

Craig Farmer Inspections, LLC

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Post Falls ID 83854

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Inspection reference: Laurel Kerr 2020

Thursday, July 23, 2020

Justin & Laurel Kerr
1671 E Wilber Ave
Dalton Gardens ID 83815

Repairs\Comments:

- (1) Mandatory at least (1) CO2 detector per floor of home. In this home it would be (2) CO2 detectors. 1 per floor.
- (2) Suggest septic tank pumped out and inspected before sale of property.
- (3) Water is pumped from the Hayden Lake for personal use, except drinking. Not acceptable, sure this will not work in 10 - 20 years. Own well is a better solution.
- (4) Outside deck is under construction, will have railing. Needs to be completed before sale.
- (5) Need snow guards on roof over all exit \ entrances for protection against snow & ice falling in winter on someone.
- (6) Basement stairs at bottom needs hand railing per code.
- (7) Need smoke detectors in all living rooms & bedrooms.
- (8) As seen by attic inspection, roof has no sheathing under metal. This is typical of older construction, but creates a lot of heat loss and should have insulation in-between each roof truss. Roof completely constructed incorrectly. No 4'x8' sheathing, no ice & water shield, no cross 2'x4' for support on trusses per engineering specks, trusses made of 2'x4' (needs to be at least 2'x8' for snow load), 24" on center (needs to be 16" on center for snow load),
- (9) Multiple problems with plug-ins. Some have grounding problems, others have the hot and neutral switched. See individual section of report and pictures there.
- (10) Concrete stairs outside of patio and before deck under construction needs hand rails per code.
- (11) Breaker Box is in a closet. This is a code violation. Cannot have a Pannel in a closet.
- (12) The service to the pannel is 100 amp wire ran to a 200 amp breaker in the panel which is a fire hazard. The panel is improperly grounded. The work was never permitted and in order to get 200 amp from Kootenai Electric and get the panel properly wired you will have to pull a permit.
- (13) The plumbing was replaced with CPVC. It is not as durable and long lasting as PEX. This needs to be replaced as CPVC is not long lasting To chang this out will require opening up the downstairs ceiling and possibly some of the walls to access the plumbing as well.
- (14) The sump pump is likely at the end of its life.

Dear Justin & Laurel Kerr:

At your request, a visual inspection of the above referenced property was conducted on Thursday, July 23, 2020. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion, expressed as a result of the inspection. The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

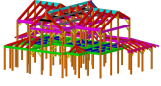
REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and had average maintenance over the years. Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement carefully to fully assess the findings of the inspection.

Inspection Site



7286 Revilo Point Rd.
Hayden ID 83835



Inspection: Laurel Kerr 2020 Address: 7286 Revilo Point Rd.

Some items noted in the following report should receive eventual attention, but none of them affect the habitability of the house. Correction of items resulting from normal wear and tear is typically considered part of normal maintenance and upkeep.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

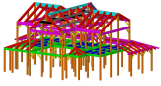
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Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Craig Farmer
Craig Farmer Inspections, LLC



Inspection: Laurel Kerr 2020 Address: 7286 Revilo Point Rd.

Confidential Inspection Report

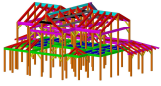
7286 Revilo Point Rd.
Hayden ID 83835

July 23, 2020



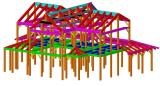
Prepared for:
Justin & Laurel Kerr
1671 E Wilber Ave
Dalton Gardens ID 83815

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



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GENERAL INFORMATION

CLIENT & SITE INFORMATION:

1.1 Inspection Date:

7/23/2020 12:00 AM
7/23/2020 12:00 AM.

1.2 Client:

Justin & Laurel Kerr
1671 E Wilber Ave
Dalton Gardens ID 83815
208-790-4944 Justin &
Laurel Kerr
1671 E Wilber Ave
Dalton Gardens ID 83815
208-790-4944.

