

**TIM HEMM**



**INSPECTIONS**

# Inspection Report

## Repeat Client

**Property Address:**  
114623 Golf Center PKWY  
Indio CA 92203



Front of Home (east side)

## Tim Hemm Inspections

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

## Table of Contents

<a href="#"><u>Cover Page</u></a> .....	<a href="#"><u>1</u></a>
<a href="#"><u>Table of Contents</u></a> .....	<a href="#"><u>2</u></a>
<a href="#"><u>Intro Page</u></a> .....	<a href="#"><u>3</u></a>
<a href="#"><u>1 Exterior</u></a> .....	<a href="#"><u>4</u></a>
<a href="#"><u>2 Structural Components</u></a> .....	<a href="#"><u>9</u></a>
<a href="#"><u>3 Roofing</u></a> .....	<a href="#"><u>10</u></a>
<a href="#"><u>4 Electrical System</u></a> .....	<a href="#"><u>12</u></a>
<a href="#"><u>5 Garage</u></a> .....	<a href="#"><u>17</u></a>
<a href="#"><u>6 Built-In Kitchen Appliances</u></a> .....	<a href="#"><u>20</u></a>
<a href="#"><u>7 Plumbing System</u></a> .....	<a href="#"><u>21</u></a>
<a href="#"><u>8 Interiors</u></a> .....	<a href="#"><u>29</u></a>
<a href="#"><u>9 Heating / Central Air Conditioning</u></a> .....	<a href="#"><u>33</u></a>
<a href="#"><u>10 Insulation and Ventilation</u></a> .....	<a href="#"><u>38</u></a>
<a href="#"><u>General Summary</u></a> .....	<a href="#"><u>40</u></a>
<a href="#"><u>Invoice</u></a> .....	<a href="#"><u>47</u></a>

# Tim Hemm Inspections

Date: 11/16/2019	Time: 10:30 AM	Report ID: 20191116TLH2
Property: 114623 Golf Center PKWY Indio CA 92203	Customer: Repeat Client	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:**

Under 15 years

**Home Faces:**

East

**Client Is Present:**

Yes, Buyers Agent was present

**Weather:**

Clear

**Temperature:**

Over 85

**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) Upper Level Deck
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: Not Fully Visible Block Wall Wrought Iron
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) Stucco coating at various areas of exterior is cracked and chipped. Recommend sealing of all cracks to prevent moisture intrusion and further deterioration. If these are areas of concern, recommend further evaluation by proper specialist be completed.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)

- (2) The shrubbery growing on exterior wall covering can cause moisture issues and damage if not removed. Damage can be hidden from view and may not be detected during the inspection. Recommend proper specialist evaluate further and correct as necessary.



1.0 Item 8(Picture)

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

- (2) The self closer(s) and alarms are Not installed. The self closer(s) and alarm(s) are safety device(s). I recommend all safety devices be installed and fully functional prior to occupying the home.

- 1.2 Screen(s) are missing at front,rear and side. A qualified contractor should inspect and repair as needed.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

# Tim Hemm Inspections

 **1.3** The Waterproof coating on the upper level deck at the (West side of home) Has a prior repair. I am unable to determine the reason for repair(s). I recommend a qualified contractor evaluate and repair as necessary.



1.3 Item 1(Picture)

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



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)



1.4 Item 4(Picture)

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



1.4 Item 5(Picture)



1.4 Item 6(Picture)



1.4 Item 7(Picture)



1.4 Item 8(Picture)



1.4 Item 9(Picture)

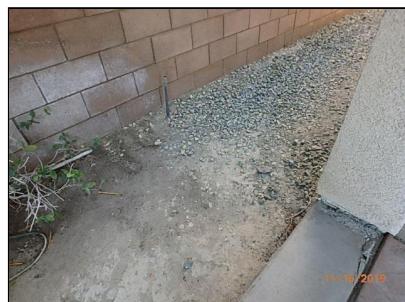


1.4 Item 10(Picture)

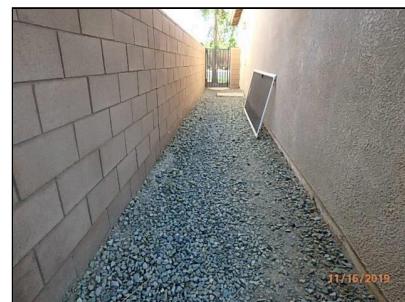
(3) There are several areas attached to the home (and away from the home). That do not appear to drain water to an approved location. Water that does not drain away from the home can lead to structural damage and microbial growth. I recommend correction of the grading and drainage by an qualified person.



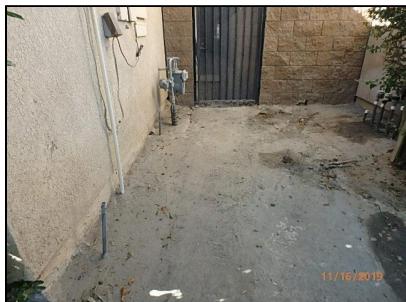
1.4 Item 11(Picture)



1.4 Item 12(Picture)



1.4 Item 13(Picture)



1.4 Item 14(Picture)

(4) Un anchored fountains are considered a child safety hazard. Fountains are beyond the scope of this inspection. I recommend evaluation by a qualified person



1.4 Item 15(Picture)

# Tim Hemm Inspections

🏡 (5) The loose flag stone at the path to the dock is a trip hazard. I recommend repairs by a qualified person to help prevent injury.



