



Inspection Report

Sample Report #3

Property Address:
61715 Topaz Drive
La Quinta CA 92253



LA QUINTA, CA

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Date: 3/15/2024	Time: 12:00 PM	Report ID: 010 - 2024
Property: 61715 Topaz Drive La Quinta CA 92253	Customer: Sample Report #3	Real Estate Professional: Dave La Liberte' Bennion Deville Homes

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.

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, Seller

Approximate age of building:

17 - 18 Years

Type of building:

Single Family (1 story)

Status of Home:

Occupied

Temperature:

Over 60

Weather:

Cloudy, Light Wind

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

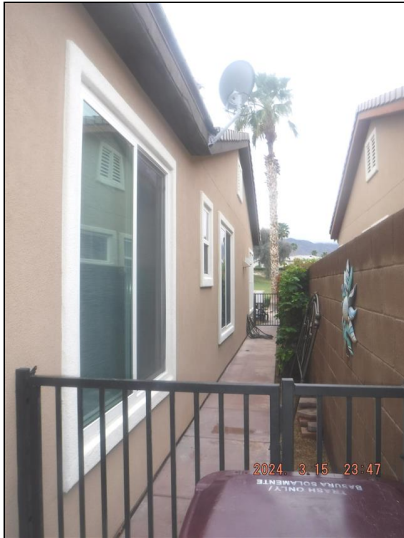
No

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/RIGHT SIDE OF HOME



EXTERIOR VIEW/BACK OF HOME



EXTERIOR VIEW/LEFT SIDE OF HOME

		IN	NI	NP	RR	Styles & Materials
1.0	WALL CLADDING FLASHING AND TRIM	•			•	Siding Style: Rock and Mortar Cement Siding Material: Stucco
		IN	NI	NP	RR	

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

		IN	NI	NP	RR
1.1	DOORS (Exterior)	•			
1.2	WINDOWS	•			•
1.3	DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/ COVER, APPLICABLE RAILINGS, AND CARPORTS	•			
1.4	VEGETATION, GRADING, DRIVEWAYS, PATIO FLOOR, WALKWAYS, WALLS AND RETAINING WALLS, GATES (With respect to the effect on condition of the building)	•			
1.5	OTHER, GATE(S), FENCE(S), SKIRTING	•			

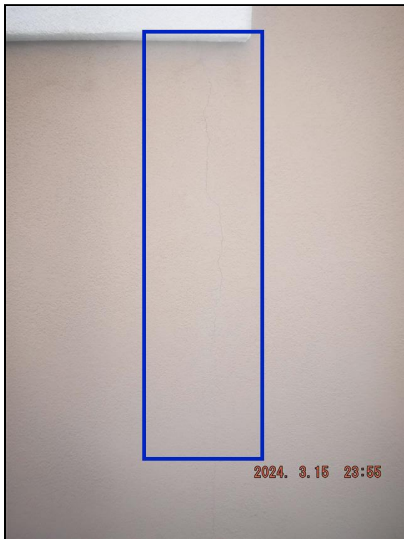
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IN NI NP RR

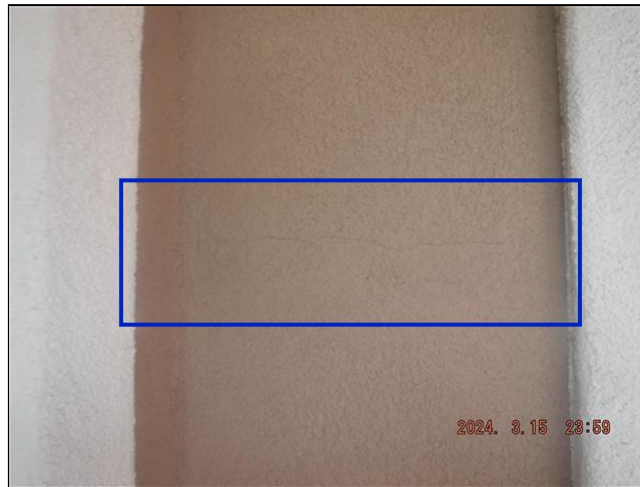
- Rock
- Exterior Entry Doors:**
 - Wood
 - Wood with glass panel
 - Insulated glass
- Appurtenance:**
 - Covered Patio
- Driveway:**
 - Concrete
- Special Limitations:**
 - Area rug(s) covering walkway
 - Common Property
 - Exterior walls covered by vegetation or personal items
 - Furniture Items
 - Weather Conditions - Windy
 - Weather Conditions (Cloudy)

Comments:

1.0 Noted hairline stucco crack(s) were observed in the existing siding, these cracks are not unusual in this climate, and are commonly known as shrinkage cracks. Cracks were noted at various locations on the exterior of home. Recommend repairing crack(s) as needed to avoid further expansion or deterioration. Where significant cracks exist repair now (by sealing crack) to avoid water and/or insect intrusion. Recommend a license contractor further evaluate and repair or advise as desired.



