



## SUMMARY

1234 Main St. Rancho Mirage CA 92270

Buyer Name  
03/10/2019 9:00AM

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### 2.2.1 Siding, Flashing & Trim

#### CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

##### Recommendation

Contact a stucco repair contractor



### 3.1.1 Access Door

#### ACCESS DOOR



Safety Hazards

The access door to the garage is equipped with a swimming pool alarm.

This alarm has been disconnected and must be operational for safety protocols.

##### Recommendation

Contact a qualified professional.



### 3.8.1 Garage Door Opener

#### **GARAGE DOR OPERATOR**

The operator is under strain and starts ver rough upon opening.  
Please see video and contact professional for further evaluation.

Recommendation

Contact a qualified garage door contractor.



### 4.1.1 Coverings

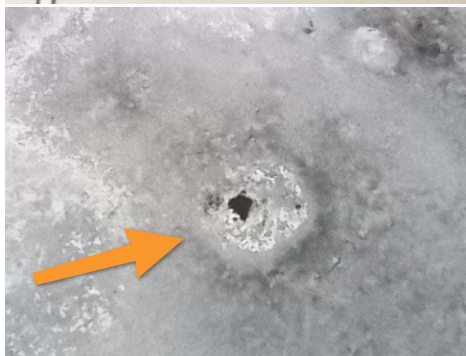
#### **MODERATE DETERIORATION**

We observed several areas of moderate deterioration and blisters/cracks.

Water intrusion noted.

Recommendation

Contact a qualified roofing professional.



### 5.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

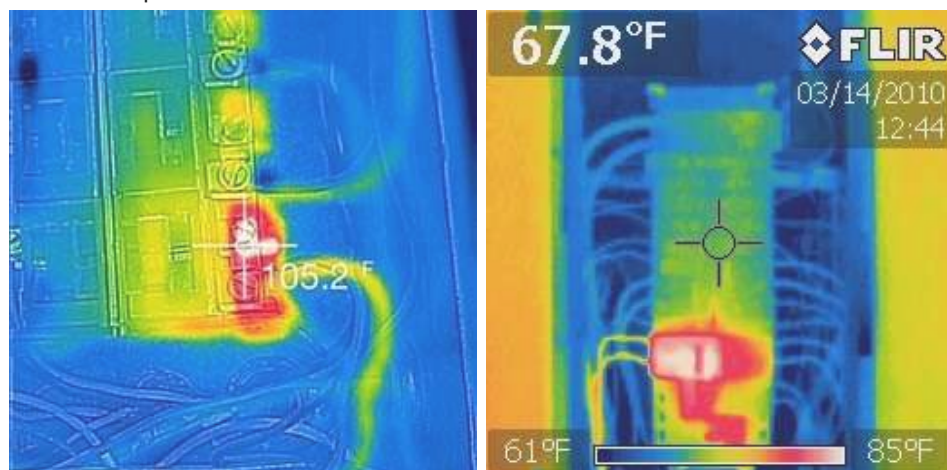
#### **BREAKER INCORRECTLY WIRED**

Circuit breaker was incorrectly wired / installed. This indicates that work was probably not performed by a licensed electrician and poses a safety hazard. Recommend that a licensed electrician check the entire panel and repair and replace as need.

Please noted the over headed circuits in the infrared photos.



Recommendation  
Contact a qualified electrical contractor.



#### 6.1.1 Attic Insulation

##### **IMPROPER INSTALLATION**

Attic insulation was improperly installed. Bedroom area is void of insulation as shown in the cold area. Recommend a qualified insulation contractor evaluate and correct.

Recommendation  
Contact a qualified insulation contractor.



No visible evidence of defects

Infrared camera reveals active roof leak

#### 6.1.2 Attic Insulation

##### **INSUFFICIENT INSULATION**

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation  
Contact a qualified insulation contractor.

#### 7.1.1 Central Air Conditioning System(s)

##### **SERVICE NEEDED**

\*HVAC units are operational at time of inspection. However, due to age, variable conditions & use of these units, we recommend service and verification by an HVAC specialist

Recommendation  
Contact a qualified HVAC professional.





### 7.2.1 Forced Air Heating Equipment **NEEDS SERVICING/CLEANING**

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



#### 8.5.1 Cabinets

### EVIDENCE OF PRIOR LEAKING.

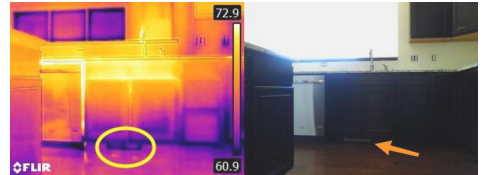
Cabinet under sink shows stains and prior or present leaking.