1.4 Item 16(Picture)

🏡 1.6 There is No perimeter fence installed. There is No safety barrier between the Home and The Lake. I recommend install a safety barrier to help prevent accidental drowning.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

---

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

## 2. Structural Components

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

		AS	NI	NP	RR	Styles & Materials
2.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES IF APPLICABLE (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				<b>Foundation:</b> 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.)	•				<b>Floor Structure:</b> Slab Not visible
2.2	WALLS (Structural)	•				<b>Wall Structure:</b> 2 X 6 Wood Not visible
2.3	CEILINGS (structural)	•				<b>Ceiling Structure:</b> 2X4 Not Fully Visible
2.4	ROOF STRUCTURE AND ATTIC	•				<b>Roof Structure:</b> Engineered wood trusses Not Fully Visible

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

AS NI NP RR

**Roof-Type:**  
Gable  
**Method used to observe**  
**attic:**  
Crawled  
**Attic info:**  
Attic access  
Upstairs  
**Anchor System:**  
Not Visible

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(see section 9.7 for chimney Interior), 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.*)				•	<b>Roof Covering:</b> Concrete Tile <b>Viewed roof covering from:</b> Walked roof <b>Chimney (exterior):</b> Stucco
3.1	FLASHINGS	•				
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•				
3.3	ROOF DRAINAGE SYSTEMS			•		

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

AS NI NP RR

**Comments:**

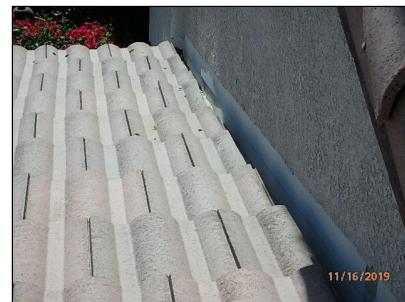
-  **3.0** (1) There are a number of slipped/loose, damaged or missing tiles. The roof protects the structure, it's contents and occupants. A leaking roof can lead to structural damage and microbial growth. We recommend a qualified roofing contractor fully evaluate the entire roof and repair.



3.0 Item 1(Picture) Missing rake tile



3.0 Item 2(Picture)



3.0 Item 3(Picture) Slipped tiles

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



3.0 Item 4(Picture)

# Tim Hemm Inspections

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



3.0 Item 5(Picture)



3.0 Item 6(Picture)

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



3.2 Item 1(Picture)

 **3.3** Rain gutters and drain lines are not installed on home. Although this region does not typically have a large amount of rainfall, gutters and drain lines are needed or erosion or water intrusion may occur.

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	•				<b>Electrical Service Conductors:</b> Below ground Not Visible
4.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS				•	<b>Electric Panel Manufacturer:</b> CUTLER HAMMER
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)				•	<b>Branch wire 15 and 20</b>
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)				•	<b>AMP:</b> 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				•	<b>Wiring Methods:</b> Romex Not Fully Visible
4.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•				<b>Panel capacity:</b> 200 AMP
4.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				<b>Panel Type:</b> 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:**

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



4.1 Item 1(Picture)

# Tim Hemm Inspections

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



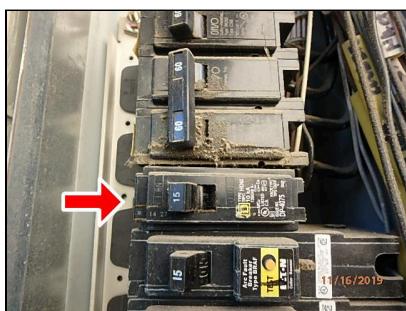
4.2 Item 1(Picture)

 (2) When this home was constructed it may have been an acceptable practice to route all of the conductors through one conduit at the main panel. This practice has been discontinued due to overheating of the wires. The only way to determine if there is an problem is to turn on all of the electrical appliances and measure the temperature at the wires in the conduit.



4.2 Item 2(Picture)

 (3) At least one 15 amp circuit breaker in main panel is of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.



4.2 Item 3(Picture)



4.2 Item 4(Picture)

# Tim Hemm Inspections

-  4.3 (1) 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 1(Picture)

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



4.3 Item 2(Picture)

-  (3) The light fixture do not work at the various rooms. A qualified person should test/verify operation. .



4.3 Item 3(Picture) Master bedroom



4.3 Item 4(Picture)

# Tim Hemm Inspections

 **4.4** The exterior receptacle/outlet at the front of home did not work or there is no power to outlet. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should inspect further and correct as needed.



4.4 Item 1(Picture)

**4.6** The main panel box is located at the North side.



4.6 Item 1(Picture)

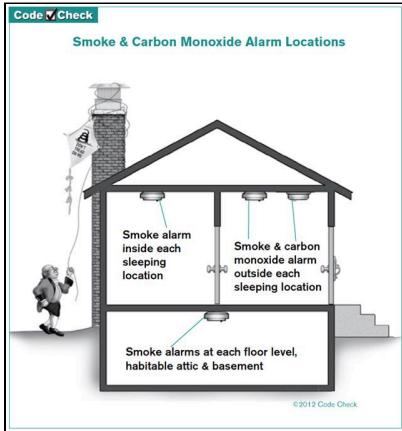


4.6 Item 2(Video)

# 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.

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



4.8 Item 1(Picture)

---

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

**5. Garage**

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

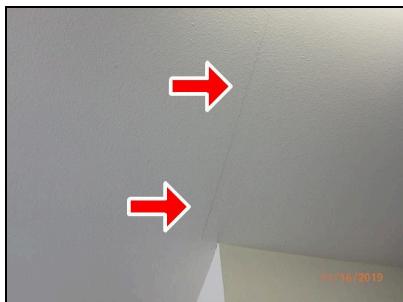
		AS	NI	NP	RR	Styles & Materials
5.0	GARAGE CEILINGS				•	<b>Garage Type:</b> Attached
5.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)				•	<b>Garage Door Type:</b> Two manual Sectional
5.2	GARAGE FLOOR AND VENTILATION			•		<b>Garage Door Material:</b> Insulated Metal
5.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME				•	<b>Auto-opener</b>
5.4	GARAGE/VEHICLE DOOR (S)	•				<b>Manufacturer:</b> 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:**