1.0 Item 1(Picture) Stucco crack(s)



1.0 Item 2(Picture) Stucco crack(s)

1.1 The retractable door screens were operational at the time of the inspection. Recommend to maintain for proper operation. This is for your information. Recommend a window/door specialist/contractor further evaluate and maintain as needed.



1.1 Item 1(Picture) Retractable door screen

1.2 (1) Noted a few window screen(s) are beginning to deteriorate, damaged, and or missing at various locations around the home. Window screens are important, they help prevent pest intrusion. Recommend a qualified contractor evaluate and repair or replace as needed.



1.2 Item 1(Picture) Missing screens (right side of home)



1.2 Item 2(Picture) Damage screen (back of home)

(2) Noted the window(s) appeared stained on the sill and frame at the front of home. This appeared to be a maintenance issue and is for your information. Recommend a license general contractor further evaluate and repair or maintain as needed.



1.2 Item 3(Picture) Windows front of home



1.2 Item 4(Picture) Stained frame



1.2 Item 5(Picture) Stained sill

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: SIEMENS
2.4	ELECTRICAL METER		•			Main Panel capacity: 200 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	•				Sub Electric Panel
						Manufacturer: SIEMENS
						Sub Panel type: Circuit Breakers
						Sub Panel capacity: 125 AMP
						Special Limitations: Interior outlet(s) or switche(s) blocked by personal items Unable to inspect electrical wiring behind drywall/ paneling Limited access at the attic Insulation covering electrical wiring (attic) and (crawlspce)

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Comments:

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

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

2.3 (1) The MAIN electrical panel box is located at the right 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) The sub electrical panel box is located at the garage.



2.3 Item 3(Picture) Sub Electrical Panel

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

2.6 Noted the door bell was operational when tested, however, button appeared damaged near the main entrance door. This is for your information, small repair. **RECOMMEND** a electrical contractor further evaluate and repair or replace as needed.



2.6 Item 1(Picture) Door bell

+ 2.8 The smoke detector is missing, and or loose at the common hallway to the master bedroom. Without a proper working smoke detector in your home you have no first alert to a possible fire Small repair. Recommend a licensed electrical contractor further evaluate and repair or replace as needed.



2.8 Item 1(Picture) Hallway

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		•			Water Filters: (We do not inspect filtration systems)
3.2	WATER SHUT-OFF DEVICE (Describe location(s))	•				Plumbing Water Supply (into home): Copper Water line underneath home not visible Water line underneath ground not visible
3.3	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS	•				Plumbing Water Distribution: Copper Flex line Cross-linked polyethylene (PEX) Water lines behind drywall or underneath home not visible
3.4	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•				Washer Drain Size: 2" Diameter
3.5	CIRCULATOR PUMP		•			Plumbing Waste: PVC ABS Drain lines behind drywall or underneath home not visible
3.6	GAS PIPING	•				Water Heater Power Source: Natural Gas
3.7	GAS METER / GAS SHUT OFF'S (Describe Location)	•				Water Heater Capacity: 50 Gallon (2-3 people)
3.8	WATER FLOW AT FIXTURES	•				Manufacturer: BRADFORD-WHITE
3.9	PLUMBING FIXTURES	•				Water Heater Location(s): Garage
3.10	BATH STALL AND TUB	•				Water Heater Design Life: 7 - 10 Years
3.11	EXTERIOR DRAINS SYSTEMS		•			Water Heater Estimated Age: 2 - 4 Years
3.12	OTHER (filter, filtration and cleaning systems)		•			Special Limitations:
3.13	LAUNDRY ROOM/AREA		•			
3.14	LEAD DISCLAIMER		•			
3.15	IRRIGATION SYSTEMS		•			
3.16	OTHER, MISTING SYSTEMS, INTERIOR FIRE SPRINKLERS		•			

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IN NI NP RR

Limited access at attic or crawlspace
 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 (crawlspace)
 Storage under bath sinks, and or in sinks

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 garage right wall. 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 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.

3.4 Note the water heater unit operated satisfactory at the time of inspection. Unit condition appeared good. Verified that seismic straps were installed. Recommend a license plumbing contractor repair, and or maintenance when needed.



3.4 Item 1(Picture) Water Heater Unit

3.5 Noted the water heater(s) recirculating pump(s) was not inspected for operation during the inspection. No visual leaks observed at pump. Recommend a license plumbing contractor evaluate this item and advise as desired.



3.5 Item 1(Picture) Recirculating pump

3.6 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.

3.7 (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, in the event a emergency occurs.



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

(2) The pool heater main fuel shut off valve is located at the meter.



3.7 Item 2(Picture) Pool heater gas valve

3.11 Noted, the home property is equipped with exterior plumbing drains. Neither the condition nor adequacy of any underground piping or site drainage systems for the home/property can be determined as part of a standard home inspection. All exterior drains around the home/property must be regularly cleared, and maintained periodically in order to ensure adequate water run-off, discharge and to protect the home from possible water damage/intrusion. A qualified license plumbing contractor should evaluate the condition or maintenance as needed.



