

TIM HEMM



INSPECTIONS

Inspection Report

Donor Report

Property Address:
22815 Miles Dr
Highland CA 92346



Front of Home (south side)

Tim Hemm Inspections

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

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Date: 11/4/2019	Time: 10:30 AM	Report ID: 20191104TLH12
Property: 22815 Miles Dr Highland CA 92346	Customer: Donor Report	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: Over 30 Years Home Faces: South

Client Is Present: Yes, Buyers Agent was present Weather: Clear Temperature: Over 70

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: Fiberglass coated Metal Insulated (multi pane) glass
1.2	WINDOWS	•				Appurtenance: Patio(s)
1.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				•	Driveway: Concrete
1.5	EAVES, SOFFITS AND FASCIAS				•	Walkways/Patios & Decks: Concrete
1.6	FENCES / WALLS / GATES	•				Fence: Block Wall Wood Plank

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

AS NI NP RR

Comments:

-  1.0 (1) Stucco coating at various areas of exterior is cracked. Recommend sealing of all cracks to prevent moisture intrusion and further deterioration. If these are areas of concern, recommend further evaluation by proper specialist be completed.



1.0 Item 1(Picture)

 (2) Utility access cover is missing at (West side of home). This can allow moisture intrusion into the wall cavity. I recommend correct as necessary.



1.0 Item 2(Picture)

1.1 (1) 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.

(2) The weather strip is damaged at the entry door. I recommend install weather strip to help prevent energy loss and to help lower utility costs.

 **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)

 (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 2(Picture)



1.4 Item 3(Picture)



1.4 Item 4(Picture)



1.4 Item 5(Picture)

 **1.5 (1)** The wood fascia at eave on the front,rear and sides is weathered. Further deterioration will occur if not repaired. A qualified contractor should inspect further and correct as needed.

 **(2)** The wood fascia at eave on the West side of home, is deteriorated. The damage can allow moisture intrusion. A qualified contractor should inspect further and correct as needed.



1.5 Item 1(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

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AS NI NP RR

Comments:

2.4 Rodent poison noted 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)

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: 3-Tab fiberglass Viewed roof covering from: Walked roof
3.1	FLASHINGS				•	Chimney (exterior): Stucco
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				•	
3.3	ROOF DRAINAGE SYSTEMS				•	

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AS NI NP RR

Comments:

 3.0 (1) Two layers of roof covering exist on roof. While most jurisdictions allow three layers. It is not usually recommended by roofing manufacturers. The top layer of shingles may not get adequate ventilation. This may result in pre mature failure of the shingles. The excess weight can lead to other negative impacts on the structural integrity of the home. When the current top layer of shingles needs to be replaced. I recommend a complete removal of all layers, and installation of an sheathing/ roof deck that is approved by the City and the Shingle Manufacturer.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)

 (2) The fiberglass composition shingles are damaged or "scuffed" at middle of home. 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 5(Picture)

 3.1 (1) Metal drip edge is missing along rake/eave at front of home and left side (facing front). This will eventually deteriorate the wood. A qualified roofing contractor should inspect further and correct as needed.



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.1 Item 3(Picture)

 (2) Exposed fasteners at flashings. There should be No exposed fasteners at the flashings. All exposed fasteners are a potential leak. I recommend repairs by an qualified roofing contractor.



3.1 Item 4(Picture)



3.1 Item 5(Picture)



3.1 Item 6(Picture)

 (3) There is no flashing kick out visible at the sides of the chimney where the roof slopes to the chimney(eave sides.) Water may not be diverted away from the chimney/wall and can saturate the stucco and lead to moisture intrusion. I recommend repairs by a qualified roofing contractor

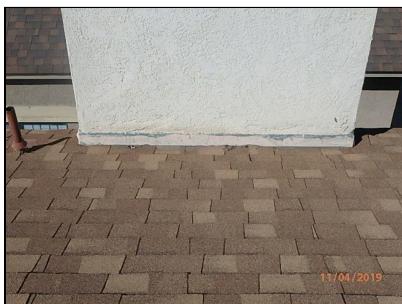


3.1 Item 7(Picture)

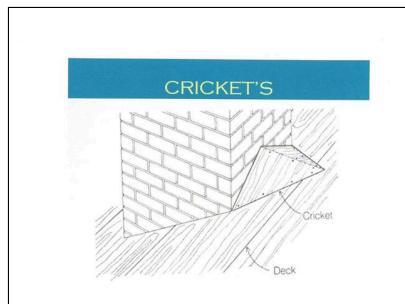


3.1 Item 8(Picture)

 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)

 3.3 The gutter is damaged, is loose at the (South side of home). Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. 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.

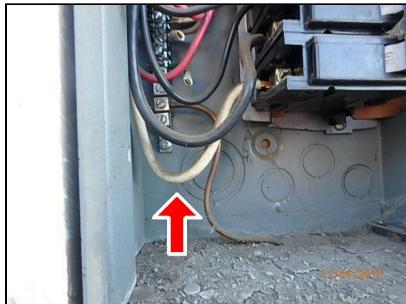
		AS	NI	NP	RR	Styles & Materials
4.0	SERVICE ENTRANCE CONDUCTORS	•				Electrical Service Conductors: Below ground Not Visible
4.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				Electric Panel Manufacturer: Unknown
4.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES 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 AMP: Copper Not Fully Visible
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)	•				Wiring Methods: Romex 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	•				Panel capacity: Unknown Data Tag(s) Damaged or Missing
4.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)				•	Panel Type: Circuit breakers
4.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				
4.7	SMOKE ALARMS		•			
4.8	CARBON MONOXIDE ALARMS		•			

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AS NI NP RR

Comments:

 **4.2** Problem(s) discovered with Branch Circuits such as improperly labeled wiring(color coding) connected to breaker(s) and Improperly terminated/unsafe (in main panel), exposed wires and improper connection in the garage 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(Video)



4.2 Item 4(Picture)

 **4.5** "GFCI" protected outlets are not present at all kitchen countertop receptacles and peninsula. Some of these style outlets would have been required at the time of construction, 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)



4.5 Item 2(Picture)

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



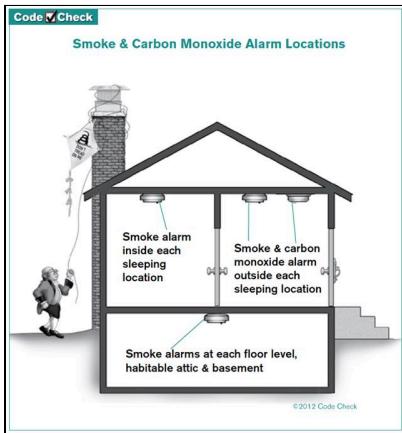
4.6 Item 1(Picture)



4.6 Item 2(Video)

 **4.7** 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.



4.7 Item 1(Picture)

 4.8 There are carbon monoxide detector/alarm(s) found in home. They were Not tested. It is recommended that they be installed and Tested 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(each floor, every sleeping room,in the common hallway outside every sleeping room). This is recommend as an occupant safety up grade.



4.8 Item 1(Picture)



4.8 Item 2(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.

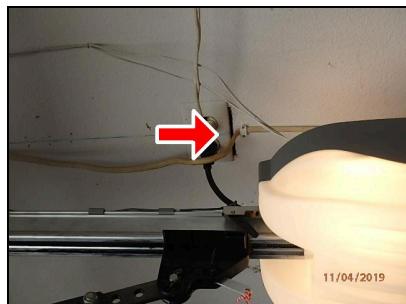
		AS	NI	NP	RR	Styles & Materials
5.0	GARAGE CEILINGS				•	Garage Type: Attached
5.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)				•	Garage Door Type: One automatic Sectional
5.2	GARAGE FLOOR AND VENTILATION				•	Garage Door Material: Insulated Metal
5.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•				Auto-opener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

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AS NI NP RR

Comments:

-  **5.0** Opening(s) in garage ceiling do not allow separation between living quarters and garage in case of a fire. Recommend openings be evaluated and repaired by proper licensed specialist.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

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



5.1 Item 1(Picture)

-  (2) The firewall/drywall that separates garage from heated space Not fully sealed at pipe penetration(s). This is

considered unsafe until corrected. A qualified person should correct for safety.

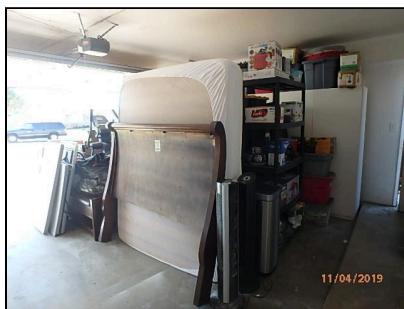


5.1 Item 2(Picture)



5.1 Item 3(Picture)

- 5.2 (1)** Floors are not fully visible for inspection due to occupants belongings. Recommend further evaluation by proper specialist.



5.2 Item 1(Picture)

- (2) The concrete at the garage floor is cracked. We are unable to determine the cause of the cracks. We recommend evaluation by a qualified person.



5.2 Item 2(Picture)

- (3) The small step up in the garage is a trip hazard. I recommend a qualified person paint or otherwise mark the step to help prevent fall injuries.



5.2 Item 3(Picture)

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

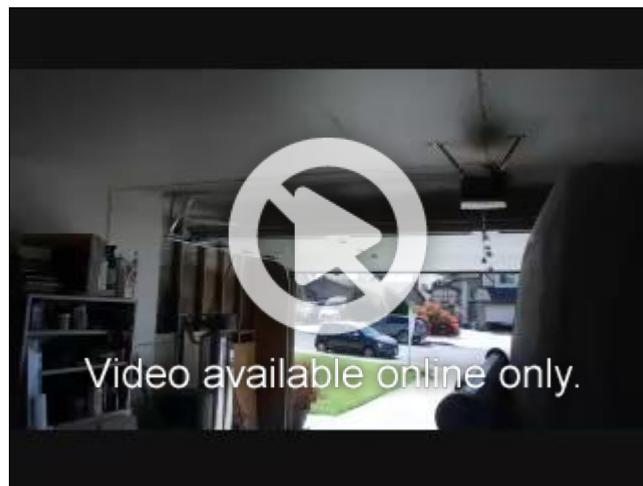
Inspect the door monthly for loose,worn or broken parts.

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

 **5.5** The automatic opener for vehicle door at the (South side of home) does Not close door. This is a safety/security hazard. A qualified contractor should inspect further and correct as needed.



5.5 Item 1(Picture)

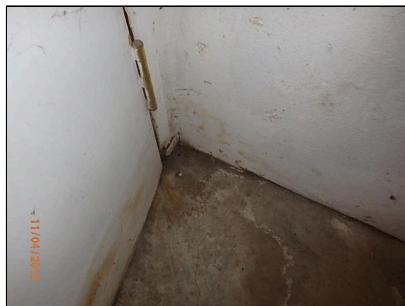


5.5 Item 2(Video)

 **5.6** (1) Moisture stains on the door jamb and around the door are an indication of moisture intrusion. Moisture intrusion will lead to structural damage and microbial growth. I recommend repairs by a qualified contractor.



5.6 Item 1(Picture)



5.6 Item 2(Picture)

 (2) There is damage and there is No threshold Installed at the door to the exterior. I recommend install a threshold to help prevent moisture intrusion. A threshold will also help prevent rodents and other pests from entering the Garage and House. I recommend a qualified person correct as necessary.



5.6 Item 3(Picture)

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: FRIGIDAIRE
6.2	RANGES/OVEN/COOKTOPS					• Range/Oven: FRIGIDAIRE
6.3	FOOD WASTE DISPOSER					• Disposer Brand: PREMIER
6.4	MICROWAVE COOKING EQUIPMENT (Built In)	•				Built in Microwave: FRIGIDAIRE Range/Oven/Cook Top Fuel Source: Gas

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AS NI NP RR

Comments:

-  6.0 The range hood fan filters are missing. I recommend repair or replace as needed.



6.0 Item 1(Picture)

-  6.1 The dishwasher is loose. I recommend repair as necessary.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

-  6.2 (1) 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.

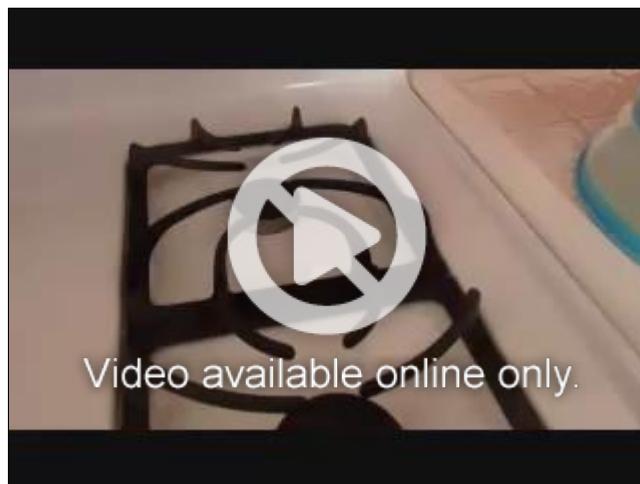


6.2 Item 1(Picture)

-  (2) The right rear burner (on range) did not respond to normal user controls. I recommend repair or replace as needed.



6.2 Item 2(Picture)



6.2 Item 3(Video)

-  6.3 The food waste disposer wiring is has a loose romex connector. I recommend repair or replace as needed.



6.3 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): Copper Not Fully Visible
7.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				Water Source: Public
7.4	WATER PRESSURE				•	Plumbing Water Supply (into home): Copper PVC Not Fully Visible
7.5	MAIN FUEL SHUT OFF (Describe Location)	•				Plumbing supply size (into home): 1 INCH
7.6	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)				•	Washer Drain Size: 2" Diameter Water Heater Power Source: Gas (quick recovery) Water Heater Capacity: 40 Gallon (1-2 people) Water Heater Manufacturer: RHEEM Water Heater (s) Location (S): Garage Water Heater Age (years): Under 10 Years Water Filters: Whole house conditioner (We do not inspect filtration/Softener systems) RO Filter at Kitchen Sink

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

AS NI NP RR

Comments:

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 lines are not allowed to be tapped for discharge line connection. I recommend connect the discharge line to an approved location



7.0 Item 1(Picture)

(3) Sink drain is improperly installed at upstairs bath. I recommend evaluation and repairs by a qualified licensed plumbing contractor



7.0 Item 2(Picture)

(4) One (or more) plumbing vents do not terminate 6" above the roof. The vent pipes that do not terminate 6" above the roof are easily blocked with debris. Blocked vent pipes will cause slow draining and other problems. I recommend repairs by a licensed plumbing contractor.

 **7.1** (1) 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 1(Picture)

 (2) 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 2(Picture)

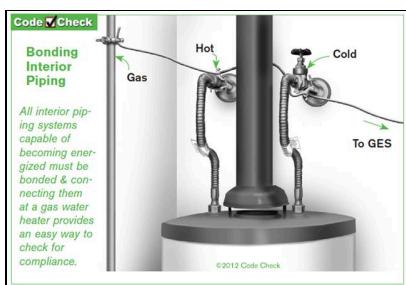


7.1 Item 3(Picture)



7.1 Item 4(Picture)

- ⚠ (3) There is no bond wire visible at the water heater pipes (hot and cold.) All metal pipes should be bonded together and the bond wire should be connected to the homes electrical grounding system. This is a safety requirement to prevent accidental electrocution if the pipes become "accidentally electrified". I recommend evaluation and repair by a qualified person.



7.1 Item 5(Picture)



7.1 Item 6(Picture)

- ⚠ (4) Water softener and filter systems are beyond the scope of inspection and were not evaluated. Recommend proper specialist inspect further and evaluate.



7.1 Item 7(Picture)



7.1 Item 8(Picture)

- ⚠ (5) Cross connections are present at the toilet filler hoses. 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.

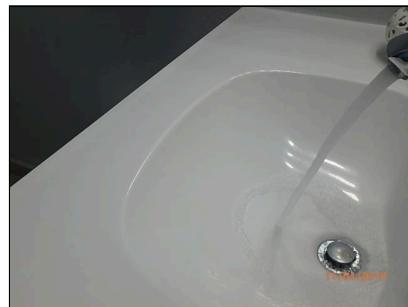


7.1 Item 9(Picture)

- ⚠ (6) The sink (s) do not have an overflow present at the downstairs and upstairs baths. A sink that is not designed with an overflow can cause accidental flooding of the home. I recommend install sinks with an overflow to help prevent accidental flooding.



7.1 Item 10(Picture)



7.1 Item 11(Picture)

- ⚠ (7) The bath tub(s)and shower walls have been re surfaced. I am unable to determine the condition of the surface below the new finish. Sometimes refinishing can hide damage and prior repairs. I recommend complete evaluation of the tub and shower wall surfaces for hidden damage by a qualified person.



7.1 Item 12(Picture)

- 🏡 (8) 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.

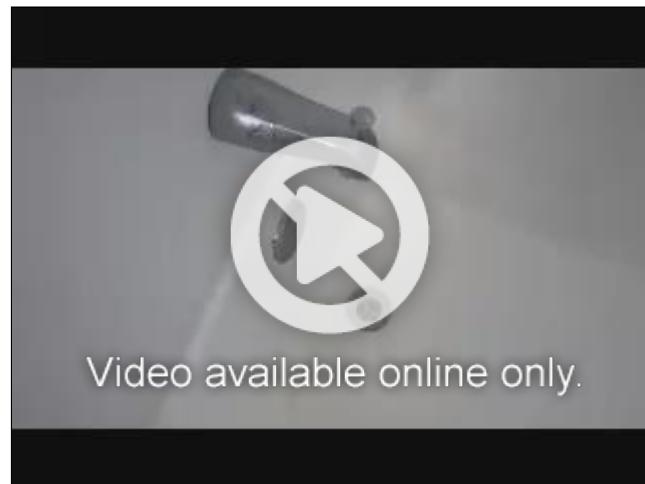


7.1 Item 13(Picture)

- 🏡 (9) The tub spout diverter does not operate at the upstairs bath. Repairs are needed. A qualified person should repair as necessary.



7.1 Item 14(Picture)



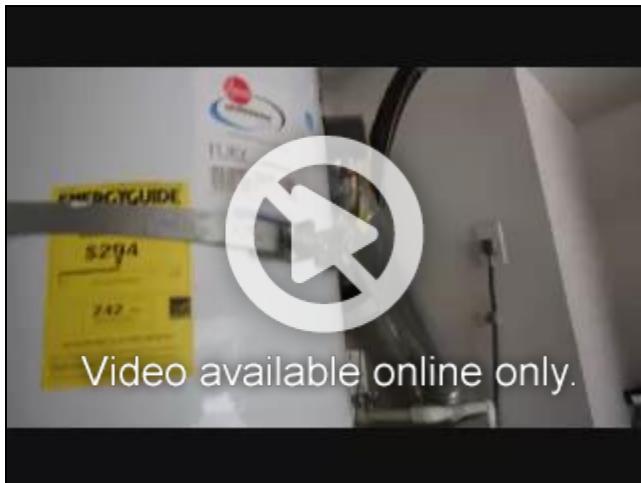
7.1 Item 15(Video)

- 🏡 (10) The diverter valve leaks at the master bath. Repairs are needed to help prevent wasting water. A qualified person should repair as necessary.



7.1 Item 16(Picture)

-  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) The seismic straps are incorrectly spaced.

Protection from Seismic Damage. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one third (113) and lower one-third (113) of its vertical dimensions. At the lower point, a minimum distance of four (4) inches (102 mm) shall be maintained above the controls with the strapping.



7.2 Item 2(Picture)

-  (3) The vent pipe for gas water heater cap is damaged/missing above the roof. This is a safety issue and should be corrected. I recommend a qualified licensed heat contractor inspect further and repair as needed.



7.2 Item 3(Picture)

- 🏡 (4) Corrosion on the waterheater, drain valve and inside the catch pan may be an indication of a leak.I recommend evaluation by a qualified contractor.

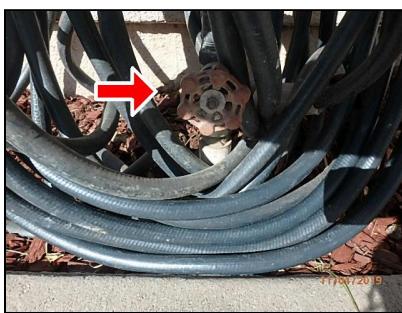


7.2 Item 4(Picture)



7.2 Item 5(Picture)

- 7.3 The main water shut off is the red knob located on South wall. This is for your information.



7.3 Item 1(Picture)

- 🏡 7.4 (1) Water pressure is 105 psi.



7.4 Item 1(Picture)

- 🏡 (2) Recommend adjustment of water pressure regulator so water pressure is 65-75 psi.



7.4 Item 2(Picture)

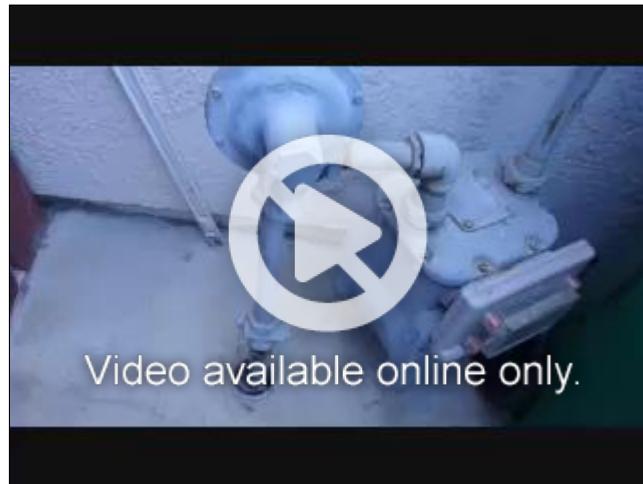
- 🏡 (3) No relief valve visible/installed

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.

7.5 (1) The main fuel shut off is at gas meter outside at (West 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)

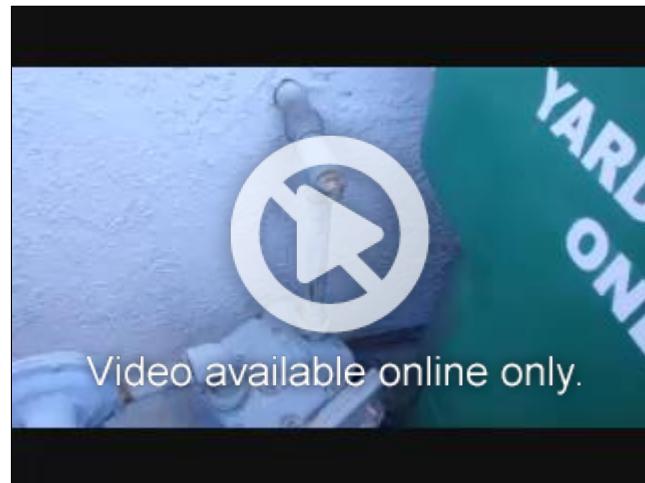


7.5 Item 2(Video)

(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)

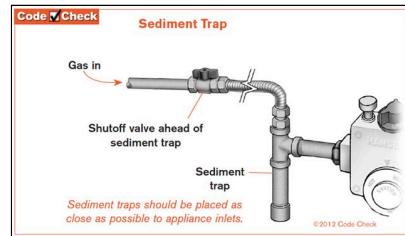
(3) There is no automatic earthquake shutoff valve, at the gas meter. There is no requirement for an automatic earthquake shutoff valve. It is a recommendation for a safety up grade, from the Home Inspector to you.

 **7.6** (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.

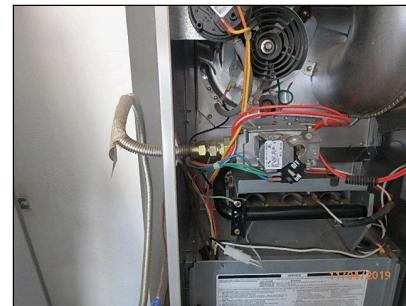
Sediment Trap. Where a sediment trap is not incorporated as a part of the gas utilization appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical at the time of appliance installation. The sediment trap shall be either 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)

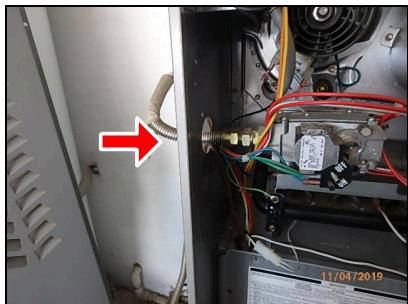


7.6 Item 2(Picture)



7.6 Item 3(Picture)

 (2) The flexible gas connector at the furnace extends through the furnace case. The line is subject to vibration or earthquake damage from the sharp edges of the case. The correct installation is to use rigid metal pipe from the control valve (inside the case) to the outside of the case and connect the flexible connector. I recommend evaluation and repair by a qualified person



7.6 Item 4(Picture)

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.

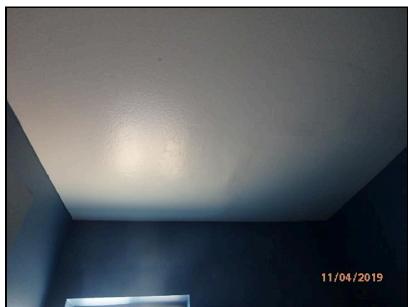
		AS	NI	NP	RR	Styles & Materials
8.0	CEILINGS				•	Ceiling Materials: Drywall
8.1	WALLS		•			Wall Material: Drywall
8.2	FLOORS				•	Floor Covering(s): Carpet Tile Laminated T&G
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•				Interior Doors: Hollow core
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				•	Window Types: Dual Pane Aluminum Frame
8.5	DOORS (REPRESENTATIVE NUMBER)				•	Window Manufacturer: UNKNOWN
8.6	WINDOWS (REPRESENTATIVE NUMBER)				•	Cabinetry: Painted Wood

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

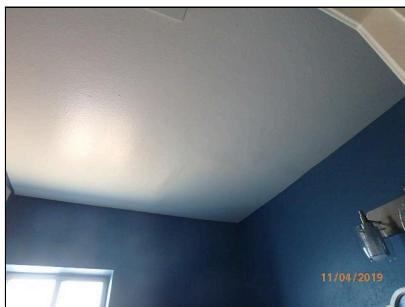
AS NI NP RR

Comments:

-  8.0 The Drywall on the ceiling shows repair signs at downstairs bathroom(s). We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.



8.0 Item 1(Picture)

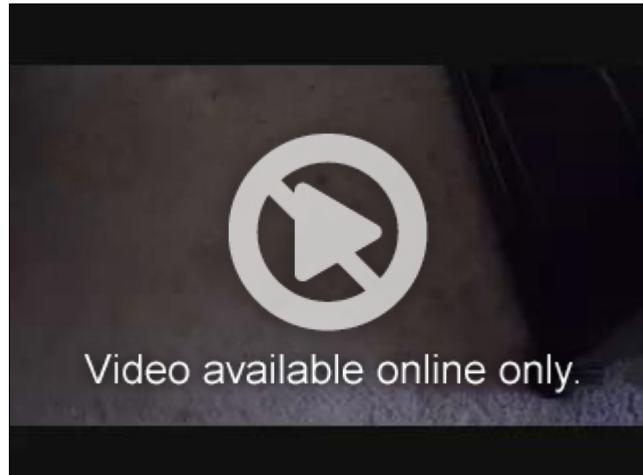


8.0 Item 2(Picture)

-  **8.2** (1) There are floor "squeaks" at a number of locations. The only way to determine the cause of the squeaks is to remove the carpet/floor covering. We recommend repair as desired.



8.2 Item 1(Picture)



8.2 Item 2(Video)

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



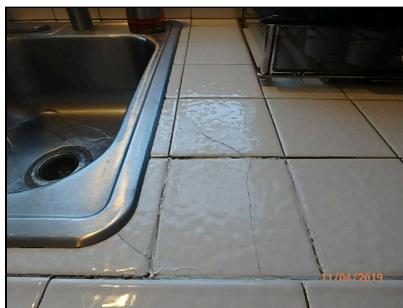
8.2 Item 3(Picture)

-  **8.4** (1) Unknown black staining present at the under sink at bottom shelf (from a previous leak) . We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a proper specialist or expert for investigation and/or correction if needed.



8.4 Item 1(Picture)

- 🏡 (2) Tile Countertop has cracked tile (right of sink). Repairs are needed. A qualified person should repair as necessary.



8.4 Item 2(Picture)

- 🏡 (3) 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 3(Picture)



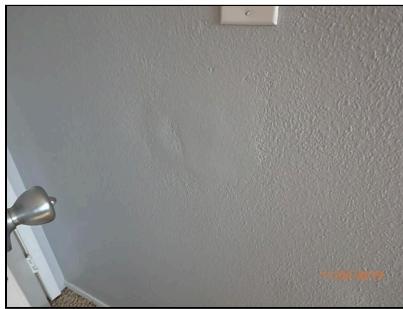
8.4 Item 4(Picture)

- 🏡 8.5 (1) The Privacy door has a loose hinge at Master Bedroom. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



8.5 Item 1(Picture)

- 🏡 (2) Doorstops are missing/damaged at a number of areas. Recommend repair or replace as necessary.



8.5 Item 2(Picture)

 **8.6** Several windows are difficult to operate at various rooms. A repair is needed. A qualified contractor should inspect further and correct as needed.



8.6 Item 1(Picture)



8.6 Item 2(Picture)

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: PAYNE
9.1	NORMAL OPERATING CONTROLS	•				Heat Type: Forced Air Split System(s)
9.2	AUTOMATIC SAFETY CONTROLS			•		Heat System Age (years): Under 10 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): One
9.5	FILTER (s)	•				BTU's: 96000
9.6	COMBUSTION and RETURN AIR				•	Furnace Location(s): Garage
9.7	CHIMNEYS, FLUES AND VENTS (for fireplaces or heat systems)				•	Ductwork: Not Fully Visible Insulated
9.8	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)				•	Filter Type: Disposable
9.9	GAS/LP FIRELOGS AND FIREPLACES		•			Location: Hall
9.10	COOLING AND AIR HANDLER EQUIPMENT				•	Filter Size: 20x20
9.11	NORMAL OPERATING CONTROLS	•				Types of Fireplaces: Solid Fuel Manufactured
9.12	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				Operable Fireplaces: One

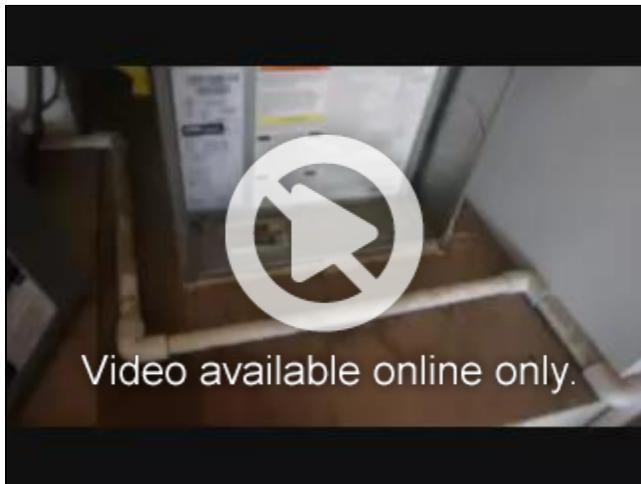
AS= Appears Serviceable, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

AS NI NP RR

Comments:

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(early minimum) servicing may help the system meet or exceed the life expectancy and can reduce energy consumption.



9.0 Item 1(Video)

 **9.2** There is no blower compartment door. The other safety devices are automatic and I can not test or verify their operation. I recommend evaluation by an licensed HVAC contractor.

 **9.3 (1)** The supply and return is starting to deteriorate and insulation is coming loose in the attic. The grey ducts do not meet the current energy conservation requirement. A qualified HVAC person should inspect further and repair or replace as needed.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

 (2) It may have been acceptable to install pipes (water, TPR, condensate lines) in the HVAC system return air chamber at the time of this houses construction. It was later discovered that leaking pipes in the return air chamber can lead to numerous "problems" and this is No longer allowed in new construction. If any of the pipes develope a leak it may be necessary to relocate all of the pipes. I recommend further evaluation by a qualified plumber.

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

 **9.6** When this home was constructed it was an acceptable practice to route the dryer vent duct through the return air chamber. That practice has been discontinued due to the possibility of the duct leaking warm moist air into an concealed area (the return air chamber). Warm moist air will promote microbial growth. I recommend an qualified person re route the dryer vent duct and seal the openings.



9.6 Item 1(Picture)

 **9.7** (1) The vent pipe for gas furnace is rusty/old and is missing a cap above roof line. This is a safety issue and should be corrected. I recommend a qualified licensed heat contractor inspect further and repair as needed.



9.7 Item 1(Picture)



9.7 Item 2(Picture)



9.7 Item 3(Picture)

 (2) 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 4(Picture)



9.7 Item 5(Picture)

-  (3) 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.



9.7 Item 6(Picture)

-  9.8 The fireplace refractory panel is Not sealed at the gas line. Excess gap can allow hot embers or gasses to enter the chase area around the fireplace and is considered a fire hazard. We recommend a qualified person seal the excess gap with a material that is approved for that use.



9.8 Item 1(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.

-  9.10 (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)

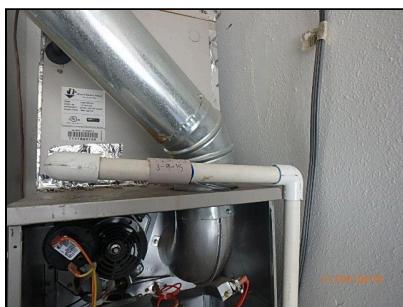
-  (2) We recommend anchor/secure the AC unit to the mounting pad. The unit should be anchored to resist movement

during an seismic event. Anchorage of Appliances. Appliances designed to be fixed in position shall be securely fastened in place. Supports for appliances shall be designed and constructed to sustain vertical and horizontal loads within the stress limitations



9.10 Item 2(Picture)

- ⬆️ (3) I recommend lock or secure the AC disconnect cover to prevent accidental electrocution.
- ⬆️ (4) There should be a trap in the condensate line to prevent contamination of the coils. I recommend evaluation by a qualified licensed HVAC contractor



9.10 Item 3(Picture)

- ⬆️ (5) Condensation lines routed through the dirt were an acceptable installation when this home was constructed. It is no longer installed in this manner. If the line becomes damaged it may be necessary to re route the condensate line to another termination location. I recommend regular maintenance to insure the line functions as intended.
- ⬆️ (6) There are some exposed wires in the top of the AC unit. The wires are subject to weather or physical damage. I recommend evaluation and repair by a qualified person.
- ⬆️ (7) 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 its 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.
- ⬆️ (8) 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) Some HVAC manufacturers do not allow attachment of an electrical disconnect to the exterior of the appliance. This modification may void the manufacturers warranty. I recommend evaluation by a qualified HVAC contractor.
- ⬆️ (10) The unit is not fully grounded. I recommend an qualified HVAC contractor install ground wire to help protect the unit

for power surges or lightning strikes.

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				•	Attic Insulation: Blown Batt Fiberglass
10.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•				Ventilation: Gable vents
10.2	VENTING SYSTEMS (Kitchens, baths and laundry)				•	Dryer Power Source: Gas Connection Dryer Vent: Metal

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

AS NI NP RR

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.

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.

General Summary

TIM HEMM



INSPECTIONS

Tim Hemm Inspections

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

Customer
Donor Report

Address
22815 Miles Dr
Highland CA 92346

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) Stucco coating at various areas of exterior is cracked. Recommend sealing of all cracks to prevent moisture intrusion and further deterioration. If these are areas of concern, recommend further evaluation by proper specialist be completed.
- (2) Utility access cover is missing at (West side of home). This can allow moisture intrusion into the wall cavity.I recommend correct as necessary.

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

- (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 an qualified person.

1.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace

-  (1) The wood fascia at eave on the front,rear and sides is weathered. Further deterioration will occur if not repaired. A qualified contractor should inspect further and correct as needed.
-  (2) The wood fascia at eave on the West side of home, is deteriorated. The damage can allow moisture intrusion. A qualified contractor should inspect further and correct as needed.

2. Structural Components

2.4 ROOF STRUCTURE AND ATTIC

Repair or Replace

-  Rodent poison noted 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.

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) Two layers of roof covering exist on roof. While most jurisdictions allow three layers. It is not usually recommended by roofing manufacturers. The top layer of shingles may not get adequate ventilation. This may result in pre mature failure of the shingles. The excess weight can lead to other negative impacts on the structural integrity of the home. When the current top layer of shingles needs to be replaced. I recommend a complete removal of all layers, and installation of an sheathing/roof deck that is approved by the City and the Shingle Manufacturer.
-  (2) The fiberglass composition shingles are damaged or "scuffed" at middle of home. 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.

3.1 FLASHINGS

Repair or Replace

-  (1) Metal drip edge is missing along rake/eave at front of home and left side (facing front). This will eventually deteriorate the wood. A qualified roofing contractor should inspect further and correct as needed.
-  (2) Exposed fasteners at flashings. There should be No exposed fasteners at the flashings. All exposed fasteners are an potential leak. I recommend repairs by an qualified roofing contractor.
-  (3) There is no flashing kick out visible at the sides of the chimney where the roof slopes to the chimney(eave sides.) Water may not be diverted away from the chimney/wall and can saturate the stucco and lead to moisture intrusion. I recommend repairs by a qualified roofing contractor

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 gutter is damaged, is loose at the (South side of home). Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified contractor should inspect further and correct as needed.

4. Electrical System

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

 Problem(s) discovered with Branch Circuits such as improperly labeled wiring(color coding) connected to breaker(s) and Improperly terminated/unsafe (in main panel), exposed wires and improper connection in the garage 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.

4.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

 "GFCI" protected outlets are not present at all kitchen countertop receptacles and peninsula. Some of these style outlets would have been required at the time of construction, 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

 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.

4.8 CARBON MONOXIDE ALARMS

Not Inspected

 There are carbon monoxide detector/alarm(s) found in home.They were Not tested. It is recommended that they be installed and Tested 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(each floor, every sleeping room,in the common hallway outside every sleeping room). This is recommend as an occupant safety up grade.

5. Garage

5.0 GARAGE CEILINGS

Repair or Replace

 Opening(s) in garage ceiling do not allow separation between living quarters and garage in case of a fire. Recommend openings be evaluated and repaired by proper licensed specialist.

5.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Repair or Replace

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

 (2) The firewall/drywall that separates garage from heated space Not fully sealed at pipe penetration(s). This is considered unsafe until corrected. A qualified person should correct for safety.

5.2 GARAGE FLOOR AND VENTILATION

Repair or Replace

 (1) Floors are not fully visible for inspection due to occupants belongings. Recommend further evaluation by proper specialist.

 (2) The concrete at the garage floor is cracked. We are unable to determine the cause of the cracks. We recommend evaluation by a qualified person.

 (3) The small step up in the garage is a trip hazard. I recommend a qualified person paint or otherwise mark the step to help prevent fall injuries.

5.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)**Repair or Replace**

-  The automatic opener for vehicle door at the (South side of home) does Not close door. This is a safety/security hazard. A qualified contractor should inspect further and correct as needed.

5.6 DOOR to EXTERIOR/JAMB and THRESHOLD**Repair or Replace**

-  (1) Moisture stains on the door jamb and around the door are an indication of moisture intrusion. Moisture intrusion will lead to structural damage and microbial growth. I recommend repairs by a qualified contractor.
-  (2) There is damage and there is No threshold Installed at the door to the exterior. I recommend install a threshold to help prevent moisture intrusion. A threshold will also help prevent rodents and other pests from entering the Garage and House. I recommend a qualified person correct as necessary.

6. Built-In Kitchen Appliances**6.0 RANGE HOOD****Repair or Replace**

-  The range hood fan filters are missing. I recommend repair or replace as needed.

6.1 DISHWASHER**Repair or Replace**

-  The dishwasher is loose. I recommend repair as necessary.

6.2 RANGES/OVENS/COOKTOPS**Repair or Replace**

-  (1) 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.
-  (2) The right rear burner (on range) did not respond to normal user controls. I recommend repair or replace as needed.

6.3 FOOD WASTE DISPOSER**Repair or Replace**

-  The food waste disposer wiring is has a loose romex connector. I recommend repair or replace as needed.

7. Plumbing System**7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Repair or Replace**

-  (1) 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.
-  (2) 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
-  (3) There is no bond wire visible at the water heater pipes (hot and cold.) All metal pipes should be bonded together and the bond wire should be connected to the homes electrical grounding system. This is a safety requirement to prevent accidental electrocution if the pipes become "accidently electrified". I recommend evaluation and repair by a qualified person.
-  (4) Water softener and filter systems are beyond the scope of inspection and were not evaluated. Recommend proper specialist inspect further and evaluate.
-  (5) Cross connections are present at the toilet filler hoses. 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.
-  (6) The sink (s) do not have an overflow present at the downstairs and upstairs baths. A sink that is not designed with an overflow can cause accidental flooding of the home. I recommend install sinks with an overflow to help prevent accidental flooding.

-  (7) The bath tub(s)and shower walls have been re surfaced. I am unable to determine the condition of the surface below the new finish. Sometimes refinishing can hide damage and prior repairs. I recommend complete evaluation of the tub and shower wall surfaces for hidden damage by a qualified person.
-  (8) 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.
-  (9) The tub spout diverter does not operate at the upstairs bath. Repairs are needed. A qualified person should repair as necessary.
-  (10) The diverter valve leaks at the master bath. Repairs are needed to help prevent wasting water. A qualified person should repair as necessary.

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) The seismic straps are incorrectly spaced.

Protection from Seismic Damage. Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one third (113) and lower one-third (113) of its vertical dimensions. At the lower point, a minimum distance of four (4) inches (102 mm) shall be maintained above the controls with the strapping.

-  (3) The vent pipe for gas water heater cap is damaged/missing above the roof. This is a safety issue and should be corrected. I recommend a qualified licensed heat contractor inspect further and repair as needed.
-  (4) Corrosion on the waterheater, drain valve and inside the catch pan may be an indication of a leak.I recommend evaluation by a qualified contractor.

7.4 WATER PRESSURE

Repair or Replace

-  (1) Water pressure is 105 psi.
-  (2) Recommend adjustment of water pressure regulator so water pressure is 65-75 psi.
-  (3) 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 1(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) The flexible gas connector at the furnace extends through the furnace case. The line is subject to vibration or earthquake damage from the sharp edges of the case. The correct installation is to use rigid metal pipe from the control valve (inside the case) to the outside of the case and connect the flexible connector. I recommend evaluation and repair by a qualified person

8. Interiors

8.0 CEILINGS

Repair or Replace

-  The Drywall on the ceiling shows repair signs at downstairs bathroom(s). We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.

8.2 FLOORS

Repair or Replace

-  (1) There are floor "squeaks" at a number of locations. The only way to determine the cause of the squeaks is to remove the carpet/floor covering. We recommend repair as desired.
-  (2) The Carpet is loose at upstairs. It may eventually become a trip hazard. A qualified contractor should inspect further and correct as needed.

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

-  (1) Unknown black staining present at the under sink at bottom shelf (from a previous leak). We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a proper specialist or expert for investigation and/or correction if needed.
-  (2) Tile Countertop has cracked tile (right of sink). Repairs are needed. A qualified person should repair as necessary.
-  (3) 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.

8.5 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

-  (1) The Privacy door has a loose hinge at Master Bedroom. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.
-  (2) Doorstops are missing/damaged at a number of areas. Recommend repair or replace as necessary.

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

-  Several windows are difficult to operate at various rooms. A repair is needed. A qualified contractor should inspect further and correct as needed.

9. Heating / Central Air Conditioning

9.2 AUTOMATIC SAFETY CONTROLS

Not Inspected

-  There is no blower compartment door. The other safety devices are automatic and I can not test or verify their operation. I recommend evaluation by an licensed HVAC contractor.

9.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

- (1) The supply and return is starting to deteriorate and insulation is coming loose in the attic. The grey ducts do not meet the current energy conservation requirement. A qualified HVAC person should inspect further and repair or replace as needed.
- (2) It may have been acceptable to install pipes (water, TPR, condensate lines) in the HVAC system return air chamber at the time of this house's construction. It was later discovered that leaking pipes in the return air chamber can lead to numerous "problems" and this is no longer allowed in new construction. If any of the pipes develop a leak it may be necessary to relocate all of the pipes. I recommend further evaluation by a qualified plumber.

9.6 COMBUSTION and RETURN AIR**Repair or Replace**

- When this home was constructed it was an acceptable practice to route the dryer vent duct through the return air chamber. That practice has been discontinued due to the possibility of the duct leaking warm moist air into an concealed area (the return air chamber). Warm moist air will promote microbial growth. I recommend an qualified person re route the dryer vent duct and seal the openings.

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

- (1) The vent pipe for gas furnace is rusty/old and is missing a cap above roof line. This is a safety issue and should be corrected. I recommend a qualified licensed heat contractor inspect further and repair as needed.
- (2) 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.
- (3) 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.

9.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**Repair or Replace**

- The fireplace refractory panel is Not sealed at the gas line. Excess gap can allow hot embers or gasses to enter the chase area around the fireplace and is considered a fire hazard. We recommend a qualified person seal the excess gap with a material that is approved for that use.

9.9 GAS/LP FIRELOGS AND FIREPLACES**Not Inspected**

- 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 its 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) We recommend anchor/secure the AC unit to the mounting pad. The unit should be anchored to resist movement during an seismic event. Anchorage of Appliances. Appliances designed to be

fixed in position shall be securely fastened in place. Supports

for appliances shall be designed and constructed to sustain

vertical and horizontal loads within the stress limitations

- (3) I recommend lock or secure the AC disconnect cover to prevent accidental electrocution.
- (4) There should be a trap in the condensate line to prevent contamination of the coils. I recommend evaluation by a qualified licensed HVAC contractor
- (5) Condensation lines routed through the dirt were an acceptable installation when this home was constructed. It is no longer installed in this manner. If the line becomes damaged it may be necessary to re route the condensate line to another termination location. I recommend regular maintenance to insure the line functions as intended.

-  (6) There are some exposed wires in the top of the AC unit. The wires are subject to weather or physical damage. I recommend evaluation and repair by a qualified person.
-  (7) 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.
-  (8) 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) Some HVAC manufacturers do not allow attachment of an electrical disconnect to the exterior of the appliance. This modification may void the manufacturers warranty. I recommend evaluation by a qualified HVAC contractor.
-  (10) The unit is not fully grounded. I recommend an qualified HVAC contractor install ground wire to help protect the unit for power surges or lightning strikes.

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.

10.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

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

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 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.

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

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

Inspected By: Timothy Hemm

Inspection Date: 11/4/2019
Report ID: 20191104TLH12

Customer Info:	Inspection Property:
Donor Report	22815 Miles Dr Highland CA 92346
Customer's Real Estate Professional:	

Inspection Fee:

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

Payment Method: Check

Payment Status: Paid At Time Of Inspection

Note: Thank You for using Tim Hemm Inspections