

PROPERTY INSPECTION REPORT



431 Suave Lane
Palm Springs, Ca

Prepared for: Jim D'Angelo RI (2-10-25)

Prepared by: CTS Inspections

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

G	GOOD	Functional with no obvious signs of defect.
F	FAIR	Item is not fully functional, missing required items, or has exceeded design life and requires repair or servicing.
P	POOR	Item needs immediate repair or replacement. It is unable to perform its intended function.
NI	NOT INSPECTED	Item was unable to be inspected for safety reasons, lack of power, empty, inaccessible, or disconnected at time of inspection.

GENERAL INFORMATION

Property Information

Building Type- Three story condo

Property Address- 431 Suave Lane

City- Palm Springs CA

Year Built- 2017

Contact Name/Number- Scott Histed (760) 218-1751

Client Information

Client Name- Jim D'Angelo

Inspection Company

Inspector Name Casey Slaten

Company Name CTS Inspections

Address- 74710 Hwy 111 Suite #102 Palm Desert, CA 92260

E-Mail- Cslaten@ctsinspections.com

Phone- (909) 771-6036

ASHI # 252347

Conditions

Property Status- Vacant-Furnished

Persons Present- Seller's Agent

Inspection Date- 02/10/2025

Inspection Fee- 150.00

Start Time- 8:00 AM

End Time- 9:00 AM

Entrance Faces- East

Temperature- 58

Weather Condition- Sunny/Clear

Soil Conditions- Dry

Electric On- ☒ Yes ☐ No

Water On- ☒ Yes ☐ No

Gas/Propane On- ☒ Yes ☐ No ☐ Not Applicable

Propane Tank Present- ☐ Yes ☒ No

ELECTRICAL

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

South side of garage Electric Panel

Panel Type- Main

Panel Manufacturer- Eaton Electrical panel original to house

Panel Amp Capacity- 225 Amps

Service Feeds- ☒ Underground ☐ Overhead☒☐☐☐ Main Breaker/Fuse Size- 200 Amps☒☐☐☐ Service Ground- Visible☒☐☐☐ Wiring Type- RomexAluminum Wiring Present- ☐ Yes ☒ No☒☐☐☐ Breakers- Functional☒☐☐☐ Panel Exterior/Interior- Functional Interior cover to electrical panel has installed knockout insert (2-10-25)**PLUMBING**

NTBS-Not To Building Standards

NFCC-Normal For California Construction

Water Softener Systems Not Tested Or Included In This Report

G F P NI

☒☐☐☐ Service Line- Copper☒☐☐☐ Main Water Shutoff- South side of garageValve Type- ☒ Ball ☐ Gate ☐ Other☒☐☐☐ Water Pressure- 65 PSIPressure Regulator Present- ☒ Yes ☐ No Appears operational☒☐☐☐ Water Lines- Copper/PEX☒☐☐☐ Drain Pipes- ABS☒☐☐☐ Vent Pipes- ABS☒☐☐☐ Service Caps- Accessible☒☐☐☐ Hose Bibs- Operated Water pipe to hose bib on west side of house secured in wall with shim, Damaged/Leaking anti-siphon valve to hose bib on third floor patio has been removed (2-10-25)☒☐☐☐ Fire Sprinkler Riser- Tested properly at time of inspection Fire sprinkler riser tested properlyFire Alarm Present- ☒ Yes ☐ No Fire sprinkler alarm on south side of garage operated during test

Garage Water Heater

Area Served- Main House

Water Heater Manufacturer- Navien

Unit Type- Natural Gas

Unit Capacity- Tankless

PLUMBING (Continued)

Unit Age- 1-5 Years (2021 model)

☒☐☐☐ Water Heater Operation/Condition- Operated at time of inspection☒☐☐☐ Electrical- 110/120 VAC☒☐☐☐ Vent Pipe- Double wall/PVC☒☐☐☐ Plumbing- Copper Thermal expansion tank installed on plumbing to water heater, Insulation installed on supply/flow pipes to water heater (2-10-25)☒☐☐☐ TPRV/Drain Tube- Brass/PVC☒☐☐☐ Gas Line/Valve- Line Valve Sediment trap installed on gas supply pipe to water heater (2-10-25)

AIR CONDITIONING

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

West side of house-North unit (Operates from T-stat in downstairs hall) AC System _____

☒☐☐☐ A/C Heat Pump System Operation/Condition- Operated at time of inspection

AC Heat Pump Manufacturer- Trane

Area Served- Main House Downstairs Unit Age- 1-5 Years (2022 model)

Unit Type- Heat Pump Unit Capacity- 5 Ton

Power Source- 220/240 VAC Temp Differential- 18-22 Degrees Proper differential temperature

☒☐☐☐ Visible Coil- Aluminum Fins/Copper coil☒☐☐☐ Base- Functional☒☐☐☐ Refrigerant/Condensate Lines- Functional☒☐☐☐ Electrical Disconnect- Fused/Pull out

West side of house-South unit (Operates from T-stat in upstairs hall) AC System _____

☒☐☐☐ A/C Heat Pump System Operation/Condition- Operated at time of inspection

AC Heat Pump Manufacturer- Trane

Area Served- Main House Upstairs Unit Age- 1-5 Years (2022 model)

Unit Type- Heat Pump Unit Capacity- 3 Ton

Power Source- 220/240 VAC Temp Differential- 18-22 Degrees Proper differential temperature

☒☐☐☐ Visible Coil- Aluminum Fins/Copper coil☒☐☐☐ Base- Functional☒☐☐☐ Refrigerant/Condensate Lines- Functional☒☐☐☐ Electrical Disconnect- Fused/Pull out Fuse amperage for South AC Heat Pump Condenser overcurrent meets unit requirement (40 amp max required-35 amp present inside disconnect box) (2-10-25)

LOTS/GROUNDS

SPRINKLER SYSTEM MAINTAINED BY HOA NOT TESTED/INSPECTED

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

- ☒☐☐☐ Driveway- Concrete/Pavers Cracked-NFCC
- ☒☐☐☐ Walks- Concrete/Pavers (1) loose/dislodged paver on entry walkway to house has been secured (2-10-25)
- ☒☐☐☐ Patio/Porch- Concrete/Tile Cracked-NFCC
- ☒☐☐☐ Fences/Walls- Stucco coated/Block Plants/Trees prevent complete inspection
- ☒☐☐☐ Gates- Metal
- ☒☐☐☐ Landscape Fixtures/Transformer- Functional Landscape fixtures operated at time of inspection
- ☒☐☐☐ Landscape Fixtures/Transformer- Functional Landscape fixtures transformer on south side of garage has damaged display panel (Association maintained)
- ☒☐☐☐ Sprinkler System- Operated at time of inspection (1) Sprinkler valve on west side of house has been replaced and operates properly-No visible standing water present (2-10-25)
- ☒☐☐☐ Grading- Minor slope

POOL

INSPECTION OF POOL/SPA DOES NOT INCLUDE OPERATION AND OR ACCURACY OF SALT OR CHLORINE DISPENSING SYSTEM.

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

- ☒☐☐☐ Pumps- Operated Pool edge pump operated at time of inspection
- ☒☐☐☐ Plumbing- PVC Leaking plumbing at connection to salt/chlorine cell when valves in spa setting has been repaired (2-10-25)
- Auto Fill Present- ☒ Yes ☐ No
- ☒☐☐☐ Filter- Appears operational at time of inspection
- ☒☐☐☐ Electrical- 120/240 VAC (2) Pool/Spa pumps now connected to GFCI breakers inside sub electrical panel, New GFCI outlet to pool & spa lights installed & operated properly (2-10-25)
- GFCI Operated ☒ Yes ☐ No ☐ Not Present
- ☒☐☐☐ Pool Lights- Operated
- ☒☐☐☐ Structure- Pebble Tec
- ☒☐☐☐ Decking- Concrete/Tile
- ☒☐☐☐ Tile/Coping- Functional
- ☒☐☐☐ Water Condition- Clear

LAUNDRY ROOM/AREA

WASHERS & DRYERS ARE NOT OPERATED OR INCLUDED AS PART OF THE INSPECTION

WATER SUPPLY/DRAIN PIPES TO WASHER & DRYER NOT TESTED

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

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G F P NI

Main House Laundry Room/Area

Washer/Dryer Present- ☒ Yes ☐ No

☒☐☐☐ Closet/Cabinets- Functional

☒☐☐☐ Ceiling- Drywall

☒☐☐☐ Walls- Drywall

☐☒☐☐ Floors- Tile Missing catch pan with drain pipe on floor under washer in laundry room
(Remains 2-10-25)

☒☐☐☐ Doors- Functional

☒☐☐☐ Countertops- Granite

☒☐☐☐ Electrical- 110 VAC outlets and lighting circuits

GFCI Operated ☒ Yes ☐ No ☐ Not Present

☒☐☐☐ HVAC Source- Ceiling register

☒☐☐☐ Supply/Drain Lines- Copper/ABS

☒☐☐☐ Dryer Vent- Metal flex

☒☐☐☐ Gas Valve/Line- Line Valve

☒☐☐☐ Ventilation- Exhaust fan

BATHROOMS

SHOWER PAN INTEGRITY/LEAK TEST NOT INCLUDED AS PART OF THE INSPECTION

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

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G F P NI

Upstairs Bathroom

☒☐☐☐ Cabinets- Functional

☒☐☐☐ Ceiling- Drywall

☒☐☐☐ Walls- Drywall

☒☐☐☐ Floor- Tile

☒☐☐☐ Doors- Functional

☒☐☐☐ Electrical- 110 VAC outlets and lighting circuits

GFCI Operated ☒ Yes ☐ No ☐ Not Present

☒☐☐☐ Countertops- Quartz

☒☐☐☐ Sinks/Faucets- 2 Single bowls

☒☐☐☐ Supply/Drain Lines- Copper/ABS

BATHROOMS (Continued)

- ☒☐☐☐ Shower Pan/Walls- Tile pan/Tile walls
- ☒☐☐☐ Shower- Dual mounted heads
- ☒☐☐☐ Shower Enclosure- Glass
- ☒☐☐☐ Toilet/Bidet- Porcelain
- ☒☐☐☐ HVAC Source- Ceiling register
- ☒☐☐☐ Ventilation- Exhaust fan

Downstairs Bathroom

- ☒☐☐☐ Cabinets- Functional
- ☒☐☐☐ Ceiling- Drywall
- ☒☐☐☐ Walls- Drywall
- ☒☐☐☐ Floor- Tile
- ☒☐☐☐ Doors- Functional
- ☒☐☐☐ Electrical- 110 VAC outlets and lighting circuits
- GFCI Operated ☒ Yes ☐ No ☐ Not Present
- ☒☐☐☐ Countertops- Quartz
- ☒☐☐☐ Sinks/Faucets- 2 Single bowls
- ☒☐☐☐ Supply/Drain Lines- Copper/ABS
- ☒☐☐☐ Tub/Surround- Fiberglass tub/Tile surround Tub drains properly (2-10-25)
- ☒☐☐☐ Shower Pan/Walls- Tile pan/Tile walls
- ☒☐☐☐ Shower- Mounted head
- ☒☐☐☐ Shower Enclosure- Glass
- ☒☐☐☐ Toilet/Bidet- Porcelain
- ☒☐☐☐ HVAC Source- Ceiling register
- ☒☐☐☐ Ventilation- Exhaust fan

Upstairs Hall Bathroom

- ☒☐☐☐ Cabinets- Functional
- ☒☐☐☐ Ceiling- Drywall
- ☒☐☐☐ Walls- Drywall
- ☒☐☐☐ Floor- Tile
- ☒☐☐☐ Doors- Functional
- ☒☐☐☐ Electrical- 110 VAC outlets and lighting circuits
- GFCI Operated ☒ Yes ☐ No ☐ Not Present
- ☒☐☐☐ Countertops- Quartz
- ☒☐☐☐ Sinks/Faucets- Single bowl
- ☒☐☐☐ Supply/Drain Lines- Copper/ABS
- ☒☐☐☐ Toilet/Bidet- Porcelain
- ☒☐☐☐ Ventilation- Exhaust fan

Downstairs Hall Bathroom

- ☒☐☐☐ Ceiling- Drywall
- ☒☐☐☐ Walls- Drywall
- ☒☐☐☐ Floor- Tile
- ☒☐☐☐ Doors- Functional

BATHROOMS (Continued)

- ☒☐☐☐ Electrical- 110 VAC outlets and lighting circuits
 GFCI Operated ☒ Yes ☐ No ☐ Not Present
☒☐☐☐ Countertops- Quartz
☒☐☐☐ Sinks/Faucets- Single bowl
☒☐☐☐ Supply/Drain Lines- Copper/ABS
☒☐☐☐ Toilet/Bidet- Porcelain
☒☐☐☐ HVAC Source- Ceiling register
☒☐☐☐ Ventilation- Exhaust fan

KITCHEN

REFRIGERATORS AND FREE STANDING MICROWAVES ARE NOT TESTED AS PART OF THE INSPECTION

CURTAINS & BLINDS ARE NOT INCLUDED AS PART OF THE INSPECTION

NTBS-Not To Building Standards

NFCC-Normal For California Construction

G F P NI

Main House Kitchen

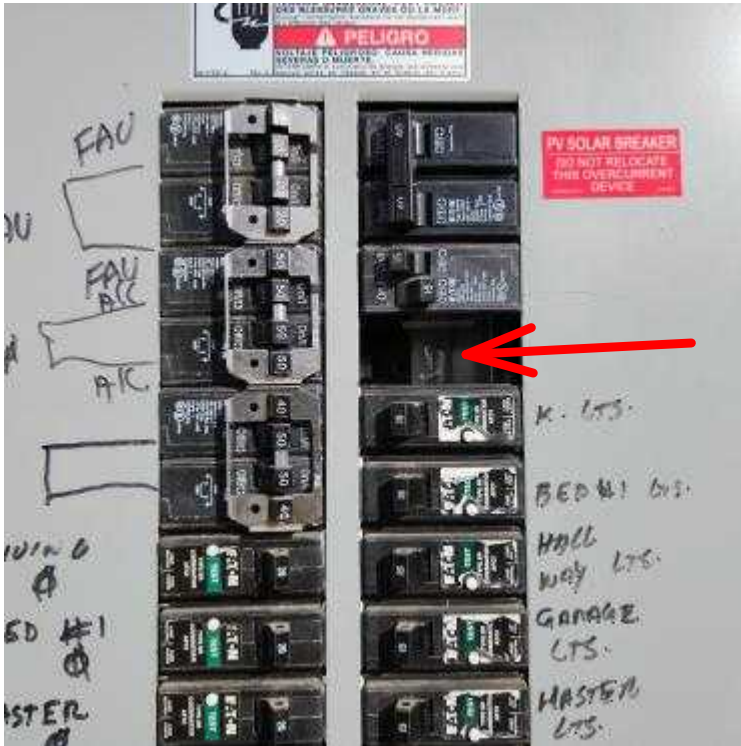
- ☒☐☐☐ Walls- Drywall/Tile
☒☐☐☐ Ceiling- Drywall
☒☐☐☐ Floor- Tile
☒☐☐☐ Range- Gas-Operated
☒☐☐☐ Oven- Electric-Operated Low illumination of temperature on display panel deemed normal per manufacture (2-10-25)
☒☐☐☐ Ventilation- Operated
☒☐☐☐ Disposal- Operated
☒☐☐☐ Dishwasher- Operated
☒☐☐☐ Microwave- Operated
☒☐☐☐ Sink/Faucet- Dual Bowl
☒☐☐☐ Electrical- 120 VAC/240 VAC
 GFCI Operated ☒ Yes ☐ No ☐ Not Present
☒☐☐☐ Supply/Drain Lines- Copper/ABS
☒☐☐☐ Countertops- Quartz
☒☐☐☐ Cabinets- Functional
☒☐☐☐ Pantry- Walk In
☒☐☐☐ Doors- Functional
☒☐☐☐ HVAC Source- Ceiling register