3.11 Item 1(Picture) Exterior plumbing drain



3.11 Item 2(Picture) Exterior plumbing drain

3.12 Note: This home is equipped with a water softener/filtration system. This type of system is not a part of a standard home inspection, therefore, we did not inspect the system for condition or operation. No water leaks were observed at the time of inspection when the plumbing evaluate was performed for this system. RECOMMEND a water softener/filtration system specialist evaluate and advise as desired.



3.12 Item 1(Picture) water softener/filtration system

3.13 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.



3.13 Item 1(Picture) Washer & Dryer Units

3.14 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.

3.15 The home exterior irrigation system was not inspected for operation, and is not a part of a standard home inspection. No leakage or damaged wiring noted at the irrigation valves while doing the exterior inspection of the home. Recommend a complete evaluation of the irrigation system by a license Landscape professional if desired.

3.16 Noted this home is equiped with a central vacuum system. This type of system is not a part of the standard home inspection, therefore, we did was not inspect the system for condition or operation. This is for your information. If this is a concern to buyer, recommend a evaluation of the vacuum system completed by the company who installed the system or a specialist.



3.16 Item 1(Picture) Central vacuum system

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: AMANA
4.1	NORMAL OPERATING CONTROLS	•				Heat Type: Furnace
4.2	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				Energy Source: Gas
4.3	DISTRIBUTION SYSTEMS (including fans, pumps, with supports, insulation, air filters, registers)	•				Heating System Design
4.4	HVAC SYSTEMS EVAPORATOR COIL(S)		•			Life: 15 - 20 Years
4.5	COOLING AND AIR HANDLER EQUIPMENT	•				Heating System Estimated Age: 6 - 8 Years
4.6	NORMAL OPERATING CONTROLS	•				Heating unit Location: Attic
4.7	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				Ductwork: Insulated
4.8	DUCTWORK	•				Number of Heat Systems (excluding wood): One
4.9	MINI SPLIT AIR CONDITIONING SYSTEMS	•				Filter Type: Disposable
						Central Air Manufacturer: AMANA
						Cooling Equipment Type: Central Air Conditioning
						Cooling Equipment Energy Source: Electricity
						Cooling System Estimated Age: 6 - 8 Years
						Cooling System Design
						Life: 7 - 10 Years
						Cooling Air Size: 5 Ton
						Cooling unit Location: Right of home
						Number of Central AC Only Units: One
						Special Limitations: Sections of ductwork not visible, therefore not completely inspected

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

IN NI NP RR

Limited access in attic
Weather Conditions
(Cloudy)

Comments:

4.0 The furnace unit operated satisfactory at the time of inspection. Unit condition appeared good. I recommend to service the HVAC system (i.e, replacing filters, checking gas piping and equipment condition) at least once a year. 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.



4.0 Item 1(Picture) Air Heating Unit



4.0 Item 2(Picture) Air Heating Unit

4.4 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.

4.5 The cooling unit was operating satisfactory at the time of inspection. Condition appeared good. I recommend to service HVAC system (for example, replacing filters, checking system gas levels and equipment condition) at least once a year. 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 dismounting systems.



4.5 Item 1(Picture) Air Cooling Unit



4.5 Item 2(Picture) Air Cooling Unit

4.8 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.

4.9 The mini air conditioning unit was functional at the time of inspection. Unit condition appeared fair. I recommend to service the HVAC system (i.e, 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 dismounting systems.



4.9 Item 1(Picture) Mini split A/C unit

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
5.0	GARAGE CEILINGS	•			
5.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			•
5.2	GARAGE FLOOR	•			
5.3	GARAGE DOOR (S)	•			
5.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•			
5.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•			
5.6	GARAGE SIDE DOOR(S)	•			
5.7	GARAGE VENTILATION SYSTEMS	•			

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

Styles & Materials

Garage Door Type:
Sectional Door

Garage Door Material:
Aluminum
Insulated panel

Auto-opener

Manufacturer:
LIFT-MASTER

Garage door(s):
One

Special Limitations:
Vehicle(s) in Garage
Covered Framing
Large portion of slab floor covered
Unable to inspect walls behind storage cabinets / personal items
Golf Cart/UTV in garage
Unable to access window(s) or door(s) due to personal items
Personal items blocking/covering wall(s)
Not able to inspect behind appliance(s)

Comments:

5.1 Noted the drywall above the garage door is stained. Stains appear to be of moisture. After further review, these stains could be a result from the mini air conditioning unit leaking. Recommend to repair or further water damage can occur. Recommend a license HVAC contractor evaluate and repair or advise as desired.



5.1 Item 1(Picture) Wall stains under a/c unit



5.1 Item 2(Picture) Moisture stains

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/DINING ROOM



INTERIOR VIEW/LIVING ROOM



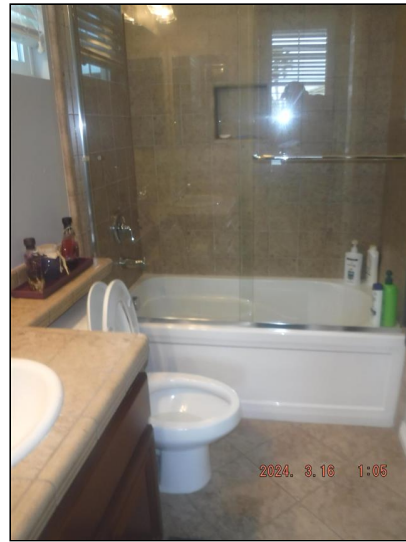
INTERIOR VIEW/MASTER BEDROOM



INTERIOR VIEW/MASTER BATHROOM



INTERIOR VIEW/CASITA



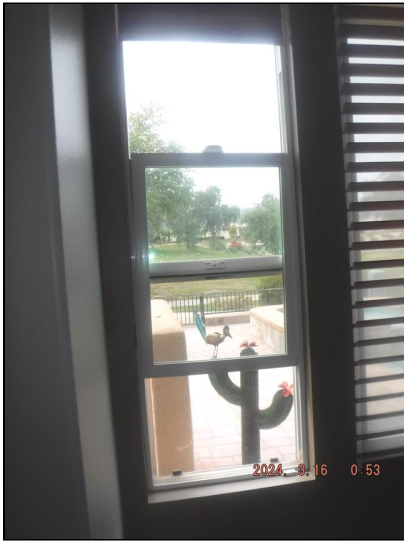
INTERIOR VIEW/CASITA BATH

		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: Hollow core Wood Glass
6.3	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				Floor Covering(s): Carpet Wood
6.4	DOORS (REPRESENTATIVE NUMBER)	•				Window Types: Single-hung Sliders Fix
6.5	WINDOWS (REPRESENTATIVE NUMBER)	•			•	Cabinetry: Melamine Countertop: Tile Quartz Special Limitations: Excess Furnishing/ Storage/Floor covered by rugs Unable to open all windows/doors due to furniture/Storage/Fixtures Limited Natural Light Interior walls partially covered by personal items and furniture Unable to view walls behind cabinets or storage closets

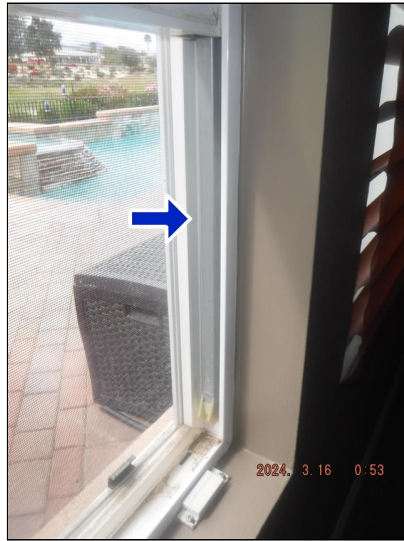
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.5 Noted the single hung window (opens up vertically) spring is loose at the master bedroom and casita bathroom. This is a small repair. Recommend a window/door specialist/contractor further evaluate and repair or replace as needed.



6.5 Item 1(Picture) Master bedroom window



6.5 Item 2(Picture) Window spring loose



6.5 Item 3(Picture) Casita bath window



6.5 Item 4(Picture) Window spring loose

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: IN SINK ERATOR
7.1	RANGES/COOKTOPS	•				Range/Oven/Cooktop: GENERAL ELECTRIC ZLINE
7.2	OVEN(S)	•				Exhaust/Range hood: ZEPHR
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 Excessive storage in Cabinets Unable to inspect behind range, dishwasher or refrigerator units
7.5	MICROWAVE COOKING EQUIPMENT	•				

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

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

		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 Gusset Wood trusses
8.4	ATTIC	•				Roof-Type: Gable Method used to observe attic: Walked/crawled on attic platform/Limited access Attic info: Attic hatch(s) Special Limitations: Insulation over framing Foundation completely covered by Tile/Carpeting/ Wood Wall framing covered Ceiling framing covered Limited Access in Attic

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

IN NI NP RR

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 The attic was visually inspected ONLY from the walking/crawling platform. 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.

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.

		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 Solar Turbine(s)
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	•				Exhaust Fans: Fan with light Fan 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 Flat
10.1	EAVES, SOFFITS, FASCIAS AND PARAPET WALLS	•				Viewed roof covering from: Walked on roof
10.2	FLASHINGS, VENT PIPES, ROOF VENTS	•				Viewed roof structural: Walked on roof Walked inside attic/ Attic platform/ Limited access
10.3	SKYLIGHTS, CHIMNEYS, FLUE PIPE	•				
10.4	ROOF DRAINAGE SYSTEMS	•				
10.5	OTHER, AWNINGS	•			•	Special Limitations: Height and design Weather conditions (Windy) Limited access in attic

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

IN NI NP RR

Comments:

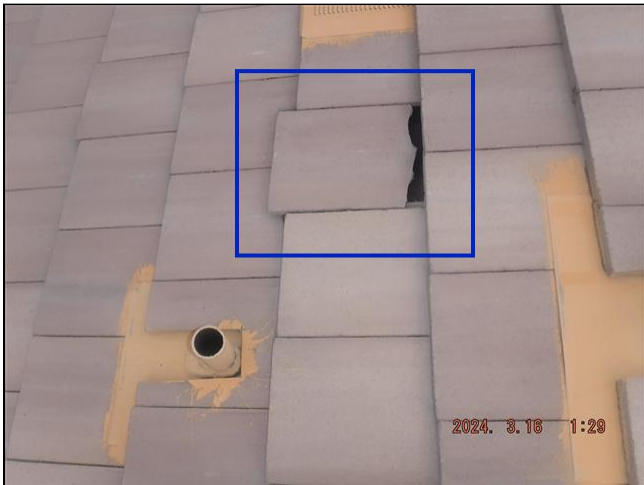
10.0 Noted 7 to 8 cracked/damaged roof tile(s) were observed at various location(s) of the roof. Recommend damaged/cracked roof tile(s) be replaced as soon as possible. Recommend a license roof contractor further evaluate and repair or advise as required.



10.0 Item 1(Picture) Cracked/damage tile



10.0 Item 2(Picture) Cracked/damage tile



10.0 Item 3(Picture) Cracked/damage tile



10.0 Item 4(Picture) Cracked/damage tile

10.5 The electrical awning(s) at the patio were functional at the time of inspection. Awnings(s) appeared to have minor damage (torn flap). This is a cosmetic issue, and is for your information. Recommend a awning specialist further evaluate and repair or replace as desired.



10.5 Item 1(Picture) Awning



10.5 Item 2(Picture) Awning



10.5 Item 3(Picture) Torn flaps



10.5 Item 4(Picture) Torn flaps

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. Swimming Pools, Spas, Equipment and Safety

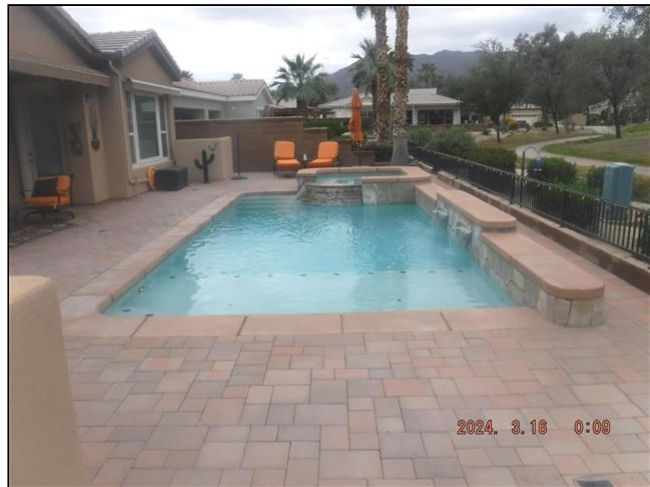
Pool inspections are not part of a standard home inspection. When provided as an ancillary service, or itself **the inspection of pool(s) is limited to readily visible and accessible elements as listed herein.** Elements below the water line or otherwise concealed from view cannot be inspected. The inspection 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 FILTRATION SYSTEM



POOL AND SPA

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

11.0	OPERATIONAL CONDITION OF POOL AND OR SPA	•					
11.1	SURFACE WALLS AND FLOOR OF POOL AND SPA	•				•	
11.2	DECKS, COPING, EXTERIOR WALLS AND ROCK FORMATION	•				•	
11.3	POOL & SPA CONTROL(S)/OPERATORS, VALVES	•					
11.4	PERMANENT ACCESSORIES CONDITION	•					
11.5	PUMPS FOR CIRCULATION OF WATER	•				•	
11.6	PUMPS FOR VACUUM, CLEANING, AIR BLOWERS, BOOSTER	•					
11.7	POOL & SPA PLUMBING SUPPLY			•			
11.8	POOL HEATERS, SOLAR HEATING SYSTEMS, CHILLERS	•					
11.9	POOL & SPA GAS LINES, PIPING			•			
11.10	VERIFY THE ELECTRICAL OUTLET(S) AND ANY LIGHTING FOR POOL IS ON A GROUND FAULT CIRCUIT (GFCI)	•					

