



Home Inspection Report

Prepared Exclusively For:

Mr. & Mrs. Joe Client

Property Address:

1510 Anyplace Ln.
Bakersfield CA 93308



RK Home Inspections

Randy J. Keys, CCI
Bakersfield, CA



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Date: 3/20/2010	Time: 10:35 AM	Report ID: 10-0612-222
Property: 1510 Anyplace Ln. Bakersfield CA 93308	Customer: Mr. Joe Client Mrs. Mary Client	Real Estate Professional:

Important Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents.

WARNING!! IMPORTANT NOTICE TO THIRD PARTIES & OTHER PURCHASERS: This report was prepared for the sole and exclusive use of the client whose name appears herein. Any third party, including other purchasers, who are not part of this contract, may not rely on or use this report for any purpose and should not make any decisions based on this report. The inspector assumes no liability for any third party interpretations or uses of this report. All such parties are advised to retain a qualified professional inspector to provide them with their own inspection and report.

This Report Complies with the CREIA Standards of Practice

These Standards of Practice provide guidelines for a real estate inspection and define certain terms relating to these inspections. Italicized words in these Standards of Practice are defined in Part IV, Glossary of Terms.

A.) A real estate inspection is a survey of the basic operation of the systems and components of a building that can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action that may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general conditions of the building(s.) Cosmetic and aesthetic conditions shall not be considered.

B.) A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components that, in the opinion of the inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the inspector's recommendations for correction or further evaluation.

C.) Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

A real estate inspection includes the readily accessible systems and components, or a representative number of multiple or similar components listed in SECTIONS 1 through 9 subject to the limitations and exceptions, and exclusions in Part III.

INSPECTION INFORMATION

This report is intended only as general guide to help the client make an evaluation of the overall condition of the home and is not intended, in any manner, to reflect the value of the property, nor make any representations as to the advisability of purchase. The report expresses the opinion of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only (i.e., on the day of inspection.) The inspection and report are not intended to be technically exhaustive, or to imply in any manner that every component was inspected, or that every possible defect discovered. No disassembly of equipment, opening of walls, movement of furniture, movement of appliances, movement of stored items, excavation, or evacuation was performed. All components and conditions which by nature of their location are concealed, camouflaged, or difficult to inspect are excluded from this report.

It is the Clients sole responsibility to read this report in its entirety. It is the Client's sole responsibility not to rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The Client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no condition was concealed by personal property and/or stored items or that damage occurred during the seller's evacuation of the building. Should any condition be revealed that was not addressed within this report prior to, or immediately after the close of escrow, please contact our office immediately for an additional evaluation regarding such condition.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = 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)= 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.

Not Present (NP) = the item, component or unit is not present in this home or building on the day of the inspection.

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

Definition of Additional Terms Used in This Report:

Functional: As defined in the CREIA Standards of Practice, functional is defined as "performing its normal, intended, proper, and characteristic action or actions."

Failed: "To be deficient or negligent in an obligation, duty, or expectation." If an object, appliance, or other item did not function then was not serviceable it is/was considered to have failed.

Specialist: "A person or persons who specialize in a particular occupation, skill, or task." Any individual schooled, trained, and/or who otherwise holds a special kind of knowledge of a specific system, or component. Trade school or factory trained individuals in specific fields of expertise may be considered to be "specialists." Qualified and licensed contractors in specific occupations or trades may also be considered to be "specialists."

Serviceable: "That can be of service; ready for use; useful; or useable." Serviceable means, in this context, that a system and/or a component was capable of performing its intended function and/or task. It does not imply or guarantee that the system and/or component was in perfect, or "like new" condition. Additionally, serviceable does not imply that the system or component would meet every individual interpretation of an acceptable state of repair or operation.

Note: The term "Note" where used in this report, is designed to draw your attention to a specific condition or component of a home's system or systems. While corrective action may not be warranted, we felt it important that you be made aware of its existence.

Deferred: An area, system, component or condition that could not be operated or inspected for the reason stated. Recommend further evaluation by a licensed and qualified contractor or other professional. These may also be items outside our standard of practice, inaccessible or not functional.

Standards of Practice:

CREIA, California Real Estate Inspection Assoc.

In Attendance:

Client(s), Client's Agent, Inspector

Type of building:

Single Family (2 story)

Style of Home:

Contemporary

Approximate age of building:

Under 5 Years

Est. Square Footage:

Information, Provided By, Buyers Agent

Temperature:

Over 70

Weather:

Clear, Sunny

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

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 fascia; 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.

Styles & Materials

Siding Style:	Siding Material:	Exterior Entry Doors:
Lap	Composite board	Solid Core
Composite	Cement Stucco	Sliding glass Door(s)
Rock and Mortar	Stone Veneer	Double Doors / light inserts
Stucco		
Siding		
Appurtenance:	Driveway: Concrete	
Covered porch		
Sidewalk		
Walkways		
Covered Entry		

Items

1.0 WALL CLADDING FLASHING AND TRIM Comments:

Inspected/Serviceable

Stucco consists of cement and sand plaster, reinforced with wire mesh and installed over a water-resistant membrane. New stucco is typically pigmented rather than painted, and the surface may show absorption of moisture from rains. Stucco cracking can be expected to occur and may be caused by movement in the wall framing, foundation settling, seismic activity, or stucco shrinkage. Minor cracks usually do not need repair and are normally filled when the stucco is painted. Cracks large enough to allow water entry should be caulked or patched. In relatively new construction, the bottom of the stucco typically has a metal edge called a "drip screed". The soil surface should be maintained below this edge to prevent moisture and termite entry behind the stucco. In older buildings, the bottom of the stucco often extends below soil level and may conceal moisture or termite entry. These areas should be inspected regularly by a pest control firm.



