them). If this is a concern you may contact us for a re-evaluation and testing, or contact a certified mold inspector for further evaluation.



6.1 Item 1(Picture) Location of black substance



6.1 Item 2(Picture) Black substance on wall



6.1 Item 3(Picture) Black substance on wall



6.1 Item 4(Picture) Black substance on wall

8. Structural Components

General Summary

8.4 ATTIC

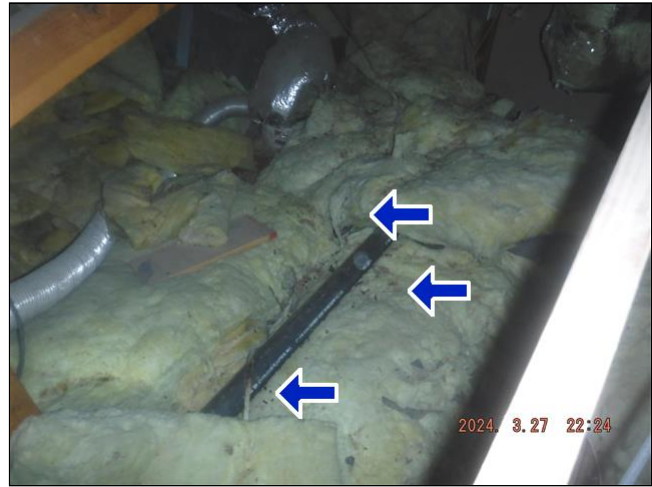
Inspected, Repair or Replace

(1) The attic was visually inspected ONLY from the attic entry (not walkway platform in attic). Due to building design, aside from the components (framing, ductwork, insulation, ventilation, electrical wiring, plumbing lines, etc...) within view were inspected, and or are concealed and therefore cannot be inspected. Therefore, the comments herein refer only to the components viewed by the Home Inspector.

(2) Signs of pest intrusion (rodent, insect, etc...) was noted in the attic at the time of inspection. Rodent droppings were discovered at various locations of the attic. Unable to determine if this pest issue is a previous or present issue. This is for your information. Recommend a license pest control company further evaluate and repair or advise as desires.



8.4 Item 1(Picture) Rodent droppings



8.4 Item 2(Picture) Rodent droppings

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

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Lic # B-1001235
Inspected By: Salvador Dominguez

Inspection Date: 3/27/2024
Report ID: 014 - 2024

Customer Info:	Inspection Property:
Sample Repor #2 Sample Report #2	42381 Sultan Ave Palm Desert CA 92211
Customer's Real Estate Professional: Danny Schmitz Keller Williams	

Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft 1,000 - 1,500	495.00	1	495.00
			Tax \$0.00
			Total Price \$495.00

Payment Method: Credit Card
Payment Status: Paid
Note: