Accurate Inspection Team LLC

Property Inspection Report



48408 Legacy Dr., La Quinta, CA 92253
Inspection prepared for:
Real Estate Agent: John Weld - Gaurdian Financial

Date of Inspection: 10/21/2026 Time: 11:00 AM
Age of Home: 2006 Size: 2,082 Sq. Ft.
Weather: Sunny and Warm

Inspector: Matt DeFazio

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Report Summary

Interior		
Page 3 Item: 13	Interior Windows	window did not close completely at dining area
Bedrooms		
Page 4 Item: 6	Bedroom Doors	deteriorated wood present at the master exterior door frame
Page 6 Item: 12	Bedroom Windows	missing crank handle at north, window did not close completely at upstairs
Bathrooms		
Page 7 Item: 5	Bathroom Doors	door did not latch at upstairs
Page 9 Item: 13	Shower Fixtures	low water pressure at hot at upstairs
Page 9 Item: 16	Shower Enclosure	shower enclosure door is missing at upstairs
Page 10 Item: 17	Bathroom Sinks	sink stopper did not operate at master
Kitchen		
Page 12 Item: 4	Dishwasher	soft open springs did not operate
Heating & A/C		
Page 16 Item: 1	Heater Condition	condensation leaking at the heater
Grounds		
Page 29 Item: 5	Exterior GFCI Outlets	GFCI outlets present, would not reset
Page 29 Item: 10	Water Pressure	• 100 psi • recommend 80 psi or less
Page 30 Item: 11	Water Pressure Regulator	recommend adjust or replace the water pressure regulator

Interior

1. Cabinets

Observations: functional, worn hardware

2. Interior Ceiling Fans

Observations: operated

3. Ceiling Condition

Materials: drywall

4. Interior Closets

Observations: functional, worn hardware

5. Door Bell

Observations: operated

6. Interior Doors

Observations: functional, worn hardware

7. Interior Electrical

Observations: some outlets are not accessible due to personal items or furnishing, worn switches & outlets

8. Interior Fireplace

Location: Living Room
Fireplace Type: prefabricated
Observations: gas log lighter, limited inspection only



9. Interior Floors

Floor Type: carpet • tile
Observations: personal items prevent complete inspection, normal ware

10. Interior Smoke & Carbon Monoxide Detectors

Observations: smoke detector operated, carbon monoxide detector present and operated

11. Interior Stairs & Handrail

Observations: functional

12. Interior Walls

Materials: Pre-Listing Inspection
Observations: some areas not accessible due to personal items, patched areas





13. Interior Windows

Window Type: wood • crank
Observations: worn hardware, window did not close completely at dining area



window did not close completely at dining area

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Bedroom Locations

Master • North • Upstairs

2. Bedroom Cabinets

Observations: functional, worn hardware

3. Ceiling Condition

Materials: drywall

4. Ceiling Fans

Observations: operated

5. Bedroom Closets

Observations: functional, worn hardware, most not accessible due to personal items

6. Bedroom Doors

Observations: worn hardware, deteriorated wood present at the master exterior door frame



deteriorated wood present at the master exterior door frame



deteriorated wood present at the master exterior door frame

7. Bedroom Electrical

Observations: some outlets are not accessible due to personal items or furnishing, worn switches & outlets

8. Bedroom Fireplace

Location: Master
Fireplace Type: prefabricated
Observations: gas log lighter, limited inspection only



9. Bedroom Floors

Floor Type: carpet
Observations: normal ware, personal items prevent complete inspection

10. Bedroom Smoke Detectors

Observations: operated

11. Bedroom Walls

Materials: drywall
Observations: some areas not accessible due to personal items, small holes, patched areas







12. Bedroom Windows

Window Type: wood • crank
Observations: worn hardware, could not access some windows personal items, missing crank handle at north, window did not close completely at upstairs



missing crank handle at north



window did not close completely at upstairs

Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Bathroom Locations

Master Bathroom • Hall Bathroom • Upstairs Bedroom Bathroom • Main Floor Bedroom Bathroom

2. Bathroom Cabinets

Observations: functional, worn hardware

3. Bathroom Ceiling

Materials: drywall

4. Bathroom Counters

Observations: normal wear

5. Bathroom Doors

Observations: worn hardware, door did not latch at upstairs



door did not latch at upstairs

6. Bathroom Electrical

Observations: worn switches & outlets

7. Bathroom GFCI Outlets

Observations: test operated

8. Bathroom Exhaust Fan

Observations: bath fan operated, could not fully inspect the venting of the bath fan

9. Bathroom Floors

Floor Type: tile
Observations: normal ware, stained grout

10. Bathroom Heating

Observations: central unit

11. Bathroom Mirrors

Observations: functional, worn hardware

12. Bathroom Plumbing

Observations: worn fixtures, corrosion present










13. Shower Fixtures

Observations: worn hardware, low water pressure at hot at upstairs



low water pressure at hot at upstairs

14. Bathtub

Observations: normal wear

15. Shower Walls

Observations: normal wear, cracked grout

16. Shower Enclosure

Observations: worn hardware, shower enclosure door is missing at upstairs



shower enclosure door is missing at upstairs

17. Bathroom Sinks

Observations: functional, worn fixtures, sink stopper did not operate at master



sink stopper did not operate at master

18. Bathroom Toilets

Observations: worn hardware

19. Bathroom Walls

Materials: drywall







20. Bathroom Windows

Window Type: stationary • wood • crank
Observations: functional, worn hardware

Kitchen

1. Kitchen Cabinets

Observations: functional, worn hardware

2. Kitchen Counters

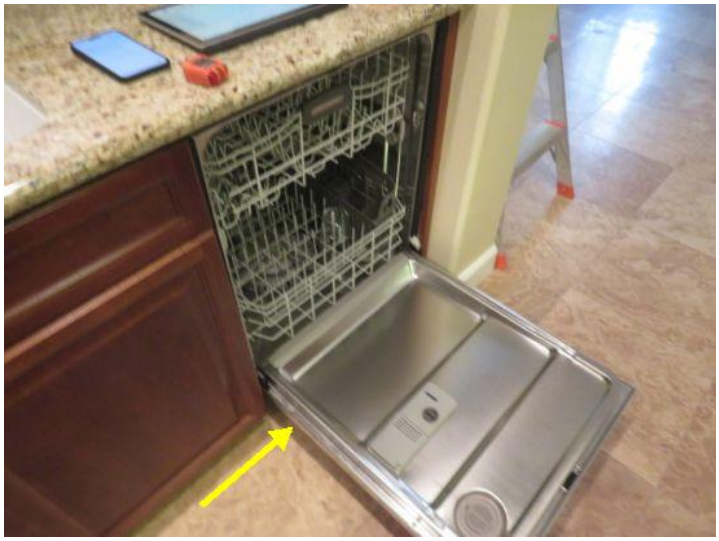
Observations: normal wear

3. Kitchen Ceiling

Materials: drywall

4. Dishwasher

Observations: operated, soft open springs did not operate



soft open springs did not operate

5. Kitchen Electrical

Observations: some outlets not accessible, worn switches & outlets

6. Kitchen GFCI

Observations: test operated

7. Kitchen Floor

Floor Type: tile
Observations: normal wear, stained grout

8. Garbage Disposal

Observations: operated

9. Microwave

Observations: operated

10. Cook top condition

Observations: operated, gas

11. Oven & Range

Observations: operated, gas

12. Kitchen Plumbing

Observations: worn fixtures, corrosion present



13. Kitchen Sink

Observations: functional, worn fixtures

14. Kitchen Exhaust Vent

Vent Type: hood with fan
Observations: operated, could not fully inspect

15. Kitchen Walls

Materials: drywall • granite
Observations: some areas are not accessible due to personal items

16. Kitchen Windows

Observations: none

Laundry

1. Laundry Location

Interior area

2. Laundry Cabinets

Observations: functional, worn hardware, most not accessible due to personal items

3. Laundry Counters

Observations: normal wear

4. Laundry Ceiling

Materials: drywall

5. Laundry Dryer Vent

Observations: functional, could not fully inspect

6. Laundry Electrical

Observations: some outlets are not accessible, worn switches, worn outlets

7. Laundry GFCI

Observations: test operated

8. Laundry Exhaust Fan

Observations: operated, could not fully inspect

9. Laundry Doors

Observations: functional, worn hardware

10. Laundry Floor

Floor Type: tile
Observations: normal ware, stained grout, personal items prevent complete inspection

11. Laundry Gas Valves

Observations: functional

12. Laundry Plumbing

Observations: worn valves, did not test drain, only inspected supply lines, limited inspection



13. Laundry Walls

Materials: drywall
Observations: washer and dryer present, could not fully inspect



14. Laundry Sink

Observations: functional, worn fixtures

Heating & A/C

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Heater Location: attic area
Heater Type: gas • forced
Observations: operated, condensation leaking at the heater



condensation leaking at the heater



operated

2. Heater Base

Observations: functional

3. Heater Gas Valve

Observations: functional

4. Thermostat

Observations: functional

5. Heater Venting

Observations: could not fully inspect

6. Filter

Filter Location: hall ceiling • bedroom wall
Observations: functional

7. Air Supply

Observations: functional

8. Registers

Observations: functional

9. Refrigerant Lines

Observations: functional, could not fully inspect

10. AC Compressor

Size: 5 ton ac unit
Condensor Location: exterior grounds
Observations: electric, operated



operated

11. Heater & AC Temperature

Observations:
• heating
• cooling



cooling



heating

Water Heater

1. Water Heater Base

Observations: functional, recommend a drip pan

2. Water Heater Combusion Air

Observations: functional

3. Water Heater Condition

Water Heater Type: gas
Water Heater Location: garage
Observations: operated, older water heater



operated

4. Water Heater Capacity

Observations: 75 gallons

5. Water Heater Enclosure

Observations: functional

6. Water Heater Gas Valve

Observations: functional

7. Water Heater Overflow Line

Material Type: copper
Observations: could not fully inspect

8. Water Heater Plumbing

Plumbing Type: copper
Observations: insultation present, worn fixtures

9. Water Heater Strapping

Observations: present, 3rd strap required pet water heater capacity

10. Temperature Pressure Reliefe Valve

Observations: functional

11. Water Heater Venting

Observations: could not fully inspect, blower fan present

Garage Area

1. Garage Electrical

Observations: worn switches, worn outlets

2. Garage GFCI

Observations: test operated

3. Garage 220 Volt Outlet

Observations: none visible

4. Garage Flooring

Type: concrete
Observations: personal items present some not accessible

5. Garage Door

Materials: sectional door
Observations: functional, weathered



functional

6. Garage Door Parts

Observations: functional, worn hardware

7. Garage Door Opener

Observations: operated

8. Garage Door Auto Reverse

Observations: operated, eye beam system present

9. Garage Roof

Garage Type: same as the main structure
Roof Type: tile
Observations: see main roof page

10. Garage Fire Door

Observations: functional, worn hardware

11. Garage Ceiling & Rafters

Observations: functional, ceiling is drywall, limited inspection

12. Garage Walls & Firewall

Observations: personal items prevent complete inspection

13. Foundation Bolts

Observations: not visible, could not access

Electrical & Gas Main

1. Electrical Panel

Location: south side • Exterior of structure
Observations: functional



2. Main Amp Breaker

Observations: 125 amp



125 amp

3. Number Of Breakers Off

Observations: 0

4. Main Panel Breakers

Wiring Type: unknown
Observations: functional

5. Sub Panel Condition

Location: master bedroom
Observations: functional



functional

6. Sub Panel Breakers

Observations: functional

7. Electrical Power Feed

Observations: underground, could not fully inspect

8. Main Gas Valve

Location: south side • exterior of structure
Observations: natural gas, no seismic shut off present



Roof Area

1. Roof Condition

Observation: common area of home owners association
Roof Type: tile

Attic

1. Attic Access

Observations: functional, limited space, could not access all areas

2. Attic Ducting

Observations: functional, some ducting is not accessible

3. Attic Electrical

Observations: most electrical is not accessible due to insulation and location

4. Attic Plumbing

Observations: most not visible due to insulation

5. Attic Exhaust Vents

Observations: functional, could not access some

6. Attic Insulation

Insulation Type: fiberglass batt
Insulation Depth: 14 • inches

7. Attic Structure

Observations: could not access all areas







8. Attic Ventilation

Observations: functional

9. Attic Vent Screens

Observations: functional, some attic vents are not accessable due to the location and space

Exterior

1. Exterior Doors

Observations: functional, worn hardware

2. Exterior Eaves & Facia

Observations: weathered

3. Exterior Paint

Observations: weathered

4. Exterior Stucco

Observations: weathered, small cracks

5. Exterior Windows

Observations: functional, weathered

Foundation

1. Slab Foundation

Observations: slab not visible due to floor coverings, concrete slab only

2. Foundation Perimeter

Observations: partially visible

3. Foundation Plumbing

Observations: could not access, slab foundation only

Grounds

1. Driveway

Materials: concrete
Observations: common area maintained by the association

2. Patio & Porch Roof

Roof Type: same as main structure

3. Walkways, Patio & Porch Deck

Observations: small cracking

4. Exterior & Grounds Electrical

Observations: worn switches, worn outlets

5. Exterior GFCI Outlets

Observations: GFCI outlets present, would not reset



GFCI outlets present, would not reset



GFCI outlets present, would not reset

6. Fencing & Walls

Fence Type: stucco

7. Exterior Grading

Observations: drains present, not tested by the inspector

8. Exterior & Grounds Plumbing

Plumbing Type: copper
Observations: worn fixtures, plumbing clean out present

9. Grounds Sprinkler System

Observations: common area of the association

10. Water Pressure

Observations: 100 psi • recommend 80 psi or less



100 psi



100 psi

11. Water Pressure Regulator

Observations: present, recommend adjust or replace the water pressure regulator

12. Main Water Shut Off Valve

Location: Exterior of the structure
Observations: worn valve

Pool/Spa