

Kern River Home Inspections

Property Inspection Report



123 Example, Bakersfield, CA
Inspection prepared for: Home Buyer
Date of Inspection: 10/10/2017 Time: 9:00 AM
Age of Home: Built in 2004 Size: 3136 Sq.Ft.
Weather: 74°F to 82°F

Inspector: Eugene Hacker
Certification #: NACHI13013109
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Email: kerninspections@gmail.com
KERNINSPECTIONS.COM



INTRODUCTION

INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not

respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

California drywood termites attack a high majority of homes in the eaves, rafter tails and attics. Kern River Home Inspections recommends that the client obtain a pest inspection and report from a qualified and licensed pest inspector before the end of the Inspection Contingency Period. California law allows only persons who possess a valid "Structural Pest Control License", issued by the State of California Structural Pest Control Board, to inspect or make reports with respect to pest infestations including wood destroying insects, Termites, and other organisms such as fungus (causing wood rot). This report is not a termite inspection and no responsibility is assumed for any infestation or damage caused by wood-destroying organisms. More information can be found here <http://www.pestboard.ca.gov>

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

A. REPORT INTRODUCTION

Materials: Although vacant residences are typically unfurnished, meaning that I can see virtually everything, residences that are vacant for any period of time can be expected to present problems. Some structural and mechanical components and systems that have not been used on a daily basis can be expected to fail when you first use them, and deferred maintenance items may be present upon occupancy due to lack of daily use and care.

A home and its systems and components are meant to be used, meaning that a fully functioning home requires proper use, care, and maintenance. When a residence is vacant, there is no one to do regular monitoring and maintenance. Deterioration is an ongoing process; it does not quit

simply because a residence is vacant. And it doesn't delay its start simply because it is a brand new structure that hasn't even been lived in for a few months. There will be problems if you are taking over any kind of vacant residence.

If the residence has been vacant for more than a few days prior to the property inspection, there is a possibility that the testing I performed during the inspection might have actually caused some problems. For example, the most common problem caused by property inspections in vacant residences has to do with plumbing leaks. When water faucets and drain pipes are not used for a relatively long time, their rubber sealing components can dry out and harden. The first time they are used, such as at a proper inspection, might result in damage to interior components, such as o-rings at the water faucet. The damage might not be apparent until you turn the water faucet on when you move in. The simple act of turning the faucets on at the time of inspection might have damaged the dried out, hardened o-ring while your first operation of the same faucet after you move in actually dislodged the o-ring fragments and caused the faucet or handles to start leaking. It's no one's "fault", really; it's just a consequence of what happens with vacant home - - when home are not lived in, used, and maintained on a daily basis.

GROUNDS

A. Driveway Condition

Observations:

The driveway appeared to be in serviceable condition at the time of the inspection.

B. Grading

Observations:

The grounds surrounding the structure had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above.

The ground should slope away from the home a minimum of $\frac{1}{4}$ -inch per foot for a distance of at least six feet from the foundation.

The Inspector recommends re-grading these areas to improve drainage near the foundation.



GROUNDS Grading

C. Vegetation Observations

Observations:

- There is vegetation in contact with the structure of the home. Foliage should be maintained so it is at least 10 to 12 inches away from the home as it may cause physical damage to the exterior and promote high moisture conditions and / or infestation. Where foliage is dense and access limited, hidden conditions may exist.

Where there is decorative, established foliage against the structure, cutting the foliage back may be

detremental to the aesthetic appearance of the home. If the foliage is left in place, be aware that infestation and high moisture conditions may occur. Regular and periodic inspections are recommended.



GROUNDS Vegetation Observations

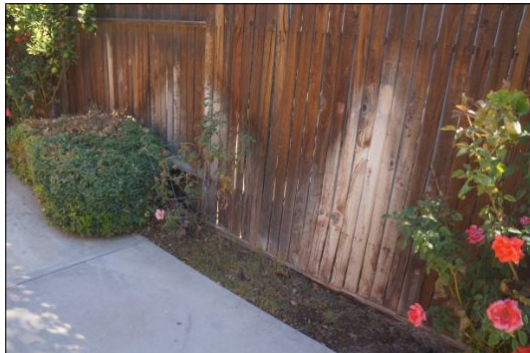


GROUNDS Vegetation Observations

D. Fence Condition

Observations:

- Fences had sections that needed maintenance to be performed.



GROUNDS Fence Condition

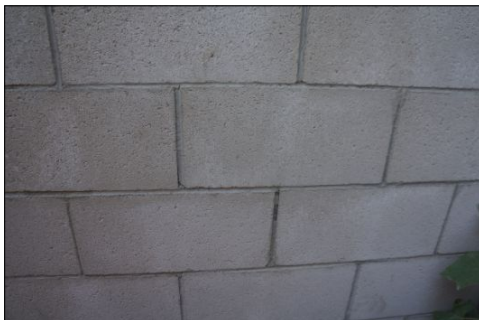


GROUNDS Fence Condition

E. Masonry Walls

Observations:

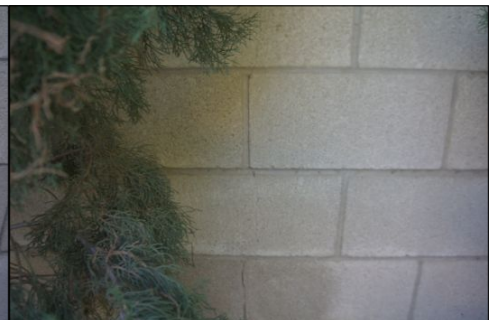
There were cracks noted in the concrete masonry walls. Cracks are common but can be a sign of a problem with the footings or the instillation. You may wish to consult with a masonry contractor to review this condition.



GROUNDS Masonry Walls



GROUNDS Masonry Walls



GROUNDS Masonry Walls

F. Outbuilding Roof



GROUPS Outbuilding Roof

G. Outbuildings Structure

Observations:

- Stucco covering exterior walls of the outbuilding had minor damage visible at the time of the inspection.



GROUPS Outbuildings Structure



GROUPS Outbuildings Structure

H. Water Features

Observations:

- The fountain appeared to be in serviceable condition at the time of the inspection.
- The fountain in the front yard appeared to have an auto-fill valve. The fountain was overflowing at the time of inspection. The auto fill valve may need adjustment or replacement.



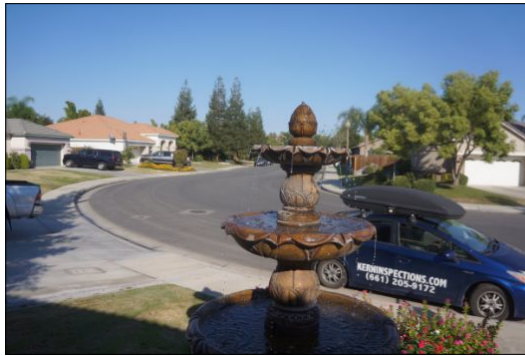
GROUPS Water Features



GROUPS Water Features



GROUPS Water Features



GROUNDS Water Features

EXTERIOR WALLS

A. Stucco/EIFS Instillation

Observations:

- Stucco covering exterior walls of the home had inadequate clearance from grade. Stucco should terminate a minimum of 4 inches above grade (2in above concrete driveways, walkways or patios). The affected areas may require ongoing maintenance.



EXTERIOR WALLS Stucco/EIFS Instillation



EXTERIOR WALLS Stucco/EIFS Instillation

B. Stucco/EIFS Cracking

Observations:

General minor cracking, not uncommon in stucco covering exterior walls, was visible at the time of the inspection. This condition is typically the result of long-term thermal expansion and contraction and settling.

There were areas where long cracks in the stucco above the front porch which appeared to follow the joints of the underlying material. These cracks were thin and were in areas which were mostly protected from weather. At this point they appear to only be a cosmetic issue, but they should be monitored for change.