-  5.0 The Drywall on the ceiling is cracked at garage. Repairs are needed We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.



5.0 Item 1(Picture)

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



5.1 Item 1(Picture)



5.1 Item 2(Picture)



5.1 Item 3(Picture)

-  (2) The drywall on the wall is cracked at garage. Repairs are needed. A qualified contractor should inspect further and

# Tim Hemm Inspections

correct as needed.



5.1 Item 4(Picture)

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



5.2 Item 1(Picture)

- 5.3** The door stop may prevent the door from fully closing and can compromise the doors ability to function as designed. We recommend removal of the door stop.



5.3 Item 1(Picture)

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

## **Tim Hemm Inspections**

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

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

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

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

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

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

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

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

---

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

## 6. Built-In Kitchen Appliances

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

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

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

AS NI NP RR

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				•	<b>Plumbing Waste and Vent:</b> ABS Not Fully Visible
7.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•	<b>Plumbing Water</b>
7.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS				•	<b>Distribution (inside home):</b> Copper PEX Not Fully Visible Plastic Pipes Not identified in the Main panel
7.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				<b>Water Source:</b> Public
7.4	WATER PRESSURE	•				<b>Plumbing Water Supply (into home):</b> Copper Not Fully Visible
7.5	MAIN FUEL SHUT OFF (Describe Location)	•				<b>Plumbing supply size (into home):</b> 1 INCH
7.6	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)				•	<b>Washer Drain Size:</b> 2" Diameter <b>Water Heater Power</b> <b>Source:</b> Gas (quick recovery) <b>Water Heater Capacity:</b> 50 Gallon (2-3 people) <b>Water Heater</b> <b>Manufacturer:</b> A.O. SMITH <b>Water Heater (s) Location (S):</b> Garage <b>Water Heater Age (years):</b> Under 15 Years <b>Water Filters:</b> None

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

AS NI NP RR

**Comments:**

# Tim Hemm Inspections

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

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



7.1 Item 1(Picture)

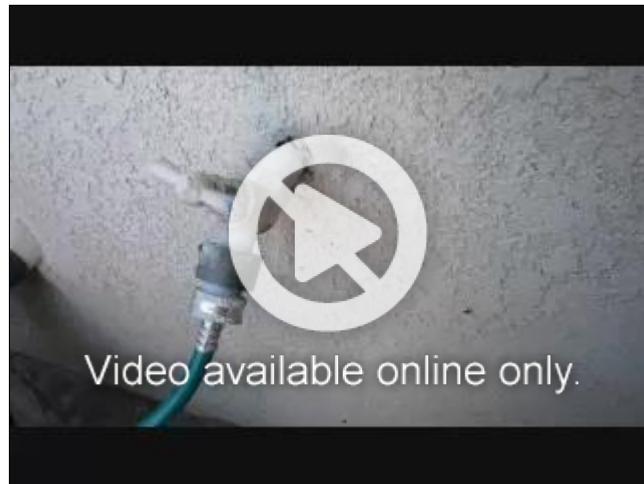


7.1 Item 2(Picture)

 (2) The hose faucet pipe at the west side is loose in the wall. I recommend a qualified person secure the pipe 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



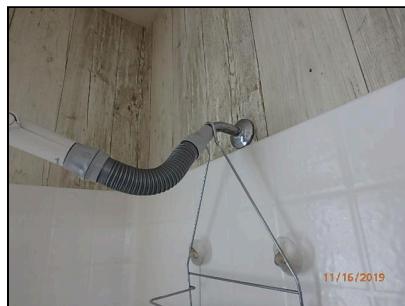
7.1 Item 3(Picture)



7.1 Item 4(Video)

# Tim Hemm Inspections

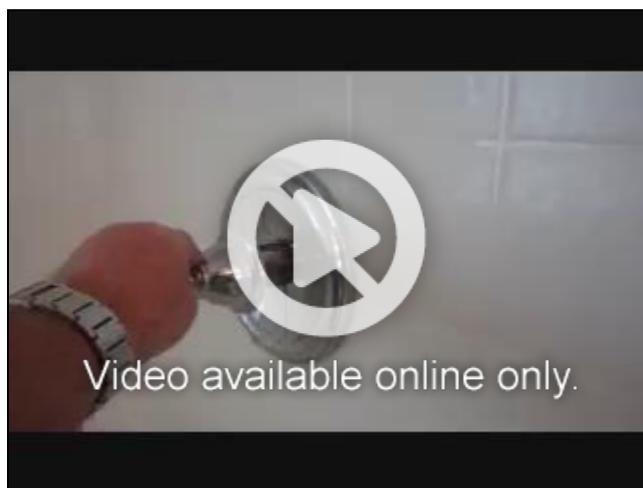
⚠ (3) The shower valve and pipes are loose in the wall(master bath). I recommend a qualified person secure the pipes inside the wall to prevent damage to any concealed connections that may result in a leak. Water leaks can lead to structural damage and microbial growth. I recommend evaluation and repairs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