Style:
In ground

Shape:
Rectangle

Wall Material:
Plaster Coating
Stone Tile

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

11.11	POOL AND SPA LIGHTS	•					
11.12	CHEMICALS FOR POOL OR SPA CAPABLE OF BEING STORED WITH A LOCK	•	•				
11.13	DOES POOL, OR SPA HAVE ANY RESCUE EQUIPMENT	•					•
11.14	DO STEPS OR LADDERS EXIST ON BOTH SIDES OF THE POOL	•	•				
11.15	IS THE POOL DEPTH MARKED ON OUTSIDE AREA OF POOL/SPA	•					•
11.16	IS THERE A DEPTH OF AT LEAST 8 FEET TO ALLOW SAFE DIVING	•					•
11.17	ARE THERE ANY OBSTRUCTIONS (WALLS, SHRUBS etc.) THAT WOULD PREVENT FULL VIEW OF POOL, SPA FROM HOME	•					•
11.18	IS THE HOME OF POOL AND OR SPA FENCED	•	•				
11.19	DOES GATE DOOR HAVE A SELF CLOSING LATCH LOCK AND RETRACTABLE DEVICE	•	•				
11.20	CAN FENCE BE CLIMBED BY THE USE OF PERSONAL ITEMS OR STRUCTURES AGAINST FENCE	•					•
11.21	DOES THE DOOR LATCH HEIGHT AND LOCATION ATTEMPT TO BE REASONABLY DIFFICULT FOR YOUNG CHILDREN TO REACH	•					•
11.22	WATER LEVEL SHOULD BE WITHIN INCHES FROM RIM TO ALLOW AN EASIER CLIMB OUT	•	•				
11.23	OVERFLOW SKIMMERS/ AUTO FILL AND DRAINS	•					
11.24	POOL/SPA DESIGN AT WATERS EDGE SHOULD NOT INCLUDE OBVIOUS PROTRUSIONS THAT COULD INJURE SWIMMER	•					•
11.25	DOES THE SURFACE AROUND POOL/SPA ENCOURAGE DRAINAGE AWAY FROM POOL	•	•				
11.26	FILTER UNIT(S)	•					
11.27	PUMP(S) FOR SPA JETS, HYDRO JETS & OVERFLOW SYSTEMS	•					
11.28	WATER FEATURE, WATER FALLS, POOL COVER	•					

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

IN Yes NI NP RR No

Comments:

11.1 Noted the stone tile(s) appear to have calcium build up at various wall locations around the pool and spa, this can cause deterioration or staining of the stones if not removed/cleaned. This is a maintenance issue. Recommend a license pool contractor further evaluate and repair or clear as needed.



11.1 Item 1(Picture) Calcium build up on walls



11.1 Item 2(Picture) Calcium build up on walls

11.2 Noted the tile mortar is failing, deteriorating at various locations of the wall on the back of pool and spa. This is a very common. However, recommend to repair and re-mortar as needed. This is a repair/maintenance issue. Recommend a license pool contractor further evaluate and repair or replace as needed.



11.2 Item 1(Picture) Tile mortar failing



11.2 Item 2(Picture) Tile mortar failing

11.3 Noted the pool and spa chlorine generator unit was operational at the time of inspection. This particular feature requires proper maintenance to operate efficiently as intended. Recommend a license pool service company, or contractor maintain as needed.



11.3 Item 1(Picture) Pool chlorine generator unit

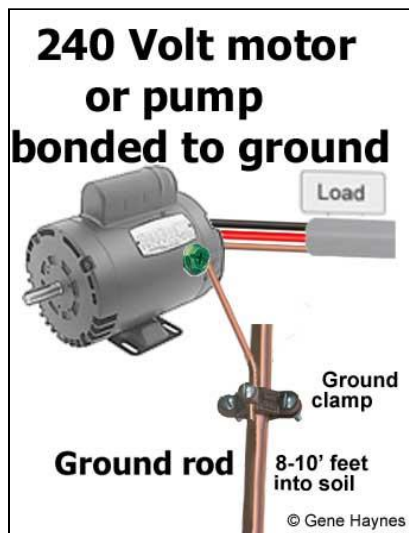
⚠ 11.5 Noted the pool and spa pump(s) is currently not bonded (grounded) for safety. Pool pumps should be bonded with a grounding wire as required by the pool california safety code. Recommend safety measures corrected, a license pool contractor should further evaluate and repair as required.



11.5 Item 1(Picture) Pump



11.5 Item 2(Picture) Pump not grounded



11.5 Item 3(Picture) Example of pool pump bonding requirements

11.7 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.

11.8 The pool & spa heater(s) was/were functional at the time of inspection.



11.8 Item 1(Picture) Pool heating unit

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

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



11.11 Item 1(Picture) Pool lights



11.11 Item 2(Picture) Spa light

11.23 The pool and spa auto fill was operational at the time of inspection.



11.23 Item 1(Picture) Pool auto fill

11.27 The spa jets were operational at the time of inspection.



11.27 Item 1(Picture) Spa jets

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.

12. Outdoor Fire Pit, Cooking Equipment or Sauna

		IN	NI	NP	RR
12.0	EXTERIOR BAR, BBQ/KITCHEN	•			

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

Styles & Materials

Fuel Source:

Gas

Special Limitations:

Unable to inspect gas supply lines underground or walls

Comments:

12.0 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.



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

Summary



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

Customer
Sample Report #3

Address
61715 Topaz Drive
La Quinta CA 92253

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.

