

TIM HEMM



INSPECTIONS

Inspection Report

Single Mother

Property Address:
36206 Main St
Yucaipa CA 92399



Front of Home (west side)

Tim Hemm Inspections

**Timothy Hemm
P.O. Box 606
Yucaipa, Ca. 92399
(951) 543-3501**

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| | | |
|--|----------------------------|---------------------------|
| Date: 10/19/2019 | Time: 08:00 AM | Report ID: 20191019TLH2 |
| Property: 36206 Main St Yucaipa CA 92399 | Customer: Single Mother | Real Estate Professional: |

Comment Key or Definitions

The Client(s) Agree to Read This Inspection Report in it's Entirety. If the client(s) have Any Questions or have Any concerns regarding Any comments, recommendations or dis-claimers it is Advised the Client(s) Call Tim Hemm Inspections at (951) 543-3501 as soon as possible. All questions or concerns must be addressed prior to the close of this transaction.

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Our clients are strongly advised to retain appropriate specialists for further evaluations, permit history search (including sign off's and zoning variances), and provide cost estimates for correction of any areas, spaces, systems or components suggested within our inspection report that were not found to be in current Serviceable condition or that may be beyond the scope of a CREIA or ASHI Inspection or which may have been disclosed by others within the time limit contingency specified within the purchase contract. This Report is the sole property of the clients named in the report and an copyright is implied. Reliance on this report by any third parties is not recommended. "Tim Hemm Inspections" Can Not be held liable by any subsequent purchasers of the property named herein. This report is an independent review and is Not a substitute for the Sellers Transfer Disclosure Statement (TDS)."Tim Hemm Inspections" Recommends that no matter the transaction or funding type All of the reports that would be required for a "traditional"(financed) transaction be obtained Prior to the close of this transaction.

Appears Serviceable (AS) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting. Recommend proper licensed specialist inspect and evaluate further prior to the close of transaction.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor prior to the close of transaction. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home:

Contemporary

Age Of Home:

15 Years

Home Faces:

West

Client Is Present:

Yes, Buyers Agent was present, Client and

Agent left prior to review of report, Listing agent was present

Weather:

Clear

Temperature:

Over 65

Rain/snow in last 3 days:

No

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

| | | AS | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|---|
| 1.0 | WALL CLADDING FLASHING AND TRIM | | | | • | Siding Material: Stucco |
| 1.1 | DOORS (Exterior) | | | | • | Exterior Entry Doors: Wood Metal Insulated (multi pane) glass |
| 1.2 | WINDOWS | | | | • | Appurtenance: Patio(s) |
| 1.3 | DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS | • | | | | Driveway: Concrete |
| 1.4 | VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) | | | | • | Walkways/Patios & Decks: Concrete |
| 1.5 | EAVES, SOFFITS AND FASCIAS | • | | | | Fence: Block Wall Wood Plank Wrought Iron |
| 1.6 | FENCES / WALLS / GATES | | | | • | |
| 1.7 | ADDITIONAL BUILDINGS ON PROPERTY | | • | | | |

AS= Appears Serviceable, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

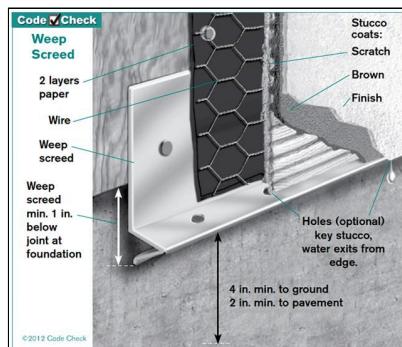
AS NI NP RR

Comments:

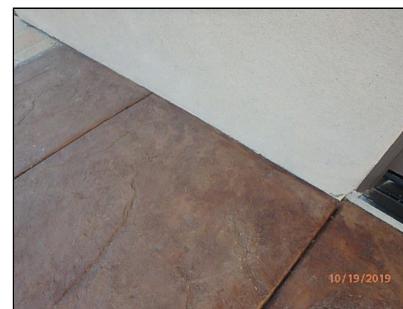
-  **1.0** (1) The minimum allowed weep space below the "stucco weep screed" to concrete/hard scape is 2" the space at exterior wall and patio surface is less than that. The wall may not drain correctly and moisture intrusion may occur. I am unable to determine if there has been any moisture accumulation inside of the wall(s.) I recommend evaluation by a qualified person.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

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⚠ (2) Stucco coating at various areas of exterior is cracked or chipped. Recommend sealing of all cracks/chips to prevent moisture intrusion and further deterioration. If these are areas of concern, recommend further evaluation by proper specialist be completed.



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)

⚠ (3) Horizontal areas known as "pot shelves" are prone to moisture intrusion. Moisture intrusion can lead to structural damage and microbial growth. I recommend yearly maintenance(sealer) to help prevent moisture intrusion.



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)



1.0 Item 11(Picture)

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4 (4) The stucco coating has flaked off below the entry door threshold. I recommend repairs by a qualified contractor.



1.0 Item 12(Picture)



1.0 Item 13(Picture)

5 (5) The satellite dish anchored through the wall cladding will eventually leak and possibly damage the wood they are anchored to. I recommend an qualified person re locate the satellite dish and seal the wall.



1.0 Item 14(Picture)

1.1 (1) There are None of these safety features installed.

The seven listed drowning prevention safety features of SB 442 are:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).



1.1 Item 1(Picture) No alarms on the doors

(2) I recommend change or re key all of the entry door locks, prior to occupying the home. This should be performed as a safety and security up grade.

(3) The french doors T door rubs at jamb/frame when closing. An adjustment/repair is needed. A qualified contractor should inspect further and correct as needed.



1.1 Item 2(Picture)

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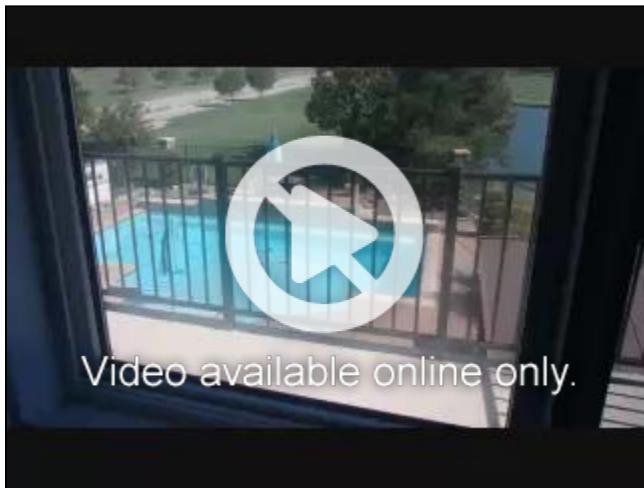
 1.2 (1) Cloudy glass is an indication of a damaged seal. A window with a damaged seal has lost its insulation value and its energy efficiency. I recommend a qualified person evaluate and repair



1.2 Item 1(Picture)



1.2 Item 2(Picture)



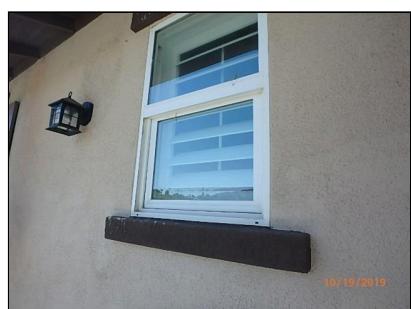
1.2 Item 3(Video)



1.2 Item 4(Picture)



1.2 Item 5(Picture)



1.2 Item 6(Picture)

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 1.4 (1) Trees and vegetation planted next to home may cause foundation,plumbing drain and/or moisture problems on exterior wall covering and can allow rodents access to the attic and interior of home, if not moved. Recommend correct as necessary to avoid any possible future damage. Removal of the vegetation can lead to a Rodent infestation inside the home. Steps to prevent a possible infestation should be taken prior to removal of the vegetation.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)

 (2) There are several areas attached to the home (and away from the home). That do not appear to drain water to an approved location. Water that does not drain away from the home can lead to structural damage and microbial growth. I recommend correction of the grading and drainage by an qualified person.



1.4 Item 4(Picture)

 (3) There are surface drains installed at the west,north and east sides of home. The condition of underground pipes can Not be judged.I recommend yearly maintenance to insure the drains function properly during periods of severe weather.



1.4 Item 5(Picture)



1.4 Item 6(Picture)



1.4 Item 7(Picture)



1.4 Item 8(Picture)



1.4 Item 9(Picture)



1.4 Item 10(Picture)

- ⬆️ (4) The BBQ burners did Not function when tested. I recommend repairs by a qualified contractor.



1.4 Item 11(Picture)

- ⬆️ (5) The end access door at the patio island is Not anchored and is an injury hazard. I recommend repairs by a qualified contractor.



1.4 Item 12(Picture)

- ⬆️ (6) The concrete at the driveway/hard scape is cracked. We are unable to determine the cause of the cracks. We recommend evaluation by a qualified person



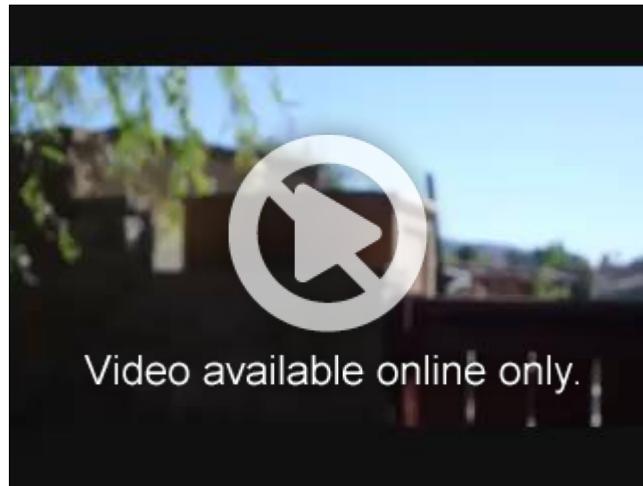
1.4 Item 13(Picture)

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- 🏡 (7) There appears to be a beehive in the neighbors yard.



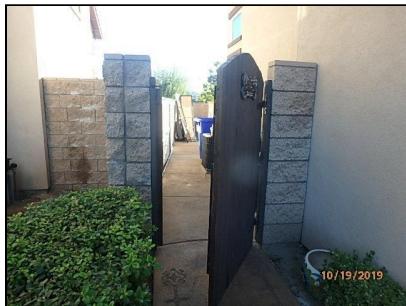
1.4 Item 14(Picture)



1.4 Item 15(Video)

- 🏡 1.6 (1) The gate does not self close.

Gates that access pool area should be proper height, non-climbable, self-closing, self latching and swing away from pool surface. Latch should be mounted on the inside. No openings greater than one-half an inch within 18 inches of the latch. Gate should be no more than 2 inches above grade (4 inches above concrete). Children can wander in a gate that is not always secured and fall in the pool or spa. This is a safety issue. Recommend check with local municipalities for proper requirements and correct as necessary.



1.6 Item 1(Picture)

- 🏡 (2) The south gate is non operational. I recommend repairs by a qualified contractor.



1.6 Item 2(Picture)

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 1.7 I did not inspect any additional or detached buildings. I only inspected the main structure. Deficiencies may exist with these structures or building (s). Our company makes no representation to the condition of these structures or building (s).



1.7 Item 1(Picture)



1.7 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas may be un accessible or concealed from view. Please be aware that the inspector has your best interest in mind. Our clients are strongly advised to retain appropriate specialists for further evaluations and provide cost estimates for correction of any areas, spaces, systems or components suggested within our inspection report that were not found to be in current Serviceable condition or that may be beyond the scope of a CREIA or ASHI Inspection or which may have been disclosed by others within the time limit contingency specified within the purchase contract. If Inspectors recommendations are Not followed the Client and Agent Release "Tim Hemm Inspections" from All future Liability.

2. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

| | | AS | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|--|
| 2.0 | FOUNDATIONS, BASEMENTS AND CRAWLSPACES IF APPLICABLE (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) | • | | | | Foundation: Poured concrete Not Visible |
| 2.1 | FLOORS (Structural) - (All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases.) | • | | | | Floor Structure: Slab Not visible |
| 2.2 | WALLS (Structural) | • | | | | Wall Structure: 2 X 6 Wood Not visible |
| 2.3 | CEILINGS (structural) | • | | | | Ceiling Structure: 2X4 Not Fully Visible |
| 2.4 | ROOF STRUCTURE AND ATTIC | | | | • | Roof Structure: Engineered wood trusses Not Fully Visible |

AS= Appears Serviceable, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

AS NI NP RR

Comments:

 **2.4** (1) Rodent droppings noted at various areas in attic. We do not test for the presence of rodent or vermin infestations. I am un able to determine if there is an active problem, however we recommend further evaluation by proper specialist.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

Styles & Materials

Foundation:

Poured concrete
Not Visible

Floor Structure:

Slab
Not visible

Wall Structure:

2 X 6 Wood
Not visible

Ceiling Structure:

2X4
Not Fully Visible

Roof Structure:

Engineered wood trusses
Not Fully Visible

Roof-Type:

Gable
Hip

Method used to observe

attic:

Crawled

Attic info:

Attic access
Master Closet

Anchor System:

Not Visible

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 (2) There are moisture stains in the attic at numerous areas. I am unable to determine the cause or if the leak has been repaired. I recommend further evaluation by a qualified person.



2.4 Item 3(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas may be un accessible or concealed from view. Please be aware that the inspector has your best interest in mind. Our clients are strongly advised to retain appropriate specialists for further evaluations and provide cost estimates for correction of any areas, spaces, systems or components suggested within our inspection report that were not found to be in current Serviceable condition or that may be beyond the scope of a CREIA or ASHI Inspection or which may have been disclosed by others within the time limit contingency specified within the purchase contract. If Inspectors recommendations are Not followed the Client and Agent Release "Tim Hemm Inspections" from All future Liability.

3. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

| | | AS | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|---|
| 3.0 | ROOF COVERINGS (This report is an opinion of the general quality and condition of the roofing. * The inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer.*) | | | | • | Roof Covering: Concrete Tile Viewed roof covering from: Walked roof Chimney (exterior): Stucco |
| 3.1 | FLASHINGS | • | | | | |
| 3.2 | SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS | | | | • | |
| 3.3 | ROOF DRAINAGE SYSTEMS | | | | • | |

AS= Appears Serviceable, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

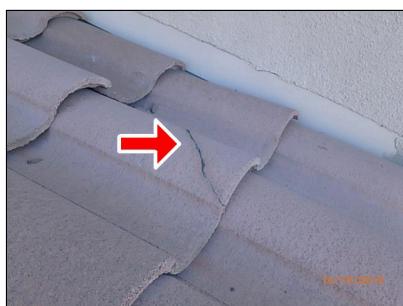
AS NI NP RR

Comments:

- 3.0 (1) The concrete roof tiles are slipped, damaged, chipped and cracked has been repaired at a number of areas. I recommend repairs as soon as possible to help prevent pre mature failure of the roof covering. A qualified contractor should inspect further and correct as needed.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



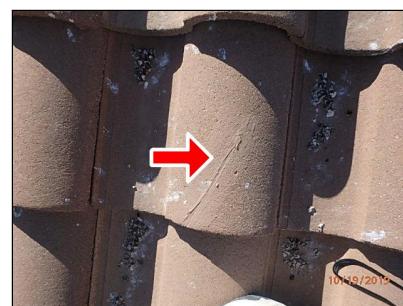
3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)

- (2) The rake tiles are improperly installed at the splayed rake (east side). The rake tiles should be laying flat and sealed to prevent water from entering at the open areas. I recommend repairs by a qualified roofing contractor.



3.0 Item 8(Picture)

- (3) The mortar/concrete used as weather block is cracked at a number of locations. These cracks will eventually allow moisture intrusion and need replacement. We recommend replacement of the mortar/concrete with a pre manufactured "weather block" material by a qualified roofer.



3.0 Item 9(Picture)

- (4) Close cut tiles at valleys are an acceptable installation. The tiles do trap debris and prevent water from flowing freely off of the roof. I recommend yearly maintenance/cleaning to help prevent moisture intrusion.



3.0 Item 10(Picture)



3.0 Item 11(Picture)

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🏡 (5) The tree limbs that are in contact with roof or hanging near roof should be trimmed. Sometimes vegetation can cover roof covering and may conceal hidden damage. Recommend proper licensed specialist inspect further and correct as necessary.



3.0 Item 12(Picture)

🏡 (6) Pigeon droppings noted at various areas. This can sometimes be a health hazard. Recommend proper specialist inspect further and correct as needed.



3.0 Item 13(Picture)



3.0 Item 14(Picture)



3.0 Item 15(Picture)



3.0 Item 16(Picture)

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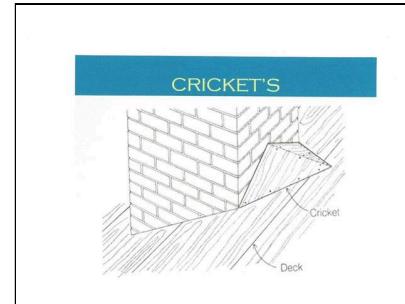
 **3.2** There is no cricket/saddle flashing installed on the upper side of the chimney. A cricket/saddle flashing is peaked in the middle and will prevent water from ponding on the upper side of the chimney. Water that does not easily flow off of the roof can lead to moisture intrusion, structural damage and microbial growth. I recommend a licensed roofing contractor evaluate further.



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)

 **3.3** The downspout does Not terminate 5' from house/foundation at the (East side of home). Down spouts should terminate to an location that directs water away from the home and walkways. A qualified contractor should inspect further and correct as needed.



3.3 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can be un accessible or concealed from view. **This is Not an roof certification and is Not any guarantee or warranty of the roof covering. It is Not a guarantee against leaks.** Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Our clients are strongly advised to retain appropriate specialists for further evaluations and provide cost estimates for correction of any areas, spaces, systems or components suggested within our inspection report that were not found to be in current Serviceable condition or that may be beyond the scope of a CREIA or ASHI Inspection or which may have been disclosed by others within the time limit contingency specified within the purchase contract. If Inspectors recommendations are Not followed the Client and Agent Release "Tim Hemm Inspections" from All future Liability.

4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

| | | AS | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|--|
| 4.0 | SERVICE ENTRANCE CONDUCTORS | | • | | | Electrical Service Conductors: Below ground Not Visible |
| 4.1 | SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS | | | | • | Electric Panel Manufacturer: SQUARE D |
| 4.2 | BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE ("AFCI" type breakers may not be tripped as part of the inspection if house is occupied) | | | | • | Branch wire 15 and 20 |
| 4.3 | CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) | | | | • | AMP: Copper Not Fully Visible |
| 4.4 | POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE | | | | • | Wiring Methods: Romex Not Fully Visible |
| 4.5 | OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) | | | | • | Panel capacity: 200 AMP |
| 4.6 | LOCATION OF MAIN AND DISTRIBUTION PANELS | • | | | | Panel Type: Circuit breakers |
| 4.7 | SMOKE ALARMS | | | • | | |
| 4.8 | CARBON MONOXIDE ALARMS | | | | • | |

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AS NI NP RR

Comments:

4.0 Electrical service is installed with a solar power unit that manages electricity for the home. Solar electric system is beyond the scope of the inspection. Solar electric system and components were not evaluated by my company. I recommend complete system evaluation by a qualified contractor. I recommend contact a qualified solar installer and inquire about a maintenance contract.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)

 **4.1** The problem(s) discovered in the panel such as dead front cover rusty/damaged, deadfront cover anchor screws missing and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.

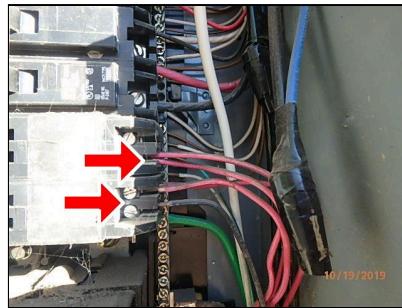


4.1 Item 1(Picture)

 **4.2 (1)** Problem(s) discovered with Branch Circuits such as circuits not labeled or identified and doubled wiring at circuit(s), exposed wires subject to damage inside kitchen island and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.



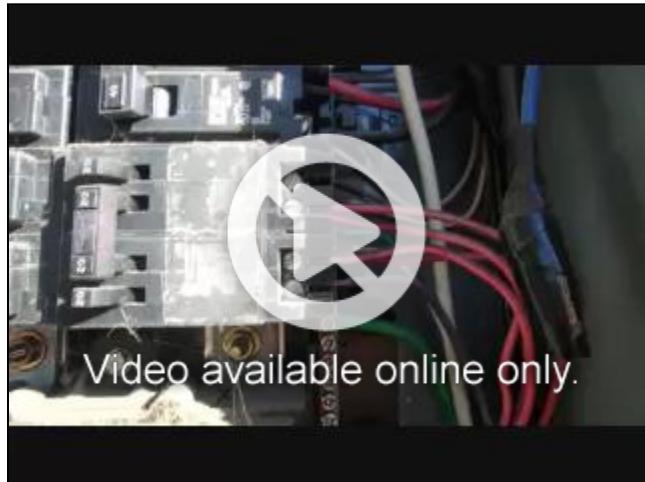
4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)



4.2 Item 4(Video)

 (2) The "AFCI" breakers were not tested due to possible damage to electrical equipment (computers, alarm clocks, etc.etc) connected to those circuits (bedrooms). I recommend a qualified person test/trip off the "AFCI" breakers in the sub panel and verify that all circuits that supply the bedrooms are properly connected to "AFCI" breakers. After the occupants belongings have been moved and prior to occupying the home.



4.2 Item 5(Picture)

 4.3 (1) At least three "three-prong" outlets are missing the cover-plate in the garage and master closet. This is a safety issue that needs to be corrected. I recommend a qualified person install the cover (s).



4.3 Item 1(Picture)



4.3 Item 2(Picture)

Tim Hemm Inspections

- ⚠ (2) The light switch is missing "cover-plate" at the closet. This is a safety issue that needs to be corrected. I recommend a qualified person install the cover.



4.3 Item 3(Picture)

- ⚠ (3) At least one "three-prong" outlet is loose in wall/box in the master bath. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



4.3 Item 4(Picture)

- ⚠ (4) The light fixture not currently approved for use in a shower/wet location at the jack and jill bathroom. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



4.3 Item 5(Picture)

Tim Hemm Inspections

-  (5) The ceiling fan did not work when tested in the master bedroom. Electrical issues are considered a hazard until repaired. Recommend seller or proper specialist verify operation.



4.3 Item 6(Picture)

-  4.4 (1) The exterior receptacle/outlet at the (South side of home) is missing a weatherproof cover. This is a safety issue that needs to be corrected. I recommend a qualified person install cover(s) that are rated for exterior application.



4.4 Item 1(Picture)



4.4 Item 2(Picture)

-  (2) The exterior receptacle/outlet at the rear of home did not work or there is no power to outlet. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



4.4 Item 3(Picture)

Tim Hemm Inspections

 **4.5** "GFCI" protected outlets are not present at kitchen sink, kitchen island and, peninsula. Some of these style outlets may not have been required at the time of construction, however we recommend consideration of upgrading to current standards for safety. Recommend a licensed electrician inspect further, evaluate and correct as necessary for safety.



4.5 Item 1(Picture)

4.6 The main panel box is located at the South side.



4.6 Item 1(Picture)



4.6 Item 2(Video)

 **4.7** (1) The smoke alarms are life saving safety devices and they should be tested at all locations prior to moving in to home. The back up batteries should be changed and device operation should be verified twice yearly. The alarms should be replaced every ten (10) years. It is the recommendation of "Tim Hemm Inspections" that all alarms be Photoelectric type Alarms and they be installed in All areas that are required in New Homes(regardless of age of the home).Different jurisdictions have different regulations and requirements regarding smoke and Co alarms.I recommend consult the Local Agency Having Jurisdiction about their requirements.

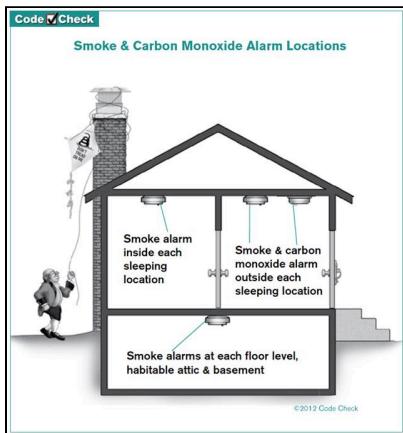
 (2) The smoke alarm is missing at one or more required locations. Smoke alarms are a life saving safety device and are required in all bedrooms,common hallways to bedrooms and on every floor/story. I recommend install smoke alarms at all of the currently required locations.



4.7 Item 1(Picture)

Tim Hemm Inspections

 **4.8** There are No carbon monoxide detector/alarm(s) found in home. It is recommended that they be installed according to the manufacturer's instructions. It is Now required by state law. I recommend install CO alarms in all of the locations that smoke alarms are Now required. This is recommend as an occupant safety up grade.



4.8 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas may be un accessible or concealed from view. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Our clients are strongly advised to retain appropriate specialists for further evaluations and provide cost estimates for correction of any areas, spaces, systems or components suggested within our inspection report that were not found to be in current Serviceable condition or that may be beyond the scope of a CREIA or ASHI Inspection or which may have been disclosed by others within the time limit contingency specified within the purchase contract. If Inspectors recommendations are Not followed the Client and Agent Release "Tim Hemm Inspections" from All future Liability.

5. Garage

The home inspector shall observe: Wall and ceiling drywall, Entry and egress doors and a representative number of windows; Garage door operators; Steps or stairs and applicable railings; floor drainage, driveways. The home inspector shall: Describe wall covering materials; Operate all entryway and egress doors and a representative number of windows(when easily accessible); Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities , and other exercise, entertainment, or athletic facilities or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment or debris that obstructs access or visibility.

| | | AS | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|--|
| 5.0 | GARAGE CEILINGS | • | | | | Garage Type: Attached |
| 5.1 | GARAGE WALLS (INCLUDING FIREWALL SEPARATION) | | • | | | Garage Door Type: Two automatic Sectional |
| 5.2 | GARAGE FLOOR AND VENTILATION | | • | | | Garage Door Material: Metal |
| 5.3 | OCCUPANT DOOR FROM GARAGE TO INSIDE HOME | • | | | | Auto-opener |
| 5.4 | GARAGE/VEHICLE DOOR (S) | • | | | | Manufacturer: LIFT-MASTER |
| 5.5 | GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) | • | | | | |
| 5.6 | DOOR to EXTERIOR/JAMB and THRESHOLD | • | | | | |

AS= Appears Serviceable, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

AS NI NP RR

Comments:

-  **5.1** Walls are not fully visible for inspection due to occupants belongings. Recommend further evaluation by proper specialist.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

-  **5.2** Floors are not fully visible for inspection due to occupants belongings carpet and floor mat. Carpet is flammable. Recommend further evaluation by proper specialist.



5.2 Item 1(Picture)

- 5.4** Caution, Garage doors are heavy! Improper use or maintenance may result in a child entrapped by the door, leading to

Tim Hemm Inspections

severe injury or death. Garage doors move with the help of springs under high tension. Springs, center support brackets(spring anchor),cables,drums,pulleys,bottom corner brackets and other components are under **EXTREME TENSION** and exert strong forces. **Adjustments and repairs should be done by a Qualified Service Person Only.**

For Your Safety and the Safety of Others

Do Not allow children to operate door or opener.

Do Not allow children to play near an open or moving garage door.

Check automatic reversing and beam break functions of electric opener monthly.

Keep door in full view and free of obstructions while operating.

Do Not stand under door or walk through doorway while door is moving.

Do Not place hands between section joints or near tracks,hinges or rollers.Severe injury to hands could result.

Open or close door from center only,using the pull rope.

Door must be reinforced if an electric opener is used and must be properly adjusted and maintained.

Inspect the door monthly for loose,worn or broken parts.

A qualified person should Lubricate all moving parts and pivot points(hinges,roller shafts,latches and springs) 2 or 3 times yearly with light machine oil. do Not grease tracks

Our clients are strongly advised to retain appropriate specialists for further evaluations and provide cost estimates for correction of any areas, spaces, systems or components suggested within our inspection report that were not found to be in current Serviceable condition or that may be beyond the scope of a CREIA or ASHI Inspection or which may have been disclosed by others within the time limit contingency specified within the purchase contract.If Inspectors recommendations are Not followed the Client and Agent Release "Tim Hemm Inspections" from All future Liability.

6. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

| | | AS | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|---|
| 6.0 | RANGE HOOD | • | | | | Exhaust/Range hood: VENTED |
| 6.1 | DISHWASHER | • | | | | Dishwasher Brand: KITCHEN AID |
| 6.2 | RANGES/OVENS/COOKTOPS | | | | • | Range/Oven: WOLF |
| 6.3 | FOOD WASTE DISPOSER | • | | | | Disposer Brand: BADGER |
| 6.4 | MICROWAVE COOKING EQUIPMENT (Built In) | • | | | | Built in Microwave: GENERAL ELECTRIC |

AS= Appears Serviceable, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

AS NI NP RR

Exhaust/Range hood:
VENTED

Dishwasher Brand:
KITCHEN AID

Range/Oven:
WOLF

Disposer Brand:
BADGER

Built in Microwave:
GENERAL ELECTRIC

Range/Oven/Cook Top

Fuel Source:
Gas

Trash Compactors:
KITCHEN AID

Comments:

-  **6.2** No "anti tip" bracket installed on the stove/range to prevent unit from tipping over if oven door were to be used for a step. Recommend installation of "anti tip" bracket for safety.



6.2 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas may be un accessible or concealed from view. Please be aware that the inspector has your best interest in mind. Our clients are strongly advised to retain appropriate specialists for further evaluations and provide cost estimates for correction of any areas, spaces, systems or components suggested within our inspection report that were not found to be in current Serviceable condition or that may be beyond the scope of a CREIA or ASHI Inspection or which may have been disclosed by others within the time limit contingency specified within the purchase contract. If Inspectors recommendations are Not followed the Client and Agent Release "Tim Hemm Inspections" from All future Liability.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

As of January 1, 2017, California state law requires that water conserving fixtures and toilets be installed if current fixtures exceed certain flow rates for homes built before January 1, 1994. If a toilet flows more than 1.6 gallons per flush (gpf), a 1.28 gpf toilet will be required. If a shower head exceeds 2.5 gallons per minute (gpm), a 2.0 gpm shower head will be required. If a lavatory faucet

flows more than 2.2 gpm, a 1.2 gpm faucet will be required. If a kitchen sink faucet flows more than

2.2 gpm, a 1.8 gpm faucet will be required. It is beyond the scope of the inspection to determine flow

rates at fixtures and what the gallons per flush for a toilet is. The client is required to verify fixture

flow rates with the seller or a licensed contractor and make upgrades as needed.

| | | AS | NI | NP | RR | Styles & Materials |
|-----|---|----|----|----|----|--|
| 7.0 | PLUMBING DRAIN, WASTE AND VENT SYSTEMS | | | | • | Plumbing Waste and Vent: ABS Not Fully Visible |
| 7.1 | PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES | | | | • | Plumbing Water |
| 7.2 | HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS | | | | • | Distribution (inside home): PEX Not Fully Visible Plastic Pipes Not identified in the Main panel |
| 7.3 | MAIN WATER SHUT-OFF DEVICE (Describe location) | • | | | | Water Source: Public |
| 7.4 | WATER PRESSURE | | • | | | Plumbing Water Supply (into home): Copper Not Fully Visible |
| 7.5 | MAIN FUEL SHUT OFF (Describe Location) | • | | | | Plumbing supply size (into home): 1 1/4 INCH |
| 7.6 | FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks) | | | | • | Washer Drain Size: 2" Diameter |

AS= Appears Serviceable, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

AS NI NP RR

Comments:

Tim Hemm Inspections

 **7.0** (1) All waste lines are subject to damage from tree roots, vegetation, soil movement or "other" forces."Tim Hemm Inspections" can Not judge the condition of concealed (or buried pipes). Sometimes damage can be very far away from the home. It may Not be possible to run enough water through the system (during inspection) to discover any defects. Sewer line repairs (or replacement) can be very expensive. For these reasons "Tim Hemm Inspections", recommends an qualified contractor perform an Video Inspection of the Building Drain and Main Waste Lines serving the subject property.

 (2) Sink drain stopper is non operational at guest bath. A qualified person should repair as necessary

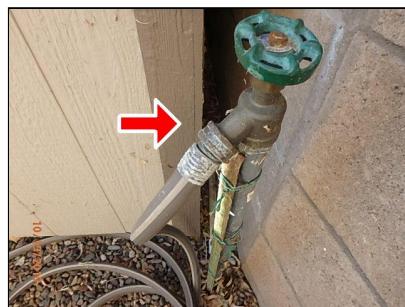


7.0 Item 1(Picture)

 **7.1** (1) Hose bibs at various locations are missing anti-backflow prevention devices(vacuum breakers). While this may be a newer requirement,I recommend installing vacuum breakers to prevent accidental contamination of water supply system



7.1 Item 1(Picture)



7.1 Item 2(Picture)



7.1 Item 3(Picture)



7.1 Item 4(Picture)

Tim Hemm Inspections

 (2) Irrigation system was Not inspected. Recommend proper specialist inspect irrigation system further and verify that it meets all of the current water conservation requirements and is functioning correctly.



7.1 Item 5(Picture)



7.1 Item 6(Picture)

 (3) Standing water on the sidewalk may be an indication of an incorrectly functioning anti siphon valve. I recommend repairs by a qualified contractor.



7.1 Item 7(Picture)



7.1 Item 8(Picture)

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4) Pipes not wrapped at the patio.

Pipes passing through concrete or cinder walls and floors or other corrosive material shall be protected against external corrosion by a protective sheathing or wrapping or other means that will withstand any reaction from the lime and acid of concrete, cinder or other corrosive material. Sheathing or wrapping shall allow for expansion and contraction of piping to prevent any rubbing action. Minimum wall thickness of material shall be 0.025 inch (0.64 mm).



7.1 Item 9(Picture)



7.1 Item 10(Picture)

5) The kitchen sink has an extra support under it. This is for your information. I recommend evaluation by a qualified contractor.



7.1 Item 11(Picture)



7.1 Item 12(Picture)

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⚠ (6) Cross connections are present at the toilet filler hoses and the filler valves leak. The end of the hose should terminate 1" above the water level inside the tanks. I recommend correct as necessary to prevent accidental contamination of the plumbing system.



7.1 Item 13(Picture)



7.1 Item 14(Picture)



7.1 Item 15(Picture)



7.1 Item 16(Picture)



7.1 Item 17(Picture)

⚠ (7) The sink faucet is loose at the laundry room. loose pipes are easily damaged. I recommend evaluation and repairs by a qualified licensed plumbing contractor.



7.1 Item 18(Picture)

⚠ (8) I recommend seal the shower head pipes and shower/tub valves and spouts, at the walls with a suitable caulking to help prevent moisture intrusion into the wall(s.) Moisture intrusion can lead to structural damage and microbial growth.



7.1 Item 19(Picture)

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 (9) The shower pipe is loose in the wall(master bath). I recommend a qualified person secure the pipes inside the wall to prevent damage to any concealed connections that may result in a leak. Water leaks can lead to structural damage and microbial growth. I recommend evaluation and repairs by a qualified contractor.



7.1 Item 20(Picture)

 (10) Removable shower heads should be equipped with an air gap device or should terminate 1" above the flood rim of the shower. This is an requirement to help prevent accidental contamination of the homes plumbing system.



7.1 Item 21(Picture)

 (11) Whirlpool tub at master bath did not function when tested. A qualified contractor should inspect further and correct as needed.



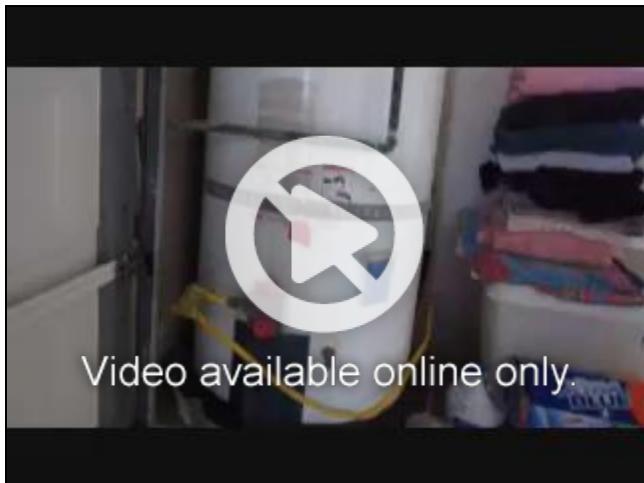
7.1 Item 22(Picture)



7.1 Item 23(Picture)

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 **7.2** (1) I recommend a qualified person drain and flush the waterheater yearly to help prevent sediment build up that can reduce the efficiency and life span of the waterheater. Typically the old accepted life span standard for a water heater was 15 years. The realistic life span of a newer unit can be judged by the manufacturers warranty period. If the warranty has expired on your unit(s). Budgeting for replacement should be considered.



7.2 Item 1(Video)

 (2) Some jurisdictional authorities require three (3) or an engineered strapping system for water heaters 75 gal or more. I am unable to determine if the straps installed meet the local requirements. I recommend contact the local authority having jurisdiction regarding strapping requirements for 75 gal unit.



7.2 Item 2(Picture)

7.3 The main water shut off is the blue lever located in the garage. This is for your information.



7.3 Item 1(Picture)

Tim Hemm Inspections

-  7.4 (1) Water pressure is 60 psi.



7.4 Item 1(Picture)

-  (2) No relief valve visible/installed

Excessive Water Pressure. Where static water pressure in the water supply piping is exceeding eighty (80) pounds per square inch (552 kPa), an approved-type pressure regulator preceded by an adequate strainer shall be installed and the static pressure reduced to eighty (80) pounds per square inch (552 kPa) or less. Pressure regulator(s) equal to or exceeding one and one-half (1 1/2) inches (38 mm) shall not require a strainer. Such regulator(s) shall control the pressure to all water outlets in the building unless otherwise approved by the Authority Having Jurisdiction. Each such regulator and strainer shall be accessibly located above ground or in a vault equipped with a properly sized and sloped bore-sighted drain to daylight, shall be protected from freezing, and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping. Pipe size determinations shall be based on 80 percent of the reduced pressure. An approved expansion tank shall be installed in the cold water distribution piping downstream of each such regulator to prevent excessive pressure from developing due to thermal expansion and to maintain the pressure setting of the regulator. The expansion tank shall be properly sized and installed in accordance with the manufacturer's instructions and listing. Systems designed by registered engineers shall be permitted to use approved pressure relief valves in lieu of expansion tanks provided such relief valves have a maximum pressure relief setting of one hundred (100) pounds per square inch (689 kPa) or less.

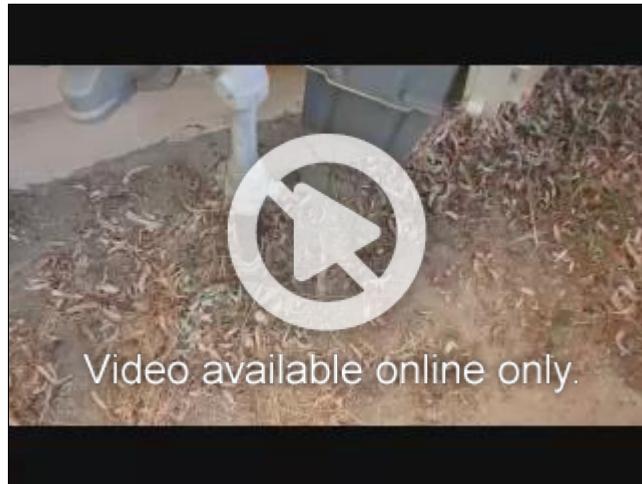


7.4 Item 2(Picture)

7.5 (1) The main fuel shut off is at gas meter outside at (South side of home). The valve will need a wrench to be operated. While not a requirement, in case of emergency, we recommend an earthquake style wrench with a chain be installed to aid shut off in the event of an emergency.



7.5 Item 1(Picture)

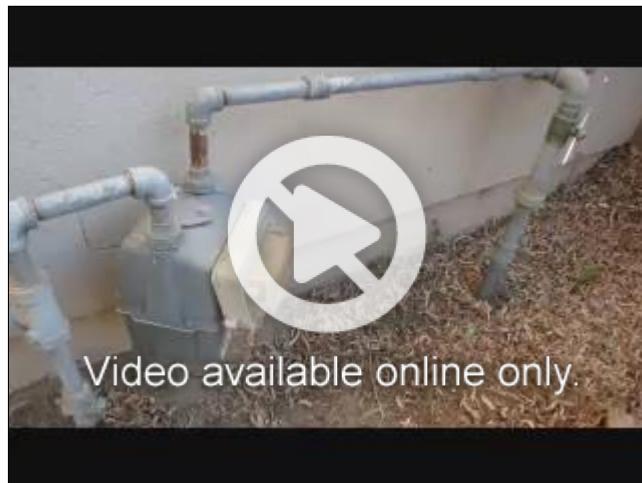


7.5 Item 2(Video)

(2) The pipes are rusty and there is no automatic earthquake shutoff valve, at the gas meter. I recommend the rusty pipes be prepared and painted. There is no requirement for an automatic earthquake shutoff valve. It is a recommendation for a safety up grade, from the Home Inspector to you.



7.5 Item 3(Picture)



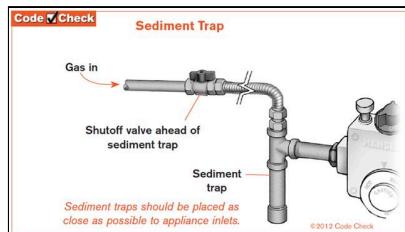
7.5 Item 4(Video)

 **7.6** (1) No sediment traps noted at gas appliances. While local jurisdictional authorities may not require this, we recommend installation of sediment traps at gas appliances as per manufacturers installation instructions.

Sediment Trap. Where a sediment trap is not incorporated as a part of the gas utilization appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical at the time of appliance installation. The sediment trap shall be either a tee fitting with a capped nipple in the bottom outlet, or other device recognized as an effective sediment trap. Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills shall not be required to be so equipped.



7.6 Item 1(Picture)



7.6 Item 2(Picture)



7.6 Item 3(Picture)

 (2) There is CSST (corrugated stainless steel tubing) gas line in this Home. New California law Requires Home Inspectors to report the presence of this material/gas line. The law also states that Home inspectors are Not qualified to determine if it is properly bonded to the home's electrical system. The Only Person Qualified to determine if the CSST is Properly Bonded is a Licensed Electrical Contractor. An Electrical Contractor Must inspect to determine if the CSST is correctly Bonded Prior To The Close Of This Transaction.

Standard (yellow) CSST installed inside or attached to a building or structure Shall be electrically continuous and direct-bonded to the electrical ground system of the structure(s) in which it is installed. The bonding materials shall be in accordance with NFPA 70(NEC) and the Uniform Plumbing Code (UPC) or National Fuel Gas Code(NFGC).

"Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor."

[CSST Bonding Who is required to](#)

<http://ecmweb.com/bonding-amp-grounding/whose-job-it-bond-corrugated-stainless-steel-tubing-csst>



7.6 Item 4(Picture)



7.6 Item 5(Picture)

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas may be un accessible or concealed from view. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Our clients are strongly advised to retain appropriate specialists for further evaluations and provide cost estimates for correction of any areas, spaces, systems or components suggested within our inspection report that were not found to be in current Serviceable condition or that may be beyond the scope of a CREIA or ASHI Inspection or which may have been disclosed by others within the time limit contingency specified within the purchase contract. If Inspectors recommendations are Not followed the Client and Agent Release "Tim Hemm Inspections" from All future Liability.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

| | | AS | NI | NP | RR | Styles & Materials |
|-----|--|----|----|----|----|--|
| 8.0 | CEILINGS | | | | • | Ceiling Materials: Drywall |
| 8.1 | WALLS | | • | | | Wall Material: Drywall Wood |
| 8.2 | FLOORS | | | | • | Floor Covering(s): Carpet Tile Laminated T&G |
| 8.3 | STEPS, STAIRWAYS, BALCONIES AND RAILINGS | | | | • | Interior Doors: Hollow core Raised panel |
| 8.4 | COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS | | | | • | Window Types: Dual Pane Vinyl Frames |
| 8.5 | DOORS (REPRESENTATIVE NUMBER) | | | | • | Window Manufacturer: MILGARD |
| 8.6 | WINDOWS (REPRESENTATIVE NUMBER) | | | | • | Cabinetry: Wood |
| 8.8 | ACCESSORIES | | • | | | Countertop(s): Cultured marble Granite Porcelain Pedestal |

AS= Appears Serviceable, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

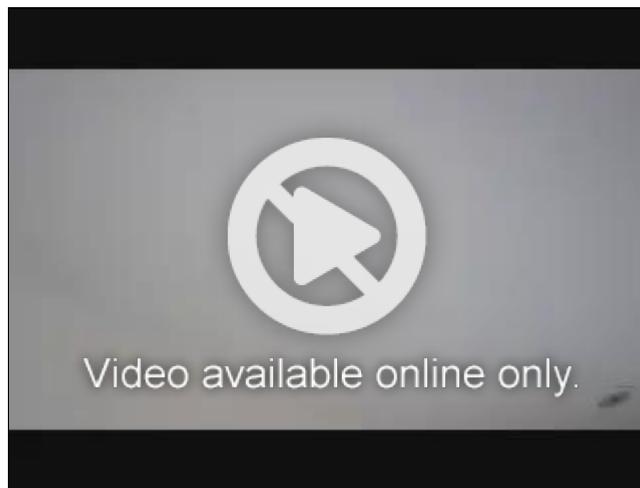
AS NI NP RR

Comments:

 **8.0** The Drywall on the ceiling reveals a water stain/damage indicating a leak did or still exists at family room and upstairs. Moisture intrusion will lead to structural damage and microbial growth. A qualified contractor should inspect further and correct as needed.



8.0 Item 1(Picture) Above stairs



8.0 Item 2(Video)



8.0 Item 3(Picture) Family room

- 8.2** The Carpet is loose at the upstairs. It may eventually become a trip hazard . A qualified contractor should inspect further and correct as needed.

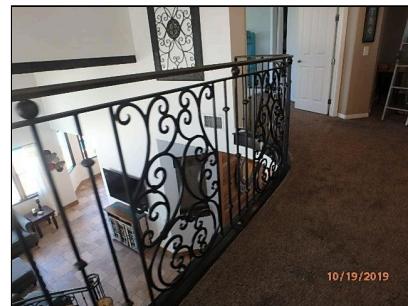


8.2 Item 1(Picture)

- 8.3** The hand/guard rail for the upstairs and loft does not meet current standard and is considered climbable . A fall or injury could occur if not corrected. I recommend a qualified contractor install an handrailing that meets the current safety standard as an upgrade.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

Tim Hemm Inspections

 8.4 (1) Occupants belongings stored under the sinks block access. I was unable to fully evaluate the condition of cabinets or plumbing (supply/DWV) under the sinks.I recommend complete evaluation by a qualified contractor after occupants belongings have been moved.



8.4 Item 1(Picture)



8.4 Item 2(Picture)



8.4 Item 3(Picture)



8.4 Item 4(Picture)

 (2) Drawer face in guest bath is loose(fell off). This is a maintenance issue and is for your information. A qualified contractor should inspect further and correct as needed.



8.4 Item 5(Picture)

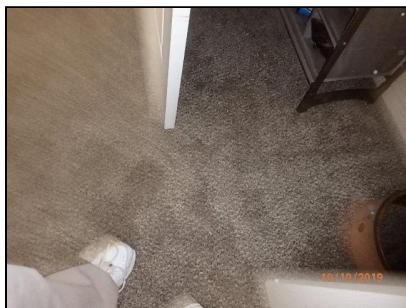
 8.5 (1) The Shower door falls out of track when opened at Guest bath. This is considered Un safe. A qualified contractor should inspect further and correct as needed.



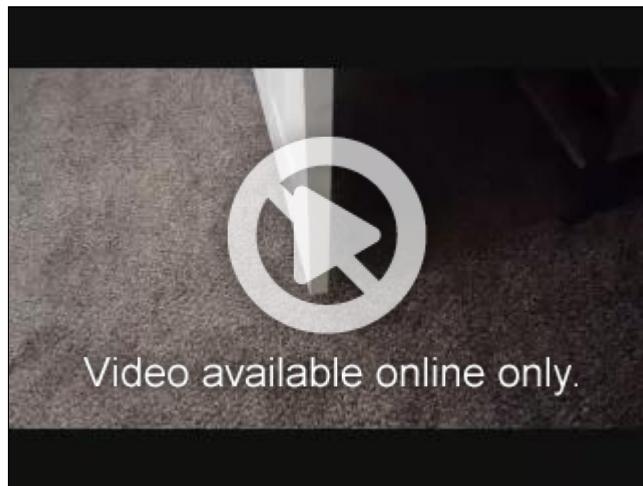
8.5 Item 1(Picture)

Tim Hemm Inspections

 (2) The bottom closet door guides are damaged(or missing) at one (or more) locations. The bottom guides help to keep the doors on the tracks. If the doors are allowed to swing out too far they can fall off and cause injury. We recommend a qualified person repair as necessary



8.5 Item 2(Picture)



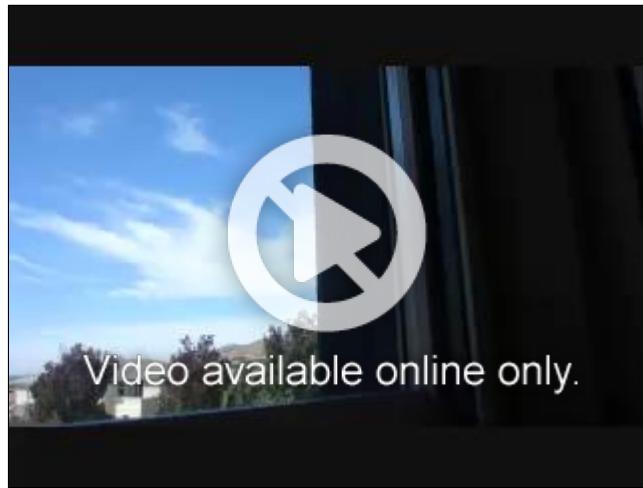
Video available online only.

8.5 Item 3(Video)

 8.6 (1) The window sash springs/balancers are loose at a number of areas. Damaged springs will eventually have a negative affect on the safe operation of the window. I recommend evaluation and repair by a qualified contractor or window specialist



8.6 Item 1(Picture)



Video available online only.

8.6 Item 2(Video)



8.6 Item 3(Picture)



8.6 Item 4(Video)

 (2) One window difficult to operate at the Guest bath. This is a maintenance issue and is for your information. A qualified contractor should inspect further and correct as needed.



8.6 Item 5(Picture)

 (3) Some windows were blocked by occupants belongings and could not be tested for proper operation.



8.6 Item 6(Picture)

 8.8 The alarm/security system is beyond the scope of this inspection. We did not test or inspect this system. I recommend evaluation by an qualified contractor.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas may be un accessible or concealed from view. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Our clients are strongly advised to retain appropriate specialists for further evaluations and provide cost estimates for correction of any areas, spaces, systems or components suggested within our inspection report that were not found to be in current Serviceable condition or that may be beyond the scope of a CREIA or ASHI Inspection or which may have been disclosed by others within the time limit contingency specified within the purchase contract. If Inspectors recommendations are Not followed the Client and Agent Release "Tim Hemm Inspections" from All future Liability.

9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

| | | AS | NI | NP | RR | Styles & Materials |
|------|---|----|----|----|----|---|
| 9.0 | HEATING EQUIPMENT (The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracking or holes, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection.) | • | | | | Heat System Brand: LENNOX |
| 9.1 | NORMAL OPERATING CONTROLS | • | | | | Heat Type: Forced Air Split System(s) |
| 9.2 | AUTOMATIC SAFETY CONTROLS | • | | | | Heat System Age (years): 15 Years |
| 9.3 | DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) | • | | | | Energy Source: Natural gas |
| 9.4 | PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM | • | | | | Number of Heat Systems (excluding wood): Two |
| 9.5 | FILTER (s) | • | | | | BTU's: 80000 |
| 9.6 | COMBUSTION and RETURN AIR | • | | | | Furnace Location(s): Attic |
| 9.7 | CHIMNEYS, FLUES AND VENTS (for fireplaces or heat systems) | | • | | | Ductwork: N/A Not Fully Visible |
| 9.8 | SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove) | • | | | | Filter Type: Disposable Location: Ceiling(s) Upstairs |
| 9.9 | GAS/LP FIRELOGS AND FIREPLACES | | | | • | Filter Size: (Two filters) 20x30 |
| 9.10 | COOLING AND AIR HANDLER EQUIPMENT | | | | • | Types of Fireplaces: Solid Fuel Vented gas logs/gas only Manufactured |
| 9.11 | NORMAL OPERATING CONTROLS | • | | | | Operable Fireplaces: Two |
| 9.12 | PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM | • | | | | Cooling Equipment Type: Air Conditioner Split System(s) |

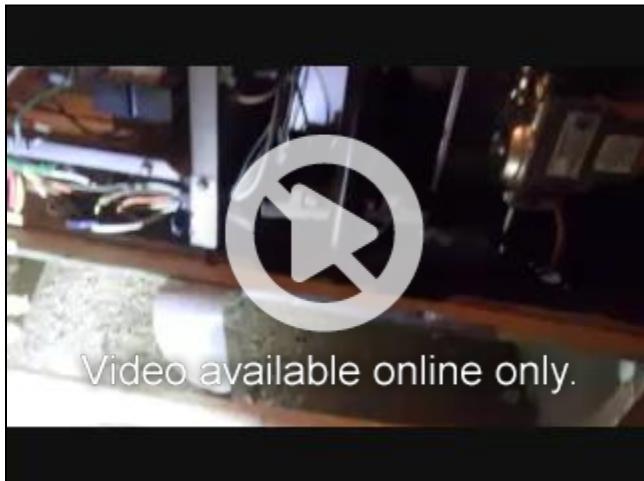
AS= Appears Serviceable, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

AS NI NP RR

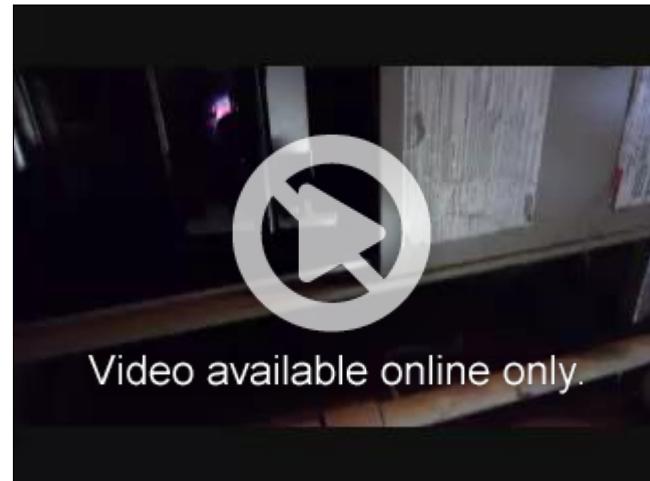
Comments:

Tim Hemm Inspections

9.0 The furnace(s) should be cleaned and serviced on an yearly schedule to help insure the system maintains its energy efficiency and performs to it's design potential. The industry accepted standard life span of a HVAC system is 15 years. Regular(yearly minimum) servicing may help the system meet or exceed the life expectancy and can reduce energy consumption.



9.0 Item 1(Video)



9.0 Item 2(Video)

9.5 I recommend clean or replace the filters a minimum of twelve (12) times a year to maintain system efficiency.

9.6 Return air gills not installed down stairs (or separated). Un even cooling (or heating) may be possible. Normally the return air grilles are separated to circulate the air in the whole house. The system may not function or perform to it's design potential. I recommend evaluation by an licensed HVAC contractor.



9.6 Item 1(Picture)

 **9.7** (1) The chimney, liner and all related components are not fully accessible for a visual inspection. It is recommended that a NFPA(National Fire Protection Association) 211(Standards for chimneys, Fireplaces, Vents and Solid Burning Appliances) level II inspection be performed by a proper licensed specialist for safety.Prior to the use of this fireplace.



9.7 Item 1(Picture)



9.7 Item 2(Picture)

 (2) I recommend install damper clamp to prevent the damper from fully closing and allowing products of combustion

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(carbon monoxide) entering into the living space and clean the chimney prior to the use of this fireplace.



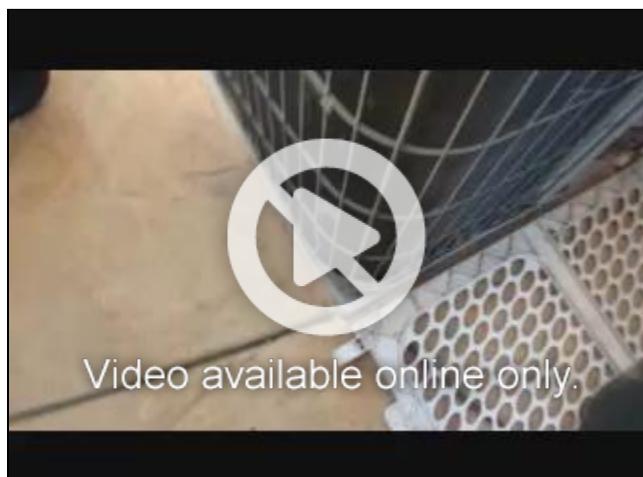
9.7 Item 3(Picture)

-  **9.9** Gas line in fireplace(s) is capped, and gas logs were missing or inoperable. We can not verify if gas is present at fireplace.



9.9 Item 1(Picture)

-  **9.10** (1) The air conditioner(s) should be cleaned and serviced on an yearly schedule to help insure the system maintains its energy efficiency and performs to it's design potential. The industry accepted standard life span of a HVAC system is 15 years. Regular(yearly minimum) servicing may help the system meet or exceed the life expectancy and can reduce energy consumption.



9.10 Item 1(Video)



9.10 Item 2(Video)

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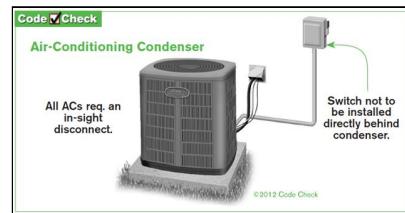
 (2) Access to the AC electrical disconnect is blocked by the condenser. There should be 36" clearance at the front of the disconnect for the safety of service personnel. We recommend evaluation and repair by a qualified HVAC or electrical contractor



9.10 Item 3(Picture)



9.10 Item 4(Picture)

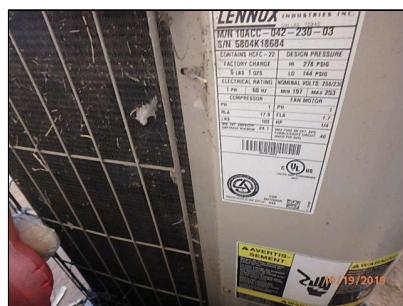


9.10 Item 5(Picture)

 (3) The cooling fins are bent/damaged at the units outside. Bent or damaged cooling fins restrict air flow and reduce the efficiency of the units. I recommend a qualified HVAC technician correct as necessary



9.10 Item 6(Picture)



9.10 Item 7(Picture)

 (4) I recommend install moisture sensor safety switches in the condensation catch pan(s) in the attic. This is a recommendation for a safety upgrade from the Home Inspector to You.



9.10 Item 8(Picture)



9.10 Item 9(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas may be un accessible or concealed from view. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Our clients are strongly advised to retain appropriate specialists for further evaluations and provide cost estimates for correction of any areas, spaces, systems or components suggested within our inspection report that were not found to be in current Serviceable condition or that may be beyond the scope of a CREIA or ASHI Inspection or which may have been disclosed by others within the time limit contingency specified within the purchase contract. If Inspectors recommendations are Not followed the Client and Agent Release "Tim Hemm Inspections" from All future Liability.

10. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

| | | AS | NI | NP | RR | Styles & Materials |
|------|---|----|----|----|----|--------------------|
| 10.0 | INSULATION IN ATTIC | | | | • | |
| 10.1 | VENTILATION OF ATTIC AND FOUNDATION AREAS | • | | | | |
| 10.2 | VENTING SYSTEMS (Kitchens, baths and laundry) | • | | | | |
| 10.7 | WHOLE HOUSE FAN(s) | | • | | | |

AS= Appears Serviceable, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

AS NI NP RR

Attic Insulation:

Blown
Fiberglass

Ventilation:

Dormer vents
O' Hagin Vents

Exhaust Fans:

Fan with light

Dryer Power Source:

Gas Connection

Dryer Vent:

Metal

Comments:

 **10.0** Insulation in the attic that is contaminated by rodents is considered an health safety hazard and should be removed and replaced. I recommend evaluation and cost estimation of replacement and upgrading to meet the current energy conservation standard.

10.2 The dryer vent duct should be inspected and cleaned by an qualified person on an yearly schedule to help prevent lint fires.

 **10.7** Whole house fans are installed as an added energy saving feature. The fans should be equipped with fire sensor safety switches in the attic. The fan normally is operated in the evening or night time hours. The fan creates an negative pressure inside the home and exhausts in the attic. An window must be opened to allow outside air to be drawn in and cool the homes interior. Operation of the fan without an open window or door can draw ashes out of the fire place(s). The fan should not be operated when the HVAC system(s) are running. These systems are beyond the scope of this inspection and was not evaluated. I recommend regular inspection and maintenance by an qualified person.



10.7 Item 1(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas may be un accessible or concealed from view. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Our clients are strongly advised to retain appropriate specialists for further evaluations and provide cost estimates for correction of any areas, spaces, systems or components suggested within our inspection report that were not found to be in current Serviceable condition or that may be beyond the scope of a CREIA or ASHI Inspection or which may have been disclosed by others within the time limit contingency specified within the purchase contract. If Inspectors recommendations are Not followed the Client and Agent Release "Tim Hemm Inspections" from All future Liability.

12. Swimming Pools, Spa and Equipment

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

New California State Safety Regulations Require A Home Inspector shall report if the pool/spa do Not have at least two of the following Safety Features installed.

SB 442 applies to Any Pool that is New or there are repairs or up grades that require a permit.

It is the recommendation from "Tim Hemm Inspections" that safety features be installed No matter the circumstances of the pool on the Subject Property.

The seven listed drowning prevention safety features of SB 442 are:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

| | | AS | NI | NP | RR | Styles & Materials |
|------|---|----|----|----|----|-----------------------------------|
| 12.0 | OPERATIONAL CONDITION OF POOL AND SPA | • | | | | STYLE: IN GROUND |
| 12.1 | SURFACE WALLS AND FLOOR OF POOL AND SPA | | | | • | SHAPE: SQUARE |
| 12.3 | DECKING POOL and SPA | | | | • | WALL MATERIALS: PLASTER |
| 12.4 | PLUMBING POOL and SPA | | | | • | Filter Type: DE Type |
| 12.5 | PUMPS FOR CIRCULATION OF WATER and FILTER | | | | • | |

AS= Appears Serviceable, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

AS NI NP RR

Tim Hemm Inspections

AS NI NP RR

| | | AS | NI | NP | RR |
|-------|---|----|----|----|----|
| 12.7 | POOL/SPA HEATERS (Heat exchangers can not be visually inspected for wear or damage. This is beyond the scope of the inspection) | | | | • |
| 12.8 | ELECTRICAL POOL and SPA | | | | • |
| 12.9 | POOL ALARMS OTHER SAFETY FEATURES | | | • | |
| 12.10 | SALT/CHLORINATOR | • | | | |

AS= Appears Serviceable, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

AS NI NP RR

Comments:

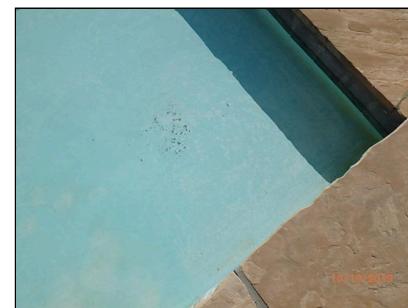
12.1 The pool and spa plaster are discolored and chipped at a number of areas. I can not judge the remaining life of the plaster. I recommend evaluation and estimation of the remaining life and replacement cost by a licensed pool plaster contractor.



12.1 Item 1(Picture)



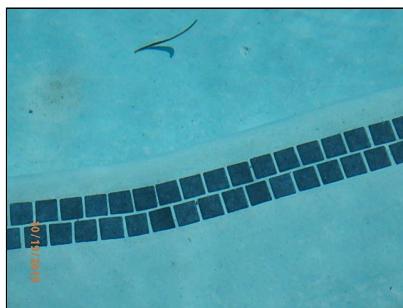
12.1 Item 2(Picture)



12.1 Item 3(Picture)



12.1 Item 4(Picture)



12.1 Item 5(Picture)



12.1 Item 6(Picture)

12.3 Pool coping feels loose. I recommend repairs by a qualified pool contractor.



12.3 Item 1(Picture)

12.4 (1) The pool and spa bottom drains lack an approved cover. The current safety standard requires an anti entrapment type cover that complies with the Virginia Graham Baker Law. I recommend an qualified pool contractor install all of the currently required safety equipment. These are some safety guidelines,

<http://www.poolsafely.gov/faqs>



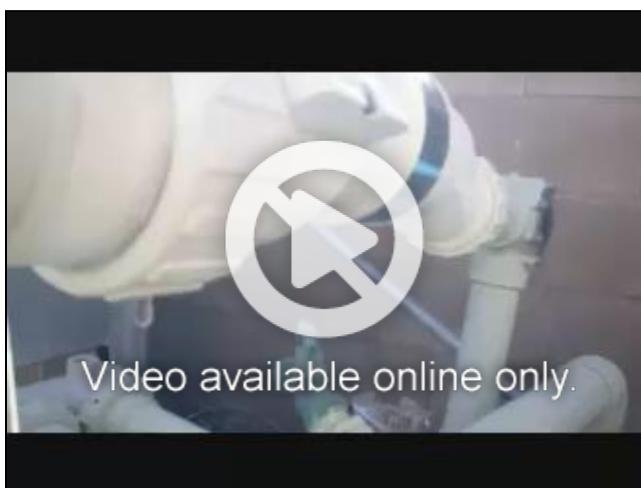
12.4 Item 1(Picture)

(2) The diverter/safety valve is missing in the skimmer. This valve prevents damage to the equipment when the water level drops below the skimmer intake. I recommend installation of an diverter/safety valve.



12.4 Item 2(Picture)

(3) Pool / Spa plumbing is leaking. Recommend repair or replace by a licensed pool technician.



12.4 Item 3(Video)

Tim Hemm Inspections

(4) This electrical switch is damaged. I was unable to determine what it controls. I recommend repairs by a qualified contractor.



12.4 Item 4(Picture)

(5) PVC pool and spa plumbing should be painted to avoid deterioration from sunlight.



12.4 Item 5(Picture)

12.5 (1) It is Impossible to accurately estimate the remaining useful life of any system or component. Even new components can fail prior to their "Normal" service life. I recommend complete evaluation of all of the components by a qualified pool/spa contractor.

(2) Pool pump is not secured properly to pad. Opinions vary as to importance of this item. We recommend correcting for safety. Recommend further evaluation by a licensed pool technician.



12.5 Item 1(Picture)



12.5 Item 2(Picture)

Tim Hemm Inspections

(3) I recommend up grade the pool pump motor to meet the current energy conservation variable speed standard.



12.5 Item 3(Picture)

(4) The waterfall pump is leaking. I recommend repairs by a qualified contractor.



12.5 Item 4(Picture)

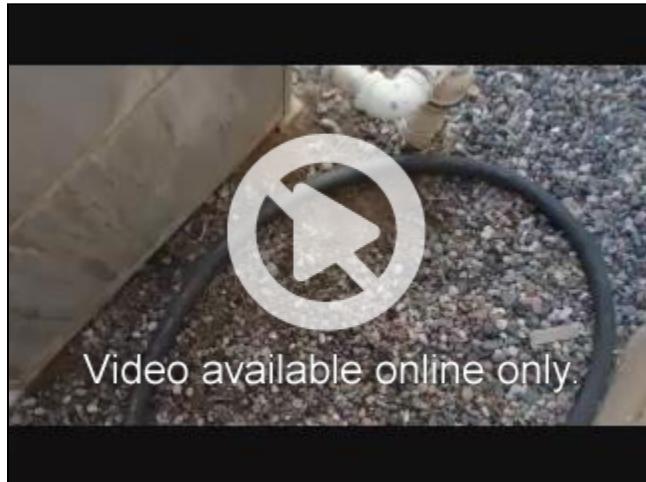
12.7 Gas-fired Pool Heater would not respond to normal user controls. Staining on the unit and wet soil around the unit may be an indication of a leak. Recommend further evaluation by a licensed pool technician..



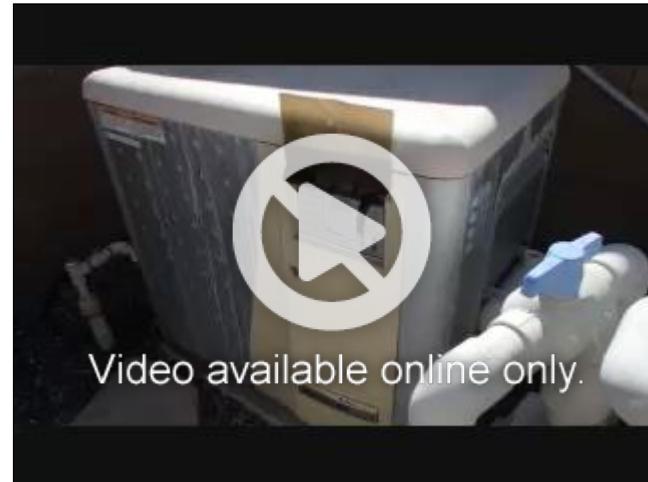
12.7 Item 1(Picture)



12.7 Item 2(Picture)

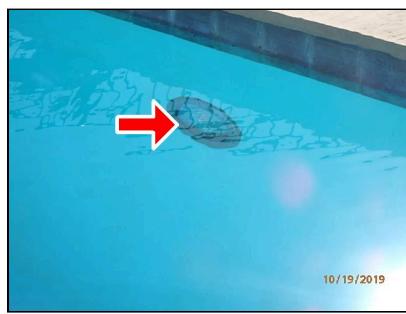


12.7 Item 3(Video)



12.7 Item 4(Video)

12.8 (1) Pool light did not work when tested. It appears there is water in the bucket. This is a safety hazard. I recommend repairs by a qualified contractor.



12.8 Item 1(Picture)

(2) The conduit that supports the pool pump timer and salt system control box is rusted and damaged. The equipment is loose. This is a safety hazard. I recommend repairs by a qualified contractor.



12.8 Item 2(Picture)



12.8 Item 3(Video)

Tim Hemm Inspections

(3) Exposed wiring in pool equipment area. Recommend correct as necessary.



12.8 Item 4(Picture)

12.9 There are None of these safety features installed.

The New State Law Requires a Home inspector to report if the Home does Not have at least Two of these safety features installed.

The seven listed drowning prevention safety features of SB 442 are:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the

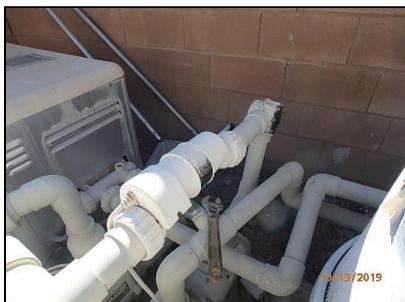
child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).



12.9 Item 1(Picture)

12.10 Salt/Chlorinator systems are beyond the scope of this inspection. Operation of salt/chlorinator system or water chemistry was not tested. I recommend evaluation by an qualified swimming pool technician.



12.10 Item 1(Picture)

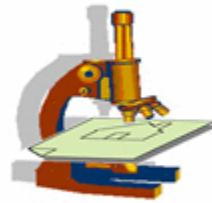


12.10 Item 2(Picture)

The inspection is only visual and not to be technically exhaustive. Our company does not dismantle components for inspection. We operate user friendly controls to test components that are readily accessible. We do not test for adequacy or performance of components or systems. Pools and spas are not tested for leaks. Water is not tested for presence and/or levels of chemicals. Salt water systems and solar heating systems are beyond the scope of the inspection and are not evaluated. If Inspectors recommendations are Not followed the Client and Agent Release "Tim Hemm Inspections" from All future Liability.

General Summary

TIM HEMM



INSPECTIONS

Tim Hemm Inspections

**P.O. Box 606
Yucaipa, Ca. 92399
(951) 543-3501**

**Customer
Single Mother**

**Address
36206 Main St
Yucaipa CA 92399**

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. **It is recommended that the customer read the complete report.**

1. Exterior

1.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

- ⬆ (1) The minimum allowed weep space below the "stucco weep screed" to concrete/hard scape is 2" the space at exterior wall and patio surface is less than that. The wall may not drain correctly and moisture intrusion may occur. I am unable to determine if there has been any moisture accumulation inside of the wall(s.) I recommend evaluation by a qualified person.
- ⬆ (2) Stucco coating at various areas of exterior is cracked or chipped. Recommend sealing of all cracks/chips to prevent moisture intrusion and further deterioration. If these are areas of concern, recommend further evaluation by proper specialist be completed.
- ⬆ (3) Horizontal areas known as "pot shelves" are prone to moisture intrusion. Moisture intrusion can lead to structural damage and microbial growth. I recommend yearly maintenance(sealer) to help prevent moisture intrusion.
- ⬆ (4) The stucco coating has flaked off below the entry door threshold. I recommend repairs by a qualified contractor.
- ⬆ (5) The satellite dish anchored through the wall cladding will eventually leak and possibly damage the wood they are anchored to. I recommend an qualified person re locate the satellite dish and seal the wall.

1.1 DOORS (Exterior)

Repair or Replace



- (1) There are None of these safety features installed.

The seven listed drowning prevention safety features of SB 442 are:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).



(2) I recommend change or re key all of the entry door locks, prior to occupying the home. This should be performed as a safety and security up grade.



(3) The french doors T door rubs at jamb/frame when closing. An adjustment/repair is needed. A qualified contractor should inspect further and correct as needed.

1.2

WINDOWS

Repair or Replace



(1) Cloudy glass is an indication of a damaged seal. A window with a damaged seal has lost its insulation value and its energy efficiency. I recommend a qualified person evaluate and repair



(2) Screen(s) are missing at rear of home. A qualified person should repair or replace as needed.

1.4

VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

(With respect to their effect on the condition of the building)

Repair or Replace

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-  (1) Trees and vegetation planted next to home may cause foundation, plumbing drain and/or moisture problems on exterior wall covering and can allow rodents access to the attic and interior of home, if not moved. Recommend correct as necessary to avoid any possible future damage. Removal of the vegetation can lead to a Rodent infestation inside the home. Steps to prevent a possible infestation should be taken prior to removal of the vegetation.
-  (2) There are several areas attached to the home (and away from the home). That do not appear to drain water to an approved location. Water that does not drain away from the home can lead to structural damage and microbial growth. I recommend correction of the grading and drainage by a qualified person.
-  (3) There are surface drains installed at the west, north and east sides of home. The condition of underground pipes can Not be judged. I recommend yearly maintenance to insure the drains function properly during periods of severe weather.
-  (4) The BBQ burners did Not function when tested. I recommend repairs by a qualified contractor.
-  (5) The end access door at the patio island is Not anchored and is an injury hazard. I recommend repairs by a qualified contractor.
-  (6) The concrete at the driveway/hard scape is cracked. We are unable to determine the cause of the cracks. We recommend evaluation by a qualified person
-  (7) There appears to be a beehive in the neighbors yard.

1.6 FENCES / WALLS / GATES

Repair or Replace

-  (1) The gate does not self close.

Gates that access pool area should be proper height, non-climbable, self-closing, self latching and swing away from pool surface. Latch should be mounted on the inside. No openings greater than one-half an inch within 18 inches of the latch. Gate should be no more than 2 inches above grade (4 inches above concrete). Children can wander in a gate that is not always secured and fall in the pool or spa. This is a safety issue. Recommend check with local municipalities for proper requirements and correct as necessary.

-  (2) The south gate is non operational. I recommend repairs by a qualified contractor.

1.7 ADDITIONAL BUILDINGS ON PROPERTY

Not Inspected

-  I did not inspect any additional or detached buildings. I only inspected the main structure. Deficiencies may exist with these structures or building (s). Our company makes no representation to the condition of these structures or building (s).

2. Structural Components

2.4 ROOF STRUCTURE AND ATTIC

Repair or Replace

-  (1) Rodent droppings noted at various areas in attic. We do not test for the presence of rodent or vermin infestations. I am un able to determine if there is an active problem, however we recommend further evaluation by proper specialist.
-  (2) There are moisture stains in the attic at numerous areas. I am unable to determine the cause or if the leak has been repaired. I recommend further evaluation by a qualified person.

3. Roofing

3.0 ROOF COVERINGS (This report is an opinion of the general quality and condition of the roofing. * The inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer.*)

Repair or Replace

-  (1) The concrete roof tiles are slipped, damaged, chipped and cracked has been repaired at a number of areas. I recommend repairs as soon as possible to help prevent pre mature failure of the roof covering. A qualified contractor

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should inspect further and correct as needed.

-  (2) The rake tiles are improperly installed at the splayed rake (east side). The rake tiles should be laying flat and sealed to prevent water from entering at the open areas. I recommend repairs by a qualified roofing contractor.
-  (3) The mortar/concrete used as weather block is cracked at a number of locations. These cracks will eventually allow moisture intrusion and need replacement. We recommend replacement of the mortar/concrete with a pre manufactured "weather block" material by a qualified roofer.
-  (4) Close cut tiles at valleys are an acceptable installation. The tiles do trap debris and prevent water from flowing freely off of the roof. I recommend yearly maintenance/cleaning to help prevent moisture intrusion.
-  (5) The tree limbs that are in contact with roof or hanging near roof should be trimmed. Sometimes vegetation can cover roof covering and may conceal hidden damage. Recommend proper licensed specialist inspect further and correct as necessary.
-  (6) Pigeon droppings noted at various areas. This can sometimes be a health hazard. Recommend proper specialist inspect further and correct as needed.

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

-  There is no cricket/saddle flashing installed on the upper side of the chimney. A cricket/saddle flashing is peaked in the middle and will prevent water from ponding on the upper side of the chimney. Water that does not easily flow off of the roof can lead to moisture intrusion, structural damage and microbial growth. I recommend a licensed roofing contractor evaluate further.

3.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

-  The downspout does Not terminate 5' from house/foundation at the (East side of home). Down spouts should terminate to an location that directs water away from the home and walkways. A qualified contractor should inspect further and correct as needed.

4. Electrical System

4.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

-  The problem(s) discovered in the panel such as dead front cover rusty/damaged, deadfront cover anchor screws missing and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.

4.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE ("AFCI" type breakers may not be tripped as part of the inspection if house is occupied)

Repair or Replace

-  (1) Problem(s) discovered with Branch Circuits such as circuits not labeled or identified and doubled wiring at circuit(s), exposed wires subject to damage inside kitchen island and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.
-  (2) The "AFCI" breakers were not tested due to possible damage to electrical equipment (computers,alarm clocks, etc.etc) connected to those circuits (bedrooms). I recommend an qualified person test/trip off the "AFCI" breakers in the sub panel and verify that all circuits that supply the bedrooms are properly connected to "AFCI" breakers. After the occupants belongings have been moved and prior to occupying the home.

4.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

-  (1) At least three "three-prong" outlets are missing the cover-plate in the garage and master closet. This is a safety issue that needs to be corrected. I recommend a qualified person install the cover (s).
-  (2) The light switch is missing "cover-plate" at the closet. This is a safety issue that needs to be corrected. I recommend a qualified person install the cover.

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-  (3) At least one "three-prong" outlet is loose in wall/box in the master bath. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
-  (4) The light fixture not currently approved for use in a shower/wet location at the jack and jill bathroom. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
-  (5) The ceiling fan did not work when tested in the master bedroom. Electrical issues are considered a hazard until repaired. Recommend seller or proper specialist verify operation.

4.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

-  (1) The exterior receptacle/outlet at the (South side of home) is missing a weatherproof cover. This is a safety issue that needs to be corrected. I recommend a qualified person install cover(s) that are rated for exterior application.
-  (2) The exterior receptacle/outlet at the rear of home did not work or there is no power to outlet. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

4.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

-  "GFCI" protected outlets are not present at kitchen sink, kitchen island and, peninsula. Some of these style outlets may not have been required at the time of construction, however we recommend consideration of upgrading to current standards for safety. Recommend a licensed electrician inspect further, evaluate and correct as necessary for safety.

4.7 SMOKE ALARMS

Not Inspected

-  (1) The smoke alarms are life saving safety devices and they should be tested at all locations prior to moving in to home. The back up batteries should be changed and device operation should be verified twice yearly. The alarms should be replaced every ten (10) years. It is the recommendation of "Tim Hemm Inspections" that all alarms be Photoelectric type Alarms and they be installed in All areas that are required in New Homes(regardless of age of the home).Different jurisdictions have different regulations and requirements regarding smoke and Co alarms.I recommend consult the Local Agency Having Jurisdiction about their requirements.
-  (2) The smoke alarm is missing at one or more required locations. Smoke alarms are a life saving safety device and are required in all bedrooms,common hallways to bedrooms and on every floor/story. I recommend install smoke alarms at all of the currently required locations.

4.8 CARBON MONOXIDE ALARMS

Not Present

-  There are No carbon monoxide detector/alarm(s) found in home. It is recommended that they be installed according to the manufacturer's instructions. It is Now required by state law. I recommend install CO alarms in all of the locations that smoke alarms are Now required. This is recommend as an occupant safety up grade.

5. Garage

5.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Not Inspected

-  Walls are not fully visible for inspection due to occupants belongings. Recommend further evaluation by proper specialist.

5.2 GARAGE FLOOR AND VENTILATION

Not Inspected

-  Floors are not fully visible for inspection due to occupants belongings carpet and floor mat. Carpet is flammable. Recommend further evaluation by proper specialist.

6. Built-In Kitchen Appliances

6.2 RANGES/OVENS/COOKTOPS

Repair or Replace

- No "anti tip" bracket installed on the stove/range to prevent unit from tipping over if oven door were to be used for a step. Recommend installation of "anti tip" bracket for safety.

7. Plumbing System

7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

- (1) All waste lines are subject to damage from tree roots, vegetation, soil movement or "other" forces. "Tim Hemm Inspections" can Not judge the condition of concealed (or buried pipes). Sometimes damage can be very far away from the home. It may Not be possible to run enough water through the system (during inspection) to discover any defects. Sewer line repairs (or replacement) can be very expensive. For these reasons "Tim Hemm Inspections", recommends an qualified contractor perform an Video Inspection of the Building Drain and Main Waste Lines serving the subject property.

- (2) Sink drain stopper is non operational at guest bath. A qualified person should repair as necessary

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

- (1) Hose bibs at various locations are missing anti-backflow prevention devices (vacuum breakers). While this may be a newer requirement, I recommend installing vacuum breakers to prevent accidental contamination of water supply system

- (2) Irrigation system was Not inspected. Recommend proper specialist inspect irrigation system further and verify that it meets all of the current water conservation requirements and is functioning correctly.

- (3) Standing water on the sidewalk may be an indication of an incorrectly functioning anti siphon valve. I recommend repairs by a qualified contractor.

- (4) **Pipes not wrapped at the patio.**

Pipes passing through concrete or cinder

walls and floors or other corrosive material shall be protected

against external corrosion by a protective sheathing or wrapping

or other means that will withstand any reaction from the

lime and acid of concrete, cinder or other corrosive material.

Sheathing or wrapping shall allow for expansion and contraction

of piping to prevent any rubbing action. Minimum wall

thickness of material shall be 0.025 inch (0.64 mm).

- (5) The kitchen sink has an extra support under it. This is for your information. I recommend evaluation by a qualified contractor.

- (6) Cross connections are present at the toilet filler hoses and the filler valves leak. The end of the hose should terminate 1" above the water level inside the tanks. I recommend correct as necessary to prevent accidental contamination of the plumbing system.

- (7) The sink faucet is loose at the laundry room. loose pipes are easily damaged. I recommend evaluation and repairs by a qualified licensed plumbing contractor.

- (8) I recommend seal the shower head pipes and shower/tub valves and spouts, at the walls with a suitable caulking to help prevent moisture intrusion into the wall(s.) Moisture intrusion can lead to structural damage and microbial growth.

- (9) The shower pipe is loose in the wall (master bath). I recommend a qualified person secure the pipes inside the wall to prevent damage to any concealed connections that may result in a leak. Water leaks can lead to structural damage and microbial growth. I recommend evaluation and repairs by a qualified contractor.

- (10) Removable shower heads should be equipped with an air gap device or should terminate 1" above the flood rim of the shower. This is an requirement to help prevent accidental contamination of the homes plumbing system.

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-  (11) Whirlpool tub at master bath did not function when tested. A qualified contractor should inspect further and correct as needed.

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

-  (1) I recommend a qualified person drain and flush the waterheater yearly to help prevent sediment build up that can reduce the efficiency and life span of the waterheater. Typically the old accepted life span standard for a water heater was 15 years. The realistic life span of a newer unit can be judged by the manufacturers warranty period. If the warranty has expired on your unit(s). Budgeting for replacement should be considered.
-  (2) Some jurisdictional authorities require three (3) or an engineered strapping system for water heaters 75 gal or more. I am unable to determine if the straps installed meet the local requirements. I recommend contact the local authority having jurisdiction regarding strapping requirements for 75 gal unit.

7.4 WATER PRESSURE

Not Inspected

-  (1) Water pressure is 60 psi.
-  (2) No relief valve visible/installed

Excessive Water Pressure. Where static water pressure in the water supply piping is exceeding eighty (80) pounds per square inch (552 kPa), an approved-type pressure regulator preceded by an adequate strainer shall be installed and the static pressure reduced to eighty (80) pounds per square inch (552 kPa) or less. Pressure regulator(s) equal to or exceeding one and one-half (1 1/2) inches (38 mm) shall not require a strainer. Such regulator(s) shall control the pressure to all water outlets in the building unless otherwise approved by the Authority Having Jurisdiction. Each such regulator and strainer shall be accessibly located above ground or in a vault equipped with a properly sized and sloped bore-sighted drain to daylight, shall be protected from freezing, and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping. Pipe size determinations shall be based on 80 percent of the reduced pressure. An approved expansion tank shall be installed in the cold water distribution piping downstream of each such regulator to prevent excessive pressure from developing due to thermal expansion and to maintain the pressure setting of the regulator. The expansion tank shall be properly sized and installed in accordance with the manufacturer's instructions and listing. Systems designed by registered engineers shall be permitted to use approved pressure relief valves in lieu of expansion tanks provided such relief valves have a maximum pressure relief setting of one hundred (100) pounds per square inch (689 kPa) or less.

7.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Repair or Replace

-  (1) No sediment traps noted at gas appliances. While local jurisdictional authorities may not require this, we recommend installation of sediment traps at gas appliances as per manufacturers installation instructions.

Sediment Trap. Where a sediment trap is not incorporated as a part of the gas utilization appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical at the time of appliance installation. The sediment trap shall be either a tee fitting with a capped nipple in the bottom outlet, or other device recognized as an effective sediment trap. Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills shall not be required to be so equipped.

-  (2) There is CSST (corrugated stainless steel tubing) gas line in this Home. New California law Requires Home Inspectors to report the presence of this material/gas line. The law also states that Home inspectors are Not qualified to determine if it is properly bonded to the home's electrical system. The Only Person Qualified to determine if the CSST is Properly Bonded is a Licensed Electrical Contractor. An Electrical Contractor Must inspect to determine if the CSST is correctly Bonded Prior To The Close Of This Transaction.

Standard (yellow) CSST installed inside or attached to a building or structure Shall be electrically continuous and direct-bonded to the electrical ground system of the structure(s) in which it is installed. The bonding materials shall be in accordance with NFPA 70(NEC) and the Uniform Plumbing Code (UPC) or National Fuel Gas Code(NFGC).

"Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed

electrical contractor."

CSST Bonding Who is required to

<http://ecmweb.com/bonding-and-grounding/whose-job-it-bond-corrugated-stainless-steel-tubing-csst>

8. Interiors

8.0 CEILINGS

Repair or Replace

-  The Drywall on the ceiling reveals a water stain/damage indicating a leak did or still exists at family room and upstairs. Moisture intrusion will lead to structural damage and microbial growth. A qualified contractor should inspect further and correct as needed.

8.2 FLOORS

Repair or Replace

-  The Carpet is loose at the upstairs. It may eventually become a trip hazard . A qualified contractor should inspect further and correct as needed.

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace

-  The hand/guard rail for the upstairs and loft does not meet current standard and is considered climbable . A fall or injury could occur if not corrected. I recommend a qualified contractor install an handrailing that meets the current safety standard as an upgrade.

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

-  (1) Occupants belongings stored under the sinks block access. I was unable to fully evaluate the condition of cabinets or plumbing (supply/DWV) under the sinks.I recommend complete evaluation by a qualified contractor after occupants belongings have been moved.
-  (2) Drawer face in guest bath is loose(fell off). This is a maintenance issue and is for your information. A qualified contractor should inspect further and correct as needed.

8.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

-  (1) The Shower door falls out of track when opened at Guest bath. This is considered Un safe. A qualified contractor should inspect further and correct as needed.
-  (2) The bottom closet door guides are damaged(or missing) at one (or more) locations.The bottom guides help to keep the doors on the tracks. If the doors are allowed to swing out too far they can fall off and cause injury.We recommend a qualified person repair as necessary

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

-  (1) The window sash springs/balancers are loose at a number of areas. Damaged springs will eventually have a negative affect on the safe operation of the window. I recommend evaluation and repair by a qualified contractor or window specialist
-  (2) One window difficult to operate at the Guest bath. This is a maintenance issue and is for your information. A qualified contractor should inspect further and correct as needed.
-  (3) Some windows were blocked by occupants belongings and could not be tested for proper operation.

8.8 ACCESSORIES

Not Inspected

-  The alarm/security system is beyond the scope of this inspection. We did not test or inspect this system. I recommend evaluation by an qualified contractor.

9. Heating / Central Air Conditioning

9.7 CHIMNEYS, FLUES AND VENTS (for fireplaces or heat systems)

Not Inspected

-  (1) The chimney, liner and all related components are not fully accessible for a visual inspection. It is recommended that a NFPA(National Fire Protection Association) 211(Standards for chimneys, Fireplaces, Vents and Solid Burning Appliances) level II inspection be performed by a proper licensed specialist for safety.Prior to the use of this fireplace.
-  (2) I recommend install damper clamp to prevent the damper from fully closing and allowing products of combustion (carbon monoxide) entering into the living space and clean the chimney prior to the use of this fireplace.

9.9 GAS/LP FIRELOGS AND FIREPLACES

Repair or Replace

-  Gas line in fireplace(s) is capped, and gas logs were missing or inoperable. We can not verify if gas is present at fireplace.

9.10 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

-  (1) The air conditioner(s) should be cleaned and serviced on an yearly schedule to help insure the system maintains its energy efficiency and performs to it's design potential. The industry accepted standard life span of a HVAC system is 15 years. Regular(yearly minimum) servicing may help the system meet or exceed the life expectancy and can reduce energy consumption.
-  (2) Access to the AC electrical disconnect is blocked by the condenser. There should be 36" clearance at the front of the disconnect for the safety of service personnel. We recommend evaluation and repair by a qualified HVAC or electrical contractor
-  (3) The cooling fins are bent/damaged at the units outside. Bent or damaged cooling fins restrict air flow and reduce the efficiency of the units. I recommend a qualified HVAC technician correct as necessary
-  (4) I recommend install moisture sensor safety switches in the condensation catch pan(s) in the attic. This is a recommendation for a safety upgrade from the Home Inspector to You.

10. Insulation and Ventilation

10.0 INSULATION IN ATTIC

Repair or Replace

-  Insulation in the attic that is contaminated by rodents is considered an health safety hazard and should be removed and replaced. I recommend evaluation and cost estimation of replacement and upgrading to meet the current energy conservation standard.

10.7 WHOLE HOUSE FAN(s)

Not Inspected

-  Whole house fans are installed as an added energy saving feature. The fans should be equipped with fire sensor safety switches in the attic.The fan normally is operated in the evening or night time hours.The fan creates an negative pressure inside the home and exhausts in the attic. An window must be opened to allow outside air to be drawn in and cool the homes interior.Operation of the fan without an open window or door can draw ashes out of the fire place(s). The fan should not be operated when the HVAC system(s) are running.These systems are beyond the scope of this inspection and was not evaluated.I recommend regular inspection and maintenance by an qualified person.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or

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perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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TIM HEMM**INSPECTIONS****Tim Hemm Inspections**

P.O. Box 606
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Inspected By: Timothy Hemm

Inspection Date: 10/19/2019
Report ID: 20191019TLH2

| Customer Info: | Inspection Property: |
|---|-----------------------------------|
| Single Mother | 36206 Main St Yucaipa CA 92399 |
| Customer's Real Estate Professional: | |

Inspection Fee:

| Service | Price | Amount | Sub-Total |
|----------------|--------------|---------------|---------------------------|
| | | | Tax \$0.00 |
| | | | Total Price \$0.00 |

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