7.1 Item 5(Picture)



7.1 Item 6(Picture)

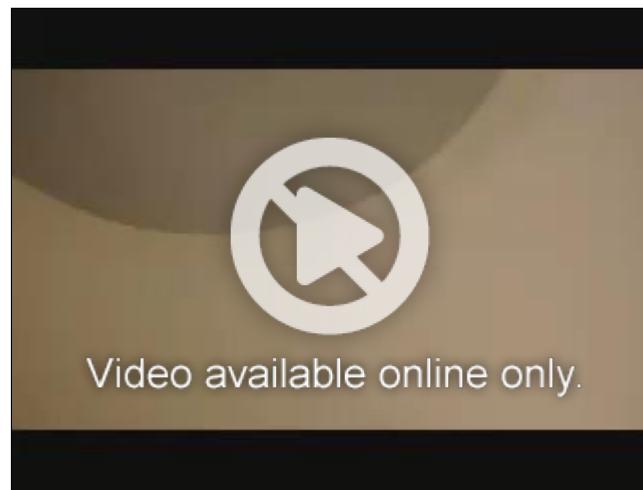


7.1 Item 7(Video)

⚠ (4) During the plumbing inspection of the master bathroom the seller stated there is water coming out from the ceiling in the family room.I am unable to determine if it is the shower valve or drain. I recommend evaluation and repairs by a qualified contractor.



7.1 Item 8(Picture)

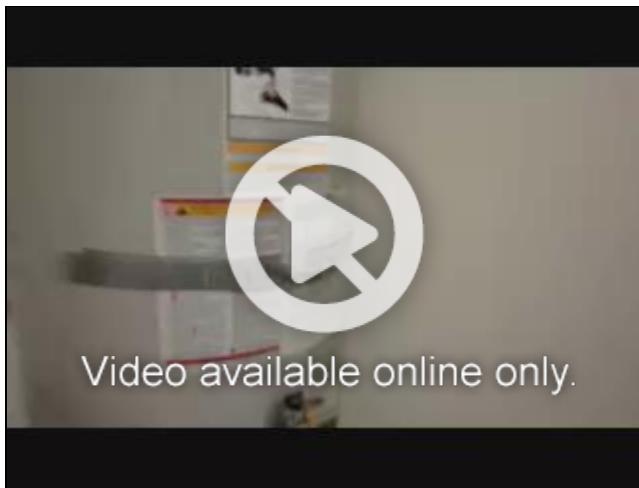


7.1 Item 9(Video)



7.1 Item 10(Picture)

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



7.2 Item 1(Video)

-  **(2)** 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)

# Tim Hemm Inspections

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



7.3 Item 1(Picture)

**7.4 (1)** Water pressure is 50 psi.



7.4 Item 1(Picture)

## (2) No relief valve visible/installed

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



7.4 Item 2(Picture)

**7.5 (1)** The main fuel shut off is at gas meter outside at (North 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) There is no automatic earthquake shutoff valve, at the gas meter. There is no requirement for an automatic earthquake shutoff valve. It is a recommendation for a safety up grade, from the Home Inspector to you.



7.5 Item 3(Picture)



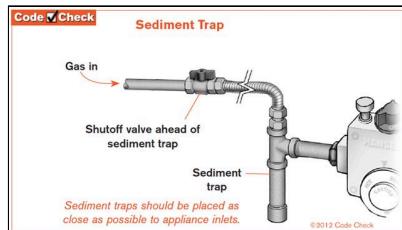
7.5 Item 4(Video)

 **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)



7.6 Item 4(Picture)

## **Tim Hemm Inspections**

---

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

## 8. Interiors

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

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

		AS	NI	NP	RR	Styles & Materials
8.0	CEILINGS				•	Ceiling Materials: Drywall
8.1	WALLS				•	Wall Material: Drywall
8.2	FLOORS				•	Floor Covering(s): Carpet Tile Hardwood T&G
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				•	
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: MILGARD

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

AS NI NP RR

Ceiling Materials:  
Drywall  
  
Wall Material:  
Drywall  
  
Floor Covering(s):  
Carpet  
Tile  
Hardwood T&G  
  
Interior Doors:  
Hollow core  
Raised panel  
  
Window Types:  
Dual Pane Vinyl Frames  
  
Window Manufacturer:  
MILGARD  
  
Cabinetry:  
Wood  
Laminate  
  
Countertop(s):  
Cultured marble  
Granite

### Comments:

-  **8.0** The Drywall on the ceiling shows repair signs at Guest Bedroom closet. Repairs are needed. A qualified contractor should inspect further and correct as needed.



8.0 Item 1(Picture)

# Tim Hemm Inspections

 **8.1** It should be noted that bathrooms are wallpapered which can sometimes cause bio organic growth to form. Wallpaper is peeling in areas. It is recommended to remove wallpaper to avoid moisture problems.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

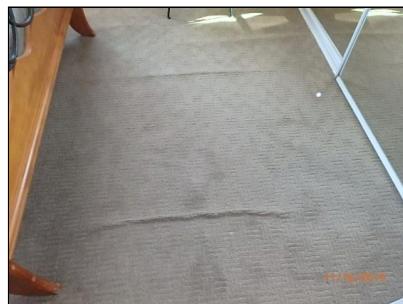


8.1 Item 3(Picture)

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



8.2 Item 1(Picture)



8.2 Item 2(Picture)

 **(2)** PVC clothes washer catch pans become brittle and break with age. We recommend install a metal catch pan at the laundry floor.