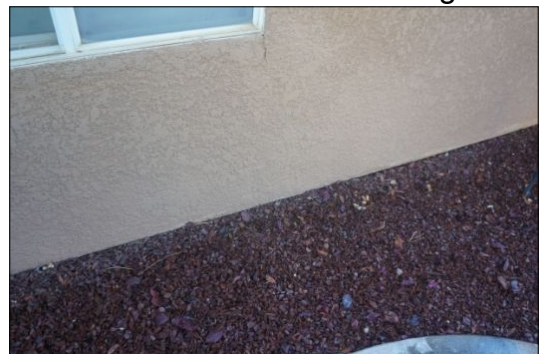
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EXTERIOR WALLS Stucco/EIFS Cracking



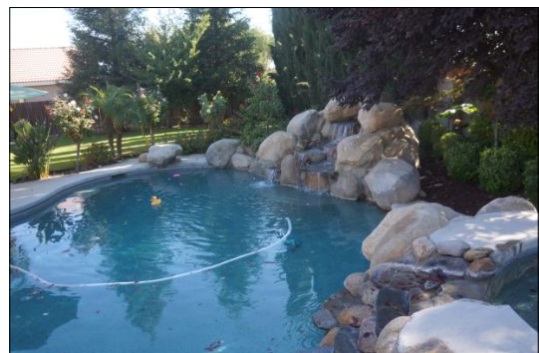
EXTERIOR WALLS Stucco/EIFS Cracking

POOL

A. General Pool



POOL General Pool



POOL General Pool

B. Vessel

Observations:

- The pool vessel appeared to be in serviceable condition.



POOL Vessel



POOL Vessel

C. Deck

Observations:

- Minor common cracks were noted in the deck.



POOL Deck



POOL Deck

D. Components

Observations:

- The auto fill valve was tested and was functional.

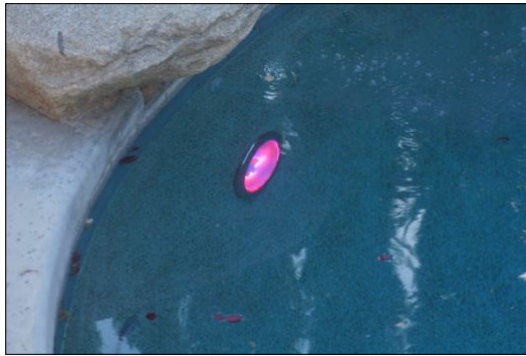


POOL Components

E. Pool Light

Observations:

The pool lights appeared to be in serviceable condition at the time of the inspection. The pool light had **GFCI** protection.



POOL Pool Light

F. Pump

Observations:

- The pool pump appeared to be in serviceable condition at the time of the inspection.

G. Filters

Observations:

- The fiberglass filter housing was weathered but still appeared serviceable.
- The pressure reading was a bit higher than the normal range. This can be normal for the pools system, or it could indicate that the filter needs cleaning. The inspector recommends servicing the filter and recording the normal operating pressure once the filter has been serviced. This recorded number should be the new baseline. Then in the future when the pressure rises 4 psi to 5 psi above that baseline, the filter should be serviced.



POOL Filters

H. Plumbing System

Observations:

- Plumbing pipes appeared to be in serviceable condition at the time of the inspection.



POOL Plumbing System



POOL Plumbing System

I. Barrier System

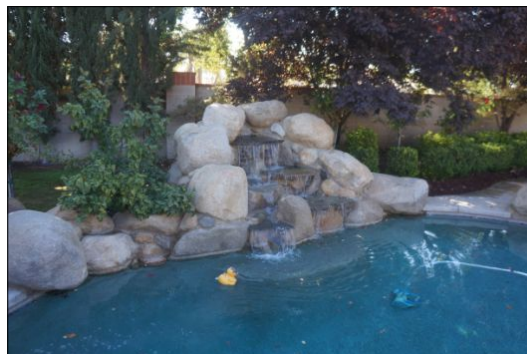
Observations:

- The back yard was fenced but no protective barrier was installed around the pool.
- The inspector strongly recommends that the swimming pool be equipped with at least two of the following seven drowning prevention safety features:
 - (1) An enclosure that meets modern requirements and isolates the swimming pool or spa from the private single-family home.
 - (2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
 - (3) An approved safety pool cover.
 - (4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
 - (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
 - (6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
 - (7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).None of the seven features were noted at the time of the inspection. At least two of the safety features should be installed by a qualified contractor.

J. Waterfall/Fountain/Spray Feature

Observations:

The waterfall features were in operable condition at the time of the inspection.



POOL Waterfall/Fountain/Spray Feature

SPA

A. Vessel

Observations:

- The spa vessel appeared to be in serviceable condition.

B. Deck

Observations:

- The rocks in the spa decking had small gaps in the mortar. Recommend repairs or replacement as needed.



SPA Deck



SPA Deck

C. Components



SPA Components

D. Control Systems

Observations:

- The low voltage controller at the spa was flashing a red light but none of the buttons appear to change the function. Because the buttons were not labeled it was not clear what each button should be doing. Further review is recommended.
- The inspector changed the program to the spa setting. None of the automatic valves moved. It appears that the program needs to be adjusted for proper functionality for the spa to be used as a hot tub.



SPA Control Systems



SPA Control Systems



SPA Control Systems



SPA Control Systems



SPA Control Systems



SPA Control Systems

E. Electrical System

Observations:

- The spa lights did not have a labeled switch. All accessory switches were tested, but the spa lights did not come on. The seller should be asked how to turn on the spa. If the spa light is not functional, further review and any needed repairs should be completed by a qualified contractor.

F. Heating System

Observations:

- The inspector attempted to run the heater several times but an error message would come up and the service light would come on each time. The spa/pool heater should be serviced by a qualified contractor.



SPA Heating System



SPA Heating System



SPA Heating System

EXTERIOR ROOF STRUCTURE

A. Roof Drainage System

Observations:

- One or more downspouts at the home routed roof drainage to the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above. The Inspector recommends repair of the roof drainage system to help protect the home structure and occupants
- Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.



EXTERIOR ROOF STRUCTURE Roof Drainage System



EXTERIOR ROOF STRUCTURE Roof Drainage System

TILE ROOFS

A. Concrete Tile

Observations:

- Roof was covered with concrete tile.

Concrete tiles are very durable and may last more than 35 years. They are also very heavy and roof framing must be designed to bear the weight. They can be walked on if care is taken to step on the portion of the tiles which overlap. A variety of styles exist and some types are more fragile than others. Fragility increases with age.

Roof tile must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another, and also between different types of tile produced by different manufacturers. Because of the many different installation requirements for the different types of tile, confirmation of proper installation requires inspection by a qualified specialist and exceeds the scope of the General Home Inspection.

Although I will inspect the roof to the best of my ability, I disclaim responsibility for confirming proper installation of tile and other roofing components including, but not limited to, underlayment, flashing and fasteners.

Confirming by visual inspection any claims of roof tile compliance with any standards lies beyond the scope of the General Home Inspection.

Because there is always a risk of breaking tiles when walking a concrete tile roof, the inspector reviewed a representative number of tiles which could be reached from a tall step ladder and used a pole mounted camera to inspect this roof.

- The concrete roof tiles were a medium-profile type that interlocked edges with tiles in the same course. The interlocking profile creates a water channel that helps prevent moisture intrusion of the roof.



TILE ROOFS Concrete Tile



TILE ROOFS Concrete Tile

B. Concrete Tile Installation

Observations:

- Several roof tiles had slipped downhill. These tiles should be reinstalled or replaced by a qualified roofing contractor in a manner that will hold the tiles securely in place. The inspector also recommends that the rest of the roof is reviewed to ensure all required fasteners are installed.