1.0 Item 1(Picture)

1.1 DOORS (Exterior)

Comments: Inspected / Serviceable

We advise having all exterior locks re-keyed and the garage door opener code, if present, reprogrammed after the change of possession of the property for security reasons.

1.2 WINDOWS

Comments: Inspected / Serviceable

Double-paned windows reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but will note in the report the presence of visible condensation at the time of inspection.

1.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS **Comments:** Inspected / Serviceable

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

Comments: Recommend Upgrade

(1) Vegetation in contact with or encroaching on building materials may trap moisture causing damage/deterioration, harbor insects or rodents and allow the growth of mold/mildew. Trimming all trees and vegetation away from home is recommended. To avoid possible damage caused by moisture penetration of the foundation and/or interior structure(s.) Rain fall water run-off and sprinkler over spray should be diverted away from the foundation whenever possible.



1.4 Item 1(Picture)

(2) Current grading recommendations suggest a minimum grade slope ratio of 1/2 inch per foot for six feet away from the structure. This will assist in preventing moisture retention and possible penetration under the structure. There were areas around the perimeter where adjustments of the grading would be advised to help direct excess moisture away from the foundation.



1.4 Item 2(Picture)

(3) The rear area of the property drains towards the residence. A drainage channel (swale) has been dug to assist in preventing moisture accumulations near the exterior surfaces of the residence. If this is a concern, suggest that consideration be given to the installation of a buried drainage system as a property upgrade.



1.4 Item 3(Picture)

1.5 EAVES, SOFFITS, & FASCIAS Comments: Inspected / Serviceable

1.6 PLUMBING: WATER FAUCETS (hose bibs)

Comments: Inspected / Serviceable

The exterior hose bibs are equipped with anti-siphon valves. These valves aid in preventing cross contamination of the potable water supply.

1.7 ELECTRICAL OUTLETS (exterior) Comments:

Inspected / Serviceable

The Ground Fault Circuit Interrupter (GFCI) receptacle at all exterior locations were tested for function and reset as designed.

1.8 OTHER

Comments: Inspected / Serviceable

Our limited review of sprinkler systems does not include adequacy of coverage or the condition of buried piping. The system is not tested, visually observed only, and obvious defects are reported for your information. Gardeners and pets frequently damage components. Expect to make minor repairs to the sprinkler system on a regular basis, as this is typical for all sprinkler systems. Sprinklers should always be directed away from the building to prevent moisture intrusion/water damage and or mold/mildew. We suggest a demonstration by the seller at your final walk through.

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 can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing, Roof Structure, Chimneys, Attic

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.

Please note that our Standards of Practice do not require us to perform a water test, warrant or certify against roof leakage, or predict life expectancy. We report on current visual conditions only. Roof warranties are available from many roofing contractors for a fee. If you desire such a warranty recommend that you contract with a licensed roofing contractor for a warranty roof inspection prior to the removal of investigation contingencies and prior to the close of transaction.

Styles & Materials

<p>Viewed roof covering from: Ladder Binoculars Where Accessible And Viewable</p>	<p>Roof-Type: Gable</p>	<p>Roof Covering: Concrete tile</p>
<p>Chimney (exterior): Direct Vent</p>	<p>Sky Light(s): None</p>	<p>Roof Ventilation: Passive Roof Mounted Vents</p>
<p>Method used to observe attic: Walked Where Visible And accessible</p>	<p>Roof Structure: Engineered wood trusses 2 X 4 Rafters Lateral bracing Oriented Strand Board (OSB) Sheathing</p>	<p>Ceiling Structure: 2X10 Where visible</p>
<p>Attic Information: Attic access Up Stairs Hallway</p>	<p>Attic Insulation: Blown Rock wool R-30 or better Estimated R-Value</p>	

Items

2.0 Comments

Comments: Inspected / Serviceable

Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roofing underlayment material is not verified/inspected. For further evaluation and a roofing certification, recommend you consult a qualified licensed roofing contractor before the close of escrow.

2.1 ROOF INSPECTION LOCATION (ladder, ground, on-roof, etc.)

Comments: Inspected / Serviceable

Not all portions on the roof are visible due to lack of safe access or other stated reasons. Roof is viewed from the ground with binoculars, and/or from a ladder placed at the roof line edge. Every effort is made to view the entire system without causing damage to the roof materials or placing the inspector at risk.

2.2 ROOF COVERINGS

Comments: Inspected / Serviceable

(1) Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Condition of the roofing

underlayment material is not verified/inspected. For further evaluation and a roofing certification, recommend you consult a qualified licensed roofing contractor before the close of escrow.