8.2 Item 3(Picture) No catch pan below the upstairs clothes washer.

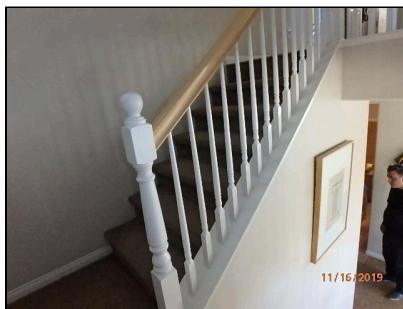
# Tim Hemm Inspections

 (3) The grout/caulking is missing at the upstairs bath. The grout/caulking helps prevent moisture from penetrating below the tiles. A qualified person should repair or replace as needed.



8.2 Item 4(Picture)

 8.3 The hand/guard rail for the upstairs is loose/un safe. A fall or injury could occur if not corrected. I recommend a qualified contractor evaluate and repair as necessary.



8.3 Item 1(Picture)

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



8.4 Item 1(Picture)

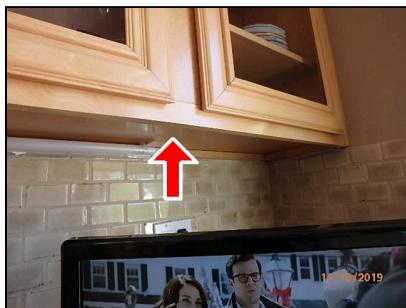


8.4 Item 2(Picture)



8.4 Item 3(Picture)

(2) Drawer face(s) is loose (right of sink). Repairs are needed. A qualified person should repair or replace as needed.

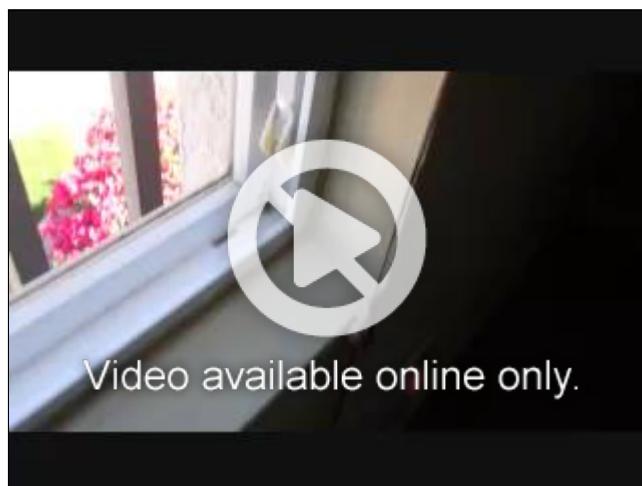


8.4 Item 4(Picture)

**8.6** The window sash spring is loose at the guest bedroom. Damaged springs will eventually have a negative affect on the safe operation of the window. I recommend evaluation and repair by a qualified contractor or window specialist



8.6 Item 1(Picture)



8.6 Item 2(Video)

---

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; 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 close of this transaction and the use of this fireplace. 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.)	•				<b>Heat System Brand:</b> BRYANT
9.1	NORMAL OPERATING CONTROLS	•				<b>Heat Type:</b> Forced Air Split System(s)
9.2	AUTOMATIC SAFETY CONTROLS		•			<b>Heat System Age (years):</b> Under 15 Years
9.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				<b>Energy Source:</b> Natural gas
9.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				<b>Number of Heat Systems (excluding wood):</b> Two
9.5	FILTER (s)				•	<b>BTU's:</b> 63000 84000
9.6	COMBUSTION and RETURN AIR	•				<b>Furnace Location(s):</b> Attic
9.7	CHIMNEYS, FLUES AND VENTS (for fireplaces or heat systems)				•	<b>Ductwork:</b> Not Fully Visible Insulated
9.9	GAS/LP FIRELOGS AND FIREPLACES				•	<b>Filter Type:</b> Disposable
9.10	COOLING AND AIR HANDLER EQUIPMENT				•	Location: Ceiling(s) Upstairs Downstairs
9.11	NORMAL OPERATING CONTROLS	•				
9.12	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				