1.3 Inspection Site:

7286 Revilo Point Rd.
Hayden ID 83835 7286
Revilo Point Rd.
Hayden ID 83835.

1.4 People Present:

Homeowner, Homeowners
spouse, Purchaser,
Purchasers spouse.

BUILDING CHARACTERISTICS:

1.5 Estimated Age:

61 - 65 yrs old.

1.6 Building Style & Type:

1 family.

1.7 Stories:

2

1.8 Space Below Grade:

Basement.

1.9 Water Source:

Private, Water actually is
pumped from the lake to the
house. Its used for everything
except drinking.

1.10 Sewer:

Private, Septic tank was
pumped out in 2016.
Typically septic tanks need to
be pumped out every 5 years.
Even though it only has been
4 years I strongly suggest
pumping out septic tank and
inspecting septic tank for any
damage before sale property.

1.11 Utility Status:

All utilities on.

CLIMATIC CONDITIONS:

1.12 Weather:

Clear.

1.13 Soil Condition:

Dry.

1.14 Outside Temperature

(F):
70-80.

SEE INDIVIDUAL SECTIONS FOR RECAP, CONCLUSIONS, SUGGESTIONS AND REPAIRS:

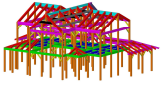
Mandatory (1) CO2 Detector Per Floor of Home.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

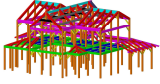
Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or



Inspection: Laurel Kerr 2020 **Address:** 7286 Revilo Point Rd.

performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.



SITE INFORMATION:

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems.

SITE:

2.1 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

PAVING CONDITION:

2.2 (IN) INSPECTED (NI) NOT NOT PRESENT.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

PATIO:

2.3 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

FENCES & GATES:

2.4 (IN) INSPECTED (NI) NOT NOT PRESENT.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

RETAINING WALLS:

2.5 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

2.6 REPAIRS\COMMENTS Noticed minor cosmetic cracks. Did not notice any structural problems.

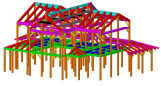
UTILITY SERVICES:

2.7 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

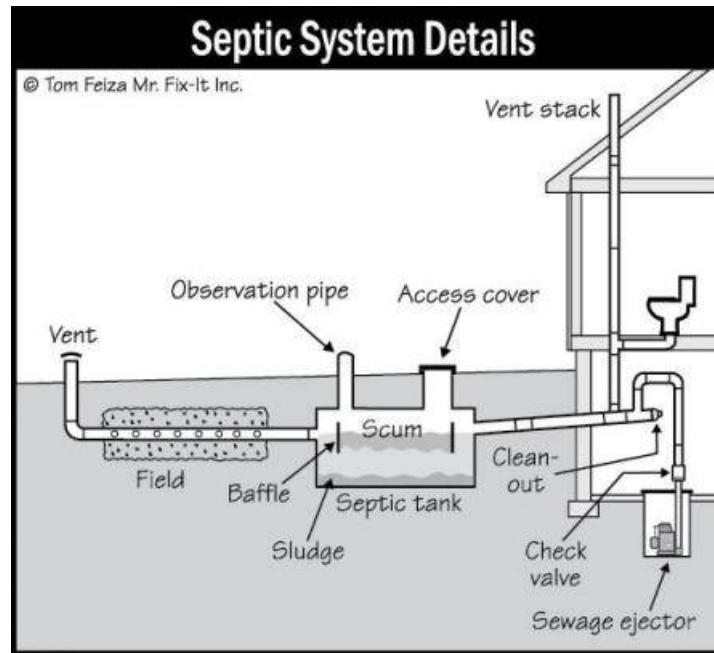
GAS SERVICES:

2.8 (IN) INSPECTED (NI) NOT NOT PRESENT.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

RECAP:

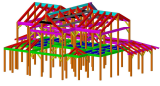


2.9 CONCLUSIONS & SUGGESTIONS:



P121

Recommend tank flushed and inspected by a certified Septic Contractor. Recommend a separate Home Energy Audit to determine utility cost savings.



STRUCTURAL/SIDING/WINDOWS INFORMATION

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not 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 inspector or other persons.

SIDING:

3.1 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

3.2 REPAIRS\COMMENTS Note: siding was replaced in 2017.

WINDOWS:

3.3 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

SOFFIT:

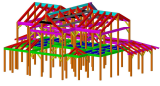
3.4 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

EVES:

3.5 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

DOORS:

3.6 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)



LANDSCAPE INFORMATION

We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

LANDSCAPING:

4.1 (IN) *INSPECTED (NI) NOT* **INSPECTED.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

4.2 REPAIRS\COMMENTS; No lawn or sprinkler system. This cabin is in the mountains on a lake and the surroundings are typical of that landscape.

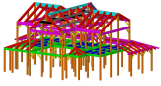
SPRINKLERS:

4.3 (IN) *INSPECTED (NI) NOT* **NOT INSPECTED.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

4.4 REPAIRS\COMMENTS; Property is watered by water from lake.

RECAP:

4.5 CONCLUSIONS & SUGGESTIONS: Suggest spraying for spiders and bugs outside, inside and crawl space.



DECK PORCH OR BALCONY INFORMATION

Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection.

Outside stair treads should be 36" wide. Recommendation is 48" wide. Maximum allowable stair rise 7 3/4" & the minimum stair rise is 4". Stairs of more than 4 risers must have hand rails at least on one side of stair case.

DECK, PORCH OR BALCONY 1:

5.1 (IN) INSPECTED (NI) NOT INSPECTED
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

5.2 REPAIRS\COMMENTS:

Deck is currently under construction. Will have a railing.

5.3 STAIRS

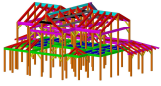
Concrete stairs by code needs railing.

5.4 PHOTOS:



PERGOLA:

5.5 (IN) INSPECTED (NI) NOT NOT PRESENT
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)



Inspection: Laurel Kerr 2020 Address: 7286 Revilo Point Rd.

OUTSIDE STAIRS:

5.6 (IN) *INSPECTED (NI) NOT INSPECTED.*
5.7 (NP) *INSPECTED (NP) NOT PRESENT (REPAIRS NEEDED)*

5.7 REPAIRS\COMMENTS: Concrete. By code needs a railing.

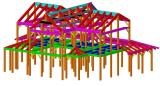
5.8 PHOTOS:



RECAP:

5.9 *CONCLUSIONS & SUGGESIONS:*

Recommend Ground Fault Circuit Interrupt in all outside areas. Suggest spraying for spiders and bugs outside, inside and crawl space.



FOUNDATION

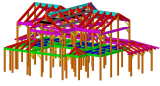
All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

FOUNDATION:

6.1 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

RECAP:

6.2 CONCLUSIONS & SUGGESTIONS: Suggest spraying for spiders and bugs outside, inside and crawl space.



ROOF INFORMATION

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

ROOF COVERING:

7.1 (IN) INSPECTED (NI) NOT INSPECTED
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

7.2 REPAIRS\COMMENTS: Note: new roof was installed in 2017.

FLUE GAS VENT PIPES:

7.3 (IN) INSPECTED (NI) NOT INSPECTED
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

PLUMBING VENT PIPES:

7.4 (IN) INSPECTED (NI) NOT INSPECTED
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

FLASHING:

7.5 (IN) INSPECTED (NI) NOT INSPECTED
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

GUTTERS & DOWN SPOUTS:

7.6 (IN) INSPECTED (NI) NOT INSPECTED
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

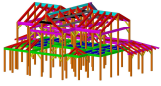
7.7 REPAIRS\COMMENTS: Note: gutters have leaf guards on them.

VALLEYS:

7.8 (IN) INSPECTED (NI) NOT INSPECTED
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

RIDGES & VENTS:

7.9 (IN) INSPECTED (NI) NOT INSPECTED
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

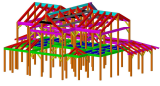


Inspection: Laurel Kerr 2020 **Address:** 7286 Revilo Point Rd.

RECAP:

*7.10 CONCLUSIONS &
SUGGESTIONS:*

Recommend Snow Guards on roof over exit/entrance, decks, fences, etc., of home to prevent sliding snow which will causes damage & human injury.



BASEMENT INFORMATION

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not 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 inspector or other persons.

BASEMENT & RELATED ROOMS:

8.1 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

BASEMENT WINDOWS:

8.2 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

BASEMENT STAIRCASE CONDITION:

8.3 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

8.4 REPAIRS/COMMENTS: By code needs hand railing.

8.5 PHOTOS:



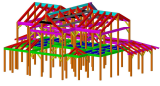
WALK OUT BASEMENT:

8.6 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

RECAP:

8.7 CONCLUSIONS & SUGGESIONS:

Mandatory at least (1) Carbon Monoxide Detector per floor of home located near living space & or Fire Place. Suggest spraying for spiders and bugs outside, inside and crawl space.



FIREPLACE INFORMATION

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial. **Mandatory (1) CO2 Detector Per Floor of Home.**

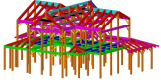
Fireplace #1:

9.1 (IN) INSPECTED (NI) NOT INSPECTED
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

RECAP:

9.2 CONCLUSIONS &
SUGGESTIONS:

Mandatory Carbon Monoxide Detector be install close to all Fire Places. Recommend chimney cleaned for Creosote build-up. All fireplaces, fuel-burning stoves, and chimneys should be inspected by a certified chimney sweep prior to their first use, and not less than annually.
Smoke Detector need to be in same room as fireplace. Suggest a fire extinguisher to be used to douse fire and prevent its spread.



CRAWLSPACE INFORMATION

The crawlspace varies from home to home. Some crawlspaces are extremely small and filled with ducts that don't allow a body to crawl around. Every effort will be made to thoroughly inspect the crawlspace according to accessibility. Water ponding and plumbing are very important to check and every effort will be done to check these and other areas.

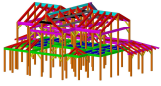
Crawlspace:

10.1 (IN) INSPECTED (NI) NOT **NOT PRESENT.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

RECAP:

10.2 CONCLUSIONS &
SUGGESTIONS:

Suggest spraying for spiders and bugs outside, inside and crawl space.



ATTIC & VENTILATION INFORMATION

Attic accessibility varies from home to home. Walking around in an attic is ideal, but sometimes this is not feasible due to the access, height, etc. of the attic. Every effort will be made to inspect the attic for insulation, water damage, mold, etc..

ATTIC & VENTILATION:

11.1 (IN) INSPECTED (NI) NOT **INSPECTED**

INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

11.2 REPAIRS\COMMENTS:

No sheathing on the roof. A lot the houses are built this way. See pictures. Recommend installation in between rafters on the roof. The way it is built currently there is a lot of heat loss.

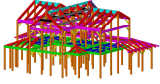
11.3 PHOTOS:



RECAP:

11.4 CONCLUSIONS &
SUGGESTIONS:

Suggest more Insulation. Suggest spraying for spiders and bugs outside, inside and crawl space.



ELECTRICAL INFORMATIONs

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

SERVICE:

12.1 (IN) *INSPECTED (NI) NOT **INSPECTED.***
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

12.2 *REPAIRS/COMMENTS:* Breaker Box is in a closet. This is a code violation. Cannot have a Panel in a closet.

12.3 *PHOTOS:*



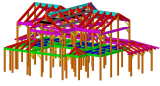
ELECTRICAL DISTRIBUTION PANELS:

12.4 (IN) *INSPECTED (NI) NOT **INSPECTED.***
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

12.5 *7 Point Inspection of Panels:* General Condition Checked, Matching Breakers Checked, Empty Spaces Checked, Double Taps/Corrosion Checked, Proper Grounding Checked, Heat Test Checked, Legends Checked.

12.6 *Main Circuit Rating:* Ampacity of the electrical service is determined by comparing the lowest of the capacities of: incoming service cable capacity, service meter capacity, and main power panel rating. The lowest of these three components is considered the overriding factor. The above noted capacity was determined using this guideline.

12.7 *Legend Available:* Yes - Identification of the breakers and the appliances or areas they control are clearly



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marked. This inspection does not verify the accuracy of this legend.

SWITCHES & FIXTURES:

12.8 (IN) INSPECTED (NI) NOT INSPECTED
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

ELECTRICAL OUTLETS:

12.9 (IN) INSPECTED (NI) NOT INSPECTED, REPAIRS NEEDED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

12.10 REPAIRS\COMMENTS: Multiple problems with outlets. Grounding problems and neutral and ground switched problems. See individual rooms for pictures and description.

SMOKE DETECTORS:

12.11 (IN) INSPECTED (NI) NOT NOT PRESENT, REPAIRS NEEDED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

12.12 REPAIRS\COMMENTS: Recommend smoke detectors in every room that code requires it. All living spaces and bedrooms.

CARBON MONOXIDE DETECTOR:

12.13 (IN) INSPECTED (NI) NOT NOT PRESENT, MANDATOR TO HAVE AT LEAST (1) CO2 DETECTOR PER FLOOR.
INSPECTED (NP) NOT PRESENT NO EXCEPTIONS!!! CHECKED-CO2 LEVEL MEASURED. ANY PROBLEMS, NOTED
(REPAIRS NEEDED) IN REPAIRS\COMMENTS.

RADON DETECTOR:

12.14 (IN) INSPECTED (NI) NOT NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

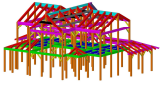
EXTERIOR LIGHTING:

12.15 (IN) INSPECTED (NI) NOT INSPECTED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

RECAP:

12.16 CONCLUSIONS &
SUGGESTIONS:

Recommend a Licensed Electrical Contractor to inspect entire Electrical system for compliance and workability. Mandatory at least (1) Carbon Monoxide Detector per floor of living space. Recommend Smoke Detector's in each bedroom, kitchen and any other living space. Main Inspection points of breaker box checked: General condition, matching breakers, empty spaces, double taps, proper ground, heat test & legends. An inspection is to trouble shoot, not a code requirement. Buyer is responsible to check if electrical is up to code, not inspector.



HEATING, VENTILATION & AIR CONDITIONING INFORMATION

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

AIR CONDITIONING-PRIMARY UNIT:

13.1 (IN) INSPECTED (NI) NOT NOT PRESENT.
 INSPECTED (NP) NOT PRESENT
 (REPAIRS NEEDED)

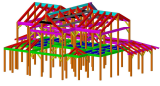
HEATING UNIT #1:

13.2 (IN) INSPECTED (NI) NOT INSPECTED.
 INSPECTED (NP) NOT PRESENT
 (REPAIRS NEEDED)

13.3 REPAIRS\COMMENTS: Home is heated by wall board heaters.

RECAP:

13.4 CONCLUSIONS & SUGGESTIONS: Proper yearly Maintenance of heating, air conditioner and ducts are required to maintain proper life of each unit.



PLUMBING & HOT WATER HEATERS INFORMATION

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

PLUMBING:

14.1 Water Source:

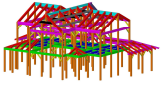
Private Water Source - A private water source may include a well, cistern, or exposed pond or lake. None of these sources have approved quality standards by the State or County Health Departments. It is the homeowner's responsibility to maintain continuous testing of the water source for potability. Testing of the private water source may be obtained by the Inspection Company under separate direction and cost.

14.2 Main Water Line Cutoff Location:

Closet.

Note: The plumbing was replaced with CPVC. It is not as durable and long lasting as PEX. This needs to be replaced as CPVC is not long lasting To change this out will require opening up the downstairs ceiling and possibly some of the walls to access the plumbing as well.

The sump pump is likely at the end of its life.



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EXTERIOR HOSE BIBS FUNCTIONAL:

14.3 (IN) INSPECTED (NI) NOT **INSPECTED.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

14.4 REPAIRS\COMMENTS:

(13) The plumbing was replaced with CPVC. It is not as durable and long lasting as PEX. This needs to be replaced as CPVC is not long lasting To chang this out will require opening up the downstairs ceiling and possibly some of the walls to access the plumbing as well.

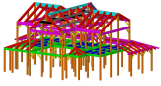
(14) The sump pump is likely at the end of its life.

14.5 Sewage Disposal Type:

Septic System This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. For further evaluation, this Inspection Company may perform further testing under separate contract and direction.

14.6 Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.



On Demand Water Heater 2:

14.7 (IN) INSPECTED (NI) NOT
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

Water Heater #1:

14.8 (IN) INSPECTED (NI) NOT **INSPECTED.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

14.9 PHOTOS:



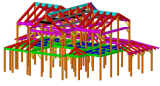
Water Softner:

14.10 (IN) INSPECTED (NI) NOT **NOT PRESENT.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

RECAP:

14.11 CONCLUSIONS &
SUGGESTIONS:

Recommend floor pans under all Water Heaters to protect all areas in case of leakage. Water heater needs to be strapped to wall. Main inspection points of water heater: corrosion/leaking, electrical connections, & TPR valve. Proper yearly Maintenance of Water Heaters are required to ensure proper life of units.



KITCHEN INFORMATION

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. **Mandatory (1) CO2 Detector Per Floor of Home.**

KITCHEN 1 PLUMBING;

15.1 (IN) INSPECTED (NI) NOT INSPECTED
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

KITCHEN 1 INTERIOR:

15.2 (IN) INSPECTED (NI) NOT INSPECTED, REPAIRS NEEDED.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

15.3 REPAIRS/COMMENTS: Open grounding problem.

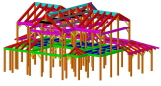
15.4 PHOTOS:



RECAP: KITCHEN 1

15.5 CONCLUSIONS &
SUGGESTIONS:

Recommend Ground Fault Circuit Interrupt in Kitchen. Recommend Smoke Detector in Kitchen area. Suggest stainless steel water line for ice maker.



LAUNDRY INFORMATION

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

LAUNDRY 1:

16.1 (IN) *INSPECTED (NI) NOT* **INSPECTED.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

16.2 *REPAIRS\COMMENTS:* In closet in main hallway.

16.3 *PHOTOS:*



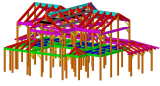
MUD ROOM:

16.4 (IN) *INSPECTED (NI) NOT* **NOT PRESENT.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

RECAP:

16.5 *CONCLUSIONS &*
SUGGESTIONS:

Recommend Ground Fault Circuit Interrupt in Laundry. Recommend Pan under Washer incase of water leak. Suggest installing a Humidistate in Laundry room. Should set at 55% humidity and let run for at least 45 min. after washing and drying cycles of clothes. This will eliminate excess moisture which can cause mold.



BEDROOMS INFORMATION

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow. **Mandatory (1) CO2 Detector Per Floor of Home.**

OWNERS BEDROOM:

17.1 (IN) *INSPECTED (NI) NOT* **INSPECTED, REPAIRS NEEDED.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

17.2 REPAIRS\COMMENTS: Hot & neutral reversed.

17.3 PHOTOS:

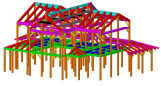


BEDROOM #1:

17.4 (IN) *INSPECTED (NI) NOT* **INSPECTED, REPAIRS NEEDED.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

17.5 REPAIRS\COMMENTS: Open ground problem.

17.6 PHOTOS:



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BEDROOM #2:

17.7 (IN) *INSPECTED (NI) NOT INSPECTED (NP) NOT PRESENT* **INSPECTED, REPAIRS NEEDED.**

17.8 REPAIRS\COMMENTS: Open ground problem.

17.9 PHOTOS:



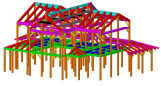
BONUS ROOM:

17.10 (IN) *INSPECTED (NI) NOT INSPECTED (NP) NOT PRESENT* **NOT PRESENT.**

RECAP:

17.11 CONCLUSIONS & SUGGESTIONS:

Mandatory at least (1) Carbon Monoxide Detector per floor of living space. Smoke Detector need to be in each Bedroom. All 15- and 20-amp 120-volt circuits for dining rooms, living rooms, bedrooms, sun rooms, closets, hallways, or similar areas must be AFCI-protected.



BATHROOMS INFORMATION

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

OWNERS BATHROOM:

18.1 (IN) *INSPECTED (NI) NOT* **INSPECTED, REPAIRS NEEDED.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

18.2 REPAIRS\COMMENTS: Open ground problem.

18.3 PHOTOS:

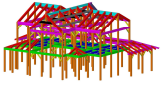


BATHROOM #1:

18.4 (IN) *INSPECTED (NI) NOT* **INSPECTED, REPAIRS NEEDED.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

18.5 REPAIRS\COMMENTS: Open ground problem in plug-in.

18.6 PHOTOS:



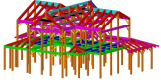
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RECAP:

18.7 CONCLUSIONS & SUGGESTIONS:

Recommend Ground Fault Circuit Interrupt in each Bathroom. All Water Closets \ Toilet's working at time of inspection. Any problems are noted in repairs below. Suggest installing a Humidistate in each bathroom. Should set at 55% humidity and let run for 45 min. after baths and showers. This will eliminate excess moisture which can cause mold.



GARAGE INFORMATION

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

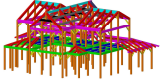
19.1 (IN) INSPECTED (NI) NOT NOT PRESENT.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

Garage Door:

19.2 (IN) INSPECTED (NI) NOT NOT PRESENT.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

Car Port:

19.3 (IN) INSPECTED (NI) NOT NOT PRESENT.
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)



OTHER LIVING SPACES INFORMATION

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. services may be deemed advisable or necessary before the close of escrow.

We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates.

Mandatory (1) CO2 Detector Per Floor of Home.

FRONT ENTRY & MAIN HALLWAY:

20.1 (IN) INSPECTED (NI) NOT **INSPECTED**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

20.2 REPAIRS\COMMENTS: Includes washer & dryer. Also plug-in has a open ground problem.

20.3 PHOTOS:

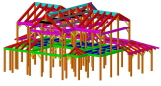


LIVING ROOM:

20.4 (IN) INSPECTED (NI) NOT **INSPECTED, REPAIRS NEEDED.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

20.5 REPAIRS\COMMENTS: Open ground problem.

20.6 PHOTOS:



FAMILY ROOM:

20.7 (IN) *INSPECTED (NI) NOT INSPECTED.*
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

20.8 REPAIRS\COMMENTS: Code requires hand railing by bottom of steps.

20.9 PHOTOS:



DINING ROOM:

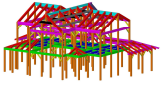
20.10 (IN) *INSPECTED (NI) NOT INSPECTED.*
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

STUDY/DEN:

20.11 (IN) *INSPECTED (NI) NOT NOT PRESENT.*
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

OUT BUILDING:

20.12 (IN) *INSPECTED (NI) NOT NOT PRESENT.*
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)



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UP-GRADES;

20.13 (IN) INSPECTED (NI) NOT **NOT PRESENT.**
INSPECTED (NP) NOT PRESENT
(REPAIRS NEEDED)

RECAP:

20.14 CONCLUSIONS &
SUGGESTIONS:

Mandatory Carbon Monoxide Detector be installed in Living Area. Recommend Smoke Detector in Living Areas. All 15- and 20-amp 120-volt circuits for dining rooms, living rooms, bedrooms, sun rooms, closets, hallways, or similar areas must be AFCI-protected.