- (2) The roof covering is concrete tile. The manufacturer estimates that this type of concrete tile covering to have a life span of thirty (30) to fifty (50) years. Periodic maintenance is advised to ensure the roof functions as intended. Due to the height of the roof surface and the type of roof covering, use caution whenever walking on the roof surface, as the tiles are easily broken.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

- (3) The material & installation practice of the roof covering appear to conform to modern standards.

2.3 FLASHINGS

Comments: Inspected / Serviceable

2.4 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS **Comments:** Inspected

/Serviceable

2.5 ROOF VENTILATION

Comments: Inspected / Serviceable

2.6 ROOF DRAINAGE SYSTEMS (gutters and downspouts) **Comments:**

Recommend Upgrade

Rain gutters & down spouts are valuable in diverting rain water off the roof & away from the foundation. Moisture accumulation near the foundation can lead to several defects. Recommend that gutters and downspouts be considered as an upgrade to the property.

2.7 ROOF STRUCTURE AND ATTIC (leakage or condensation)

Comments: Inspected / Serviceable

- (1) The interior of the roof structure was inspected from the attic. Where visible, no evidence of past leaks or condensation was noted. This is not to imply the roof has not leaked in the past or will leak in the future. Only that on the day of the inspection the roof was not leaking. Noted that not all areas of the attic were inspected due to limited access and visibility.



2.7 Item 1(Picture)

(2) In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, or is otherwise restricted by ducts, or in which the insulation obscures the joists and makes mobility hazardous, in which case we will inspect the attic as well as would be possible from all available vantage points. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not attempt to determine its 'R-value' or sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, or similar components.

2.8 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC) Comments: Not Present

2.9 INSULATION IN ATTIC

Comments: Inspected / Serviceable

Insulation in the attic is loose fill approximately 14 to 16 inches in depth.

The purpose of envelope insulation is to provide a continuous thermal barrier to minimize heat flow through the walls, ceiling and floor. Insulation serves to keep a home comfortable and reduce costs for heating and cooling. The home will not be as comfortable and energy costs will be increased if insufficient insulation is installed, or it is installed incorrectly, such as being compressed or installed with gaps.



2.9 Item 1(Picture)

2.10 VISIBLE ELECTRIC WIRING IN ATTIC Comments: Inspected / Serviceable

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 go unnoticed. 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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Segmented
Light inserts
Metal

Auto-opener Manufacturer:

Marantec

Auto- reverse:

Yes

Water Heater:

Yes

Items

3.0 GARAGE CEILINGS

Comments: Inspected / Serviceable

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected / Serviceable

Local building and fire jurisdictions require that a fire wall be maintained between the garage and the living spaces. Should a fire start in the garage, the firewall will retard the spread of the fire and allow additional time for you and your family to seek safety. The walls in the garage appears to meet that requirement.

3.2 GARAGE FLOOR

Comments: Inspected / Serviceable

The garage floor is poured concrete with the required grade and slope, no defects noted.

3.3 GARAGE ENTRY DOOR(S) Comments:

Inspected / Serviceable

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected / Serviceable

Local jurisdictions often require that the entry door from the garage be a solid core, self-closing, fire rated door. Should a fire start in the garage, the door will retard the spread of the fire and allow additional time for you and your family to seek safety. This door appears to meet this requirement.

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) Comments: Inspected /

Serviceable -- Garage door openers are equipped with a safety reverse and/or stop device which operated when tested at the time of our inspection. The secondary safety system (electric eye) system is installed and tested for function. This feature will assist in preventing injury to children or small pets. The U.S. Product Safety Commission recommends these devices be checked monthly. Your garage door should also be balanced so that it will stay in place when the emergency release is pulled and stopped in any partially opened position. Otherwise, the door could unexpectedly crash to the floor causing injury. The inspector did not test this function. The U.S. Product Safety Commission recommends these devices be checked monthly.

3.6 SMOKE DETECTORS Comments: Not

Present

3.7 ELECTRICAL OUTLETS & FIXTURES Comments:

Inspected / Serviceable

4. 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.

Styles & Materials

Wall Coverings:

Plaster
Painted

Wall Materials:

Sheet rock

Floor Covering:

Carpet
Tile

Interior Doors: Raised

Panel

Window Types:

Single Hung
Sliders
Double pane
Vinyl Clad

Items

4.0 Comments

Comments: Inspected / Serviceable

ROOMS INSPECTED: All interior rooms considered to be habitable living spaces were inspected, unless stated otherwise

4.1 WALLS and CEILINGS Comments: Repair
or Replace

🏠 Stains on the living room ceiling appear to indicate that at some time in the past moisture leaks have occurred. The source of the leak appear to be from the second floor utility room. No leaks noted on the day of the inspection. The interior spaces of the second floor are not accessible for inspection without damaging the floor & ceiling coverings. This is outside the standards of practice for home inspections. Recommend that a licensed contractor in the appropriate trade evaluate & estimate the cost of repairs before the close of escrow. The contractor may discover additional defects that this limited inspection did not reveal.



4.1 Item 1(Picture)

4.2 FLOOR COVERING

Comments: Inspected / Serviceable

4.3 OUTLETS, SWITCHES, & FIXTURES Comments: Inspected
/Serviceable

4.4 DOORS

Comments: Inspected / Serviceable

4.5 WINDOWS

Comments: Inspected / Serviceable

4.6 STEPS, STAIRWAYS, BALCONIES, & RAILINGS

Comments: Inspected / Serviceable

Second floor railings.



4.6 Item 1(Picture)

4.7 SMOKE DETECTORS

Comments: Inspected / Serviceable

4.8 CARBON MONOXIDE DETECTORS **Comments:** Not

Present

4.9 Fireplace

Comments: Inspected / Serviceable

Recommend consideration be given to retaining a certified fireplace chimney specialist to conduct a NFPA 211 - Level II evaluation of the fireplace chimney and all of its component parts to confirm they're in safe & operable condition prior to the close of escrow and transfer of property.

The gas fireplace in the family room is a natural gas, direct vent type. The unit appears to be original equipment and in like new condition. Recommend that you consult and follow the manufacturer's instructions for operation and routine maintenance guidelines. On the day of the inspection no natural gas service was provided. Only a limited examination of the fireplace could be achieved.

A direct-vent fireplace can vent horizontally out a sidewall or vertically to the roof via an installed chimney. A sealed fire chamber draws in outside air for combustion & expels exhaust gases to the exterior. The sealed front glass allows radiant heat into the room & keeps the room free of fumes and combustible materials, such as embers or ash.



4.9 Item 1(Picture)

4.10 Skylight(s)

Comments: Not Present

4.11 Central vacuum system **Comments:** Not

Present

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 can go unnoticed. 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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Kitchen Components & 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.

Styles & Materials

<p>Disposer Brand: IN SINK ERATOR</p>	<p>Dishwasher Brand: WHIRLPOOL Serial # : FT3311222</p>	<p>Exhaust/Range hood: WHIRLPOOL</p>
<p>Cooktop: WHIRLPOOL</p>	<p>Range/Oven: WHIRLPOOL</p>	<p>Built in Microwave: WHIRLPOOL Serial # : TR T 30 18880</p>
<p>Trash Compactors: NONE</p>	<p>Cabinetry: Wood</p>	<p>Countertop: Granite</p>
<p>Refrigerator: NONE</p>		

Items

5.0 Noted items


Comments: Inspected / Serviceable
 Kitchen appliances are tested for their primary functionality by using the controls, but the inspector does not evaluate them for their performance nor for the variety of their settings or cycles. Please note that all appliances are subject to failure at any time and for this reason are evaluated as a courtesy only. We suggest that you test them before the close of this transaction, and that you purchase a home warranty to cover their eventual repair or replacement.

5.1 CEILINGS

Comments: Inspected / Serviceable

5.2 WALLS

Comments: Repair or Replace

 Area near the water supply inlet valve for the refrigerator indicates that at some point in the past moisture leaks have occurred. Temporary repairs to the drywall appear to have been made. It is unknown the extent of the damage, if any, to interior wall spaces. Moisture penetration in wall cavities can result in deterioration/damage to the wall support members, insulation, drywall & trim. A licensed specialists in the appropriate trade should be retained to further evaluate and estimate the cost of repairs before the close of escrow.



5.2 Item 1(Picture)

5.3 FLOORS**Comments:** Inspected / Serviceable**5.4 PANTRY/CLOSET DOORS** **Comments:**

Inspected / Serviceable

5.5 WINDOWS**Comments:** Inspected / Serviceable**5.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS****Comments:** Inspected / Serviceable**5.7 PLUMBING DRAIN AND VENT SYSTEMS** **Comments:**

Inspected / Serviceable

Visible portions of the drain waste system are made of ABS (black plastic pipe.) A number of drains were operated simultaneously & found to be functional.

5.8 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES **Comments:** Inspected / Serviceable**5.9 OUTLETS WALL SWITCHES and FIXTURES** **Comments:** Inspected / Serviceable

(1) The Ground Fault Circuit Interrupter (GFCI) receptacle in the kitchen, tested and reset as designed.

(2) As recommended by the major appliance manufacturers that refrigerators and/or freezers should NOT be powered from a GFCI protected circuit. This will prevent the inadvertent or 'nuisance tripping' of the circuit resulting from the normal 'start-stop' cycles of the appliance motor. The subsequent spoiling of any perishables within the non-functional refrigeration appliances, when unattended will be avoided.

5.10 DISHWASHER**Comments:** Inspected / Serviceable**5.11 RANGES/OVENS/COOKTOPS****Comments:** Not Inspected

No gas service on day of inspection. Cooktop not tested for burner function.

5.12 RANGE HOOD**Comments:** Inspected / Serviceable**5.13 TRASH COMPACTOR** **Comments:** Not Present**5.14 FOOD WASTE DISPOSER****Comments:** Inspected / Serviceable**5.15 MICROWAVE COOKING EQUIPMENT****Comments:** Inspected / Serviceable

Microwave & exhaust fan tested for function. No defects observed.

5.16 SMOKE DETECTORS Comments: Not

Present

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 can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bedrooms

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 can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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.

Styles & Materials

Wall Coverings:

Plaster
Paint

Ceiling Materials:

Plaster
Paint

Floor Coverings:

Carpet

Interior Doors:

Solid
Raised Panel

Window Types:

Single Hung
Double Pane
Sliders

Items

6.0 WALL COVERINGS

Comments: Inspected / Serviceable

6.1 FLOOR COVERINGS

Comments: Inspected / Serviceable

6.2

DOORS

Comments: Inspected / Serviceable

6.3 CEILINGS

Comments: Inspected / Serviceable

6.4 WINDOWS

Comments: Inspected / Serviceable

SAFETY: We suggest making sure that your family is prepared to quickly evacuate in the event of an emergency by making an escape plan and rehearsing it occasionally. Make sure that escape or rescue is possible from a window in each sleeping room that can be opened from the inside without a separate tool. The sill should not be higher than 44" from the floor and the window should have a 5.7 sq. ft. minimum opening no less than 20" wide and 24" high and exit to an unimpeded path to a public way. Arrange to meet in a safe place away from the house after exiting.

Modern fire regulations require that there be at least one openable window in each bedroom for emergency egress. On the day of the inspection, operable windows were noted for function.

6.5 ELECTRICAL OUTLETS & FIXTURES Comments:

Inspected / Serviceable

A representative number of outlets were tested. No defects noted.

6.6 SMOKE DETECTORS

Comments: Inspected / Serviceable

6.7 CARBON MONOXIDE DETECTORS **Comments:** Not

Present

6.8 Master walk-in closet

Comments: Inspected / Serviceable

6.9 Closet(s)

Comments: Inspected / Serviceable

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 can go unnoticed. 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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Bathroom and Components

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 can go unnoticed. 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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Styles & Materials

Countertop:

Composite
Granite
Pedestal /Sink

Cabinetry:

Wood

Washer Drain Size:

2" Diameter
Where Visible

Plumbing Waste Line:

ABS (black) Pipe
Where Visible

Fixture(s):

Porcelain
Pedestal Sink

Items

7.0 COUNTERS, CABINETS, & VANITIES **Comments:**

Inspected / Serviceable

7.1 DOORS (REPRESENTATIVE NUMBER) **Comments:**

Inspected / Serviceable

7.2 FLOOR COVERING **Comments:** Inspected / Serviceable

7.3 WINDOWS **Comments:** Inspected / Serviceable

7.4 PLUMBING, DRAIN, WASTE, AND VENT SYSTEMS **Comments:** Inspected / Serviceable

Visible portions of the drain waste system are made of ABS (black plastic pipe.) A number of drains were operated simultaneously & found to be functional.

7.5 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Comments: Inspected / Serviceable

Functional flow & drain tested. No defects noted.

7.6 BATH /SHOWER FIXTURES **Comments:**

Inspected / Serviceable

(1) The shower has a tile floor. It is outside the scope of this inspection to water test the shower pan or determine the integrity of the shower pan or lining below the tile. The tile grout is porous and this shower pan is what waterproofs the shower floor. Unfortunately, it is not visible for inspection, and leaks can go undetected.

(2) The tile floor grout in the master bathroom shower enclosure is deteriorated at the juncture of the floor and tile walls. This condition can result in moisture penetration of the interior wall spaces. Recommend that a premium grade sealant/caulk be applied.



7.6 Item 1(Picture)

7.7 OUTLETS, SWITCHES, AND FIXTURES

Comments: Inspected / Serviceable

The Ground Fault Circuit Interrupter (GFCI) receptacle in all bathrooms, tested and reset as designed.

7.8 EXHAUST FAN

Comments: Inspected / Serviceable

7.9 Toilet

Comments: Inspected / Serviceable

8. Structure & 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 affect the health of the home inspector or other persons.

Styles & Materials

Foundation: Slab-on-Grade Poured concrete	Floor Structure: Slab-on-grade Poured concrete	Wall Structure: 2 X 6 Wood Where visible
Floor System Insulation: Unknown		

Items

8.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected / Serviceable

(1) The foundation is poured concrete, slab on grade. The slab was not visible for inspection due to the floor installed finish materials such as carpets, tile, vinyl or wood. No visible signs of cracks or deflections were observed in the finished surfaces to suggest the need for further review. If any floor coverings are present, it should be understood that once removed cracking may be visually present which would require further evaluation.

Visual inspection of required footings of the slab is considered beyond the scope of the inspection as this can only be reviewed with destructive testing.

(2) There was evidence of grade surface moisture collection. It is important to insure surface grade adjacent to a building's support system be maintained with a minimum slope of one-half inch per foot vertical within the first six feet horizontal of all structural foundation support systems. Also, all paved surfaces such as walks, patios and driveways should be provided with adequate slope to help divert surface moisture away from the building's foundation support system. Equally important, a building's roof drainage system should be well maintained.



8.0 Item 1(Picture)

(3) Vegetation in contact with or encroaching on building materials may trap moisture causing damage/deterioration, harbor insects or rodents and allow the growth of mold/mildew. Trimming all trees and vegetation away from home is recommended.

8.1 WALLS (Structural)

Comments: Inspected / Serviceable

Interior cavity of walls not accessible due to wall coverings. Unable to determine if seismic connections are correctly installed. If this is a concern to you, recommend a qualified contractor to advise.

8.2 CEILINGS (Structural)

Comments: Inspected / Serviceable

The majority of the walls and ceilings in the finished interior rooms are covered, structure is not visible. No adverse defects noted where visible.

8.3 VAPOR RETARDERS (ON GROUND, IN CRAWLSPACE, OR BASEMENT)

Comments: Inspected / Serviceable

Visual inspection cannot confirm the presence and/or condition of any installed moisture barriers at below surface grade areas due to concealment.

8.4 FOUNDATION ANCHORING AND SEISMIC BRACING

Comments: Inspected / Serviceable

- (1) The design/configuration of the building prevented access to visually verify the presence or condition of anchor bolts. No representations can be made to their presence or proper installation.
- (2) Many components of the foundation are buried below grade, inaccessible or otherwise hidden from view.

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 can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. 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.

Styles & Materials

Water Source: Public	Water Filters: None Inspectors do not inspect filtration systems	Plumbing Water Supply (into home): Copper Where visible
Plumbing Water Distribution (inside home): Washer Drain Size: Copper Where Visible	Water Filter Size: 2" Diameter Where Visible	Plumbing Waste Line: PVC
Water Heater Power Source: Natural Gas	Water Heater Capacity: 50 Gallon (2-3 people)	Water Heater Manufacturer: RHEEM
Water Pressure (by gauge): 70-80 psi	Water heater location: Garage	

Items

9.0 Noted items:

Comments: Inspected / Serviceable

(1) The visible areas only of the main water line, shutoff valve, water supply and drain lines, gas meter and piping are examined to determine their current condition. Areas concealed from view by any means are excluded from this report/inspection. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. A video inspection of drain/waste lines by an appropriate specialist is suggested, if the client is concerned by this possibility. Older fixtures or components should be budgeted for replacement. Shutoff valves are not operated by the inspector as they may be prone to leakage if they have not been frequently operated.

(2) Buyer and seller are advised that many homes suffer from water intrusion or leakage. The causes of water intrusion are varied, and can include defective construction, faulty grading, deterioration of building materials and absence of waterproof barriers. Water intrusion can potentially cause serious damage to the Property, This damage can consist of wood rot, mold, mildew and even damage to the structural integrity of the property. The cost of repairing and repairing water intrusion damage and its causes can be significant. The existence and cause of water intrusion is often difficult to detect. Because you, your Broker or a general home inspector cannot visually observe Acts of water intrusion, Buyer should not assume that such intrusion does not exist. Inspector recommends that Buyer have the property inspected for water intrusion by an appropriate Professional.

9.1 PLUMBING DRAIN, WASTE, & VENT SYSTEMS Comments: Inspected / Serviceable

Visible portions of the drain waste system are made of PVC (white plastic pipe.) A number of drains were operated simultaneously & found to be functional.

9.2 PLUMBING: WATER SUPPLY, DISTRIBUTION SYSTEMS, & FIXTURES

Comments: Inspected / Serviceable

9.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES, & VENTS Comments: Inspected / Serviceable

9.4 WATER HEATER

Comments: Recommend Upgrade

(1) Water heater is located in the garage on a raised platform with impact protection. In the event of an accidental leak a metal drip pan is installed.





9.4 Item 1(Picture)

(2) Sediment trap not installed at the water heater. A sediment trap is an added section of fuel gas piping and a tee, which will help prevent debris from entering the gas appliance valve and possibly causing a malfunction. Recommend a qualified and licensed plumbing contractor review this condition and provide cost estimates for repair before the close of the transaction.

(3) On the day of the inspection no gas service was provided. The water temperature is not verified/tested. Water that is hotter than the manufacturers recommended setting is a scald/safety hazard. The water temperature should never be set higher than the manufacturers recommended setting. Recommend that the temperature setting be checked at move-in for safety.

9.5 Temperature pressure release valve (TPRV)

Comments: Repair or Replace

-  (1) A temperature and pressure relief (TPR) valve is a safety valve that releases excess pressure from the water heater in the event the regulator fails. It is an important safety device that can prevent a dangerous explosion. Hot water may occasionally drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most TPR valve manufacturers recommend the valve be tested once a year.
-  (2) On the day of the inspection the TPRV release drain line had active water flow. The ground near exterior drain was saturated. This condition indicates that the safety release valve is not fully seated & defective. Defects to the TPRV are considered to be safety issues and the TPRV should be replaced by a licensed plumber as soon as possible.



9.5 Item 1(Picture)

9.6 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected / Serviceable

Main water shut-off valve is located in the garage.



9.6 Item 1(Picture)

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

Comments: Recommend Upgrade

(1) No gas service available on the day of the inspection. Only a limited visual inspection of the pipe and gas using appliances was achieved. Prior to the close of escrow and the transfer of property. It is recommended that the service be restored and all related equipment be tested for function and serviceability.

