

INTERLINK INSPECTON, INC.

State License: HIC # B-761050
(909) 305-4988
(909) 437-9393
www.interlinkinspection.com
E-mail: interlinkco@yahoo.com

Inspection No: **999-072716-1**
Inspection Date: July 27, 2016 @ 10:00 AM Wednesday
Client Name:
Inspection Address: MLS# IG16082935
APN# 290650015



Your Inspector Sam (909) 305-4988

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Interlink Inspection, Inc performed a general home inspection of the referenced property on July 27, 2016. Enclosed is our report of the inspection findings.

The inspection was conducted in accordance with the Standards of Practice of the California Real Estate Inspection Association. This inspection includes the major components and system of the home that were present, readily and visually accessible and, where applicable, operational at the time of inspection. Normal user controls were used to operate equipment where conditions permitted.

The report is an opinion as to the general condition of the inspection components and identifies observable and material deficiencies that existed on July 27, 2016. Cosmetic, normal wear and normal maintenance considerations are not within the scope of this report. The inspection is not an exhaustive technical evaluation. The inspection report may contain comments regarding components not included in the Standards of Practice or report conditions that are not material. Such comments are provided as a courtesy and do not change the scope of the inspection.

Equipment and systems can break or malfunction at any time, without warning. Please remember the inspector did not move any furniture, dismantle equipment or light pilots during the inspection. This could have an impact on the inspection findings. We strongly urge you to use the report as a point of reference during your final walk-through of the property. Compare conditions shown in the report with the conditions you observe on your final walk-through.

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Your attention is directed to the inspection report, a copy of which is attached. To assist in understanding your report, the following definitions are provided:

Recommend = Use to identify actions that we recommend you consider prior to the close of escrow.

Suggest = Used to identify improvements that you may wish to address at your discretion.

Serviceable = Used to indicate that the item is acceptable and in generally satisfactory condition. Normal wears or minor defects may be present however, the item is serving its basic function.

N/A = Not applicable or no such item available.

Thank you for selecting Interlink Inspection, Inc for your inspection needs. If you have any questions regarding how we conducted the inspection report findings, please call.

Best regards,

Sam Ridha

Sam Ridha
Principal

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GENERAL CONDITON

This report is not a substitute for the disclosures required by common law, the California Civil Code or the Real Estate Transfer Disclosure Statement. Please consult with your agent to identify which parties are responsible for making these disclosures.

This inspection is not a code compliance inspection. Manufacturer's specifications for installation, operation, or repairs are not checked as part of this inspection.

SITE CONDITION

Description	Two-story, Single Family Residence consists of 4 bedrooms and 3.5 Bathrooms with an office could be converted to a 5 th bedroom and a loft at the 2 nd floor. Attached 3 car tandem garage . The living area of the house is 4169 square feet and the lot size is 10,454 square feet according to the APN.
Age	The house was built in 2009.
Weather	The weather was sunny (84-86 F)
Occupancy	The house was <u>not occupied</u> at the time of inspection.

There is Home Association and Mello-Ross; Recommend verify with HOA on what do they cover beside the gated community such as; exterior lighting, landscape, exterior paint, home insurance if any, Pool & Spa and other things.

There is a Solar System and Solar panels on the roof, Recommend verify with seller this is transferable whether it was lease or purchased; if lease Recommend check with seller of the paper work and how much the new buyer has to pay.

There is no Fire Sprinkler system in the property.

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EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Hairline cracks in stucco, concrete, asphalt and plaster are common and are not a significant defect unless otherwise stated. Our evaluation of the lot grade and drainage is limited to conditions within 5 feet of the structure.

Driveway	Recommend repair few concrete cracks.
Walkway	Serviceable.
Front door	Serviceable. Recommend repair or replace the door handle.
Screen door	N/A.
Doorbell/Chime	Serviceable.
Exterior walls	There are quite few hairline cracks on the stucco walls, Recommend repair them. No structural cracks.
Fence(s)/wall(s)	Serviceable.
Gate(s)	Serviceable.
Retaining Wall	N/A.
Trim	Serviceable.
Window Frames	Serviceable.
Electrical Comments	None.
Exterior Faucets	Serviceable.
Landscape/Planters	Recommend re-grass the side area.
Sprinkler	Recommend demo the system to the buyer.
Chimney 1	Serviceable.
Lot/Grade Drainage	Serviceable.
Gas meter	Serviceable. Suggest installing seismic shut off valve, not required on this city.
Foundation	Serviceable where visible. Two-story slab on grade foundation. Recommend repair the; about foot long crack on the footing at the front by cleaning and washing the cracks then apply epoxy injection to prevent the cracks from growing. Its wood structural house typical type 5. The house construction may have plumbing, gas and electrical lines running underneath the house. Since it is impossible to determine the condition of these items by our visual inspection and they specifically excluded from the scope of this inspection.
Water Fountain	Serviceable. Works with a switch on the wall.
Barbeque	Located on the backyard. There is no gas line.
Patio	Only finish exterior tiles but there is no cover or awning.

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Cracks at the footing, Recommend repair it

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ROOF

Our evaluation of the roof is determine if portion are missing and/or deteriorating. Portions of underlayment and decking are hidden recommend regular preventive maintenance to achieve full life expectancy of the roof covering. This is a visual inspection only. No certification, warranty, or guarantee is given as to the watertight integrity of the roof.

Type/Material	Tile Roof.
Flashing	Serviceable.
Gutters/Roof Drains	Serviceable.
Roof Evaluation	Good Condition.



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ATTIC 1

Access	Off the hallway at the 2 nd floor.
Framing	Serviceable.
Sheathing	Serviceable.
Insulation	Serviceable.
Ventilation	Serviceable.
Electrical	Serviceable.
Duct	Serviceable.



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ATTIC 2

Access	Off the master bedroom closet.
Framing	Serviceable.
Sheathing	Serviceable.
Insulation	Serviceable.
Ventilation	Serviceable.
Electrical	Serviceable.
Duct	Serviceable.

GARAGE

Location	Attached 3 car tandem garage
Exterior	Serviceable.
Interior	Serviceable.
Ceiling	Serviceable.
Roof	Serviceable.
Floor	Serviceable.
Garage Door	Serviceable.
Garage Door Opener	Serviceable. Recommend getting the Remote Control from the seller, Recommend lubrication. Motion reverse sensor device is available.
Appliances	Water Heater.
Fire Door	Serviceable.
Access door	Serviceable.
Window/screen	N/A.
Electrical	Serviceable.
Fire Wall	Serviceable.

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LAUNDRY ROOM

Location	Off the hallway at the 1 st floor.
Electrical	Serviceable. 110 v.
Washer hook up	Serviceable.
Dryer hook up	Serviceable. Gas hookup line was capped off.
Mechanical Fan	Serviceable.



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MAJOR SYSTEM

Our evaluation of the Major System is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous material is not within the scope of this report. Judging the sufficiency of water flow, heating or air conditioning is a subjective evaluation and beyond the scope of this inspection. We only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems for adequacy to meet your specific needs prior to closing.

Inspection of fireplaces is limited to the view from the front. Many components are not readily accessible and are not inspected. It is recommended that the buyer obtain a detailed review by a fireplace specialist.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS AND VENTING OF ANY APPLIANCE, INCLUDING FURNACE AND HEAT EXCHANGER, IS BEYOND THE SCOPE OF THIS INSPECTION.

HEATING/AIR CONDITIONING

Heating	Central. Two Furnace units located in the attic.
Heater Condition	Serviceable.
Exhaust Venting	Serviceable.
Thermostat	Serviceable. Two of them; One for each floor.
Air Condition	Serviceable. Two units located outside. Recommend regular maintenance.



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*** PLUMBING***

Plumbing Supply	Public water supply shut off location at the front curb of the house. The water pressure was 55 PSI which is not adequate; Recommend an adjustment to 60-80 PSI. There is Water Pressure Regulator located in the garage.
Supply Pipes	Serviceable. Copper and galvanize.
Plumbing Waste	Serviceable. Sewer.
Waste Pipes	Serviceable.
Water Heater	In the garage.
Water Heater Comments	There is seismic strapping; Recommend tie them down.
Exhaust Venting	Serviceable.



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ELECTRICAL

Main Box Description	Main electrical service panel located outside, overload protection provided by breakers. Electrical service is 225 amps and 120 volts. Subpanel located in the Landry room.
Main Box Wiring	Serviceable. Ground Fault Circuit Interrupters (GFCI) are available.
Smoke Detectors	Serviceable.
Carbon Monoxide detector(s)	Serviceable. Two are available, one in each floor combo.
Outlets	Serviceable.
Switches	Two were not working in the hallway going to the kitchen and the ceiling lights in that hallway were not working, Recommended repair, see the inspector mark.



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INTERIOR

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic consideration and minor flaws such as a torn screen, cracked tile or a cracked window can be overlooked. We suggest you double check these items, if concerned. Hairline cracks at interior walls, ceiling and in kitchen/bathroom ground are common and not considered significant defects unless otherwise noted. Furniture, personal items, floor and wall covering prevent the determination of defects in the wall or floor underneath or behind the covered surfaces. Identification of such defects is excluded from this inspection. It is recommended that the buyer carefully check these areas at the final walk through.

All Dual Glass windows.

Some broken tiles see by locations.

Recommend replace few out of order light bulbs.

Stairway with railing is in good condition with carpet flooring.



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KITCHEN

The kitchen inspection is a combination of visual and functional. Appliances are operated using normal controls if power and/or fuel is supplied. Calibrations to cooking systems are not evaluated. The self-cleaning cycle of ovens are not tested. Water shut-off valves and angle stops are not tested during the inspection.

Flooring	Tiles. Recommend repair few cracks/ broken tiles.
Walls	Serviceable.
Ceiling	Serviceable.
Door	N/A.
Cabinet(s)/Closet(s)	Serviceable.
Counter tops	Serviceable.
Electrical	Serviceable.
Sink(s)	Serviceable.
Faucets	Serviceable.
Traps/Drains	Serviceable.
Disposal	Serviceable.
Dishwasher	Serviceable.
Garbage compactor	N/A.
Stove/Cook top	Serviceable. Gas stove and Electrical oven.
Range Hood Vent	Serviceable.
Window/Screen	Serviceable for the breakfast area.
Breakfast Area	Serviceable.



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***LIVING ROOM ***

Location	At entry.
Flooring	Serviceable.
Walls	Serviceable.
Ceiling	Serviceable.
Window(s)	Serviceable.
Window Screen(s)	Serviceable.
Electrical	Serviceable.



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***FAMILY ROOM ***

Location	At the front of the kitchen.
Flooring	Serviceable.
Walls	Serviceable.
Ceiling	Serviceable.
Window(s)	Serviceable.
Window Screen(s)	Serviceable.
Electrical	Serviceable. There is a hook for ceiling fan/lights option.



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DINING ROOM

Location	Next to the kitchen.
Flooring	Serviceable.
Walls	Serviceable.
Ceiling	Serviceable.
Window	Serviceable.
Screen	Serviceable.
Electrical	Serviceable.



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OFFICE ROOM

Location	By the front door. You add closet door, Smoke detector and a bedroom door to convert to a 5 th bedroom.
Flooring	Serviceable.
Walls	Serviceable.
Ceiling	Serviceable.
Window	Serviceable.
Screen	Serviceable.
Electrical	Serviceable.



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LOFT ROOM

Location	At the 2 nd floor
Flooring	Serviceable.
Walls	Serviceable.
Ceiling	Serviceable.
Window	Serviceable.
Screen	Serviceable.
Electrical	Serviceable.



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OFFICE 2 ROOM

Location	At the 2 nd floor, next to the loft.
Flooring	Serviceable. Hardwood
Walls	Serviceable. Built in office cabinets.
Ceiling	Serviceable.
Window	Serviceable.
Screen	Serviceable.
Electrical	Serviceable.



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FIREPLACE

Location	Off the Family room.
Condition	Good. Electronic igniter with a switch.



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BATHROOMS

Our focus in the bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. This inspection dose not includes a test of the watertight integrity of the bathtubs and shower pans. Water shut-off valves and angle stops are not tested during our inspection.

