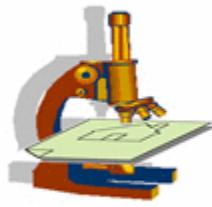


TIM HEMM



INSPECTIONS

Inspection Report

Client is the most important

Property Address:
4115 Home Town Rd
Cathedral City CA 92545



Front of Home (east side)

Tim Hemm Inspections

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

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Tim Hemm Inspections

Date: 10/12/2019	Time: 10:00 AM	Report ID: 20191012TLH2
Property: 4115 Home Town Rd Cathedral City CA 92545	Customer: Client is the most Important	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 20 years

Home Faces:

East

Client Is Present:

Yes, Buyers Agent was present

Weather:

Clear

Temperature:

Over 75

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.

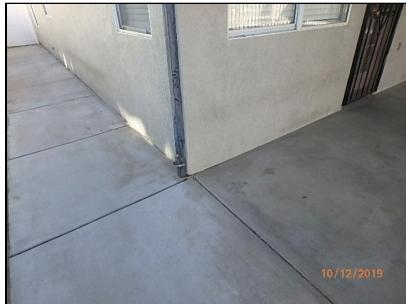
		AS	NI	NP	RR	Styles & Materials
1.0	WALL CLADDING FLASHING AND TRIM				•	Siding Material: Stucco
1.1	DOORS (Exterior)				•	Exterior Entry Doors: Metal Insulated (multi pane) glass
1.2	WINDOWS				•	Appurtenance: Covered Patio(s)
1.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE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

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

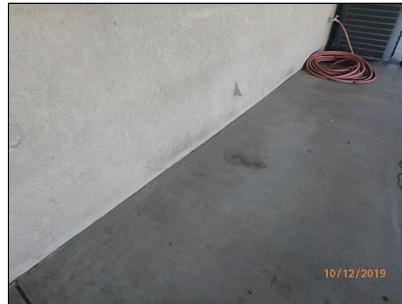
AS NI NP RR

Comments:

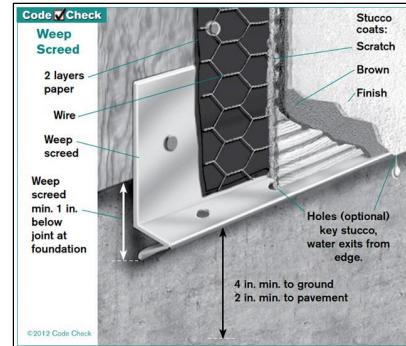
-  **1.0** (1) It should be noted that the stucco weep screed is covered at rear of home/patio and may not allow ventilation of wall cavity. Recommend correct landscaping and slabs below level of weep screed. We are unable to determine if there are any moisture problems in the wall at these areas. If these are areas of concern for buyer, we recommend further evaluation by proper specialist.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

Tim Hemm Inspections

- 🏡 (2) The Wood trim at the North side of home, is weathered and warped. The gaps/openings can allow moisture intrusion. A qualified contractor should inspect further and correct as needed.



1.0 Item 4(Picture)



1.0 Item 5(Video)

- 🏡 (3) Stucco coating at various areas of exterior is cracked and has prior repairs. 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 6(Picture)



1.0 Item 7(Picture)

- 🏡 1.1 (1) The door alarms are non operational.

There is a safety barrier that separates the pool from the home.

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

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

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

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

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

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

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

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



1.1 Item 1(Picture)



1.1 Item 2(Picture)

Tim Hemm Inspections

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

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



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

 1.3 The Patio cover is weathered and the roof deck/sheeting at the rear of home is damaged and has been replaced. This damage should be repaired or replaced. A qualified contractor should inspect further and correct as needed.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)



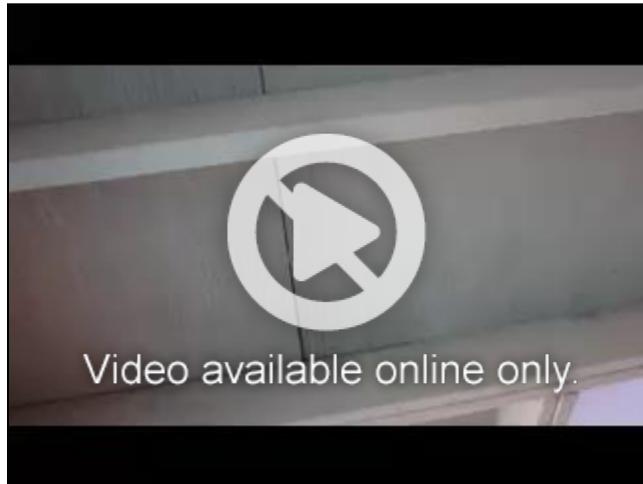
1.3 Item 4(Picture)



1.3 Item 5(Picture)



1.3 Item 6(Picture)



1.3 Item 7(Video)

-  **1.4 (1)** The flag stone walkway at the front of the home (east side) is uneven and loose. A fall ,or injury can occur if Not connected. I recommend repairs by a qualified contractor.



1.4 Item 1(Picture)

-  (2) The concrete on the patio at the (West side of home) has cracks and displacement, is uneven and may be a tripping hazard and Does not appear to drain water away from the foundation. There are a number of reasons that concrete cracks. I am unable to determine the cause of these cracks.. A qualified contractor should inspect further and correct as needed.



1.4 Item 2(Picture)

Tim Hemm Inspections

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



1.4 Item 3(Picture)

🏡 (4) The concrete at the driveways walkways/hard scape is cracked at a number of areas. We are unable to determine the cause of the cracks. We recommend evaluation by a qualified person

🏡 (5) The block retaining wall at the (West side of home) Cultured rocks are loose and missing.. A possible injury could occur if not secured. I recommend a qualified contractor evaluate and repair as necessary.



1.4 Item 4(Picture)

🏡 1.5 (1) Stains noted on fascia at the front of home indicate moisture could possibly be penetrating the Asphalt shingle roof and is draining on underlayment down to eaves. Recommend further evaluation by a licensed roofing contractor.



1.5 Item 1(Picture)

Tim Hemm Inspections

 (2) The wood fascia at eave on the rear of home weathered and damaged. Further deterioration may occur if not repaired. A qualified contractor should inspect further and correct as needed.



1.5 Item 2(Picture)

 1.6 The posts at the wooden fence are loose and leaning. Injury or damage can occur if the fence falls. Recommend evaluations and repairs by a qualified person.



1.6 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 4 Wood Not visible
2.3	CEILINGS (structural)	•				Ceiling Structure: 2X4 Not Fully Visible
2.4	ROOF STRUCTURE AND ATTIC				•	Roof Structure: Engineered wood trusses Not Fully Visible

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

AS NI NP RR

Comments:

 **2.4** Rodent droppings noted at various areas in attic (garage and home). 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)

Foundation:
Poured concrete
Not Visible

Floor Structure:
Slab
Not visible

Wall Structure:
2 X 4 Wood
Not visible

Ceiling Structure:
2X4
Not Fully Visible

Roof Structure:
Engineered wood trusses
Not Fully Visible

Roof-Type:
Gable
Hip

Method used to observe attic:
From entry
Limited view and access
Access blocked by trusses and ducts
No walkway provided

Attic info:
Attic access
Hall
Garage

Anchor System:
Not Visible

Tim Hemm Inspections

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.

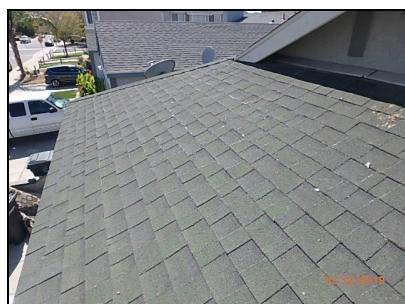
		AS	NI	NP	RR	Styles & Materials
3.0	ROOF COVERINGS (This report is an opinion of the general quality and condition of the roofing. * The inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report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

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

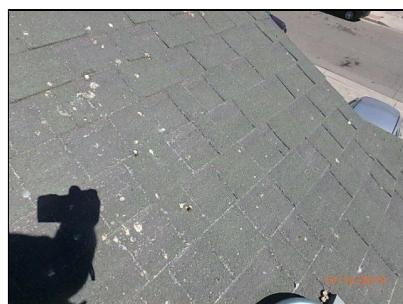
AS NI NP RR

Comments:

 3.0 (1) The shingles are showing signs of weathering and age. The fiberglass matt is exposed at a number of areas. I recommend consult a roofing contractor to estimate the remaining useful life of the shingles.



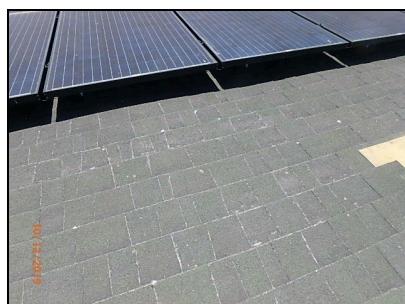
3.0 Item 1(Picture)



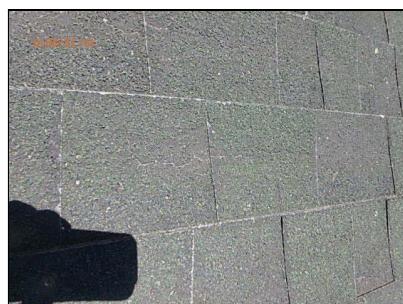
3.0 Item 2(Picture)



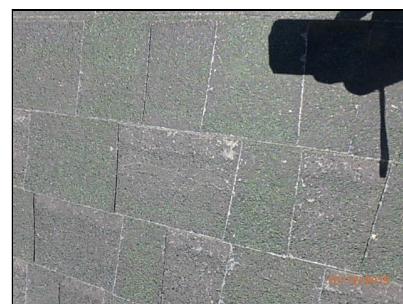
3.0 Item 3(Picture)



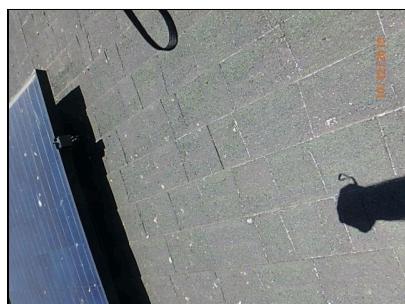
3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)

Tim Hemm Inspections

⚠ (2) Surface cracking noted at the shingles. Surface cracking is normally caused by excessive heat and poor or no ventilation of the attic or under the roof deck area. The cracking is an indication of possible pre mature failure of the shingles. I recommend a qualified licensed roofing contractor evaluate and estimate the remaining life of the roof covering.



3.0 Item 8(Picture)



3.0 Item 9(Picture)



3.0 Item 10(Picture)



3.0 Item 11(Picture)



3.0 Item 12(Picture)



3.0 Item 13(Picture)



3.0 Item 14(Picture)



3.0 Item 15(Picture)



3.0 Item 16(Picture)

⚠ (3) The ridge/hip caps and roll roofing has exposed fasteners that breach the roofing material at "entire roof". Fasteners can loosen with age and allow moisture to penetrate roof. A qualified contractor should inspect further and correct as needed.



3.0 Item 17(Picture)



3.0 Item 18(Picture)



3.0 Item 19(Picture)

Tim Hemm Inspections

 (4) The roll roofing is damaged and has been improperly repaired at patio cover. It should be replaced as soon as possible. A qualified contractor should inspect further and correct as needed.



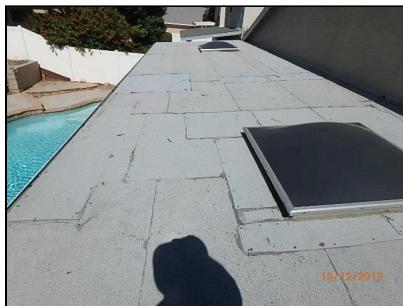
3.0 Item 20(Picture)



3.0 Item 21(Picture)



3.0 Item 22(Picture)



3.0 Item 23(Picture)

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



3.0 Item 24(Picture)

 3.1 (1) The head wall flashing (patio cover) was Not installed under the wall cladding. Normally the flashing is installed prior to the wall cladding, to direct any water that gets under the cladding back onto the roof covering. Incorrectly installed flashing can allow moisture intrusion. Moisture intrusion will lead to structural damage and microbial growth. I recommend a qualified person seal the flashing (on a regular schedule) to help prevent future damage.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

Tim Hemm Inspections

 (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.



3.1 Item 3(Picture)

 3.2 The paint is peeling on the chimney cap. The paint protects the metal from pre mature failure. I recommend a qualified contractor properly prepare the cap and paint to help prevent pre mature failure.



3.2 Item 1(Picture)

 3.3 The rain gutters installed are only partial and do not fully manage the water runoff from the roof. I recommend install rain gutters at all appropriate areas to help prevent excess moisture penetration into the wall cavities and staining of the stucco from splashing dirt. Rain gutters can also help prevent water ponding next to the foundation. Excess water at the foundation can lead to structural damage.

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: EATON
4.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE ("AFCI" type breakers may not be tripped as part of the inspection if house is occupied)				•	Branch wire 15 and 20
4.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•	AMP: Copper Not Fully Visible
4.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE				•	Wiring Methods: Romex Not Fully Visible
4.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)				•	Panel capacity: 225 AMP
4.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				Panel Type: Circuit breakers
4.7	SMOKE ALARMS			•		
4.8	CARBON MONOXIDE ALARMS			•		

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

AS NI NP RR

Comments:

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



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)

Tim Hemm Inspections

 **4.1** (1) The missing seal on the service entrance conductor side of the main panel may be an indication of alterations or possible theft of electricity. I recommend contact the utility company for replacement of the seal.

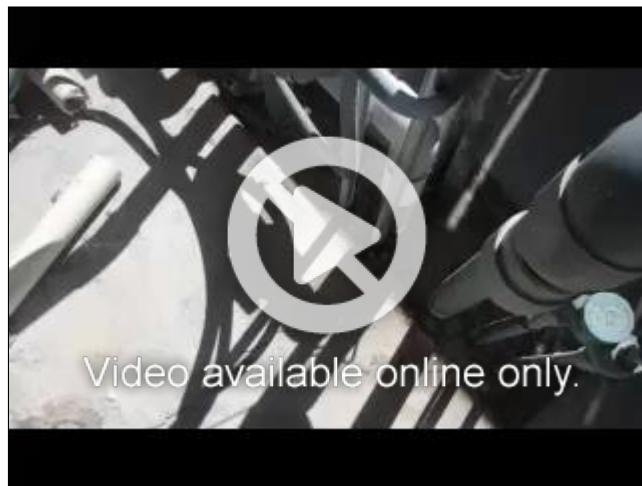


4.1 Item 1(Picture)

 (2) The conduit that supports the sub panel is rusted and damaged. The panel is loose. This is a safety hazard. I recommend repairs by a qualified contractor.



4.1 Item 2(Picture)



4.1 Item 3(Video)

 **4.2** (1) Problem(s) discovered with Branch Circuits such as non exterior rated conduit 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)

Tim Hemm Inspections

🏡 (2) There are No AFCI (arc fault circuit interrupter) breakers installed. Homes in California that have had permitted electrical alterations or up grades after 2005 are required to have AFCI safety breakers installed. I recommend a qualified electrical contractor evaluate and estimate the cost of installing AFCI breakers to meet the current safety standard.



4.2 Item 2(Picture)

🏡 4.3 (1) Doorbell did not work. A qualified licensed electrician should perform repairs that involve wiring.



4.3 Item 1(Picture)

🏡 (2) I recommend remove the birds nest at the east side driveway light to help prevent fire.



4.3 Item 2(Picture)

🏡 (3) All electrical fixtures (ceiling fans) installed outdoors must be rated for exposure.I recommend an qualified electrical contractor evaluate the ceiling fan(s) to determine if they are rated for exposure.



4.3 Item 3(Picture)

Tim Hemm Inspections

- 💡 (4) The light fixture is damaged at the garage. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



4.3 Item 4(Picture)

- 💡 (5) The light fixture did not work at the Hall Bath. A qualified person should test/verify operation.



4.3 Item 5(Picture)

- 💡 (6) The light fixture at the master bedroom "flickers" when some thing is plugged in the guest bedroom. I recommend evaluation by a qualified electrical contractor.



4.3 Item 6(Picture)

Tim Hemm Inspections

-  (7) At least one "three-prong" outlet is mounted in non-accessible locations and can not be properly accessed in the family room above the fireplace. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



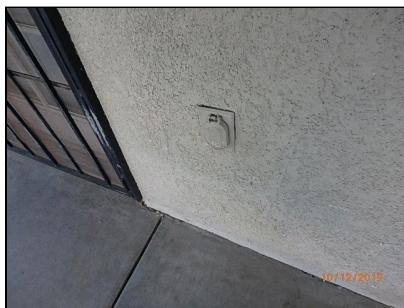
4.3 Item 7(Picture)

-  (8) We recommend replacement of All receptacle/outlets that have been painted.



4.3 Item 8(Picture)

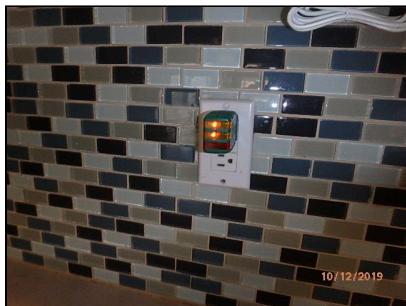
-  4.4 The exterior outlet at the rear of home loose in the wall, and needs to be secured properly. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



4.4 Item 1(Picture)

Tim Hemm Inspections

 **4.5** At least One GFCI (Ground Fault Circuit Interrupter) outlet at the Kitchen wont "trip" when tested. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.



4.5 Item 1(Picture)

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



4.6 Item 1(Picture)



4.6 Item 2(Video)

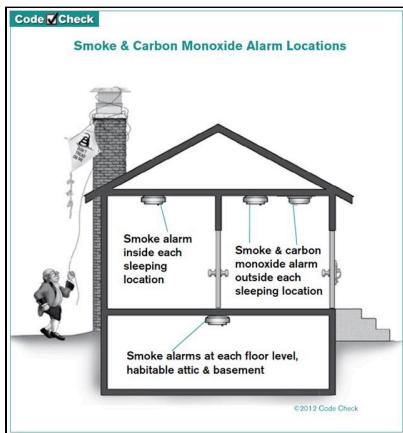
(2) The sub panel box is located at the pool/spa equipment.



4.6 Item 3(Picture)

Tim Hemm Inspections

 **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.

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 manual One automatic Sectional
5.2	GARAGE FLOOR AND VENTILATION				•	Garage Door Material: Metal
5.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME				•	Auto-opener
5.4	GARAGE/VEHICLE DOOR (S)				•	Manufacturer: LIFT-MASTER
5.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•				
5.6	DOOR to EXTERIOR/JAMB and THRESHOLD				•	

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

AS NI NP RR

Comments:

-  **5.1** The firewall/drywall in garage is damaged and has holes that can allow flames to enter wall if a fire were to start in the garage. This is considered unsafe until corrected. A qualified person should correct for safety.



5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)



5.1 Item 4(Picture)



5.1 Item 5(Picture)

Tim Hemm Inspections

 **5.2** Floors are not fully visible for inspection due to carpet. Carpet is flammable and should Not be installed on the garage floor. Recommend further evaluation by proper specialist.



5.2 Item 1(Picture)

 **5.3** The weather strip is damaged at the garage door (fire door) to the interior. Recommend proper licensed specialist inspect further and correct as needed.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

 **5.4** (1) 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

 (2) The springs for garage door (s) at the front of home is missing the warning tag. Do Not attempt to adjust the spring. Tampering with the spring (s) can cause Bodily Injury or Death.



5.4 Item 1(Picture)



5.4 Item 2(Picture)

 **5.6** I recommend install a self closer at the garage door to the exterior as a pool safety upgrade.

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: WHIRLPOOL
6.2	RANGES/OVENS/COOKTOPS				•	Range/Oven: WHIRLPOOL
6.3	FOOD WASTE DISPOSER	•				Disposer Brand: BADGER
6.4	MICROWAVE COOKING EQUIPMENT (Built In)	•				Built in Microwave: WHIRLPOOL

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

AS NI NP RR

Exhaust/Range hood:
VENTED

Dishwasher Brand:
WHIRLPOOL

Range/Oven:
WHIRLPOOL

Disposer Brand:
BADGER

Built in Microwave:
WHIRLPOOL

Range/Oven/Cook Top

Fuel Source:
Gas

Comments:

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



6.2 Item 1(Picture)

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

7. Plumbing System

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

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

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

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

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

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

		AS	NI	NP	RR	Styles & Materials
7.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				Plumbing Waste and Vent: ABS Not Fully Visible
7.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•	Plumbing Water
7.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				•	Distribution (inside home): 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 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

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

AS NI NP RR

Comments:

7.0 All waste lines are subject to damage from tree roots, vegetation, soil movement or "other" forces."Tim Hemm

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"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.

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



7.1 Item 1(Picture)

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



7.1 Item 2(Picture)

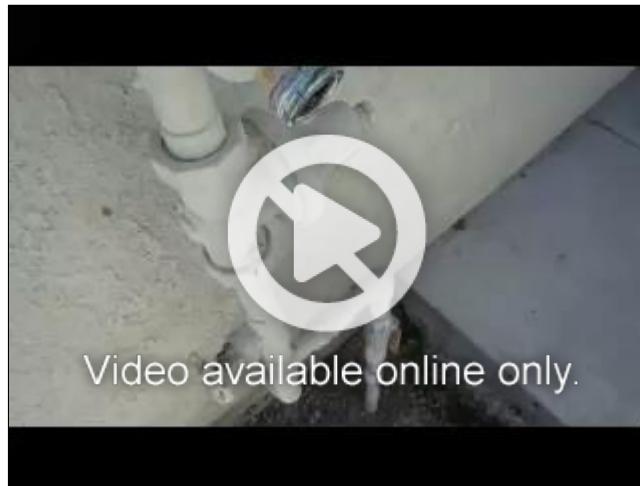


7.1 Item 3(Picture)

- 7.1 (3) The hose bib drips at knob when turned on at the (North side of home). Repairs are needed to help prevent wasting water. A qualified person should repair as necessary.



7.1 Item 4(Picture)

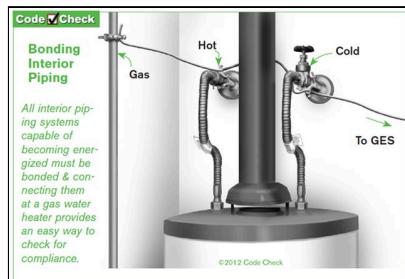


7.1 Item 5(Video)

- 7.1 (4) 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

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accidental electrocution if the pipes become "accidentally electrified". I recommend evaluation and repair by a qualified person.



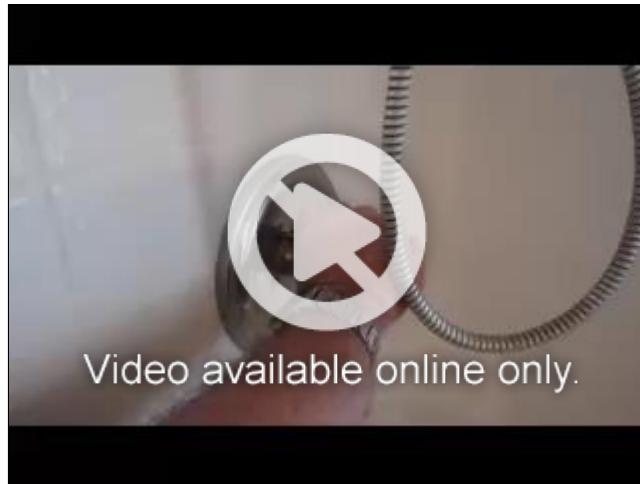
7.1 Item 7(Picture)

7.1 Item 6(Picture)

- ⬆️ (5) The shower valve and pipes are loose in the wall (master bathroom). I recommend a qualified person secure the pipes inside the wall to prevent damage to any concealed connections that may result in a leak. Water leaks can lead to structural damage and microbial growth. I recommend evaluation and repairs by a qualified contractor.



7.1 Item 8(Picture)



7.1 Item 9(Video)

- ⬆️ (6) The sink finish is damaged at the kitchen. Repairs are needed. A qualified person should repair as necessary.



7.1 Item 10(Picture)

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



7.2 Item 1(Video)

 (2) No catch pan installed

When a water heater is located where damage results from a leaking water heater, a watertight pan of corrosion-resistant materials shall be installed beneath the water heater with not less than three-quarters of an inch (20 mm) diameter drain to an approved location.



7.2 Item 2(Picture)

7.3 The main water shut off is the Tan knob located on North wall. This is for your information.



7.3 Item 1(Picture)

7.4 (1) Water pressure is 60 psi.



7.4 Item 1(Picture)

(2) No relief valve visible/installed

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



7.4 Item 2(Picture)

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



7.5 Item 1(Picture)

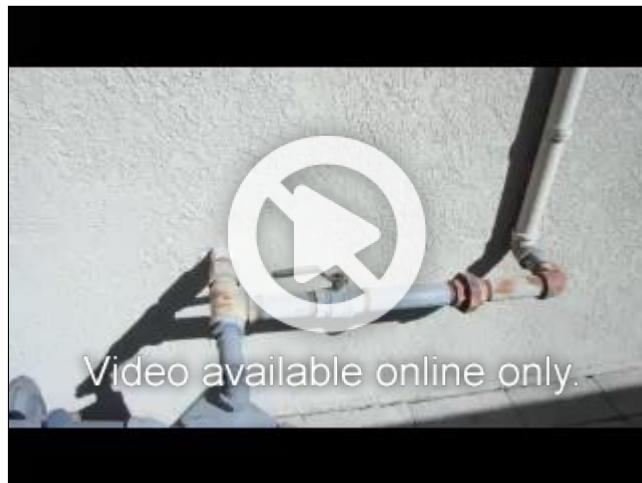


7.5 Item 2(Video)

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



7.5 Item 3(Picture)



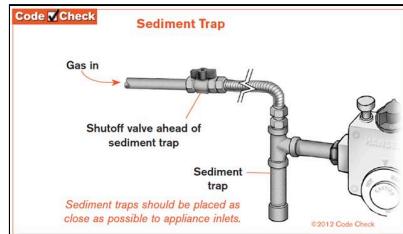
7.5 Item 4(Video)

 **7.6** 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)

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
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				Interior Doors: Hollow core Raised panel
8.5	DOORS (REPRESENTATIVE NUMBER)	•				Window Types: Dual Pane Vinyl Frames
8.6	WINDOWS (REPRESENTATIVE NUMBER)	•				Window Manufacturer: UNKNOWN

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

AS NI NP RR

Comments:

-  **8.1 (1)** The caulking at the Surround kit for shower on the wall is discolored at the master bath. Some shower surround manufacturers do Not recommend sealing these areas with silicone (or any other material).. Moisture that accumulates inside the wall cavity can lead to structural damage and microbial growth. A qualified contractor should inspect further and correct as needed.



8.1 Item 1(Picture)

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 (2) The drywall and finish are damaged at a number of areas, most likely from missing door stops, pictures, bath accessories,cable installer or furniture. I recommend repairs by a qualified person.



8.1 Item 2(Picture)



8.1 Item 3(Picture)



8.1 Item 4(Picture)

 (3) The drywall on the wall is cracked at Living Room. Repairs are needed. A qualified contractor should inspect further and correct as needed.



8.1 Item 5(Picture)

 (4) I am unable to view the attachment system of the Wall mirror. Mirrors that are not mechanically attached/anchored(adhesive only) may become loose during an seismic event (earthquake) and can cause serious injury. I recommend evaluation by an qualified contractor.



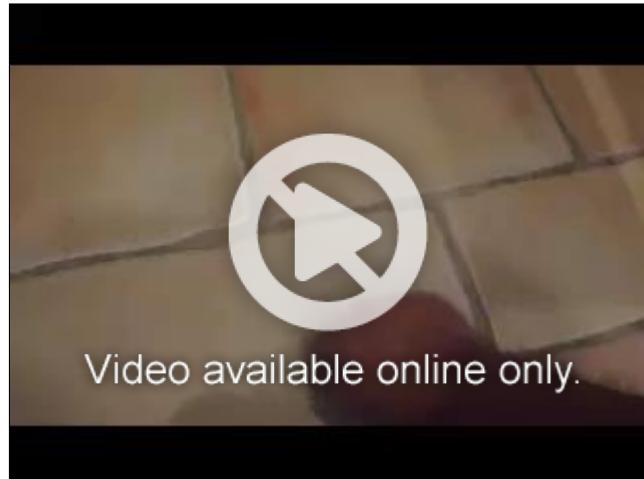
8.1 Item 6(Picture)

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-  8.2 (1) Hollow sounding floor tiles are most likely loose/not correctly adhered to the concrete. These tiles will eventually break (if not repaired.) I recommend evaluation/repairs by a qualified person

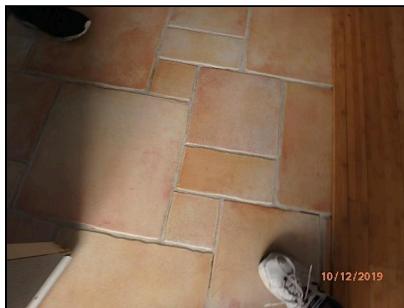


8.2 Item 1(Picture)



8.2 Item 2(Video)

-  (2) The Tile needs re-grouting at entry. Tiles may eventually loosen and need repair or replace. A qualified contractor should inspect further and correct as needed.



8.2 Item 3(Picture)

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



8.2 Item 4(Picture)

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 (4) Evidence of Pests noted at the guest bedroom. I am unable to determine if there is an active infestation. Roaches can carry diseases. I recommend complete evaluation by a qualified pest control operator.



8.2 Item 5(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: CARRIER
9.1	NORMAL OPERATING CONTROLS	•				Heat Type: Forced Air Split System(s)
9.2	AUTOMATIC SAFETY CONTROLS			•		Heat System Age (years): Under 5 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: 86000
9.6	COMBUSTION and RETURN AIR	•				Furnace Location(s): Attic
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: Washable Location: Ceiling(s) Hall
9.9	GAS/LP FIRELOGS AND FIREPLACES	•				Filter Size: 20x30
9.10	COOLING AND AIR HANDLER EQUIPMENT				•	Types of Fireplaces: Solid Fuel Manufactured
9.11	NORMAL OPERATING CONTROLS	•				Operable Fireplaces: One
9.12	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				Cooling Equipment Type: Air Conditioner Split System(s)

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

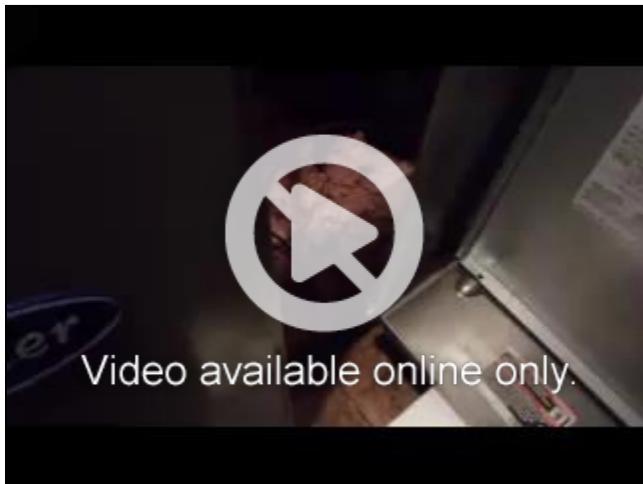
AS NI NP RR

Comments:

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.

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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.

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



9.5 Item 1(Picture)

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



9.7 Item 1(Picture)

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 (2) I recommend install damper clamp to prevent the damper from fully closing and allowing products of combustion (carbon monoxide) entering into the living space and clean the chimney prior to the use of this fireplace.



9.7 Item 2(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)

 9.10 (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.

 (2) I recommend lock or secure the AC disconnect cover to prevent accidental electrocution.



9.10 Item 1(Picture)

 (3) We recommend anchor/secure the AC unit to the mounting pad and the pad is undersized. 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)

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

10. Insulation and Ventilation

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

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

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

AS NI NP RR

Attic Insulation:

Blown
Fiberglass

Ventilation:

Gable vents
O' Hagin Vents

Exhaust Fans:

Fan with light

Dryer Power Source:

Gas Connection

Dryer Vent:
Metal**Comments:**

-  **10.0** (1) 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.



10.0 Item 1(Picture)

-  (2) The area above the garage is not required to be insulated. I recommend install insulation that meets current energy conservation standard. This should be considered an upgrade and will help reduce energy costs



10.0 Item 2(Picture)



10.0 Item 3(Picture)

Tim Hemm Inspections

 **10.1** I recommend increasing the ventilation when roof covering is replaced. This should help to extend the life of the roof covering. Sufficient ventilation is also required for energy conservation and to help prevent microbial growth.

 **10.2 (1)** The dryer vent terminates above the roof. This may allow dryer lint to accumulate inside the duct and become a fire hazard. We recommend cleaning the dryer vent duct yearly.



10.2 Item 1(Picture)



10.2 Item 2(Picture)

 **(2)** The exhaust ducts in the attic (bath, laundry, Etc Etc.) are routed to one opening in the attic.. Vents are supposed to terminate to the exterior, one duct per opening. The duct tape is Not an approved support system. If the ducts fall they will be venting warm damp air into the attic. This will lead to excess moisture and possibly microbial growth. I recommend repairs by a qualified person



10.2 Item 3(Picture)

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



10.7 Item 1(Picture)



10.7 Item 2(Picture)

Tim Hemm Inspections

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

12. Swimming Pools, Spa and Equipment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AS NI NP RR

AS NI NP RR

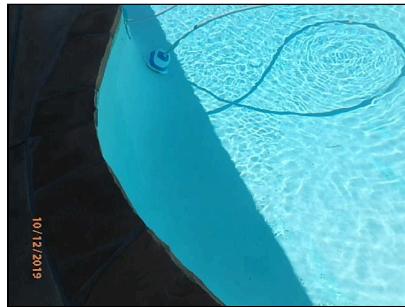
		AS	NI	NP	RR
12.7	POOL/SPA HEATERS (Heat exchangers can not be visually inspected for wear or damage. This is beyond the scope of the inspection)	•			
12.8	ELECTRICAL POOL and SPA	•			
12.9	POOL ALARMS OTHER SAFETY FEATURES			•	

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

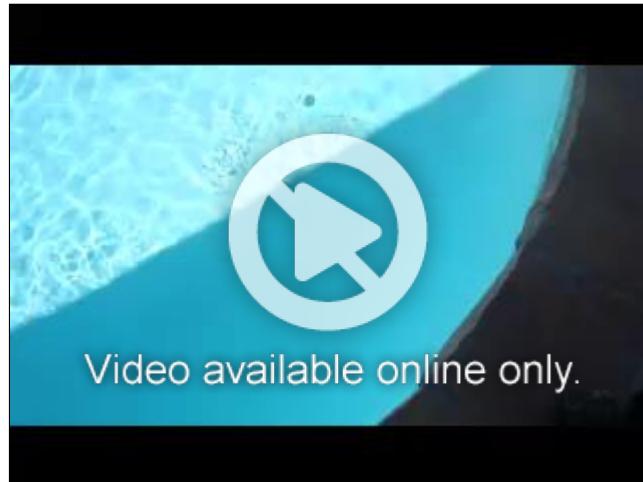
AS NI NP RR

Comments:

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

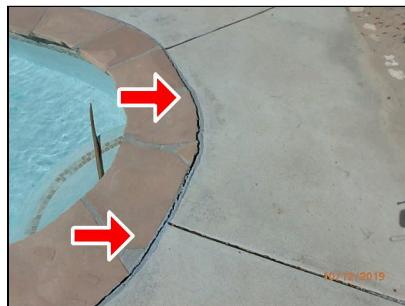


12.1 Item 1(Picture)



12.1 Item 2(Video)

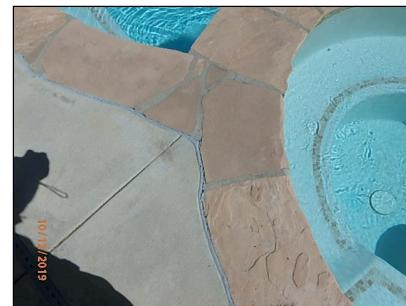
12.3 The deck seal is cracked at a number of locations. The seal helps to prevent water from seeping between the pool shell and the soil. Excess water in this area will have severe negative affects on the pool structure. I recommend repairs by a qualified person.



12.3 Item 1(Picture)



12.3 Item 2(Picture)



12.3 Item 3(Picture)



12.3 Item 4(Picture)



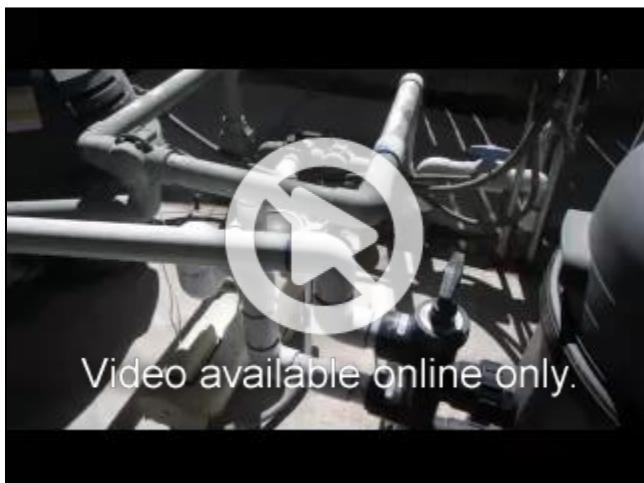
12.3 Item 5(Picture)

12.4 PVC pool and spa plumbing should be painted to avoid deterioration from sunlight.



12.4 Item 1(Picture)

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



12.5 Item 1(Video)

Tim Hemm Inspections

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



12.5 Item 2(Picture)



12.5 Item 3(Picture)

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

12.8 Current standard requires that all equipment and permanently installed metal within 5' of the pool surface(pumps, filters, heaters, window frames,ladders,diving board and slide supports,etc.etc) be bonded to the steel frame of the pool. I was unable to locate/observe any bond wires or clamps.This may have not been required when the pool was installed.The fact that it may not have been required when the pool was installed, does not mean that it is not a safety hazard.

Tim Hemm Inspections recommends that all currently required safety equipment be installed as an upgrade.The local Authority Having Jurisdiction (AHJ) will supply (upon request) all of the current safety standards. I recommend up grades by a qualified contractor.

12.9 There is a safety barrier that separates the Pool from the Home.

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

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

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

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

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

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

open."

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

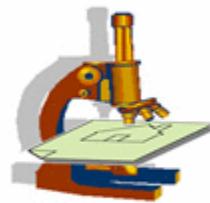
(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface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

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

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

General Summary

TIM HEMM



INSPECTIONS

Tim Hemm Inspections

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

Customer
Client is the most Important

Address
4115 Home Town Rd
Cathedral City CA 92545

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

- House** (1) It should be noted that the stucco weep screed is covered at rear of home/patio and may not allow ventilation of wall cavity. Recommend correct landscaping and slabs below level of weep screed. We are unable to determine if there are any moisture problems in the wall at these areas. If these are areas of concern for buyer, we recommend further evaluation by proper specialist.
- House** (2) The Wood trim at the North side of home, is weathered and warped. The gaps/openings can allow moisture intrusion. A qualified contractor should inspect further and correct as needed.
- House** (3) Stucco coating at various areas of exterior is cracked and has prior repairs. 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.

1.1 DOORS (Exterior)

Repair or Replace

- House** (1) The door alarms are non operational.

Tim Hemm Inspections

There is a safety barrier that separates the pool from the home.

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

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

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

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

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



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

1.2 WINDOWS

Repair or Replace



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

1.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace



The Patio cover is weathered and the roof deck/sheeting at the rear of home is damaged and has been replaced. This damage should be repaired or replaced. A qualified contractor should inspect further and correct as needed.

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

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

Tim Hemm Inspections

Repair or Replace

- (1) The flag stone walkway at the front of the home (east side) is uneven and loose. A fall ,or injury can occur if Not connected. I recommend repairs by a qualified contractor.
- (2) The concrete on the patio at the (West side of home) has cracks and displacement, is uneven and may be a tripping hazard and Does not appear to drain water away from the foundation. There are a number of reasons that concrete cracks. I am unable to determine the cause of these cracks.. A qualified contractor should inspect further and correct as needed.
- (3) There are surface drains installed at the west side of home. The condition of underground pipes can Not be judged.I recommend yearly maintenance to insure the drains function properly during periods of severe weather.
- (4) The concrete at the driveways walkways/hard scape is cracked at a number of areas. We are unable to determine the cause of the cracks. We recommend evaluation by a qualified person
- (5) The block retaining wall at the (West side of home) Cultured rocks are loose and missing.. A possible injury could occur if not secured. I recommend a qualified contractor evaluate and repair as necessary.

1.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace

- (1) Stains noted on fascia at the front of home indicate moisture could possibly be penetrating the Asphalt shingle roof and is draining on underlayment down to eaves. Recommend further evaluation by a licensed roofing contractor.
- (2) The wood fascia at eave on the rear of home weathered and damaged. Further deterioration may occur if not repaired. A qualified contractor should inspect further and correct as needed.

1.6 FENCES / WALLS / GATES

Repair or Replace

- The posts at the wooden fence are loose and leaning. Injury or damage can occur if the fence falls. Recommend evaluations and repairs by a qualified person.

2. Structural Components

2.4 ROOF STRUCTURE AND ATTIC

Repair or Replace

- Rodent droppings noted at various areas in attic (garage and home). 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) The shingles are showing signs of weathering and age. The fiberglass matt is exposed at a number of areas. I recommend consult a roofing contractor to estimate the remaining useful life of the shingles.
- (2) Surface cracking noted at the shingles. Surface cracking is normally caused by excessive heat and poor or no ventilation of the attic or under the roof deck area. The cracking is an indication of possible pre mature failure of the shingles. I recommend a qualified licensed roofing contractor evaluate and estimate the remaining life of the roof covering.
- (3) The ridge/hip caps and roll roofing has exposed fasteners that breach the roofing material at "entire roof". Fasteners can loosen with age and allow moisture to penetrate roof. A qualified contractor should inspect further and correct as needed.
- (4) The roll roofing is damaged and has been improperly repaired at patio cover. It should be replaced as soon as possible. A qualified contractor should inspect further and correct as needed.
- (5) Pigeon droppings noted at various areas. This can sometimes be a health hazard. Recommend proper specialist inspect further and correct as needed.

3.1 FLASHINGS

Repair or Replace

(1) The head wall flashing (patio cover) was Not installed under the wall cladding. Normally the flashing is installed prior to the wall cladding, to direct any water that gets under the cladding back onto the roof covering. Incorrectly installed flashing can allow moisture intrusion. Moisture intrusion will lead to structural damage and microbial growth. I recommend a qualified person seal the flashing (on a regular schedule) to help prevent future damage.

(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.

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

The paint is peeling on the chimney cap. The paint protects the metal from pre mature failure. I recommend a qualified contractor properly prepare the cap and paint to help prevent pre mature failure.

3.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

The rain gutters installed are only partial and do not fully manage the water runoff from the roof. I recommend install rain gutters at all appropriate areas to help prevent excess moisture penetration into the wall cavities and staining of the stucco from splashing dirt. Rain gutters can also help prevent water ponding next to the foundation. Excess water at the foundation can lead to structural damage.

4. Electrical System

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

Repair or Replace

(1) The missing seal on the service entrance conductor side of the main panel may be an indication of alterations or possible theft of electricity. I recommend contact the utility company for replacement of the seal.

(2) The conduit that supports the sub panel is rusted and damaged. The panel is loose. This is a safety hazard. I recommend repairs by a qualified contractor.

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

Repair or Replace

(1) Problem(s) discovered with Branch Circuits such as non exterior rated conduit and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.

(2) There are No AFCI (arc fault circuit interrupter) breakers installed. Homes in California that have had permitted electrical alterations or up grades after 2005 are required to have AFCI safety breakers installed. I recommend a qualified electrical contractor evaluate and estimate the cost of installing AFCI breakers to meet the current safety standard.

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

Repair or Replace

(1) Doorbell did not work. A qualified licensed electrician should perform repairs that involve wiring.

(2) I recommend remove the birds nest at the east side driveway light to help prevent fire.

(3) All electrical fixtures (ceiling fans) installed outdoors must be rated for exposure.I recommend an qualified electrical contractor evaluate the ceiling fan(s) to determine if they are rated for exposure.

(4) The light fixture is damaged at the garage. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

(5) The light fixture did not work at the Hall Bath. A qualified person should test/verify operation.

(6) The light fixture at the master bedroom "flickers" when some thing is plugged in the guest bedroom. I recommend evaluation by a qualified electrical contractor.

Tim Hemm Inspections

-  (7) At least one "three-prong" outlet is mounted in non-accessible locations and can not be properly accessed in the family room above the fireplace. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.
-  (8) We recommend replacement of All receptacle/outlets that have been painted.

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

Repair or Replace

-  The exterior outlet at the rear of home loose in the wall, and needs to be secured properly. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

4.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace

-  At least One GFCI (Ground Fault Circuit Interrupter) outlet at the Kitchen wont "trip" when tested. This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

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

5.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Repair or Replace

-  The firewall/drywall in garage is damaged and has holes that can allow flames to enter wall if a fire were to start in the garage. This is considered unsafe until corrected. A qualified person should correct for safety.

5.2 GARAGE FLOOR AND VENTILATION

Repair or Replace

-  Floors are not fully visible for inspection due to carpet.Carpet is flammable and should Not be installed on the garage floor. Recommend further evaluation by proper specialist.

5.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace

-  The weather strip is damaged at the garage door (fire door) to the interior. Recommend proper licensed specialist inspect further and correct as needed.

5.4 GARAGE/VEHICLE DOOR (S)

Repair or Replace

-  (1) 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

-  (2) The springs for garage door (s) at the front of home is missing the warning tag. Do Not attempt to adjust the spring. Tampering with the spring (s) can cause Bodily Injury or Death.

5.6 DOOR to EXTERIOR/JAMB and THRESHOLD

Repair or Replace

-  I recommend install a self closer at the garage door to the exterior as a pool safety upgrade.

6. Built-In Kitchen Appliances

6.2 RANGES/OVENS/COOKTOPS

Repair or Replace

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

7. Plumbing System

7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

-  (1) Hose bibs at various locations are missing anti-backflow prevention devices(vacuum breakers). While this may be a newer requirement,I recommend installing vacuum breakers to prevent accidental contamination of water supply system
-  (2) Irrigation system was Not inspected. Recommend proper specialist inspect irrigation system further and verify that it meets all of the current water conservation requirements and is functioning correctly.
-  (3) The hose bib drips at knob when turned on at the (North side of home). Repairs are needed to help prevent wasting water. A qualified person should repair as necessary.
-  (4) 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.
-  (5) The shower valve and pipes are loose in the wall (master bathroom). I recommend a qualified person secure the pipes inside the wall to prevent damage to any concealed connections that may result in a leak. Water leaks can lead to structural damage and microbial growth. I recommend evaluation and repairs by a qualified contractor.
-  (6) The sink finish is damaged at the kitchen. Repairs are needed. 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) No catch pan installed

When a water heater is located where damage results from a leaking water heater, a watertight pan of corrosion-resistant materials shall be installed beneath the water heater with not less than three-quarters of an inch (20 mm) diameter drain to an approved location.

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

Repair or Replace

-  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.

8. Interiors

8.1 WALLS

Repair or Replace

-  (1) The caulking at the Surround kit for shower on the wall is discolored at the master bath. Some shower surround manufacturers do Not recommend sealing these areas with silicone (or any other material).. Moisture that accumulates inside the wall cavity can lead to structural damage and microbial growth. A qualified contractor should inspect further and correct as needed.
-  (2) The drywall and finish are damaged at a number of areas, most likely from missing door stops, pictures, bath accessories,cable installer or furniture. I recommend repairs by a qualified person.
-  (3) The drywall on the wall is cracked at Living Room. Repairs are needed. A qualified contractor should inspect further and correct as needed.
-  (4) I am unable to view the attachment system of the Wall mirror. Mirrors that are not mechanically attached/ anchored(adhesive only) may become loose during an seismic event (earthquake) and can cause serious injury. I recommend evaluation by an qualified contractor.

8.2 FLOORS

Repair or Replace

-  (1) Hollow sounding floor tiles are most likely loose/not correctly adhered to the concrete. These tiles will eventually break (if not repaired.) I recommend evaluation/repairs by a qualified person
-  (2) The Tile needs re-grouting at entry. Tiles may eventually loosen and need repair or replace. A qualified contractor should inspect further and correct as needed.
-  (3) The Carpet is loose at Master Bedroom. It may eventually become a trip hazard . A qualified contractor should inspect further and correct as needed.
-  (4) Evidence of Pests noted at the guest bedroom. I am unable to determine if there is an active infestation. Roaches can carry diseases. I recommend complete evaluation by a qualified pest control operator.

9. Heating / Central Air Conditioning

9.2 AUTOMATIC SAFETY CONTROLS

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Not Present



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 a licensed HVAC contractor.

9.5

FILTER (s)

Repair or Replace



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

9.7

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

Not Inspected



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



(2) I recommend install damper clamp to prevent the damper from fully closing and allowing products of combustion (carbon monoxide) entering into the living space and clean the chimney prior to the use of this fireplace.

9.8

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.

9.10

COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace



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



(2) I recommend lock or secure the AC disconnect cover to prevent accidental electrocution.



(3) We recommend anchor/secure the AC unit to the mounting pad and the pad is undersized. 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

10. Insulation and Ventilation

10.0 INSULATION IN ATTIC

Repair or Replace



(1) 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.



(2) The area above the garage is not required to be insulated. I recommend install insulation that meets current energy conservation standard. This should be considered an upgrade and will help reduce energy costs

10.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Repair or Replace



I recommend increasing the ventilation when roof covering is replaced. This should help to extend the life of the roof covering. Sufficient ventilation is also required for energy conservation and to help prevent microbial growth.

10.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

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-  (1) The dryer vent terminates above the roof. This may allow dryer lint to accumulate inside the duct and become a fire hazard. We recommend cleaning the dryer vent duct yearly.
-  (2) The exhaust ducts in the attic (bath, laundry, Etc Etc.) are routed to one opening in the attic.. Vents are supposed to terminate to the exterior, one duct per opening. The duct tape is Not an approved support system. If the ducts fall they will be venting warm damp air into the attic. This will lead to excess moisture and possibly microbial growth. I recommend repairs by a qualified person

10.7 WHOLE HOUSE FAN(s)

Not Inspected

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

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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

Inspected By: Timothy Hemm

Inspection Date: 10/12/2019
Report ID: 20191012TLH2

Customer Info:	Inspection Property:
Client is the most Important	4115 Home Town Rd Cathedral City CA 92545
Customer's Real Estate Professional:	

Inspection Fee:

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

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