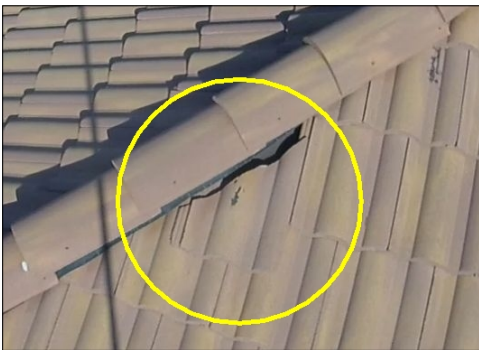
TILE ROOFS Concrete Tile Installation



TILE ROOFS Concrete Tile Installation



TILE ROOFS Concrete Tile Installation



TILE ROOFS Concrete Tile Installation



FOUNDATION

A. Slab-on-grade

Observations:

- Foundation construction included a slab-on-grade.

Because the General building Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the exterior between grade and the bottom of the exterior wall covering.

Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Building Inspection.

ATTIC

A. Attic General Condition



ATTIC Attic General Condition

B. Access

Observations:

- The attic was accessed through a hatch in the pantry ceiling.
- There was a small walkway from the hatch and in front of the furnace. No walkway was provided to much of the attic. Persons must walk on ceiling or roof framing members which are often hidden from view beneath insulation. This activity can be difficult and/or hazardous. The ceiling-covering material (drywall or plaster) will usually not support the weight of a person. The inspector could only safely inspect sections of the attic which were visible from the areas that could be walked.

C. Roof Structure- Trusses

Observations:

- The roof was framed using a combination of engineered (manufactured) roof trusses and conventional framing methods.



ATTIC Roof Structure- Trusses

ATTIC Roof Structure- Trusses

ATTIC Roof Structure- Trusses



ATTIC Roof Structure- Trusses



ATTIC Roof Structure- Trusses

D. Insulation Condition

Materials: Loose fill insulation noted.

Depth: Attic floor insulation depth averages 16 to 18 inches.

Observations:

- There were sections where insulation was trampled down.



ATTIC Insulation Condition

ATTIC Insulation Condition

ATTIC Insulation Condition



ATTIC Insulation Condition

E. Ventilation Condition

Observations:

- There was exhaust duct in the attic that appeared to be crushed. The crushed duct should be repaired or replaced.



ATTIC Ventilation Condition



ATTIC Ventilation Condition

F. Electrical

Observations:

- A light fixture in the attic did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.



ATTIC Electrical

G. Pest

Observations:

- The attic had rodent feces visible. You should consider setting traps for mice and closing off avenues of entry.

Diseases spread through animal urine and feces can include hantavirus, which can be serious or fatal.

GARAGE

A. Garage Description

Observations:

- The home had a three-car attached garage.

B. Fire Separation

Observations:

- The walls and ceilings separating the garage from the home living space appeared to meet generally-accepted current standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

C. Garage Ceiling

Observations:

- Common cracks were noted in the drywall ceilings.



GARAGE Garage Ceiling

GARAGE OVERHEAD DOOR

A. General Condition

Observations:

- All overhead vehicle doors appeared to be in serviceable condition at the time of the inspection. Inspection of garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:
 - Door condition
 - Mounting brackets
 - Track & rollers

B. Number of Openers

Observations:

- Two vehicle doors were equipped with automatic door openers at the time of the inspection.

C. Opener Operation

Observations:

- Both automatic garage door openers responded to the controls and appeared to be in serviceable condition at the time of the inspection.



GARAGE OVERHEAD DOOR Opener Operation

D. Automatic Reverse

Observations:

- The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing in a satisfactory manner.
- Testing the pressure-activated automatic reverse feature is beyond the scope of a home inspection. Testing can cause damage to the door if the opener does not auto reverse correctly. If you wish to ensure that the garage door complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor or technician.

ELECTRICAL

A. Service Drop

Observations:

- The electrical service was underground.

B. Electric Meter Condition

Materials: The electric meter was located at the left side of the structure.

Observations:

- The electric meter appeared to be in serviceable condition at the time of the inspection. Electric meters are installed by utility companies to measure home electrical consumption.

C. Main Panel Information

Observations:

- The main electrical service panel was located near the meter.

D. Main Panel Type/Rating

Observations:

- The main electrical service panel was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.
- The main electrical service panel label listed the panel rating at 200 amps.

E. Main Disconnect

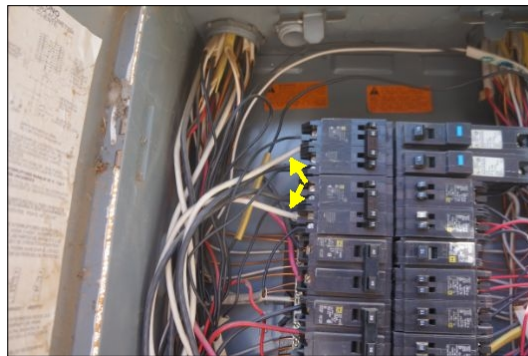
Observations:

- A main disconnect is a single breaker that controls power to the panel and all other breakers. By turning off the main disconnect, power to all the circuits controlled by that disconnect can be shut off with one movement.
- The main electrical disconnect appeared to be in serviceable condition at the time of the inspection. It was inspected visually but was not operated.
- The main electrical disconnect was located at the main electrical panel.
- The main electrical disconnect was rated at 200 amps.

F. Main Panel Wiring Defects

Observations:

- An improperly identified conductor was noted at the time of inspection. Identification can be by color coding, marking tape, tagging, or other means approved by the authority having jurisdiction. The inspector recommends that this conductor is evaluated and properly identified by a qualified electrical contractor.



ELECTRICAL Main Panel Wiring Defects

G. AFCI Protection

Observations:

- Electrical outlets in all bedrooms had Arc Fault Circuit Interrupter (**AFCI**) protection. Arc fault protection is provided by circuit breakers designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.

H. Lighting Fixtures

Observations:

- Several light fixtures near the entry did not function. There was a broken switch noted which could be associated with the lights. The Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.



ELECTRICAL Lighting Fixtures

I. Low Voltage, Cable, and Telephone wiring.

Observations:

There were several low voltage lights noted at the time of inspection.

Extensive low voltage wiring was noted throughout the structure. This is usually for security, phone, and audio systems. Determining the purpose, function and suitability of low voltage wiring is beyond the scope of a home home inspection.

PLUMBING

A. Water meter

Observations:

Water meter was in an underground box by the street.

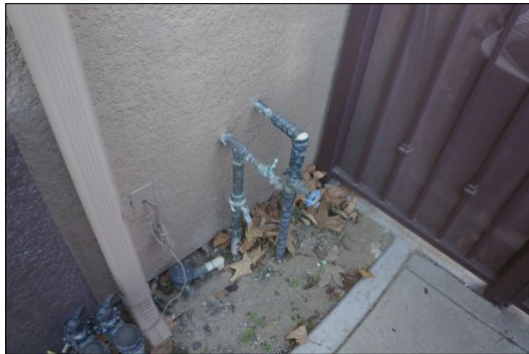


PLUMBING Water meter

B. Main Water Pipe/Shut-off

Observations:

- The main water supply shut-off was located at the right side of the home.



PLUMBING Main Water Pipe/Shut-off



PLUMBING Main Water Pipe/Shut-off

C. Water Pressure

Observations:

- "Static" water pressure measured at a specific location and at a specific time. Static pressure is what you get when NO water is running. Once a faucet is turned on in the system the water pressure will vary. Your highest reading will be at the point where the supply line enters the home and it will go down as you progress towards the open faucet. Its the difference in pressure that drives the water through the lines.
- The static water pressure measured 90 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.



PLUMBING Water Pressure

D. Water Distribution Pipes

Observations:

- Copper water distribution pipes noted.

