
Doc #: Limited Investor Survey
Date: 2/1/2013
Address: 30199 Monte Vista Way, Thousand Palms, Ca.



We attempt to give the client a limited unbiased view of the home on the day of the inspection. The purpose of the inspection is to identify "MAJOR" problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas which may be of concern to us may not be of concern to the client, and some items which may be of concern to the client may be considered minor to us; therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We do not perform verification of repairs; therefore, we advise client to obtain all paperwork from these professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

DEFINITION OF TERMS

Serviceable. Items determined to be in normal operating condition using normal operating controls and by visual examination.

Review. Items that need further evaluation for repairs or replacing.

To verify a contractor's license information, go to: www.cslb.ca.gov

GENERAL CONDITIONS

1004	Property Information	Flat lot. Manufactured home on raised foundation. ELECTRICAL CONDITIONS:. Electrical conditions considered as a safety concern require attention in a timely manner. Some items are more important than others. Repairs or upgrades should be performed by a licensed electrician.
1007	Weather Conditions	Clear. Rain recently. Warm.
1010	Start Time	11:30 AM.

Exterior

Step #	Component	Comments
1101	Driveway	Serviceable. Asphalt. Concrete.
1102	Walkways	Serviceable.
1103	Exterior Wall Cladding	Masonite type material observed.
1105	Window & Frames	Review. Screens are missing or damaged. Single glazed aluminum frame.
1106	Exterior Door(s)	Serviceable.
1107	Gutters/Downspouts	Review. Disconnected and damaged at left side.



1108	Fences/Gates	Weak chain link at several locations.
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1109 Electrical

Review.

1. Open splices and missing service disconnect at roof mounted evaporative cooler were observed. This is a "Safety Concern". Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice.



- Evaporative cooler requires a service disconnect.

2. Outlets at carport are not GFI protected and weatherproof covers are damaged.

3. Light at carport is damaged.

LICENSED ELECTRICIAN; All electrical concerns should be reviewed/repared by a licensed electrician to ensure that items were properly installed, repaired or upgraded. Receipts of repairs should be obtained and kept with other important documents for future reference.

1110 Electric Meter

Located at the rear.

1111 Gas Meter FUEL OFF: We were unable to operate fuel burning appliances. Inspection of peripheral components were observed and tested where applicable.
We do not light pilots.
The local gas company will light pilots and check for leaks as part of normal installation procedures.

WE SUGGEST BUYER TEST ALL HOT WATER FAUCETS TO CONFIRM PROPER LOCATION/INSTALLATION.

Located at the front.

1112 Exterior Faucets **Review.**

1. Non potable plastic piping at right rear corner should be removed or isolated from potable water supply.



2. Faucet is dripping and not winterized.

1113 Sprinkler Manual operation.

1116

Foundation

Crawlspace.

1. Standard jacks with non-bearing block walls at perimeters.



2. Installing a hatch cover is advised.

AmeriSpec**Roof**

Step #	Component	Comments
1201	Methods Used To Inspect	Observed from roof. Roof was mounted and observed from accessible areas.
1202	Material/Type	Rolled asphalt at carport. Asphalt composition at structure. Sloped and shed.
1204	Skylights	Not Present.

1205 Conditions **Review.** Extensive wind damage at main structure with damaged rolled asphalt and exposed nails at carport.



We recommend review by a licensed roofer for repair or replacement, as necessary, prior to close.

1207 Roof Comments Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the water tight integrity of the roof by visual inspection. If such a review is desired, client should contact a qualified licensed roofing contractor.

1208 Roof Penetrations Serviceable.

Plumbing

Step #	Component	Comments
1701	Shut Off and Water Pressure	Review. Pressure was too high. Pressure was 85 psi. No pressure regulator provided. We suggest review by a licensed plumbing contractor or the local water district for adjusting.



		• Acceptable water pressure should be within the normal operating range of 40-80 psi
1702	Supply Lines	Plastic type.
1703	Plumbing Waste	Undetermined.
1707	Venting/Water Heater	Serviceable.
1710	Seismic Straps	Serviceable. Seismic straps meet State requirements.

Electrical

Step #	Component	Comments
1801	Main Service Drop	Service entrance is underground.
1802	Main Electrical Panel	Branch circuit wiring is copper. Futures available. Open positions observed for future expansion. Breakers present for over current protection. Main disconnect is present. The main service is approximately 100 amps, 240 volts.
1803	Main Panel Comments	Review.