MASTER BATHROOM 1

Location	In the master bedroom.
Flooring	Recommend repair few broken/cracks tiles.
Walls	Serviceable.
Ceiling	Serviceable.
Door	Serviceable.
Electrical	Serviceable.
Window(s)	Serviceable.
Shower/faucet	Serviceable.
Shower drains	Serviceable.
Sink 1 & 2	Serviceable.
Sink Faucet(s)	Serviceable.
Sink Drain(s)	Serviceable.
Toilet	Serviceable.
Counter(s)/Cabinet(s)	Serviceable.
Heating	Serviceable.
Air Condition	Serviceable.
Exhaust Fan	Serviceable.
Bathtub	Serviceable.
Tub Faucet/Jet	Serviceable. The jet tub was inspected and it was working condition. The exterior wall behind the jet tub has excess to the jet motor in case of repair or maintenance.

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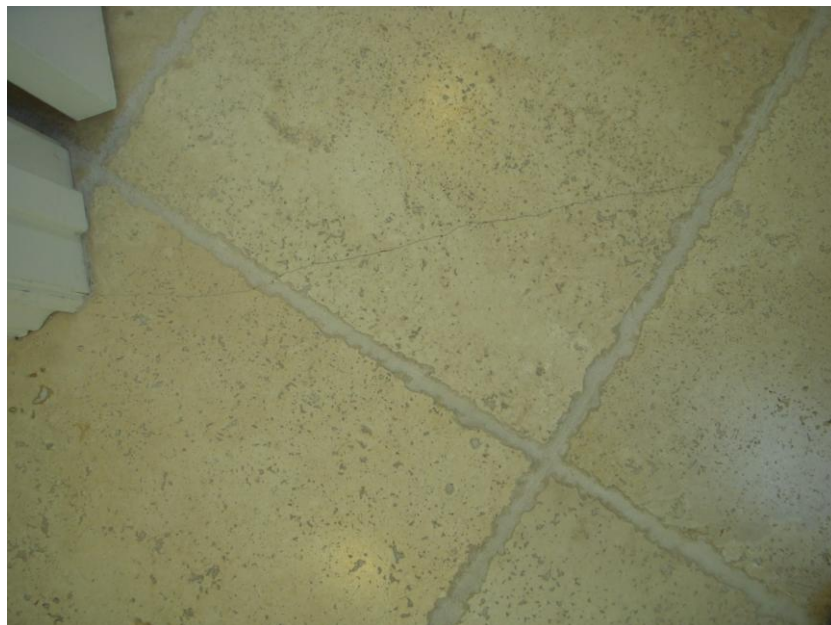
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BATHROOM 2

Location	Off the hallway at the 2 nd floor.
Flooring	Serviceable. Tile.
Walls	Serviceable.
Ceiling	Serviceable.
Door	Serviceable.
Electrical	Serviceable.
Window(s)	Serviceable.
Shower/Tub faucet	Serviceable.
Shower/faucet	Serviceable.
Shower drains	Serviceable.
Sink 1 & 2	Serviceable.
Sink Faucet(s)	Serviceable.
Sink Drain(s)	Serviceable.
Toilet	Serviceable.
Counter(s)/Cabinet(s)	Serviceable.
Heating	Serviceable.
Air Condition	Serviceable.
Exhaust Fan	Serviceable.



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BATHROOM 3

Location	Off bedroom # 4 at the 1 st floor.
Flooring	Serviceable. Tile.
Walls	Serviceable. Recommend replace out of order light bulb above the sink.
Ceiling	Serviceable.
Door	Serviceable.
Electrical	Serviceable.
Window(s)	Serviceable.
Shower/Tub faucet	Serviceable.
Shower/faucet	Serviceable.
Shower drains	Serviceable.
Sink	Serviceable.
Sink Faucet(s)	Serviceable.
Sink Drain(s)	Serviceable.
Toilet	Serviceable.
Counter(s)/Cabinet(s)	Serviceable.
Heating	Serviceable.
Air Condition	Serviceable.
Exhaust Fan	Serviceable.



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1/2 BATHROOM 4 No Shower

Location	At the 1 st floor.
Flooring	Serviceable. Tile.
Walls	Serviceable.
Ceiling	Serviceable.
Door	Serviceable.
Electrical	Serviceable.
Window(s)	N/A.
Sink	Serviceable.
Sink Faucet(s)	Serviceable.
Sink Drain(s)	Serviceable.
Toilet	Serviceable.
Heating	Serviceable.
Air Condition	Serviceable.
Exhaust Fan	Serviceable.



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BEDROOMS

Items stored in closets are not moved during the inspection. The client is urged to check walls and floors closely after the home is vacant and prior to the close of escrow.

MASTER BEDROOM 1

Location	At the 2 nd floor.
Flooring	Serviceable.
Walls	Serviceable.
Ceiling	Serviceable.
Door 1	Serviceable. Door 2 to the bathroom.
Window(s)	Serviceable.
Electrical	Serviceable. Ceiling fan ok.
Closet(s)	Serviceable. Walk closet off the master bedroom with Attic # 2 excess.



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BEDROOM 2

Location	Next to master bathroom # 1.
Flooring	Serviceable.
Walls	Serviceable.
Ceiling	Serviceable.
Door 1	Serviceable.
Window(s)	Serviceable.
Electrical	Serviceable. Ceiling fan with remote control OK.
Closet(s)	Serviceable.



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BEDROOM 3

Location	Next to bedroom 2.
Flooring	Serviceable.
Walls	Serviceable.
Ceiling	Serviceable.
Door 1	Serviceable.
Window(s)	Serviceable.
Electrical	Serviceable. Recommend getting the remote control for the ceiling fan.
Closet(s)	Serviceable.



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BEDROOM 4

Location	At the 1 st floor.
Flooring	Serviceable.
Walls	Serviceable.
Ceiling	Serviceable.
Door 1	Serviceable.
Window(s)	Serviceable.
Electrical	Serviceable. Recommend getting the remote control for the ceiling fan.
Closet(s)	Serviceable.



END OF THE REPORT

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SUMMARY

Inspection No: **999-072716-1**
Inspection Date: July 27, 2016 @ 10:00 AM Wednesday
Client Name:
Inspection Address: MLS# IG16082935
APN# 290650015

Recommend = Use to identify actions that we recommend you consider prior to the close of escrow.

Suggest = Used to identify improvements that you may wish to address at your discretion.

SITE CONDITION

There is Home Association and Mello-Ross; Recommend verify with HOA on what do they cover beside the gated community such as; exterior lighting, landscape, exterior paint, home insurance if any, Pool & Spa and other things.

There is a Solar System and Solar panels on the roof, Recommend verify with seller this is transferable whether it was lease or purchased; if lease Recommend check with seller of the paper work and how much the new buyer has to pay.

EXTERIOR

Driveway	Recommend repair few concrete cracks.
Front door	Recommend repair or replace the door handle.
Exterior walls	There are quite few hairline cracks on the stucco walls, Recommend repair them. No structural cracks.
Landscape/Planters	Recommend re-grass the side area.
Sprinkler	Recommend demo the system to the buyer.
Gas meter	Suggest installing seismic shut off valve, not required on this city.
Foundation	Recommend repair the; about foot long crack on the footing at the front by cleaning and washing the cracks then apply epoxy injection to prevent the cracks from growing.

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GARAGE

Garage Door Opener	Recommend getting the Remote Control from the seller, Recommend lubrication.
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HEATING/AIR CONDITIONING

Air Condition	Recommend regular maintenance.
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*** PLUMBING***

Plumbing Supply	The water pressure was 55 PSI which is not adequate; Recommend an adjustment to 60-80 PSI.
Water Heater Comments	There is seismic strapping, Recommend tie them down.

ELECTRICAL

Switches	Two were not working in the hallway going to the kitchen and the ceiling lights in that hallway were not working, Recommended repair, see the inspector mark.
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INTERIOR

Recommend replace few out of order light bulbs.

KITCHEN

Flooring	Tiles. Recommend repair few cracks/ broken tiles.
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MASTER BATHROOM 1

Flooring	Recommend repair few broken/cracks tiles.
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BATHROOM 3

Walls	Recommend replace out of order light bulb above the sink.
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BEDROOM 3

Electrical	Recommend getting the remote control for the ceiling fan.
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BEDROOM 4

Electrical	Recommend getting the remote control for the ceiling fan.
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End