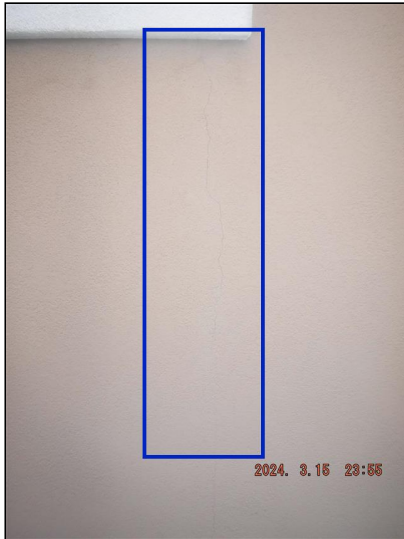
1. Exterior

General Summary

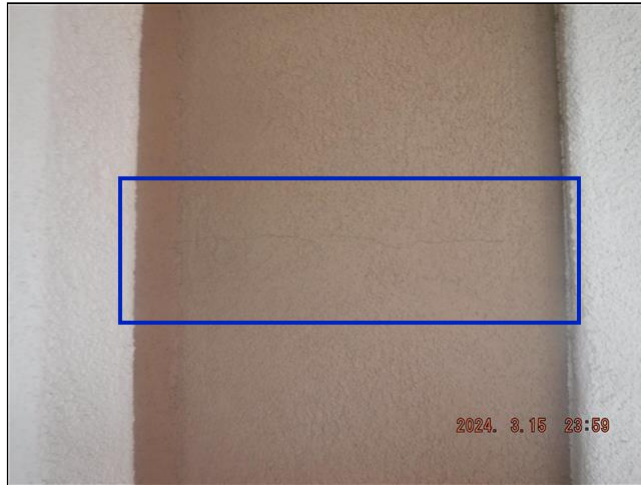
1.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

Noted hairline stucco crack(s) were observed in the existing siding, these cracks are not unusual in this climate, and are commonly known as shrinkage cracks. Cracks were noted at various locations on the exterior of home. Recommend repairing crack(s) as needed to avoid further expansion or deterioration. Where significant cracks exist repair now (by sealing crack) to avoid water and/or insect intrusion. Recommend a license contractor further evaluate and repair or advise as desired.



1.0 Item 1(Picture) Stucco crack(s)



1.0 Item 2(Picture) Stucco crack(s)

1.2 WINDOWS

Inspected, Repair or Replace

(1) Noted a few window screen(s) are beginning to deteriorate, damaged, and or missing at various locations around the home. Window screens are important, they help prevent pest intrusion. Recommend a qualified contractor evaluate and repair or replace as needed.



1.2 Item 1(Picture) Missing screens (right side of home)



1.2 Item 2(Picture) Damage screen (back of home)

(2) Noted the window(s) appeared stained on the sill and frame at the front of home. This appeared to be a maintenance issue and is for your information. Recommend a license general contractor further evaluate and repair or maintain as needed.



1.2 Item 3(Picture) Windows front of home



1.2 Item 4(Picture) Stained frame



1.2 Item 5(Picture) Stained sill

2. Electrical System

General Summary

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

Noted the door bell was operational when tested, however, button appeared damaged near the main entrance door. This is for your information, small repair. **RECOMMEND** a electrical contractor further evaluate and repair or replace as needed.



2.6 Item 1(Picture) Door bell

2.8 SMOKE DETECTORS

Inspected, Repair or Replace

The smoke detector is missing, and or loose at the common hallway to the master bedroom. Without a proper working smoke detector in your home you have no first alert to a possible fire Small repair. Recommend a licensed electrical contractor further evaluate and repair or replace as needed.



2.8 Item 1(Picture) Hallway

+ Safety Summary

2.8 SMOKE DETECTORS

Inspected, Repair or Replace

The smoke detector is missing, and or loose at the common hallway to the master bedroom. Without a proper working smoke detector in your home you have no first alert to a possible fire Small repair. Recommend a licensed electrical contractor further evaluate and repair or replace as needed.



2.8 Item 1(Picture) Hallway

5. Garage

General Summary

5.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Inspected, Repair or Replace

Noted the drywall above the garage door is stained. Stains appear to be of moisture. After further review, these stains could be a result from the mini air conditioning unit leaking. Recommend to repair or further water damage can occur. Recommend a license HVAC contractor evaluate and repair or advise as desired.



5.1 Item 1(Picture) Wall stains under a/c unit



5.1 Item 2(Picture) Moisture stains

6. Interiors

General Summary

6.5 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

Noted the single hung window (opens up vertically) spring is loose at the master bedroom and casita bathroom. This is a small repair. Recommend a window/door specialist/contractor further evaluate and repair or replace as needed.