E. Functional Flow

Observations:

- All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

F. Drain, Waste & Vent

Observations:

- Structures are served by either a private onsite sewage system (septic tank and drain field), or are connected to a public sewage system. There are drain lines that connect the waste system within the home to the sewage system. Over the years, these lines are subject to a variety of conditions that may affect the waste drainage system of your home. Damage or blockage can occur as the result of construction debris, pests, physical damage, age and as common in this area, tree roots. Even newer materials can be installed improperly or damaged during construction. Buried sewer pipes are not part of the Home Inspection and Kern River Home Inspections recommends you give serious consideration to having the pipes checked with a video camera before the end of your inspection contingency.

G. Exterior Faucets

Observations:

- An exterior faucet leaked when pressurized in the on position when tested at the time of inspection. The valve should be repaired or replaced by a qualified plumbing contractor.



PLUMBING Exterior Faucets

H. Water Conservation

Observations:

- Determining if fixtures are low-flow is beyond the scope of a general home inspection. The inspector recommends asking the seller for documentation for all toilets, shower heads, faucets, and other plumbing fixtures to help determine if they comply with modern low-flow standards.

I. Landscape Irrigation

Observations:

- The landscape irrigation (sprinkler) system was operated with a control panel located in the garage.
- Landscape irrigation systems are operated only in the manual mode, and only with the controller. The inspector does not inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or back flow preventers. Spray coverage for the sprinkler system was not verified as part of this inspection. Coverage should be monitored for the system and adjusted accordingly to ensure even watering of the landscaping. Underground pipes cannot be judged for breaks or possible root intrusions.
- Several sprinkler heads appeared to need adjustment. One or more sprayed the structure.

WATER HEATER

A. Water Heater Type

Observations:

- This water heater was gas-fired.

Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.

Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

The lifespan of water heaters depends upon the following:

- The quality of the water heater
- The chemical composition of the water
- The long-term water temperature settings
- The quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan.
 You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 125 degrees to prevent scalding.

B. Water Heater Location

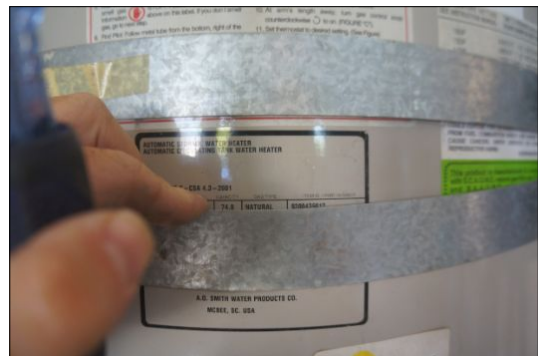
- Observations:
- This water heater was located in the garage.

C. Water Heater Data Plate Information

- Observations:
- This water heater was manufactured by A O Smith.
 - The date of manufacture appeared to be 2004.
 - Water heater capacity was 74 gallons.



WATER HEATER Water Heater Data Plate Information



WATER HEATER Water Heater Data Plate Information

D. General Condition

- Observations:
- Adequate seismic straps were noted at the time of inspection.
 - This water heater responded to the demand for hot water.
 - **Popping noises in water heaters are the result of mineral deposits that build up in the tank. As the water heats up, steam is produced at the deposits and makes popping noises when it releases. The water heater should be flushed and possibly delimed.**



WATER HEATER General Condition



WATER HEATER General Condition



WATER HEATER General Condition



WATER HEATER General Condition

WATER HEATER General Condition

WATER HEATER General Condition



WATER HEATER General Condition



WATER HEATER General Condition

E. Pressure Relief Valve

Observations:

- The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested) and a properly-configured pressure relief valve discharge pipe which was connected to the pressure relief valve.

GAS SYSTEM

A. Gas System Observations

Observations:

- The structure was fueled by natural gas.



GAS SYSTEM Gas System Observations

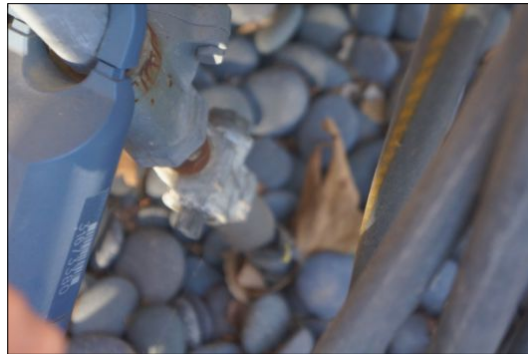
B. Main Gas Shut-off Condition

Materials: The main gas shut-off is located at the gas meter on the left side of the exterior.

Observations:

- The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs

were not operated, but were visually inspected.

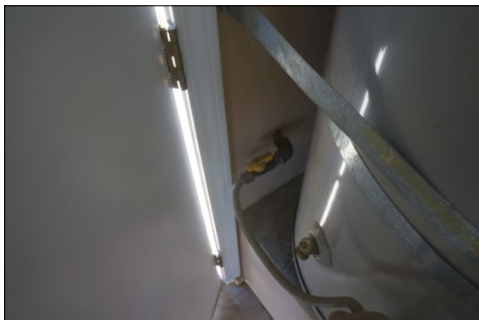


GAS SYSTEM Main Gas Shut-off Condition

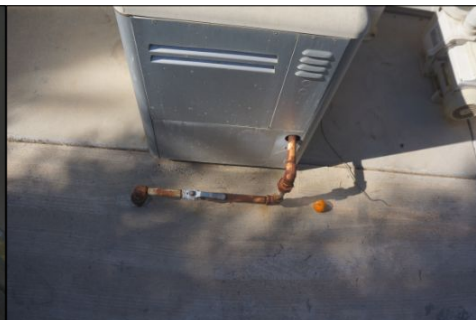
C. Gas Distribution Pipes Condition

Observations:

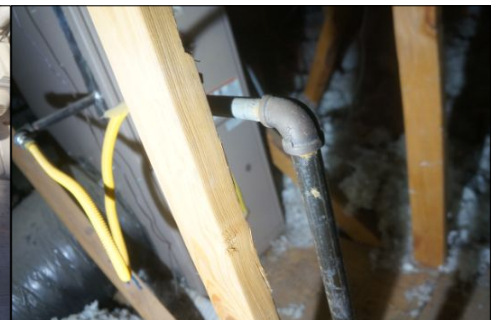
- The visible portions of the gas supply pipes appeared to be in serviceable condition at the time of the inspection. Most pipes were not visible due to interior wall coverings.
- Although it may not have been a requirement when the structure was built, the inspector recommends considering installing drip legs at the furnaces and water heater. A dirt / drip trap are generally installed downstream of the equipment shutoff valve as close to the inlet of the equipment as practical. The trap shall either be a tee fitting with a capped nipple in the bottom opening of the run of the tee or other device approved as an effective trap. Dirt / drip traps reduce the amount of particulates in the gas that can clog burner orifices and alter flame patterns. Recommend installation of proper dirt / drip trap in the gas line supplying the appliances.
- A gas pipe leading to the pool heater should be painted to help protect the piping from further weathering and corrosion.



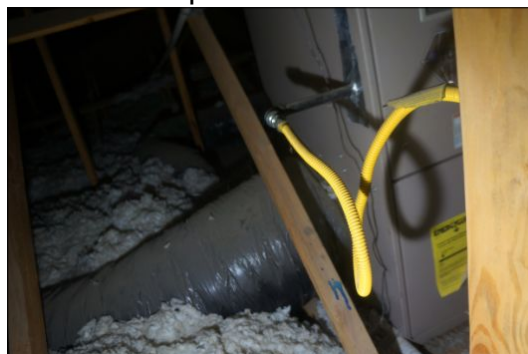
GAS SYSTEM Gas Distribution Pipes Condition



GAS SYSTEM Gas Distribution Pipes Condition



GAS SYSTEM Gas Distribution Pipes Condition



GAS SYSTEM Gas Distribution Pipes Condition

FURNACE

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

A. Furnace Operation

Observations:

- There were two furnaces in this home. Both responded adequately to the call for heat.



FURNACE Furnace Operation

FURNACE Furnace Operation

FURNACE Furnace Operation

B. General Condition

Observations:

- All furnace components appeared to be in serviceable condition at the time of the inspection. Inspection of the furnace typically includes examination/operation of the following:
 - Cabinet interior and exterior
 - Fuel supply and shut-off (not tested)
 - Electrical shut-off
 - Adequate **combustion air**
 - Proper ignition
 - Burn chamber conditions (when visible)
 - Exhaust venting
 - Air filter and blower
 - Plenum and ducts
 - Response to the thermostat
 - Adequate return air
 - Automatic damper and controls
 - Condensate drain components
- The Inspector specifically disclaims furnace heat exchangers because a proper evaluation requires invasive, technically exhaustive measures which exceed the scope of the General Home Inspection. If there is any doubt about the condition of the heat exchanger, you should have the furnace certified by a qualified HVAC contractor.



FURNACE General Condition

C. Furnace Type

Observations:

- Both furnaces were gas-fired, forced-air.

D. Furnace Location

Observations:

- The home was equipped with two furnaces, both were located in the attic.

E. Furnace Manufacturer

Observations:

- Both furnaces were manufactured by York.

F. Thermostat

Observations:

- One of thermostat for the right side of the home was locked with a maximum heat setting of 74 degrees. Because of the temperature of the day, this limited the ability of the home inspector to fully test the operation of the heating system for this part of the home. The inspector attempted to override the 74-degree cap but was unable to do so. The heater function did operate for a very short period of time, so it was functional but full testing was not possible.



FURNACE Thermostat

G. Ducts

Observations:

- An electronic damper was noted at furnace/air handler that supplied the right side of the home. The damper appeared to function as intended.



FURNACE Ducts



FURNACE Ducts



FURNACE Ducts

FIREPLACE

A. Fireplace

Observations:

- The home contained a gas-burning fireplace (also called "decorative gas appliance", "decorative gas fireplace", or just "gas fireplace"). It is not designed to burn solid-fuel, like wood.
- The gas-fueled fireplace appeared to be in serviceable condition and responded to the controls.



FIREPLACE Fireplace



FIREPLACE Fireplace

CENTRAL AIR CONDITIONING

A. Cooling System Description

Observations:

- The home had two air-conditioning systems. The air conditioning systems were split systems in which the cabinets housing the compressors, cooling fans and condensing coils were located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinets were located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside the air ducts at the furnaces.

- The first air-conditioner brand was York.
- The second air-conditioner brand was Goodman.



CENTRAL AIR CONDITIONING Cooling System
Description



CENTRAL AIR CONDITIONING Cooling System
Description

B. Cooling System Data Plate

Observations:

- The first central air conditioning system serial number was WENM044672.
- The first air-conditioner date of manufacture appeared to be 2004.
- Much of the manufacture data plate of the second air-conditioner was weathered, faded, and difficult to read.



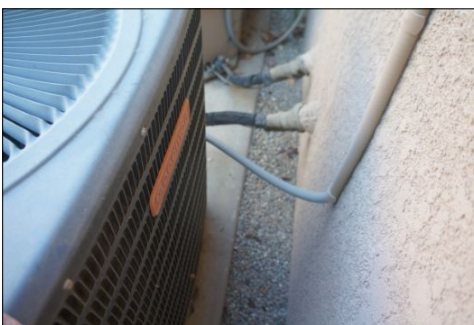
CENTRAL AIR CONDITIONING Cooling System Data Plate



CENTRAL AIR CONDITIONING Cooling System Data Plate



CENTRAL AIR CONDITIONING Cooling System Data Plate



CENTRAL AIR CONDITIONING Cooling System Data Plate



CENTRAL AIR CONDITIONING Cooling System Data Plate



CENTRAL AIR CONDITIONING Cooling System Data Plate

C. System Response

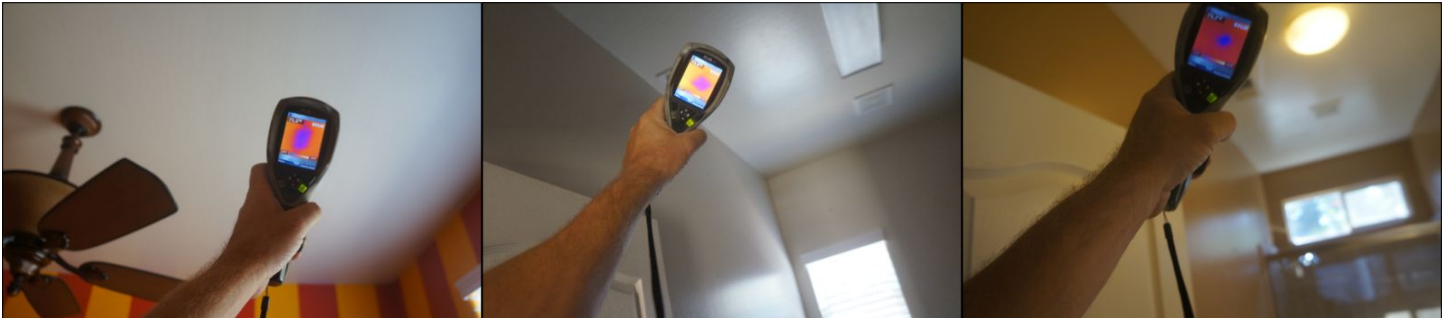
Observations:

- The air-conditioning system for the left side of the home responded to the controls and appeared to operate in a satisfactory manner.
- All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection.
- Inspection of the air-conditioning system typically includes examination of the following:
- Compressor housing exterior and mounting condition

- Refrigerant line condition
- Proper disconnect (line of sight)
- Proper operation (outside temperature permitting)
- Proper condensate discharge

The system should be serviced at the beginning of every cooling season.

Please note the AC was inspected and tested when the outdoor temperatures were moderate. At the peak of summer temperatures, the results could be different.



CENTRAL AIR CONDITIONING System Response

CENTRAL AIR CONDITIONING System Response

CENTRAL AIR CONDITIONING System Response

D. Temperature Splits

Observations:

- Air temperature measured at supply and return registers in the right side of the structure had 3 - 4 degrees difference when operated for cooling. This is a very small difference and could be an indication that servicing is required. The Inspector recommends further review by a qualified HVAC technician.

E. AC Refrigerant Lines

Observations:

- Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be supplemented or replaced.



CENTRAL AIR CONDITIONING AC Refrigerant Lines

CENTRAL AIR CONDITIONING AC Refrigerant Lines

CENTRAL AIR CONDITIONING AC Refrigerant Lines

DOORS

A. Exterior Door Condition

Observations:

- Door exteriors appeared to be in serviceable condition at the time of the inspection.

B. Weatherstripping

Observations:

At the time of the inspection, weather-stripping at the garage personnel exterior door was damaged or deteriorated and should be replaced to help prevent air/heat leakage which will increase heating/cooling costs and reduce home comfort.



DOORS Weatherstripping

KITCHEN

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

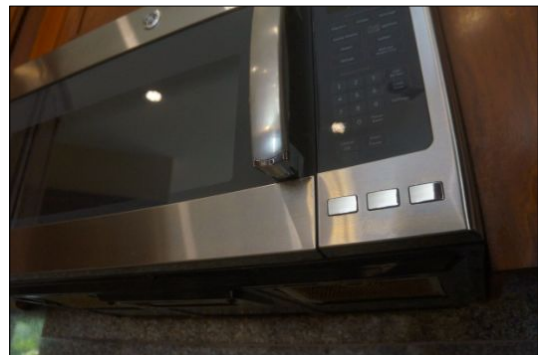
A. Range Hood

Observations:

- The range hood exhaust fan appeared to be in serviceable condition at the time of the inspection.
 - The exhaust vent of the range hood appeared to discharge exhaust to the home exterior.
 - Range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture.
- If after replacing the bulb the light fixture still does not respond, the Inspector recommends correction by a qualified contractor.



KITCHEN Range Hood



KITCHEN Range Hood

B. Cooktop/Downdraft

Observations:

- The home was equipped with a gas-fired cooktop and separate built-in oven instead of a range. The cooktop appeared to be operating normally and in serviceable condition at the time of the inspection.



KITCHEN Cooktop/Downdraft

C. Built-in Oven

Observations:

- The electric built-in oven was tested with the bake function. It appeared to be in serviceable condition at the time of the inspection.



KITCHEN Built-in Oven

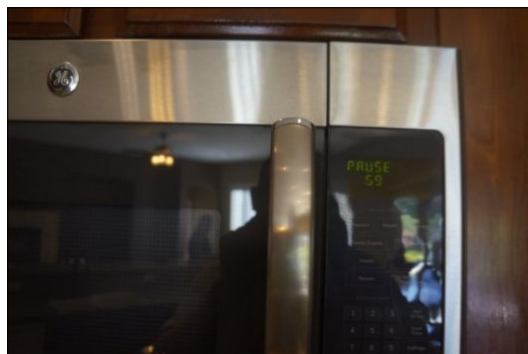


KITCHEN Built-in Oven

D. Microwave

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.



KITCHEN Microwave

E. Refrigerator

Observations:

- There was no refrigerator installed.

F. Dishwasher

Observations:

- The dishwasher was operated through a cycle and appeared to be in serviceable condition at the time of the inspection.

G. Undersink Conditions**Observations:**

- The floor of the kitchen sink cabinet was wet. The source of the leak was not obvious. The source of the leak should be located and the condition corrected to avoid further damage to the cabinets and wall/floor structure.



KITCHEN Undersink Conditions

H. Garbage Disposal**Observations:**

- The garbage disposal responded when the switch was activated and appeared to be in serviceable condition at the time of the inspection.



KITCHEN Garbage Disposal



KITCHEN Garbage Disposal

I. Counters**Observations:**

- The kitchen counters appeared to be in serviceable condition at the time of the inspection.

J. Ceilings**Observations:**

- There was a crack in the kitchen ceiling appeared to follow the edges of the drywall.



KITCHEN Ceilings



KITCHEN Ceilings

LAUNDRY

A. Dryer Venting

Observations:

- A dryer vent connection was installed in the laundry room.

The dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard.

The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.



LAUNDRY Dryer Venting

B. Cabinets

Observations:

- The laundry counter had cracked tile visible at the time of the inspection.

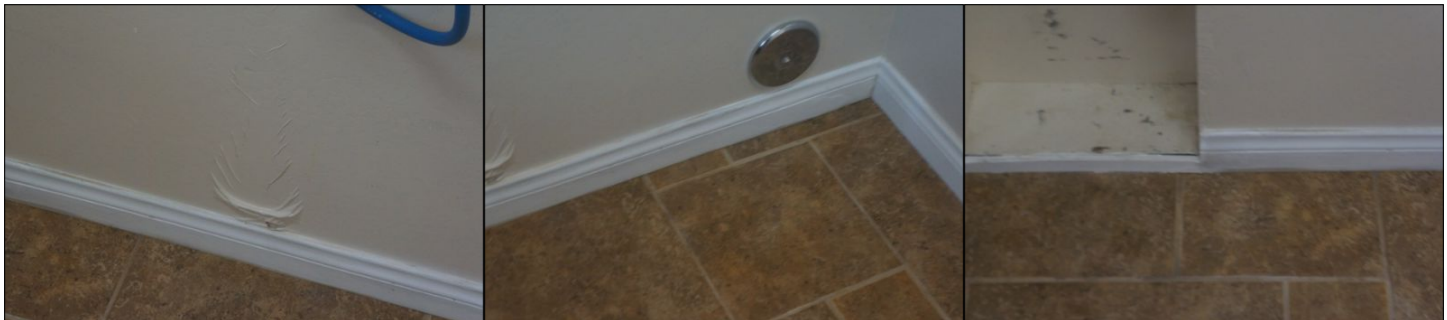


LAUNDRY Cabinets

C. Walls

Observations:

- The wall near the window in the laundry room was noted with damage in the paint at the time of inspection.
- The walls and the interior trim in the laundry room had visible moisture damage. All damaged materials should be corrected by a qualified contractor.



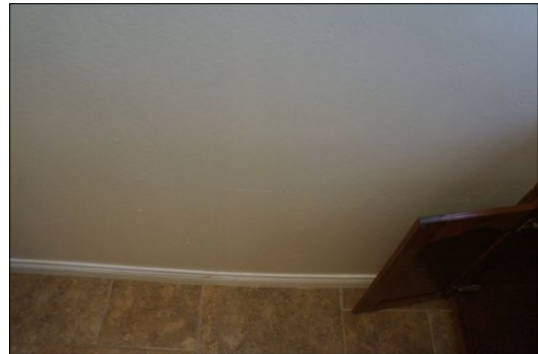
LAUNDRY Walls

LAUNDRY Walls

LAUNDRY Walls



LAUNDRY Walls

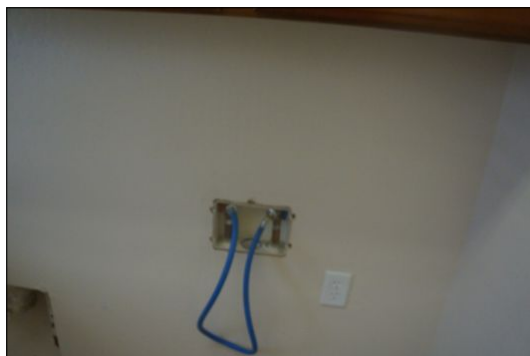


LAUNDRY Walls

D. Plumbing Connections

Observations:

- The gas valve for the dryer was turned off but was not capped. A proper cap should be installed until a gas dryer is installed.



LAUNDRY Plumbing Connections



LAUNDRY Plumbing Connections

MASTER BATHROOM

A. Bathroom Configuration

Observations:

- This bathroom contained two sinks in a cabinet, a toilet, a tub and a shower.

B. Sinks

Observations:

- One sink faucet in this bathroom has the hot and cold water reversed. This is a safety issue as someone thinking they are turning on the cold water could scald themselves by accident. Repair as needed.
- One sink faucet in this bathroom was loose and leaked from the base when operated. The faucet should be repaired or replaced.



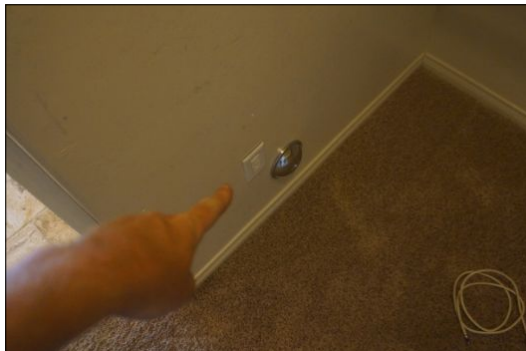
MASTER BATHROOM Sinks

C. Toilet Operation**Observations:**

- The toilet in this bathroom was flushed and operated in a satisfactory manner.

D. Bath Tubs**Observations:**

- This bathtub had jets. The jets were operational at the time of the inspection.
- The jetted tub was protected by a GFCI outlet located in a closet.

MASTER BATHROOM Bath
TubsMASTER BATHROOM Bath
TubsMASTER BATHROOM Bath
Tubs

MASTER BATHROOM Bath Tubs

E. Shower

Observations:

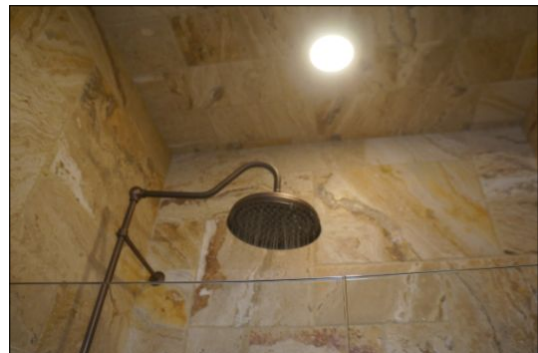
- The shower head had an erratic spray pattern. The shower head should be cleaned to avoid spraying outside the shower enclosure.



MASTER BATHROOM Shower MASTER BATHROOM Shower MASTER BATHROOM Shower



MASTER BATHROOM Shower



MASTER BATHROOM Shower

F. Bathroom Ventilation

Observations:

- This bathroom had an operable source of ventilation at the time of the inspection.



MASTER BATHROOM Bathroom Ventilation

BATHROOM 2

A. Bathroom Configuration

Observations:

- This bathroom contained a pedestal sink and a toilet.
- Hallway Bathroom

B. Sinks

Observations:

- This bathroom sink appeared to be in serviceable condition at the time of the inspection.
- The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

C. Toilet Operation**Observations:**

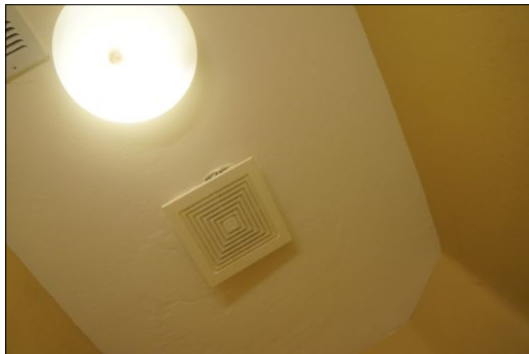
- The toilet in this bathroom was flushed and operated in a satisfactory manner.



BATHROOM 2 Toilet Operation

D. Bathroom Ventilation**Observations:**

- The cover to the ventilation fan was loose. This should be reinstalled.



BATHROOM 2 Bathroom Ventilation



BATHROOM 2 Bathroom Ventilation

BATHROOM 3**A. Bathroom Configuration****Observations:**

- This bathroom contained a sink in a cabinet, a toilet, and a tub with a shower.

B. Toilet Operation**Observations:**

- The toilet in this bathroom was flushed and operated in a satisfactory manner.

C. Bath Tubs**Observations:**

- The bathtub did not have a stopper installed. Install as needed.
- A faucet handle at the tub in this bathroom was inoperable. This should be repaired or replaced.



BATHROOM 3 Bath Tubs



BATHROOM 3 Bath Tubs

D. Light Fixtures

Observations:

- Several wall light bulbs did not respond.

The bulbs may need to be replaced or there may be a problem with the light fixture.

If after the bulbs are replaced this lights still fails to respond to the switch, the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.



BATHROOM 3 Light Fixtures

MASTER BEDROOM

A. General Condition

Observations:

- The master bedroom appeared to be in serviceable condition at the time of the inspection.

Inspection of bedrooms typically includes examination of the following:

- Switches and outlets
- Room heat
- Floor, wall and ceiling surfaces
- Door and window condition and operation.

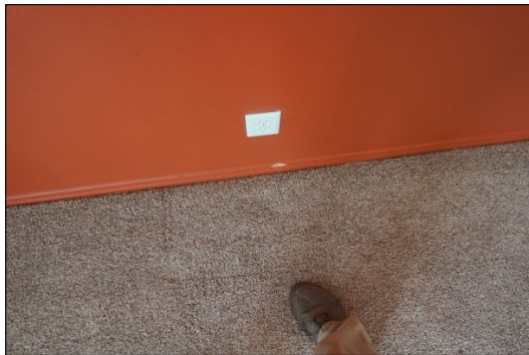


MASTER BEDROOM General Condition

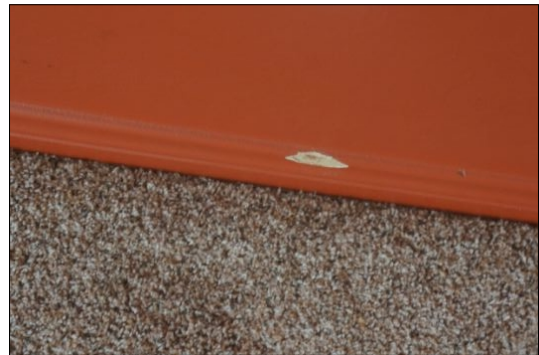
B. Interior Trim

Observations:

- Minor trim damage was noted in this bedroom.



MASTER BEDROOM Interior Trim



MASTER BEDROOM Interior Trim

C. Smoke/CO Detectors

Observations:

- A carbon monoxide and smoke detector were noted in this bedroom.



MASTER BEDROOM Smoke/CO Detectors



MASTER BEDROOM Smoke/CO Detectors

BEDROOM 2

A. General Condition

Observations:

- This bedroom appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.



BEDROOM 2 General Condition

B. Ceiling Fan

Observations:

- A ceiling fan in this bedroom wobbled during operation and appeared to be out of balance. A ballance kit should be installed.

C. Smoke/CO Detectors

Observations:

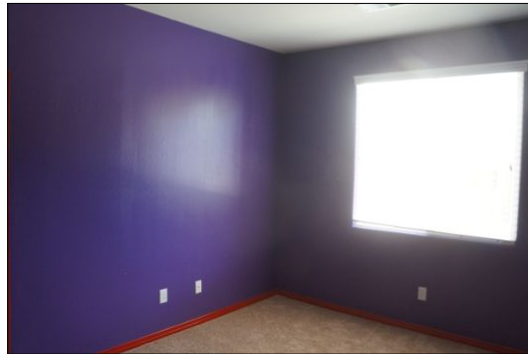
- A smoke detector was noted in this bedroom.

BEDROOM 3

A. General Condition

Observations:

- This bedroom appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

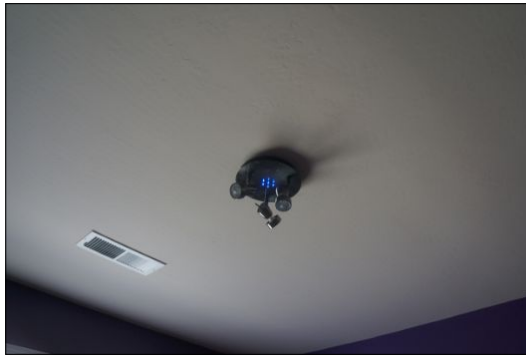


BEDROOM 3 General Condition

B. Lighting Fixtures

Observations:

- The light fixtures in this bedroom had LED lights and larger lights. The larger lights did not respond to the switch. The bulb may need to be adjusted, repaired or replaced for proper operation.

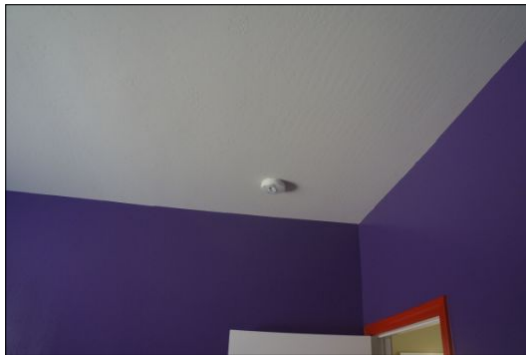


BEDROOM 3 Lighting Fixtures

C. Smoke/CO Detectors

Observations:

- A smoke detector was noted in this bedroom.



BEDROOM 3 Smoke/CO Detectors

BEDROOM 4

A. General Condition

Observations:

- Most components in this bedroom appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.



BEDROOM 4 General Condition

B. Lighting Fixtures

Observations:

- The light fixtures in this bedroom had missing and damaged bulbs.



BEDROOM 4 Lighting Fixtures

C. Smoke/CO Detectors

Observations:

- A smoke detector was noted in this bedroom.

GENERAL INTERIOR

A. General Condition

Observations:

- The home had a central vacuum system. It was tested by switching it on using the manual switch on the unit and appeared to function properly. Testing every outlet for full suction lies beyond the scope of a general home inspection.
- **The doorbell was inoperable at the time of the inspection.**



GENERAL INTERIOR General Condition



GENERAL INTERIOR General Condition

B. Smoke/CO Detectors

Observations:

- Inspector recommends upon move in, replacing all batteries in the smoke and CO detectors and to then test each detector per the manufactures recommendations.



GENERAL INTERIOR Smoke/CO Detectors

C. Security System

Observations:

There was a security system installed in the house. Security systems usually have a monthly monitoring fee. Testing the functionality of the security system is beyond the scope of a home inspection. The inspector recommends asking the seller about the functionality and operation of the security system.

WINDOWS

A. Window Type

Observations:

- The home had dual pane windows.

B. Window condition

Observations:

- All windows appeared serviceable at the time of the inspection.

C. Screens & Blinds

Observations:

- There were damaged screens noted in various areas. Repair or replace as needed.



WINDOWS Screens & Blinds



WINDOWS Screens & Blinds



WINDOWS Screens & Blinds

FINAL THOUGHTS

A. Final Thoughts

Materials: Recommendations: Throughout this report, there will be recommendations for the further evaluation, repair or replacement of certain items. As part of those recommendations, only State of

California licensed, bonded and insured contractors, familiar with the specific trade needed, should complete the work. Other than the actual property owner, those that work on properties as a handyman or carpenter are still required to hold or work under a State Contractors license in order to perform any work. It could be a General Contractors license with a surety bond, or a specially contractors license such as a Plumber, Electrician or HVAC Technician. All work accomplished should have written documentation of the work performed as well as the Contractors license number. Any work not meeting these standards is suspect at best.

Further evaluation of an item, as recommended, should be accomplished prior to the close of your inspection period. This will protect you from having to negotiate additional terms that the other party may or may not accept, if they were found outside of your contractual time limits. The costs associated with the repair or replacement of items identified in this report should be obtained and considered before purchase of the property. It is your responsibility to perform the proper due diligence prior to the end of any contractual time restrictions.

It is recommended that ALL issues be addressed and completed prior to close of escrow, when any leverage the buyer enjoys, ceases.

Should you choose to defer the evaluation, repair or replacement of items until after closing, that is your prerogative, however, Kern River Home Inspections does not accept any responsibility or liability for issues that arise at a later time due to lack of following our recommendations.

If there are issues found in this report, there are additional steps you can take to attain more information about the condition:

The first thing that should be done is that a list of questions should be written up to ask the seller. These questions should be along the following lines:

1. Was this condition every repaired?
2. When was the repair made?
3. Who did the repair?
4. Is there a proposal?
5. What was involved in doing the repair?
6. How long has this condition been like this?
7. Has there been any problems since the repair?
8. Is there a warranty or guarantee?

If a specialist is consulted here are some question that you may want to ask may be along the following lines:

1. What does the specialist think of this type of condition or repair?
2. Does the specialist think that the situation has been stabilized or resolved?
3. What are the potential costs involved if the condition has not been remedied?
4. What are the risks to the buyer if nothing is done?
5. Does the repair meet current codes?

Final walk through: It is important to remember that this inspection is a snapshot in time. Things can happen to a structure, especially when vacant, between the inspection and closing. It is **HIGHLY RECOMMENDED** that you perform a final walk through the interior of the property the day prior to signing any closing documents.

Resources for energy savings: UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database: www.consumerenergycenter.org.

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm.

California Energy Commission, for information on utility bill assistance programs: 800-772-3300 or www.consumerenergycenter.org.

California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: 800-649-7570 or www.cpuc.ca.gov.

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

SPA

Page 13 Item: D	Control Systems	<ul style="list-style-type: none"> The inspector changed the program to the spa setting. None of the automatic valves moved. It appears that the program needs to be adjusted for proper functionality for the spa to be used as a hot tub.
Page 14 Item: E	Electrical System	<ul style="list-style-type: none"> The spa lights did not have a labeled switch. All accessory switches were tested, but the spa lights did not come on. The seller should be asked how to turn on the spa. If the spa light is not functional, further review and any needed repairs should be completed by a qualified contractor.
Page 14 Item: F	Heating System	<ul style="list-style-type: none"> The inspector attempted to run the heater several times but an error message would come up and the service light would come on each time. The spa/pool heater should be serviced by a qualified contractor.

TILE ROOFS

Page 16 Item: B	Concrete Tile Installation	<ul style="list-style-type: none"> Several roof tiles had slipped downhill. These tiles should be reinstalled or replaced by a qualified roofing contractor in a manner that will hold the tiles securely in place. The inspector also recommends that the rest of the roof is reviewed to ensure all required fasteners are installed.
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ATTIC

Page 18 Item: E	Ventilation Condition	<ul style="list-style-type: none"> There was exhaust duct in the attic that appeared to be crushed. The crushed duct should be repaired or replaced.
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ELECTRICAL

Page 22 Item: H	Lighting Fixtures	<ul style="list-style-type: none"> Several light fixtures near the entry did not function. There was a broken switch noted which could be associated with the lights. The Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.
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WATER HEATER

Page 25 Item: D	General Condition	<ul style="list-style-type: none"> Popping noises in water heaters are the result of mineral deposits that build up in the tank. As the water heats up, steam is produced at the deposits and makes popping noises when it releases. The water heater should be flushed and possibly delimed.
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CENTRAL AIR CONDITIONING

Page 32 Item: D	Temperature Splits	<ul style="list-style-type: none"> Air temperature measured at supply and return registers in the right side of the structure had 3 - 4 degrees difference when operated for cooling. This is a very small difference and could be an indication that servicing is required. The Inspector recommends further review by a qualified HVAC technician.
Page 32 Item: E	AC Refrigerant Lines	<ul style="list-style-type: none"> Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be supplemented or replaced.

KITCHEN

Page 33 Item: A	Range Hood	<ul style="list-style-type: none"> Range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, the Inspector recommends correction by a qualified contractor.
Page 35 Item: G	Undersink Conditions	<ul style="list-style-type: none"> The floor of the kitchen sink cabinet was wet. The source of the leak was not obvious. The source of the leak should be located and the condition corrected to avoid further damage to the cabinets and wall/floor structure.

LAUNDRY

Page 37 Item: C	Walls	<ul style="list-style-type: none"> The walls and the interior trim in the laundry room had visible moisture damage. All damaged materials should be corrected by a qualified contractor.
Page 37 Item: D	Plumbing Connections	<ul style="list-style-type: none"> The gas valve for the dryer was turned off but was not capped. A proper cap should be installed until a gas dryer is installed.

MASTER BATHROOM

Page 38 Item: B	Sinks	<ul style="list-style-type: none"> One sink faucet in this bathroom was loose and leaked from the base when operated. The faucet should be repaired or replaced.
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BATHROOM 2

Page 40 Item: D	Bathroom Ventilation	<ul style="list-style-type: none"> The cover to the ventilation fan was loose. This should be reinstalled.
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BATHROOM 3

Page 41 Item: C	Bath Tubs	<ul style="list-style-type: none"> A faucet handle at the tub in this bathroom was inoperable. This should be repaired or replaced.
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BEDROOM 2

Page 43 Item: B	Ceiling Fan	<ul style="list-style-type: none"> A ceiling fan in this bedroom wobbled during operation and appeared to be out of balance. A ballance kit should be installed.
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GENERAL INTERIOR

Page 45 Item: A	General Condition	<ul style="list-style-type: none"> The doorbell was inoperable at the time of the inspection.
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