(2) There is no sediment trap at the gas line supplying the water heater or furnace. Most gas appliance manufacturers require a sediment trap at the appliance to catch potential debris in the gas line that could clog and block an automatic valve in the open position, preventing the appliance from shutting off. A valve blocked in the open position poses a significant fire hazard. Absence of a sediment trap may void manufacturer's warranties. Refer to manufacturers installation instructions for appliance requirements. The installation of a sediment trap at all gas appliances where required by a qualified state licensed plumbing contractor is recommended as a fire safety upgrade.

9.8 MAIN FUEL SHUT OFF (Describe location) **Comments:** Inspected

/ Serviceable

The supply shut-off appeared functional. Inspectors do not operate these devices as they are not part of a standard home inspection. Recommend providing an emergency gas shut-off wrench for emergencies.

The main fuel shut-off valve is located at the gas meter at the left side of the garage.



9.8 Item 1(Picture)

9.9 Tankless Water Heater **Comments:** Not Present

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 can go unnoticed. 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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. 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; and Smoke detectors. 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, and operate their test function, if accessible, except when detectors are part of a central system. 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.

Styles & Materials

Electrical Service Conductors:

Aluminum
Buried cable (Lateral)
120/240 Volts

Panel Capacity:

200 AMP

Panel Type: Circuit

breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire - 15 and 20 Amp:

Copper

Wiring Methods:

Romex
Conduit Where
Visible

Subpanel: No

Items

10.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected / Serviceable

The electrical service conductor is buried cable (lateral) & not visible.

10.1 SERVICE & GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN & SUB PANELS Comments: Inspected / Serviceable

(1) The main electrical service is rated at 200 amps, 120/240 volts. Modern construction standards suggest that this rating will supply your electrical needs.



10.1 Item 1(Picture)

(2) Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test every fixture.

10.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES, COMPATIBILITY OF AMPERAGE AND VOLTAGE

Comments: Inspected / Serviceable

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

Comments: Inspected / Serviceable

With the exception of those items noted, A representative number of outlets, fixtures, switches and receptacles were tested and no defects noted.

In all habitable rooms at least one wall receptacle outlet is switch activated.

10.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FT. OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected / Serviceable

GFCI, Ground Fault Circuit Interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years most jurisdictions have required ground fault protection for outlets in bathrooms, exteriors, basements, and garages (except those in a designated appliance location - such as for laundry equipment). Recent regulations also require GFCI receptacles or breakers for all kitchen countertop outlets and for wet bars. A single GFCI receptacle may be used to protect other outlets downstream from it on the same circuit. GFCI outlets and breakers have test buttons that should be operated periodically to assure the devices are functioning properly.

10.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected / Serviceable

All GFCI receptacles in the interior living areas, tested and reset as the manufacturers design intended. Periodic testing of GFCI receptacles is recommended.

10.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected / Serviceable

The main electrical service panel is located at the left side of the garage (facing front.)



10.6 Item 1(Picture)

10.7 SMOKE DETECTORS

Comments: Inspected / Serviceable

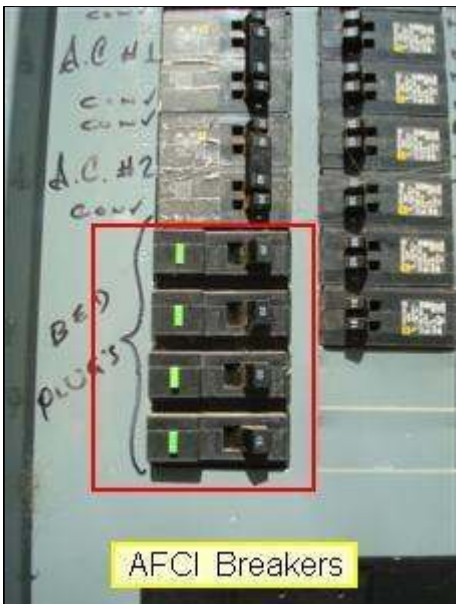
It is beyond the scope of the inspection to test smoke alarms. Inspectors only report on their presence (or lack thereof) and location. It is in the best interest of the client to change the batteries, test the smoke alarms, & maintain smoke alarms per manufacturer's instructions. Most manufacturers recommend that smoke alarms be replaced every 10 years. For optimum safety, recommend that all smoke alarms be replaced and/or tested by a qualified person prior to occupancy.

10.8 CARBON MONOXIDE DETECTORS **Comments:** Not Present

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

10.9 Operation of AFCI (Arc Fault Circuit Interrupter) **Comments:** Inspected / Serviceable

AFCI (Arc fault circuit interrupter) protection is provided for bedroom circuits. The National Electric Code requires AFCI's for bedroom circuits in new construction effective January 2002. AFCIs protect against arcing and sparking conditions that can cause a fire. Manufacturers recommend testing the AFCI circuit breakers at least once a year.



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 can go unnoticed. 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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. 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.