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

AS NI NP RR

3 Ton

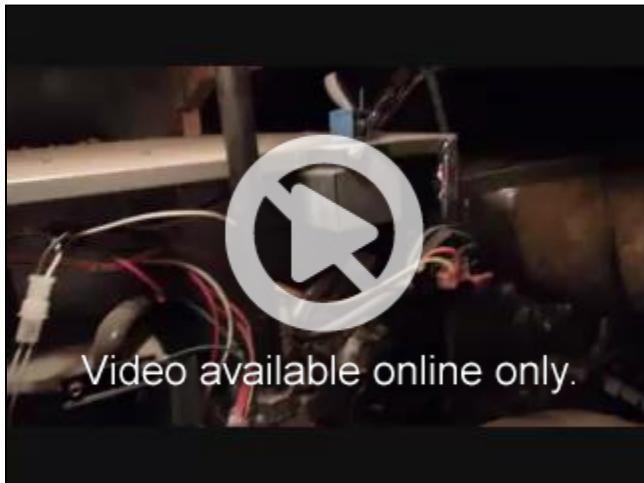
4 Ton

**Number of AC Only Units:**

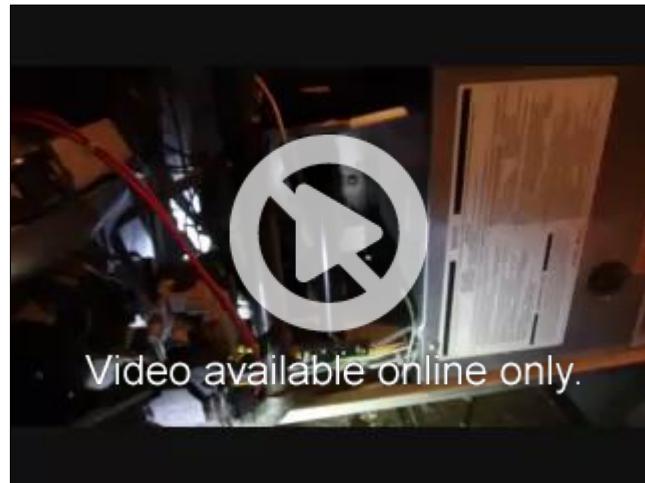
Two

## Comments:

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



9.0 Item 1(Video)



9.0 Item 2(Video)

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

**(2)** The filter at the down stairs does not fully filter the return air. Unfiltered air will contaminate the evaporator coils and reduce system efficiency and reduce the life expectancy of the unit. I recommend use only filters that fill the opening and are not easily damaged.



9.5 Item 1(Picture)

# Tim Hemm Inspections

 **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 close of this transaction and the use of this fireplace.

 (2) The vent pipe for gas furnace does Not have a 1/4 slope up for the full length of the horizontal pipe. This is a safety issue and should be corrected. I recommend a qualified licensed heat contractor inspect further and repair as needed.



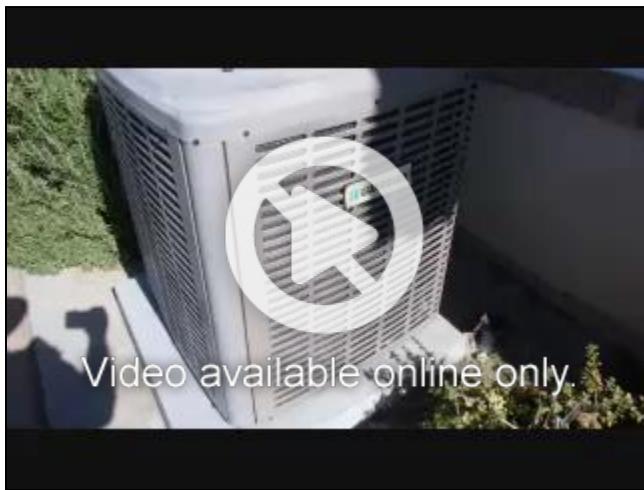
9.7 Item 1(Picture)

 **9.9** The screen curtains at fireplace in the Living room are missing. I recommend repair as needed.

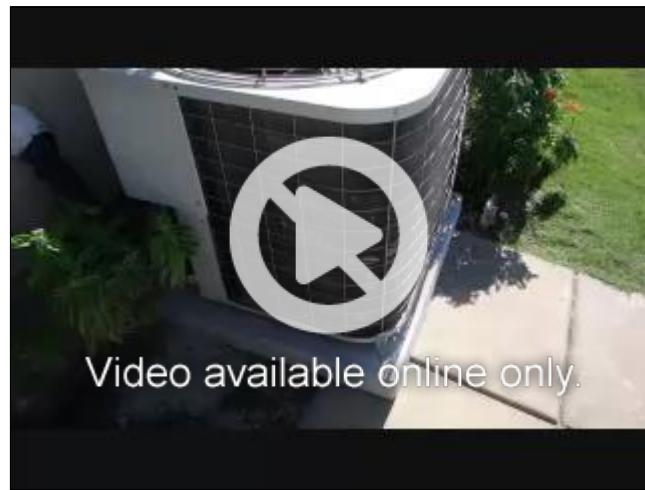


9.9 Item 1(Picture)

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



9.10 Item 1(Video)



9.10 Item 2(Video)

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

# Tim Hemm Inspections

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 3(Picture)

- ⚠️ (3) The AC units are Not level. This may cause the units to wear and prematurely fail. We recommend evaluation and repairs by a qualified HVAC contractor.



9.10 Item 4(Picture)



9.10 Item 5(Picture)

- ⚠️ (4) Exposed wiring at A/C main disconnect (East side of home). This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

- ⚠️ (5) I recommend install moisture sensor safety switches in the condensation catch pan(s) in the attic. This is a recommendation for a safety upgrade from the Home Inspector to You.



9.10 Item 6(Picture)



9.10 Item 7(Picture)

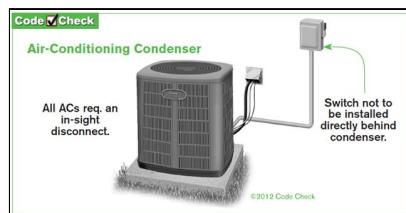
# Tim Hemm Inspections

 (6) I am unable to determine if the air conditioner condenser (guardian) is compatible (correctly sized) for the existing furnace. If the units are not compatible The systems will result in increased energy consumption and decreased system life. I recommend an licensed HVAC contractor fully evaluate the AC compressors and furnaces.



9.10 Item 8(Picture)

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



9.10 Item 10(Picture)

9.10 Item 9(Picture)

 (8) The ambient air test was performed by using thermometers on the supply and return air registers of Air conditioner (down stairs) to determine if the difference in temperatures of the supply and return air are between 16 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 52 degrees, and the return air temperature was 66 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.



9.10 Item 11(Picture)



9.10 Item 12(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	•				<b>Attic Insulation:</b> Blown Batt
10.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•				<b>Ventilation:</b> Soffit Vents O' Hagin Vents
10.2	VENTING SYSTEMS (Kitchens, baths and laundry)				•	<b>Exhaust Fans:</b> Fan only
10.4	VAPOR/MOISTURE RETARDERS and RADIANT BARRIERS in ATTIC	•				<b>Dryer Power Source:</b> Gas Connection <b>Dryer Vent:</b> Metal

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

AS NI NP RR

### Comments:

-  **10.2 (1)** The Exhaust fan duct is damaged at the upstairs bath. Vent pipes that are damaged in attic space can sometimes cause moisture that can lead to mold or cause condensation. Eventually a general replacement may be desired.



10.2 Item 1(Picture)

-  (2) 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 2(Picture)

## **Tim Hemm Inspections**

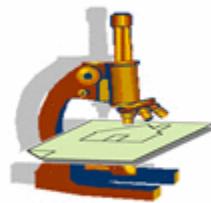
 (3) There is No exhaust fan at the upstairs bathroom sink area. The exhaust fan and window in the water closet area meets the minimum requirement. When the doors are closed there may Not be sufficient air movement to prevent condensation. We recommend you consider installation of another exhaust fan in the sink area to help prevent moisture problems

---

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

# **General Summary**

**TIM HEMM**



**INSPECTIONS**

**Tim Hemm Inspections**

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

**Customer  
Repeat Client**

**Address  
114623 Golf Center PKWY  
Indio CA 92203**

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

## **1. Exterior**

### **1.0 WALL CLADDING FLASHING AND TRIM**

#### **Repair or Replace**

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

(2) The shrubbery growing on exterior wall covering can cause moisture issues and damage if not removed. Damage can be hidden from view and may not be detected during the inspection. Recommend proper specialist evaluate further and correct as necessary.

### **1.1 DOORS (Exterior)**

#### **Repair or Replace**

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

(2) The self closer(s) and alarms are Not installed. The self closer(s) and alarm(s) are safety device(s). I recommend all safety devices be installed and fully functional prior to occupying the home.

# Tim Hemm Inspections

## 1.2 WINDOWS

### Repair or Replace

 Screen(s) are missing at front,rear and side. A qualified contractor should inspect and repair as needed.

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

### Repair or Replace

 The Waterproof coating on the upper level deck at the (West side of home) Has a prior repair. I am unable to determine the reason for repair(s). I recommend a qualified contractor evaluate and repair as necessary.

## 1.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

### Repair or Replace

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

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

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

 (4) Un anchored fountains are considered a child safety hazard. Fountains are beyond the scope of this inspection. I recommend evaluation by a qualified person

 (5) The loose flag stone at the path to the dock is a trip hazard. I recommend repairs by a qualified person to help prevent injury.

## 1.6 FENCES / WALLS / GATES

### Repair or Replace

 There is No perimeter fence installed. There is No safety barrier between the Home and The Lake. I recommend install a safety barrier to help prevent accidental drowning.

## 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) There are a number of slipped/loose, damaged or missing tiles. The roof protects the structure, it's contents and occupants. A leaking roof can lead to structural damage and microbial growth. We recommend a qualified roofing contractor fully evaluate the entire roof and repair.

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

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

## 3.3 ROOF DRAINAGE SYSTEMS

### Not Present

 Rain gutters and drain lines are not installed on home. Although this region does not typically have a large amount of rainfall, gutters and drain lines are needed or erosion or water intrusion may occur.

## 4. Electrical System

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

#### Repair or Replace

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

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

#### Repair or Replace

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

-  (2) When this home was constructed it may have been an acceptable practice to route all of the conductors through one conduit at the main panel. This practice has been discontinued due to overheating of the wires. The only way to determine if there is an problem is to turn on all of the electrical appliances and measure the temperature at the wires in the conduit.

-  (3) At least one 15 amp circuit breaker in main panel is of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only their brand is allowed to be used inside the panel. Even though these circuit breakers are all "UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label.

### 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) 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.

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

-  (3) The light fixture do not work at the various rooms. A qualified person should test/verify operation. .

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

#### Repair or Replace

-  The exterior receptacle/outlet at the front of home did not work or there is no power to outlet. Electrical issues are considered a hazard until repaired. 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 Present

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

## 5. Garage

### 5.0 GARAGE CEILINGS

#### Repair or Replace

-  The Drywall on the ceiling is cracked at garage. Repairs are needed We are unable to determine the cause for this. A qualified contractor should inspect further and correct as needed.

### 5.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

#### Repair or Replace

-  (1) Walls are not fully visible for inspection due to occupants belongings. Recommend further evaluation by proper specialist.
-  (2) The drywall on the wall is cracked at garage. Repairs are needed. A qualified contractor should inspect further and correct as needed.

### 5.2 GARAGE FLOOR AND VENTILATION

#### Not Inspected

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

### 5.3 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

#### Repair or Replace

-  The door stop may prevent the door from fully closing and can compromise the doors ability to function as designed.We recommend removal of the door stop.

## 6. Built-In Kitchen Appliances

### 6.2 RANGES/OVENS/COOKTOPS

#### Repair or Replace

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

## 7. Plumbing System

### 7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Repair or Replace

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

### 7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace

-  (1) Irrigation system was Not inspected. Recommend proper specialist inspect irrigation system further and verify that it meets all of the current water conservation requirements and is functioning correctly.
-  (2) The hose faucet pipe at the west side is loose in the wall. I recommend a qualified person secure the pipe 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
-  (3) The shower valve and pipes are loose in the wall(master bath). I recommend a qualified person secure the pipes inside the wall to prevent damage to any concealed connections that may result in a leak. Water leaks can lead to structural damage and microbial growth. I recommend evaluation and repairs by a qualified contractor.
-  (4) During the plumbing inspection of the master bathroom the seller stated there is water coming out from the ceiling in the family room.I am unable to determine if it is the shower valve or drain. I recommend evaluation and repairs by a qualified contractor.

## 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

### 8.0 CEILINGS

#### Repair or Replace

The Drywall on the ceiling shows repair signs at Guest Bedroom closet. Repairs are needed. A qualified contractor should inspect further and correct as needed.

### 8.1 WALLS

#### Repair or Replace

It should be noted that bathrooms are wallpapered which can sometimes cause bio organic growth to form. Wallpaper is peeling in areas. It is recommended to remove wallpaper to avoid moisture problems.

### 8.2 FLOORS

#### Repair or Replace

- (1) The Carpet is loose at upstairs and stairwell. It may eventually become a trip hazard . A qualified contractor should inspect further and correct as needed.
- (2) PVC clothes washer catch pans become brittle and break with age. We recommend install a metal catch pan at the laundry floor.
- (3) The grout/caulking is missing at the upstairs bath. The grout/caulking helps prevent moisture from penetrating below the tiles. A qualified person should repair or replace as needed.

### 8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Repair or Replace

The hand/guard rail for the upstairs is loose/un safe. A fall or injury could occur if not corrected. I recommend a qualified contractor evaluate and repair as necessary.

### 8.6 WINDOWS (REPRESENTATIVE NUMBER)

#### Repair or Replace

The window sash spring is loose at the guest bedroom. Damaged springs will eventually have a negative affect on the safe operation of the window. I recommend evaluation and repair by a qualified contractor or window specialist

## 9. Heating / Central Air Conditioning

### 9.2 AUTOMATIC SAFETY CONTROLS

#### Not Inspected

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

### 9.5 FILTER (s)

#### Repair or Replace

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

 (2) The filter at the down stairs does not fully filter the return air. Unfiltered air will contaminate the evaporator coils and reduce system efficiency and reduce the life expectancy of the unit. I recommend use only filters that fill the opening and are not easily damaged.

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

#### Repair or Replace

 (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 close of this transaction and the use of this fireplace.

 (2) The vent pipe for gas furnace does Not have a 1/4 slope up for the full length of the horizontal pipe. This is a safety issue and should be corrected. I recommend a qualified licensed heat contractor inspect further and repair as needed.

### 9.9 GAS/LP FIRELOGS AND FIREPLACES

#### Repair or Replace

 The screen curtains at fireplace in the Living room are missing. I recommend repair as needed.

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

fixed in position shall be securely fastened in place. Supports

for appliances shall be designed and constructed to sustain

vertical and horizontal loads within the stress limitations

 (3) The AC units are Not level. This may cause the units to wear and prematurely fail. We recommend evaluation and repairs by a qualified HVAC contractor.

 (4) Exposed wiring at A/C main disconnect (East side of home). This is a safety issue that needs to be corrected. A qualified licensed electrician should inspect further and correct as needed.

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

 (6) I am unable to determine if the air conditioner condenser (guardian) is compatible (correctly sized) for the existing furnace. If the units are not compatible The systems will result in increased energy consumption and decreased system life. I recommend an licensed HVAC contractor fully evaluate the AC compressors and furnaces.

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

 (8) The ambient air test was performed by using thermometers on the supply and return air registers of Air conditioner (down stairs) to determine if the difference in temperatures of the supply and return air are between 16

degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 52 degrees, and the return air temperature was 66 degrees. This indicates that the unit is **not** cooling properly and a licensed Heat/Air contractor should inspect for cause or problem.

## 10. Insulation and Ventilation

### 10.2 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Repair or Replace

-  (1) The Exhaust fan duct is damaged at the upstairs bath. Vent pipes that are damaged in attic space can sometimes cause moisture that can lead to mold or cause condensation. Eventually a general replacement may be desired.
-  (2) 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.
-  (3) There is No exhaust fan at the upstairs bathroom sink area. The exhaust fan and window in the water closet area meets the minimum requirement. When the doors are closed there may Not be sufficient air movement to prevent condensation. We recommend you consider installation of another exhaust fan in the sink area to help prevent moisture problems

---

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Timothy Hemm

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

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

Inspected By: Timothy Hemm

**Inspection Date:** 11/16/2019  
**Report ID:** 20191116TLH2

<b>Customer Info:</b>	<b>Inspection Property:</b>
Repeat Client	114623 Golf Center PKWY Indio CA 92203
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
			<b>Tax \$0.00</b>
			<b>Total Price \$0.00</b>

**Payment Method:****Payment Status:** Paid At Time Of Inspection**Note:** Thank You for using Tim Hemm Inspections