Recommendation

Contact a qualified professional.



Safety Hazards



#### 8.13.1 Refrigerator

### ICE MAKER

Ice Maker had not been used for a long period and the ice was frozen so much that the unit was under strain.

Because of the length of time it would take to make ice, we recommend verification before closing.

Recommendation

Contact a qualified appliance repair professional.



#### 10.4.1 Walls

### WATER DAMAGE

We observed water damage to the center posterior wall.

Since there is no plumbing in this wall, more than likely the source was from the exterior i.e broken sprinkler head.

This water intrusion was also very close to a floor receptacle, and we recommend verification that no corrosion has affected this circuit.

Recommendation

Contact a qualified professional.



Safety Hazards



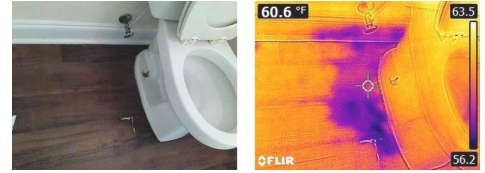
### 13.7.1 Toilet

## TOILET LEAKING

Toilet is loose and/or leaking at the base. Recommend a qualified plumber evaluate and repair to prevent further water damage.

#### Recommendation

Contact a qualified plumbing contractor.



### 13.7.2 Toilet

## LOOSE AT BASE

This toilet was loose at the base and could potentially leak at anytime.

#### Recommendation

Contact a qualified plumbing contractor.



Safety Hazards

### 13.13.1 Counter/Cabinets

## LEAK UNDER MAIN VANITY

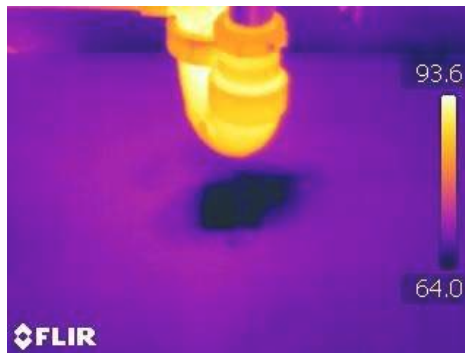
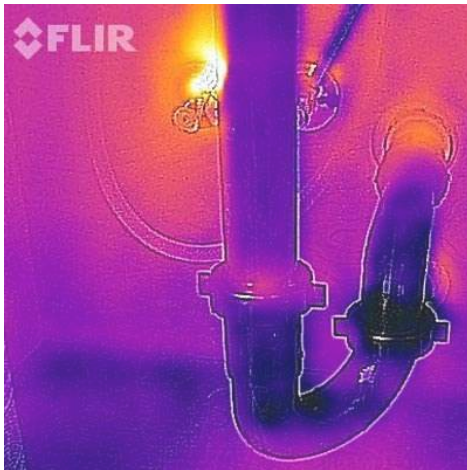
Moisture present under main vanity sink. Please note infrared photos.

#### Recommendation

Contact a qualified professional.



Safety Hazards



### 18.2.1 Vents, Flues & Chimneys

## NO DAMPER STOP CLAMP

When is a damper clamp required? A damper clamp is required by code when artificial gas logs or a log lighter are present in an open fireplace. When gas logs are in use, the fuel (whether natural gas or propane) is going through the combustion process. Mar 22, 2015

#### Recommendation

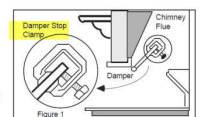
Contact a qualified fireplace contractor.



Safety Hazards

#### PREPARATION:

1. This Gas Log set must be INSTALLED IN A FULLY VENTED METAL OR MASONRY FIREPLACE WITH A WORKING FLUE THAT IS SAFE FOR BURNING A WOOD FIRE. The Flue MUST BE FREE OF ANY OBSTRUCTIONS.
2. Turn off gas supply to fireplace.
3. Clean fireplace floor of any ashes.
4. Attach damper clamp over edge of fireplace damper blade as shown at Figure 1. When installed properly, damper clamp prevents accidental full closure of damper.



### 19.7.1 Heater

## SERVICE NEEDED & FURTHER EVALUATION

We could not activate the heater at the time of inspection.

However we detected dirt and debris on the burner trau assembly as well as the heat exchanger.

We recommend further evaluation by a licensed swimming contractor.

Recommendation

Contact a qualified Swimming Pool Contractor

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#### 19.9.1 Plumbing

### PVC EFFULENT LINES

 Safety Hazards

WE detected underground plumbing leaks that when the system is activated could flood the equipment area and cause electrical safety hazards.

We strongly recommend a licensed professional do these repairs!

Recommendation

Contact a qualified Swimming Pool Contractor

