

# Inspection Mindset (Coachella Valley)

*Normal Issues vs Red Flags — what to watch for, and how to think about it*

## Why inspections matter:

A home inspection is a fact-finding step, not a pass/fail test. The goal is to understand what's routine maintenance, what's a real risk, and what you may want to negotiate, repair, or walk away from.

## Normal (common and usually manageable):

These items are often workable with repair, maintenance, or credits—depending on severity:

- Minor drywall cracks, nail pops, worn caulking
- Small plumbing drips, worn shut-off valves, slow drains
- Older fixtures and appliances that still function
- Worn weatherstripping, drafty doors/windows
- Normal roof wear (without active leaks)
- HVAC aging but operating (may be a near-term budget item)
- Minor electrical issues (missing GFCI in some areas, loose outlets, minor labeling)

## Yellow flags (needs a closer look):

These don't automatically kill a deal, but they deserve follow-up:

- Prior water stains (identify the source and whether it's resolved)
- Multiple repairs done "DIY style"
- Drainage issues near the foundation
- Evidence of roof patching without documentation
- Signs of past termite treatment (confirm clearance and repair scope)
- Pool equipment that runs but sounds strained, leaks, or has poor circulation
- Seller unable to answer basic maintenance history questions

## Red flags (stop and investigate immediately):

These can affect safety, value, insurability, or major cost:

- Active water intrusion (roof leak, slab leak indicators, mold conditions)
- Foundation movement (significant cracks, doors/windows out of square, uneven floors)
- Electrical hazards (overheated panels, unsafe wiring, high-risk breaker issues)
- Major roof failure (active leaks, sagging, widespread damage)
- Sewer line concerns (backup history, strong odors, recurring clogs)
- Unpermitted additions/major work that impact safety or livability
- Active termite/pest infestation with structural damage
- Safety issues that can block insurance or lending

# Inspection Mindset (Coachella Valley)

*Normal Issues vs Red Flags — what to watch for, and how to think about it*

## Desert-specific items I pay attention to:

- Roof age + sun exposure wear
- HVAC performance (size, airflow, age, service history)
- Pool/spa equipment condition and leaks
- Irrigation leaks and water pressure issues
- Window seals and heat gain
- Dust intrusion (gaps, older sliders)
- HOA restrictions that affect your plans (rentals, exterior changes, solar, etc.)

## What happens after the inspection:

You typically have a few options:

- Accept as-is (you understand the condition)
- Request repairs (specific safety/functional items)
- Request a credit (so you control the repairs)
- Bring in specialists (roof, HVAC, pool, structural, plumbing, electrician)
- Cancel during contingencies (if the condition doesn't work for you)

## My role:

I help you:

- Prioritize what matters vs what's noise
- Decide what to negotiate (and how)
- Line up specialists when needed
- Keep deadlines straight during the contingency period

**Want me to review a home with you before you offer?**

Text/call Tracy Scott: (760) 840-7441 | [info@tracyascott.com](mailto:info@tracyascott.com)

Note: This guide is educational and not a substitute for professional inspections or specialist evaluations.