Styles & Materials

Heat Type: Split system	Energy Source: Natural gas	Number of Heat Systems (excluding wood): Forced air central heating/cooling unit	
Number of heating units:	Heat System Brand:	Heat System BTU: two (2)	TRANE 80,000-90,000
Ductwork: Insulated Disposable 16x16 Flexible Cartridge Where Visible	Filter Type: 20x20	Filter Size: 20x30	
Types of Fireplaces: Direct Vent Gas Logs	Operable Fireplaces: One	Number of Woodstoves: None	
Cooling Equipment Type: Air Conditioner Split system	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: TRANE	
Number of AC Only Units: Two	HVAC Location(s): Attic Exterior/pad Split system Condenser		

Items

11.0 HEATING EQUIPMENT

Comments: Inspected / Serviceable

The natural gas fired forced air heating system (FAU) consists of two (2) units located in the attic space. On the day of the inspection no gas service was provided to the residence. Only a limited inspection of the equipment could be achieved. Recommend that when the gas service is activated you should insure that the units are operating in a safe and efficient manner. A licensed HVAC service technician can perform the necessary system evaluation.

11.1 NORMAL OPERATING CONTROLS

Comments: Inspected / Serviceable

11.2 AUTOMATIC SAFETY CONTROLS Comments: Inspected / Serviceable

11.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, supports, insulation, air filters, registers, radiators, fan coil units, & convectors) Comments: Inspected / Serviceable

The clean air return filters are located in the master bedroom, second floor hallways, & main level hall. Recommend that the filter be replaced on a regular basis. This ensures that the HVAC units continue to operate efficiently.

11.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected / Serviceable

11.5 CHIMNEYS, FLUES, & VENTS (fireplaces, gas water heaters, or other heat systems) Comments: Inspected / Serviceable

11.6 SOLID FUEL HEATING DEVICES (Fireplaces & Woodstoves) Comments: Not Present

11.7 GAS/LP FIRELOGS & FIREPLACES Comments: Inspected / Serviceable

11.8 COOLING AND AIR HANDLER EQUIPMENT Comments: Inspected / Serviceable

(1) The ambient air test was performed by using thermometers on the air handler of the air conditioners. This determines if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature for unit 1 main floor level read 54 degrees, and the return air temperature was 64 degrees. This indicates the unit is operating as intended.

The supply air temperature for unit 2, second floor area read 55 degrees, and the return air temperature was 63 degrees. This indicates the unit is operating as intended.

(2) Air conditioner equipment inspected and appeared to be functional. Recommend that a licensed HVAC technician service the A/C unit to insure that it is operating as intended.

11.9 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM Comments: Inspected / Serviceable

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 can go unnoticed. 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. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



RK Home Inspections

Bakersfield, CA

Customer

Mr. & Mrs. Joe Client

Address

1510 Anyplace Ln.
Bakersfield CA 93308

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.

4. Interiors

4.1 **WALLS and CEILINGS Repair or Replace**



Stains on the living room ceiling appear to indicate that at some time in the past moisture leaks have occurred. The source of the leak appear to be from the second floor utility room. No leaks noted on the day of the inspection. The interior spaces of the second floor are not accessible for inspection without damaging the floor & ceiling coverings. This is outside the standards of practice for home inspections. Recommend that a licensed contractor in the appropriate trade evaluate & estimate the cost of repairs before the close of escrow. The contractor may discover additional defects that this limited inspection did not reveal.

5. Kitchen Components & Appliances

5.2 **WALLS Repair or Replace**



Area near the water supply inlet valve for the refrigerator indicates that at some point in the past moisture leaks have occurred. Temporary repairs to the drywall appear to have been made. It is unknown the extent of the damage, if any, to interior wall spaces. Moisture penetration in wall cavities can result in deterioration/damage to the wall support members, insulation, drywall & trim. A licensed specialists in the appropriate trade should be retained to further evaluate and estimate the cost of repairs before the close of escrow.

9. Plumbing System

9.5 **Temperature pressure release valve (TPRV) Repair or Replace**



(1) A temperature and pressure relief (TPR) valve is a safety valve that releases excess pressure from the water heater in the event the regulator fails. It is an important safety device that can prevent a dangerous explosion. Hot water may occasionally

drip or spray from the valve discharge pipe, triggered by changes in water pressure. Leaky valves may fail from encrusted mineral residue, and should be replaced. Most TPR valve manufacturers recommend the valve be tested once a year.



(2) On the day of the inspection the TPRV release drain line had active water flow. The ground near exterior drain was saturated. This condition indicates that the safety release valve is not fully seated & defective. Defects to the TPRV are considered to be safety issues and the TPRV should be replaced by a licensed plumber as soon as possible.

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 Home Gauge <http://www.HomeGauge.com> : Licensed To Randy J Keys, CCI



INVOICE

RK Home Inspections
Bakersfield, CA
Inspected By: Randy J. Keys, CCI

Inspection Date: 3/20/2010
Report ID: 10-0612-222

Customer Info:	Inspection Property:
Mr. & Mrs. Joe Client 12200 Somewhere St. Bakersfield, CA 93312	1510 Anyplace Ln. Bakersfield CA 93308
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq. Ft. -- 3,501 - 4,000	425.00	1	425.00

Tax \$0.00

Total Price \$425.00

Payment Method:

Payment Status: Paid At Time of Inspection



RK Home Inspections

Randy J. Keys, CCI Bakersfield, CA