1. Unable to determine amperage value for A/C breaker.



- Maximum allowable is 30 amps. per manufacturers data label.
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2. Open knockout in meter panel should be sealed.



1805 Smoke Detectors **Review.** Inadequate number by current standards. We suggest installing additional smoke detectors in appropriate areas such as all bedrooms and levels, as needed to enhance fire safety. Local requirements takes precedence.

Periodic testing is suggested to ensure proper working order and to enhance fire safety.

Heating/Air Conditioning

Step #	Component	Comments
1901	Heating	Gas forced air. Gas shutoff observed near unit. Unit was tested using A/C operating controls at time of inspection.
1902	Burner Chambers	Partially visible.
1903	Exhaust Venting	Serviceable.
1905	Thermostat	Serviceable.
1906	Ducting	Ducts/Registers. As accessible.
1908	General Conditions	Fuel Off. At the time of inspection, fuel was off to this unit. During the inspection, fuel or power is not restored to appliances that are shut down; therefore, the review is limited to a visual inspection only. No operational tests were performed. Some utility companies will, upon request, conduct a free inspection, light pilots and verify the system's performance or client can verify prior to closing the system's performance with seller.

- 1910 Air Conditioning Electric disconnect observed near this unit.
- Newer condenser observed contained in a locked security cage. Obtaining keys or replacing locks is advised.



Temperature differential was within the normal operating range of 15-20 degrees as observed from a representative number of locations. System operated properly at time of inspection.

- 1912 Evaporator coolers **Review.** See exterior electrical.

Covers are not in place and water was off. Fan responded to controls.

- 1914 Air Filters Changing/Cleaning filter(s) upon taking possession of property and monthly thereafter is advised.

- 1915 CO Comments A C.O detection unit is provided.

Kitchen

Step #	Component	Comments
2304	Doors	Loose hinges at pantry door require securing.
2305	Windows	Serviceable.
2306	Electrical	No GFI. Ground fault interrupters may not have been required when this house was built. We suggest that buyer consider upgrading to GFI controlled outlets near water sources as a safety enhancement.
2307	Cabinets	Review. Under sink deck is damaged.



See faucet.

2308	Counter Tops	Serviceable. Formica.
2309	Sinks	Serviceable.
2310	Faucets	Review. Faucet leaks excessively.
2311	Trap/Drain/Supply	Serviceable.
2312	Disposals	Not Present.
2313	Dishwasher	Not Present.
2315	Stove/Cook Top	Review. Control knob is defective. Gas. Gas shutoff observed.

2317	Hood/Fan	Review. Exhaust fan is defective. Exterior vented.
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2318	Microwave	Not Present.
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Bathrooms

Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comments
2402	Floor	Sheet vinyl.
2406	Windows	Crank hardware is missing at hall bath.
2407	Electrical	Ground fault interrupter installed for safety.
2409	Heat Source	Central heating/cooling.
2411	Tub Surround	Fiberglass.
2413	Tub Faucet	Serviceable.
2418	Sinks	Serviceable.
2419	Sink Faucets	Serviceable.
2420	Trap/Drain/Supply	Serviceable.
2421	Toilet	Serviceable.
2422	Counter/Cabinets	No mirror or medicine cabinet in hall bathroom.

Laundry Area

Step #	Component	Comments
2503	Ceiling	Review. Cracked and offset.  Drywall.
2504	Doors	Serviceable.
2505	Windows	Serviceable.
2506	Cabinet	Review. Water damaged. 
2507	Laundry Tub/Sink	Not Present.
2509	Electrical	Serviceable.
2510	Washer Hookups	Washing machine was not present/tested at the time of inspection, therefore, no test was performed on the washer drain line to determine if line was draining properly. This was a visible inspection of this area only. No guarantee or warranty is given on the future of this drainage system, as drain lines can become blocked at any time without warning.

2511	Dryer Hookups	Gas shutoff valve is installed.
2512	Exhaust Fan	Not Present.

Interior Rooms

Step #	Component	Comments
2604	Doors	Review. Locksets at bedrooms are damaged and missing.
2605	Windows	Review. Frame is loose at master bedroom single hung windows. Gasket/seal is damaged. We suggest repairs to ensure proper operation and to prevent pinched fingers.



2606	Electrical	Serviceable.
2608	Heat Source	Forced air registers.
2610	Fireplace	Not Present.
