



Home Inspection Report



32936 Shephard Court, Winchester

**Ordered by: Danielle Edgren
32936 Shephard Court
Winchester, CA 92596**

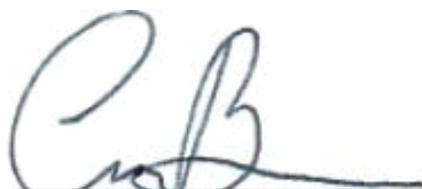
Inspected by: 
**Christopher Benne
October 29, 2018**

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Report Overview

A GENERAL DESCRIPTION OF THE STRUCTURE

This is a two story single family dwelling. Based on the information provided, the structure was built in 2007. Ongoing maintenance is required and improvements to the systems of the home will be needed over time.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

! - IMMEDIATE RECOMMENDED IMPROVEMENTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. If more than one photograph is available for a particular item, additional photographs can be found at the end of the report in the section entitled 'Photographs'. Please contact HomeGuard if you have any questions.

Exterior

1. Personal storage was blocking access to the interior of the garage. Therefore, the area is considered inaccessible and was not fully inspected. With access and an opportunity for complete inspection, conditions in need of attention may be discovered. Ideally, the personal belongings should be removed so the area may be inspected. (See Photo 3)
2. There are moderate sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid patching compounds. (See Photo 11)
3. There is small openings or holes in the stucco at various areas. We recommend this area be repaired or replaced to eliminate moisture or rodent entry. (See Photo 2) (See Photo 12)



Photo 03



Photo 11



Photo 02

Electrical

4. Exterior receptacles at the front are missing a water proof cover plate. We recommend a exterior approved cover be installed. (See Photo 1)



Photo 01

Plumbing

5. The kitchen sink faucet hot and cold water controls are reversed. Reversed hot and cold water can result in hot water burns. We recommend that this condition be corrected. (See Photo 5)



Photo 05

6. The toilet at the upstairs hall bathroom is loose and should be properly re-secured, tightened and caulked. (See Illustration 8J) (See Photo 8)



Photo 08

Interior

7. Cracked, deteriorated and/or missing tub/shower enclosure caulk in the master bathroom should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. (See Photo 10)



Photo 10

Interior

8. Cracked, deteriorated and/or missing caulk and grout at the kitchen countertop and/or backsplash should be replaced. A flexible caulking material is recommended. (See Photo 7)



Photo 07

9. The installation of smoke detector was missing or removed at the downstairs kitchen hall is required for added safety. (See Photo 4)



Photo 04

10. Cracked, deteriorated and/or missing caulk at the upstairs hall bathroom countertop backsplash should be replaced. A flexible caulking material is recommended rather than rigid cementitious grout. (See Photo 9)



Photo 09

11. The power cord is not secured where it enters the bottom of the disposal and can be easily damaged. For maximum safety, we recommend the power cord be properly connected to the disposal. (See Illustration 9H) (See Photo 6)



Photo 06

The Scope of the Inspection

All components designated for inspection in the ASHI standards of practice are inspected, except as may be noted in the "Limitations" section within the report. This inspection will not disclose compliance with regulatory requirements (codes, regulation laws, ordinances, etc.)

This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. The strength, adequacy, effectiveness, or efficiency of any system or components was not determined. Not all recommended improvements will be identified in this inspection. Unexpected repairs should still be anticipated. This inspection should not be considered a guarantee or warranty of any kind. The purpose of our inspection is to provide a general overview of the structure reflecting the conditions present at the time of this inspection. The inspection is performed by visual means only, reflecting only the opinions of the inspector. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase, or to not purchase, the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision

Our inspection does not address, and is not intended to address, the possible presence of hazardous plants or animals or danger from known and unknown environmental pollutants such as, but not limited to, asbestos, mold, radon gas, lead, urea formaldehyde, underground storage tanks, soil contamination and other indoor and outdoor substances, water contamination, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances and conditions. This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence health related molds, you should contact the appropriate specialist. Be aware that many materials used in building construction may potentially contain hazardous substances. Furthermore, other environmental concerns may exist elsewhere. An environmental specialist should be contacted if additional information is desired about these issues.

PLEASE NOTE: Important disclosure information and other inspection reports may exist. All present and prior disclosures along with other inspection reports should be reviewed and any adverse conditions and/or concerns that may not be mentioned in our report should be addressed prior to the close of escrow. Furthermore, there may be conditions known by the seller that have not been disclosed to us.

PLEASE NOTE: Work performed by others will be reinspected, upon request, for a fee of \$195.00 for each trip out to the property.

Pictures are provided to assist in clarifying some of the findings made in the report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. Please read the report thoroughly.

BINDING ARBITRATION PROVISION

Any controversy or claim arising out of or relating to the inspection performed by HomeGuard Incorporated shall be settled by final and binding arbitration filed by the aggrieved party with and administered by the American Arbitration Association (hereafter referred to as "AAA") in accordance with its Construction Arbitration Rules in effect at the time the claim is filed. The Rules, information and forms of the AAA may be obtained and all claims shall be filed at any office of the AAA or at Corporate Headquarters, 335 Madison Avenue, Floor 10, New York, New York 10017-4605. Telephone: 212-716-5800, Fax: 212-716-5905, Website: <http://www.adr.org/>. The arbitration of all disputes shall be decided by a neutral arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having competent jurisdiction thereof. Any such arbitration will be conducted in the city nearest to the property that was inspected by HomeGuard Incorporated having an AAA regional office. Each party shall bear its own costs and expenses and an equal share of the administrative and arbitrators' fees of arbitration. This arbitration Agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. Sections 1-16. THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE THROUGH A COURT AND TO HAVE A JUDGE OR JURY DECIDE THEIR CASE, BUT THEY CHOOSE TO HAVE ANY AND ALL DISPUTES DECIDED THROUGH ARBITRATION. BY SIGNING THIS AGREEMENT, THE PARTIES ARE GIVING UP ANY RIGHT THEY MIGHT HAVE TO SUE EACH OTHER.

Structure

ITEM DESCRIPTIONS:

Attic (Access)	• Location: Laundry Area • Attic Method Of Inspection: Entered The Attic
Roof Structure	• Truss • Plywood or Orientated Strand Board
Ceiling Structure	• Truss
Wall Structure	• Wood Frame
Floor Structure	• Concrete Slab
Crawlspace/Basement (Access)	• None (Slab)
Foundation	• Slab on grade

COMMENTS:

Due to the design of this building foundation anchor bolts were concealed from view.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the structural integrity of a building is beyond the scope of a typical inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some of the structural components.
- Insulation within the roof attic cavity obstructed the view of some structural members, plumbing and electrical components.

Roofing

ITEM DESCRIPTIONS:

Roof	• Concrete Tile • Method of inspection: From The Ground.
Chimney	• Metal Behind Siding
Gutters and Downspouts	• None

COMMENTS:

It is recommended that the seller of the home be consulted regarding any available warranties.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. There is no provision for rooftop drainage. Gutters would be beneficial. We recommend the installation of gutters and downspouts be considered. (See Illustration 2A)
2. The roof was inspected from the ground level only. Most of the roof could not be reached without jeopardizing the safety of the inspector or the integrity of the roof material. Our comments are based only upon a limited visual inspection. For further evaluation of the condition of the roof we recommend you consult a licensed roofing contractor.
3. Debris was noted on the roof covering. We recommend removing all debris to avoid creating water traps and to assist in the shedding of water from the roof.
4. Due to the height of the chimney and/or presence of a spark arrestor which was not removed during our examination, the interior of the chimney was not inspected. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
5. Due to the height of the chimney and/or presence of a spark arrestor which was not removed during our examination, the interior of the chimney was not inspected. We recommend the advice and servicing of a licensed masonry contractor or fireplace specialist.
6. The roof and/or plumbing/appliance vent flashing should be re-caulked where worn, loose or missing.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Roofing life expectancies can vary depending on several factors. Any estimates on remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

- The roof was inspected from ground level only.
- Inspection of the roof mounted solar equipment is beyond the scope of this inspection and is excluded from this report.

Exterior

ITEM DESCRIPTIONS:

Lot Topography	• Level grade
Driveway	• Concrete
Walkway & Sidewalks	• Concrete
Retaining Walls/Abutments	• None
Fencing/Gates	• Wood • Steel • Masonry
Porch/Deck, Patio Covers	• Concrete
Stairs/Railings/Landings	• None
Exterior Walls	• Stucco • Stone
Fascia, Eaves and Rafters	• Wood
Windows	• Vinyl
Doors	• Metal • Sliding Glass
Garage/Carport	• Attached
Garage Door	• Metal • Automatic Opener Installed
The Swimming Pool Safety Act	• Not Applicable

COMMENTS:

The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information. There is a serious risk of injury, particularly to children, if this feature is not working properly. Information on garage door openers is available from the Consumer Product Safety Commission at www.cpsc.gov.

Personal storage was blocking access to the interior of the garage. Therefore, the area is considered inaccessible and was not fully inspected. With access and an opportunity for complete inspection, conditions in need of attention may be discovered. Ideally, the personal belongings should be removed so the area may be inspected. (See Photo 3)

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. There are moderate sized cracks in the exterior stucco that should be patched and sealed as part of preparation for the next painting. Flexible patching materials are recommended rather than rigid patching compounds. (See Photo 11)
- ! 2. There is small openings or holes in the stucco at various areas. We recommend this area be repaired or replaced to eliminate moisture or rodent entry. (See Photo 2) (See Photo 12)
- 3. The screen for the sliding glass door is missing. The owner should be consulted regarding any screens that may be in storage. We recommend that it be replaced.
- 4. The concrete patio shows evidence of minor cracking. These cracks can be sealed for cosmetic considerations.
- 5. The driveway shows evidence of minor cracking. The cracks could be sealed for a better appearance and to prevent moisture intrusion.
- 6. The walkways at various areas show evidence of minor cracking. The cracks could be sealed for a better appearance and to prevent moisture intrusion.

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions, site stability and property surface drainage runoff.
- Interior finishes (floors, walls, ceilings) and/or insulation restricted the inspection of the garage.

Electrical

ITEM DESCRIPTIONS:

Service	• 120/240 volt main service
Service Entrance	• Underground Service Wires
Service Ground	• Copper Ground Wire • Gas meter
Main Disconnect	• Breakers • Main Service Rating: 200 Amps
Main Distribution Panel	• Breakers • Panel Rating (Amps): 200
Branch/Auxiliary Panel	• Breakers • Location: Garage • Panel Rating (Amps): 125
Distribution Wiring	• Copper Wire
Outlets, Switches & Lights	• Grounded
Ground Fault Circuit Interrupters	• Bathroom • Garage • Kitchen

COMMENTS:

The 3-prong outlets that were tested were appropriately grounded.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

- ! 1. Exterior receptacles at the front are missing a water proof cover plate. We recommend a exterior approved cover be installed. (See Photo 1)
2. The missing outlet cover plates at the upstairs left bedroom should be replaced. Based upon our inspection of a representative number of outlets we recommend checking every outlet to make sure they all have covers.
3. One or more of the electrical panel circuit breakers were noted to be turned off at the time of our inspection. The breakers do not appear to be tripped and the exact reason for them being turned off was not determined during this inspection. For additional information we recommend consultation with the owner or a licensed electrical contractor.

MAINTENANCE ITEMS & GENERAL INFORMATION

4. The service ground wire runs into the enclosed wall, therefore it was inaccessible and determining its method of grounding connections to the structure was not noted at this time. This note is for general information only.
5. Arc fault circuit breakers were noted in the main or branch electric circuit panel. Arc fault breakers help protect against fires caused by arcing wires and are designed to trip by sensing a short that causes a massive amount of electricity to pass through the circuit.

DISCRETIONARY IMPROVEMENTS AND/OR UPGRADES

6. Today's electrical standard now requires a device called an arc-fault circuit interrupter "AFCI". As defined in proposals for the 1999 NEC, an "AFCI" is a device that provides protection from effects of arc faults by recognizing characteristics unique to arcing, and then de-energizing the circuit upon detection of an arc fault. Its basic application is protection of 15 amp and 20 amp branch circuits in single and multi-family residential occupancies. These devices are now installed in the habitable bedrooms of new construction.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection does not include (if applicable) low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, central vacuum systems, exterior sprinkler systems, exterior landscape lighting or exterior motion sensor lights. Also smoke detectors out of reach were only visually inspected unless noted otherwise. We recommend these systems be checked by interested parties for proper operation when possible.

- Due to inaccessibility of concealed wiring or undocumented improvements of the structure, we are unable to predict whether the number of circuits within a home will be sufficient for the needs of the occupants during a typical home inspection. If fuses blow or breakers trip regularly, this may indicate that additional loads or remodeling modifications may have been added to existing circuits.
- Electrical components concealed behind finished surfaces could not be inspected.
- According to "ASHI" standards only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage may have restricted access to some electrical components.
- Exterior light fixtures on motion or light sensors were not tested.
- Inspection of the solar panel electrical system is beyond the scope of this inspection, all inquiries or questions in regards to the operation of the system should be made with the owner or a licensed electrical contractor familiar with type of electrical system.

Heating System

ITEM DESCRIPTIONS:

Primary Source Heat	• Gas
Heating System	• Forced Air • Manufacturer: Aire Flo • BTU's: 90,000 • Age (years): 11 • Location: Attic
Distribution/Ducting	• Ductwork

COMMENTS:

The furnace was turned on by normal controls and appeared to function.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. The heating system air filter is dirty. We recommend it be serviced or replaced.

LIMITATIONS:

This is a visual inspection to the accessible areas only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.

- As per ASHI standards determining furnace heat supply adequacy or inadequacy, distribution balance or sizing of the unit or units is not a part of this inspection.
- The wall mount and/or window mounted air conditioning unit (if applicable) was not inspected and are excluded from this report.
- Heating and/or air conditioning registers where accessible were visually inspected. Manual operation of the registers was not performed.
- As per ASHI standards the heat exchanger of the furnace was not inspected and interior portions of the heater were restricted. For additional information we recommend the services of a licensed heating contractor. As a free public service, the local utility company (PG&E) will perform a "safety" review of the heat exchanger and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- Inspection of the heater and/or air conditioner thermostat is limited to operating the units(s) on and off function only. Testing of the thermostat timer, temperature accuracy, clock, set back functions, etc. were not performed.

Cooling/Heat Pump System

ITEM DESCRIPTIONS:

Primary Source A/C	• Electricity • 240 Volt Power Supply
Cooling System	• Air Cooled Central • Manufacturer: Aire Flo • Location: Exterior Right Side

COMMENTS:

Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. The data plate on the cooling system was not visible or legible at the time of this inspection.
2. The air conditioning condenser unit is not mounted or secured to the platform properly. We recommend it be secured or mounted as necessary.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time.

Insulation/Ventilation

ITEM DESCRIPTIONS:

Attic/Roof Insulation	• Fiberglass • Depth (inches): 10
Exterior Walls Insulation	• Unknown
Crawlspace Insulation	• Not Applicable
Attic/Roof Ventilation	• Roof Vents • Soffit vents • Gable vents
Crawlspace Ventilation	• Not Applicable

COMMENTS:

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests were performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation "R" values or depths are rough average values.

Plumbing

ITEM DESCRIPTIONS:

Main Water Valve	• Location: Garage
Supply Piping	• Copper Pipe
Drain/Waste/Vent	• Plastic
Cleanout	• Location: Exterior • Laundry Area
Main Gas Valve	• Location: Exterior Right Side
Water Heaters	• Manufacturer: Rheem • Capacity: 50 Gallons • Approximate Age (years): 2 • Gas • Location: Garage
Seismic Gas Shut-off	• Not Present
Excess Flow Gas Shut-off	• Not Present

COMMENTS:

Due to the design of this unit/building, most of the drain lines were inaccessible for inspection. For additional information, we recommend a licensed plumbing contractor be consulted.

Due to the design of this unit/building, most of the supply piping was inaccessible for inspection. For additional information, we recommend a licensed plumbing contractor be consulted.

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

1. The installation of a sediment trap at the water heater appliance gas line is recommended.
- ! 2. The kitchen sink faucet hot and cold water controls are reversed. Reversed hot and cold water can result in hot water burns. We recommend that this condition be corrected. (See Photo 5)
- ! 3. The toilet at the upstairs hall bathroom is loose and should be properly re-secured, tightened and caulked. (See Illustration 8J) (See Photo 8)

LIMITATIONS:

This is a visual inspection to the accessible areas only.

- Water and gas shut-off valves, including but not limited to seismic, excess flow shut-off valves and gas fireplace valves where applicable, were not operated or tested. Identification of these devices is limited to the accessible areas only.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, below the structure and beneath the yard) were not inspected.
- Water pressure and water quality is not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.
- Inspection of any water conditioning system (filters, purifiers, softeners, etc.) is beyond the scope of this inspection and are excluded from this report.
- Inspection of any lawn sprinkler system is beyond the scope of this inspection and are excluded from this report (unless noted otherwise).
- The interior portions of the water heater were restricted. For additional information we recommend the services of a licensed plumbing contractor. As a free public service, the local utility company (PG&E) will perform a "safety" review of the interior of the water heater and other gas operated components. We recommend that you take advantage of this service before the next seasonal operation.
- HomeGuard Incorporated does not determine if any fixtures or toilets are water conserving.

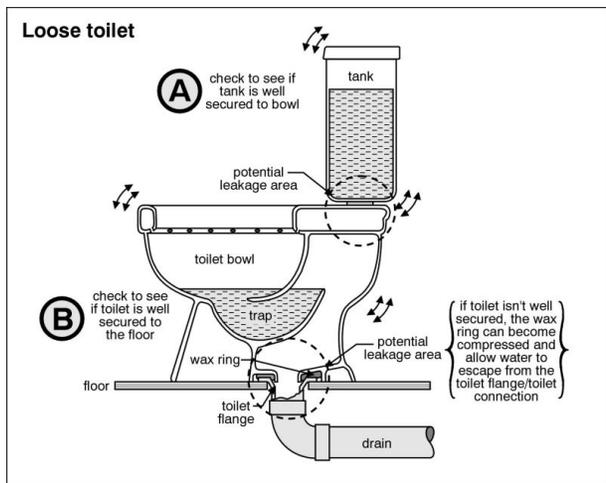


Illustration 8J

Interior

ITEM DESCRIPTIONS:

Kitchen Appliances Tested	• Electric Range • Gas Cooktop • Microwave • Dishwasher • Waste Disposer • Exhaust Hood
Wall Finishes	• Drywall/Plaster
Ceiling Finishes	• Drywall/Plaster
Floors	• Carpet • Tile/Stone • Vinyl
Doors	• Hollow Core • French
Window Style and Glazing	• Double/Single Hung • Sliders • Fixed Pane • Double Pane
Stairs/Railings	• Present
Fireplace/Wood Stove	• Zero Clearance • Gas (Capped)
Cabinets/Countertops	• Wood • Solid Surface
Laundry Facilities/ hookup	• 120 Volt Circuit for Washer • Gas Piping for Dryer • Hot and Cold Water Supply for Washer • Waste Standpipe for Washer • Dryer vent noted
Other Components Inspected	• Smoke Detector • Door Bell • Carbon Monoxide Detector

COMMENTS:

RECOMMENDATIONS/OBSERVATIONS - '!' indicates an immediate improvement recommendation item.

INTERIOR

- ! 1. The power cord is not secured where it enters the bottom of the disposal and can be easily damaged. For maximum safety, we recommend the power cord be properly connected to the disposal. (See Illustration 9H) (See Photo 6)
2. Some of the interior floors were noted to squeak when walked on. This does not affect the functional use of the floor. Squeaks can usually be eliminated by additional attachment of the subfloor to the floor joist.
3. The operation of some of the sliding windows is rough. We recommend they be cleaned, lubricated and adjusted for smoother operation.
4. The laundry room door has been removed. We recommend that doors be installed in all necessary openings and checked for proper operation.
5. It may be desirable to replace the window screens where missing or damaged.
6. Various double pane windows were dirty at the time of our inspection, therefore, the condition of the windows was not fully verified. We recommend the windows be cleaned to verify their thermal seal.
7. The interior wall blemishes or minor holes and or cracks are cosmetic and can be repaired in the course of routine maintenance.
8. Various interior doors, windows and electrical outlets were partially inaccessible due to storage at the time of our inspection. With access and an opportunity for a complete inspection, conditions in need of attention may be discovered. We recommend the storage be removed and these areas further inspected.

KITCHEN

- ! 9. Cracked, deteriorated and/or missing caulk and grout at the kitchen countertop and/or backsplash should be replaced. A flexible caulking material is recommended. (See Photo 7)
- ! 10. The installation of smoke detector was missing or removed at the downstairs kitchen hall is required for added safety. (See Photo 4)
11. The kitchen countertop shows evidence of typical minor wear.
12. The dishwasher lacks an air gap device. Air gaps are standard equipment to assure a separation between supply and waste water of the dishwasher. It is advised that one be installed. (See Illustration 9G)
13. The kitchen cabinet shows evidence of typical minor wear.

BATHROOMS

- ! 14. Cracked, deteriorated and/or missing tub/shower enclosure caulk in the master bathroom should be replaced. Water leaking through non-sealed areas can cause damage. Damage caused by water seepage cannot be determined by this visual observation. (See Photo 10)
- ! 15. Cracked, deteriorated and/or missing caulk at the upstairs hall bathroom countertop backsplash should be replaced. A flexible caulking material is recommended rather than rigid cementitious grout. (See Photo 9)

16. The tub/shower enclosure wiper seal at the master bathroom shower is faulty, missing and/or improperly installed. We recommend it be repaired or replaced.

MAINTENANCE ITEMS & GENERAL INFORMATION

INTERIOR

17. The evaluation of the thermal pane windows ("dual pane/glazed") is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation and/or evidence of moisture developing between the panes of glass. Due to the known design and/or characteristics associated with thermal pane windows, conditions may be discovered at a later date, however seal failure can occur at any time.

KITCHEN

18. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission CPSC at www.cpsc.gov for further guidance.

BATHROOMS

19. The tub wall in the upstairs hall bathroom is missing or not high enough to provide a proper moisture barrier. We recommend the wall covering be installed to a height above the shower head.

LIMITATIONS:

This is a visual inspection to the accessible areas only. Assessing the quality of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments are general, except where functional concerns exist. Due to texturing and painting of interior surfaces there is no possible way of determining point of origin of any gypsum (sheetrock) material without destructive testing. HomeGuard Incorporated does not perform any destructive testing. Smoke detectors and carbon monoxide detectors were not manually tested. The sensors of these units are not tested. Both smoke detectors and carbon monoxide detectors have a limited life span and should be replaced according to the manufactures instructions.

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The operation of the dishwasher was limited to a filling and draining cycle only, however due to time limitations timers, dryer cycles and/or higher functions were not tested. For additional information in regards to the operation and full function of the dishwasher we recommend consultation with the owner or appropriate trades.
- The above listed kitchen appliances were operated unless noted otherwise. These appliances were not inspected for installation according to manufacturer specifications and were not evaluated for performance, efficiency or adequacy during their operation. No refrigerators whether "built in" or portable are operated, inspected or tested.
- All appliances not "built in" to the structure such as washing machine, dryer, refrigerator and/or countertop microwaves were not inspected and are excluded from this report. No refrigerators whether "built in" or portable are operated, inspected or tested.
- Fireplace screens or doors were not inspected (unless otherwise noted) and are excluded from this report.
- The fireplace was visually inspected however the gas burner was not tested.
- Testing of the oven cleaning function is beyond the scope of this inspection. For proper operation and testing of this function we recommend consultation with the existing homeowner.

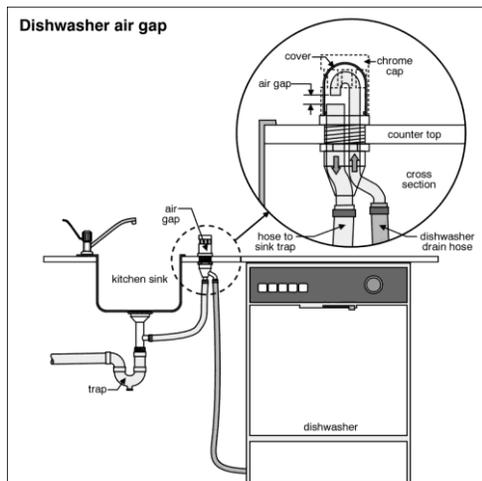


Illustration 9G

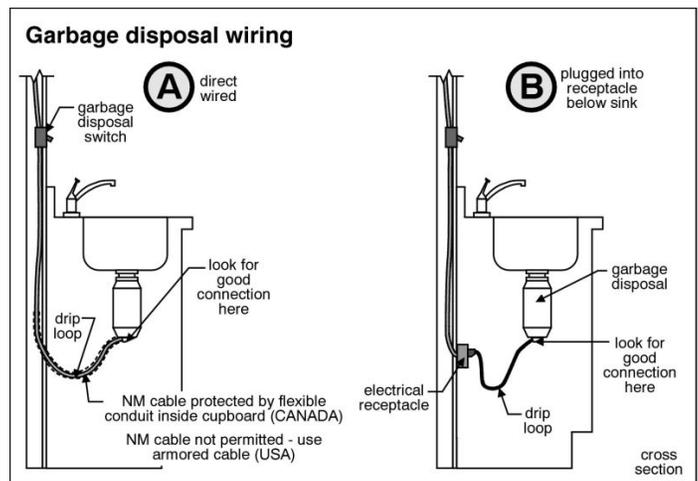


Illustration 9H

Photographs

No relative importance should be placed on the photographs provided in this report. The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported with photographs. Please contact HomeGuard if you have any questions.



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11



Photo 12

Maintenance Advice

UPON TAKING OWNERSHIP

After taking ownership of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Considerations could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attend the home inspection, these items have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof covering, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood windows frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!



Invoice Date: 10/29/2018

Invoice No: LIV639722P

Invoice

Bill To:

Danielle Edgren
32936 Shephard Court
Winchester, CA 92596

Property Information:

Address: 32936 Shephard Court
Winchester CA, 92596
Report No: 469530 P
Escrow#:

Billing Information:

Inspection: 10/29/2018 Complete	\$385.00
Total Due:	\$385.00

DUE UPON RECEIPT

Please remit to 510 Madera Ave., San Jose, CA 95112

There is a \$25 fee for all returned checks