FAIR Summary

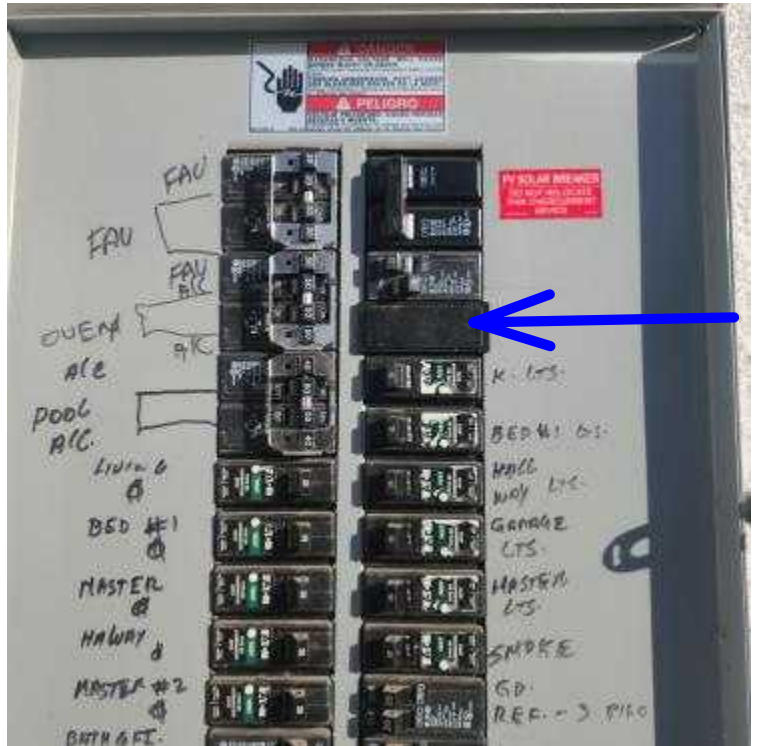
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

LAUNDRY ROOM/AREA

1. Main House Laundry Room/Area Floors- Tile Missing catch pan with drain pipe on floor under washer in laundry room (Remains 2-10-25)



Interior cover to electrical panel missing knockout insert



Interior cover to electrical panel has installed knockout insert (2-10-25)



Water pipe to hose bib on west side of house loose in wall (adjacent to pool equipment)



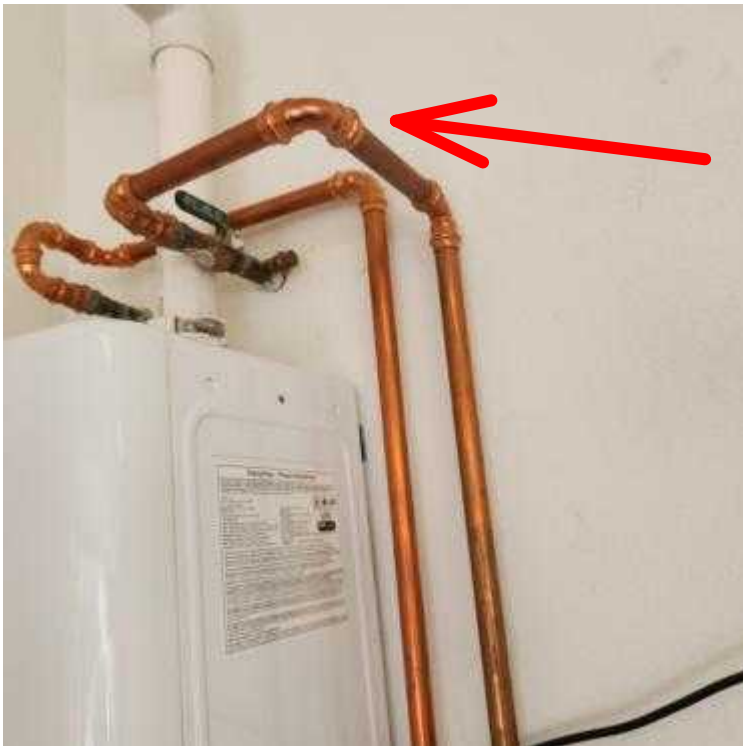
Water pipe to hose bib on west side of house secured in wall with shim (2-10-25)



Damaged/Leaking anti-siphon valve to hose bib on third floor patio



Damaged/Leaking anti-siphon valve to hose bib on third floor patio has been removed (2-10-25)



Missing thermal expansion tank on plumbing to water heater-NTBS



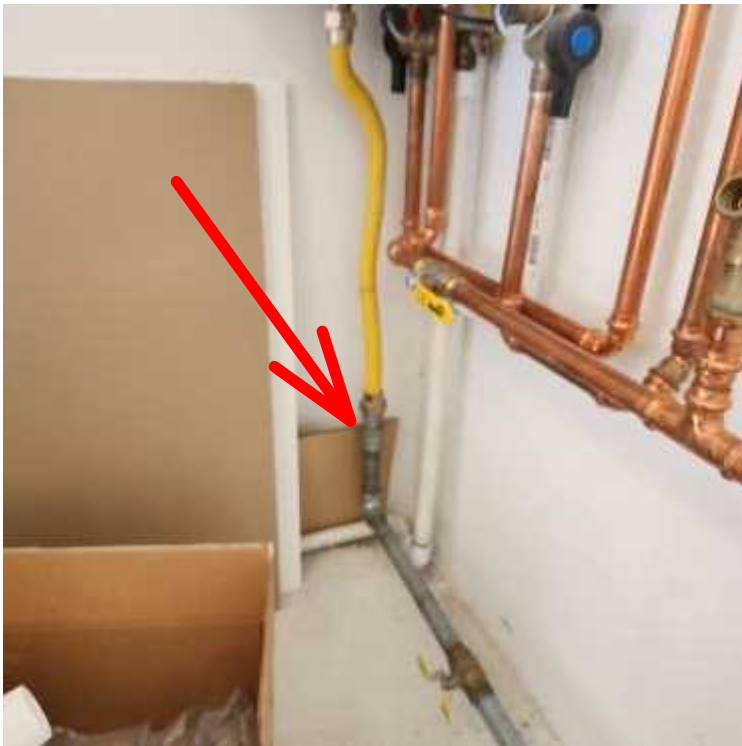
Thermal expansion tank installed on plumbing to water heater (2-10-25)



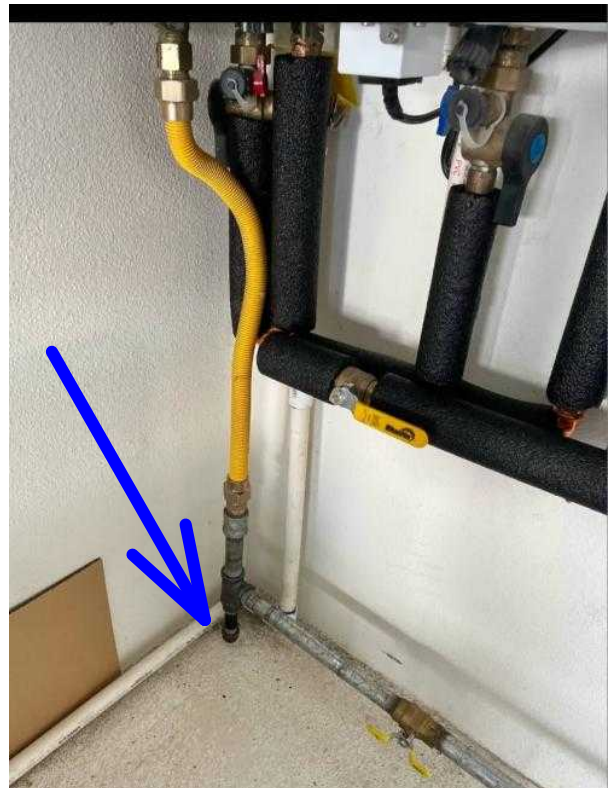
Missing insulation on supply/flow pipes to water heater-NTBS



Insulation installed on supply/flow pipes to water heater (2-10-25)



Missing sediment trap on gas supply pipe to water heater-NTBS



Sediment trap installed on gas supply pipe to water heater (2-10-25)



Fuse amperage for South AC Heat Pump Condenser overcurrent exceeds unit requirement (40 amp max required-One 50 amp present inside disconnect



Fuse amperage for South AC Heat Pump Condenser overcurrent meets unit requirement (40 amp max required-35 amp present inside disconnect box)



(1) loose/dislodged paver on entry walkway to house



(1) loose/dislodged paver on entry walkway to house has been secured (2-10-25)



(1) Sprinkler valve on west side of house leaks continuously during operation-Standing water present after test



(1) Sprinkler valve on west side of house has been replaced and operates properly-No visible standing water present (2-10-25)



(1) Sprinkler valve on west side of house leaks continuously during operation with possible below grade leaking from pipes-Standing water present after test