6.5 Item 1(Picture) Master bedroom window



6.5 Item 2(Picture) Window spring loose



6.5 Item 3(Picture) Casita bath window



6.5 Item 4(Picture) Window spring loose

10. Roofing

General Summary

10.0 ROOF COVERINGS

Inspected, Repair or Replace

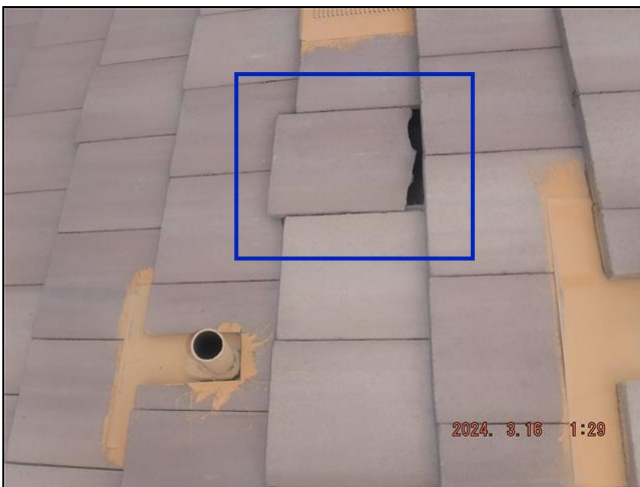
Noted 7 to 8 cracked/damaged roof tile(s) were observed at various location(s) of the roof. Recommend damaged/cracked roof tile(s) be replaced as soon as possible. Recommend a license roof contractor further evaluate and repair or advise as required.



10.0 Item 1(Picture) Cracked/damage tile



10.0 Item 2(Picture) Cracked/damage tile



10.0 Item 3(Picture) Cracked/damage tile



10.0 Item 4(Picture) Cracked/damage tile

10.5 OTHER, AWNINGS

Inspected, Repair or Replace

The electrical awning(s) at the patio were functional at the time of inspection. Awnings(s) appeared to have minor damage (torn flap). This is a cosmetic issue, and is for your information. Recommend a awning specialist further evaluate and repair or replace as desired.



10.5 Item 1(Picture) Awning



10.5 Item 2(Picture) Awning



10.5 Item 3(Picture) Torn flaps



10.5 Item 4(Picture) Torn flaps

11. Swimming Pools, Spas, Equipment and Safety

General Summary

11.5 PUMPS FOR CIRCULATION OF WATER

Inspected, Repair or Replace

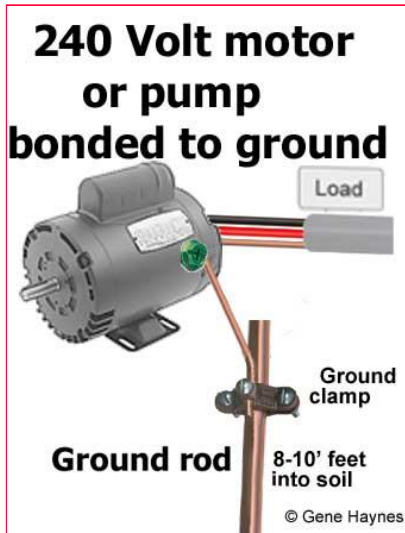
Noted the pool and spa pump(s) is currently not bonded (grounded) for safety. Pool pumps should be bonded with a grounding wire as required by the pool california safety code. Recommend safety measures corrected, a license pool contractor should further evaluate and repair as required.



11.5 Item 1(Picture) Pump



11.5 Item 2(Picture) Pump not grounded



11.5 Item 3(Picture) Example of pool pump bonding requirements

+ Safety Summary

11.5 PUMPS FOR CIRCULATION OF WATER

Inspected, Repair or Replace

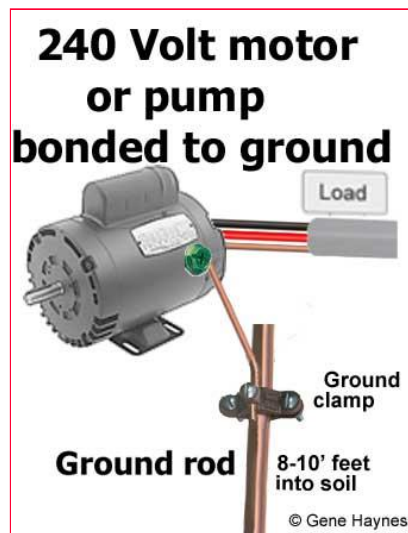
Noted the pool and spa pump(s) is currently not bonded (grounded) for safety. Pool pumps should be bonded with a grounding wire as required by the pool california safety code. Recommend safety measures corrected, a license pool contractor should further evaluate and repair as required.



11.5 Item 1(Picture) Pump



11.5 Item 2(Picture) Pump not grounded



11.5 Item 3(Picture) Example of pool pump bonding requirements

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: 3/15/2024
Report ID: 010 - 2024

Customer Info:	Inspection Property:
Sample Report #3	61715 Topaz Drive La Quinta CA 92253
Customer's Real Estate Professional: Dave La Liberte' Bennion Deville Homes	

Inspection Fee:

Service	Price	Amount	Sub-Total
Sq Ft 2,001 - 2,500	625.00	1	625.00
Pool & Spa Inspection (Full)	125.00	1	125.00
Inspection Discount	-25.00	1	-25.00
			Tax \$0.00
			Total Price \$725.00

Payment Method: Check
Payment Status: Paid
Note: