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TWIN HOME INSPECTION

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Julie Broussard
JANUARY 17, 2024

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TABLE OF CONTENTS

1: Electrical System	5
2: Garage or Carport	6
Standards of Practice	7

This report is intended only as a general guide to help the client make his/her 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/her visual impressions of the conditions that existed at the time of the inspection per the Standards of Practice set forth by the American Society of Home Inspectors (ASHI). The Standards of Practices are available at the association's website: www.homeinspector.org/standards.

The inspector is not a licensed contractor and does not possess the specialized skills, tools or training that a qualified licensed contractor would have. 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. Cosmetic issues, deficiencies, or items that would be considered part of normal wear and tear from daily life in an occupied home are not part of the inspection process and will not be included in the report.

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 daily stresses that occur when a home is occupied are far greater than the ones presented at a visual home inspection. The home buyer/homeowner is cautioned that deficiencies will arise after occupancy that could not be discovered during the inspection process.

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 (Molds, lead based paints, etc...); 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. Building permits issued by a the local building authority for structure changes, additions or repairs are not researched or verified by the inspector. If such changes, additions or repairs have been performed it is highly recommended that the client research such permits to ensure the changes, additions or repairs were performed with the benefit of a licensed contractor and phase or final inspections by the local building authority.

The report is not intended to be a warranty or guarantee of the present or future adequacy or 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.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people 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 Twin Home Services 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.

1: ELECTRICAL SYSTEM

Information

Branch Wiring: Entrance Cables material

Not determined

Branch Wiring: Branch circuit wiring type

Romex

Branch Wiring: Material

Copper

Sub-panel(s): Sub Panel Location

Garage

**Branch Wiring: Serviceable**

The visible positions of the electrical was serviceable and functional at the time of inspection.

Sub-panel(s): Serviceable

The sub panel appeared to be serviceable and functional at the time of the inspection.

2: GARAGE OR CARPORT

Information

Automatic Opener: Mechanical auto-reverse operable

Yes

Interior/Walls/Ceilings: Serviceable

Serviceable and functional at the time of inspection.

Vehicle Door: Serviceable

The garage door(s) exterior appeared to be serviceable and functional at the time of the inspection.

House/Fire Door: Serviceable

The house/fire door appeared to be serviceable and functional at the time of the inspection.

Automatic Opener: Serviceable

The garage door opener appeared to be serviceable and functional at the time of the inspection.

Firewall: Serviceable

The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.

Light Fixtures: Serviceable

The light fixture(s) appeared to be serviceable and functional at the time of the inspection.

Outlets/Wiring : Serviceable

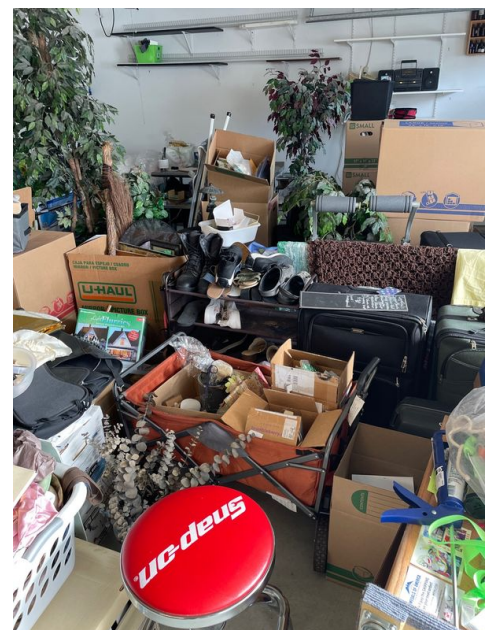
A representative sampling of outlets was tested. As a whole, outlets in the garage are in serviceable condition.

Limitations

Floor

NOT FULLY VISIBLE

Unable to fully view due to stored items and or vehicles.



STANDARDS OF PRACTICE

Electrical System

The inspector is not a licensed electrician and in accordance with the standards of practice only tests a representative number of switches and outlets and does 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 is made 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.