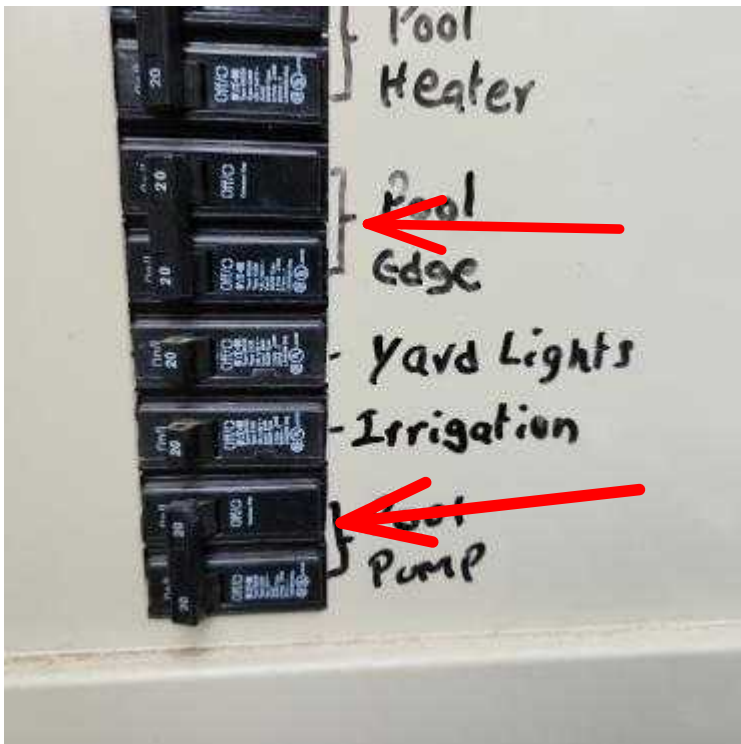
(1) Sprinkler valve on west side of house has been replaced and operates properly-No visible standing water present (2-10-25)



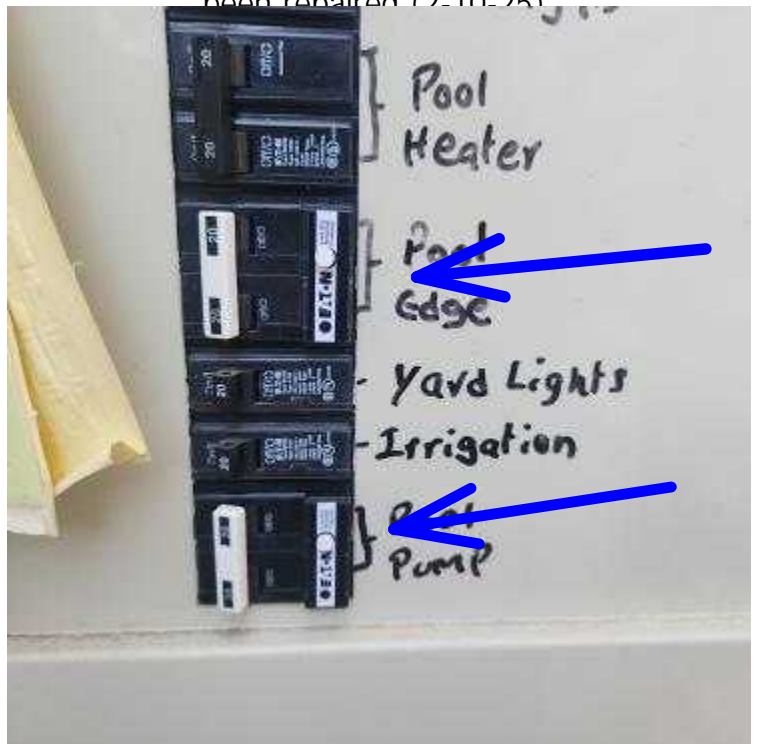
Leaking plumbing to pool equipment at connection to salt/chlorine cell when valves in spa setting



Leaking plumbing to pool equipment at connection to salt/chlorine cell when valves in spa setting has been repaired (2-10-25)



(2) Pool/Spa pumps not connected to GFCI breakers inside sub electrical panel-NTBS



(2) Pool/Spa pumps now connected to GFCI breakers inside sub electrical panel (2-10-25)



GFCI outlet to pool & spa lights inoperative/did not reset-NTBS



New GFCI outlet to pool & spa lights installed & operated properly (2-10-25)



Missing catch pan with drain pipe on floor under washer in laundry room



Missing catch pan with drain pipe on floor under washer in laundry room (Remains 2-10-25)



Downstairs bathroom tub drains slow



Downstairs bathroom tub drains properly (2-10-25)



Low illumination of temperature on oven display panel



Low illumination of temperature on oven display panel deemed normal per manufacture (2-10-25)