

A close-up, high-contrast photograph of an eagle's face, focusing on its eye and beak. The eagle's feathers are a mix of brown and white, and its eye is a sharp, piercing yellow. The background is a soft, out-of-focus grey.

Eagle Eye Inspection Services

KNOWING YOUR PROPERTY BEFORE YOU BUY OR SELL!

**Jeff Kukuk
Owner / Inspector**

www.EEInspect.com

TOLL FREE: 877-706-7006



***We are Impartial and
Work For You!***

We inspect
RESIDENTIAL, COMMERCIAL,
POOL, SPAS
&
MANUFACTURED HOMES

BUYERS INSPECTION

In both new and older homes, the best way to ensure that you are well informed about the strengths and weaknesses of a property is to have us give you a professional home inspection. We are trained to identify problem areas both small and large that may have been overlooked by the previous owners and to identify which require immediate attention.

SELLERS INSPECTION

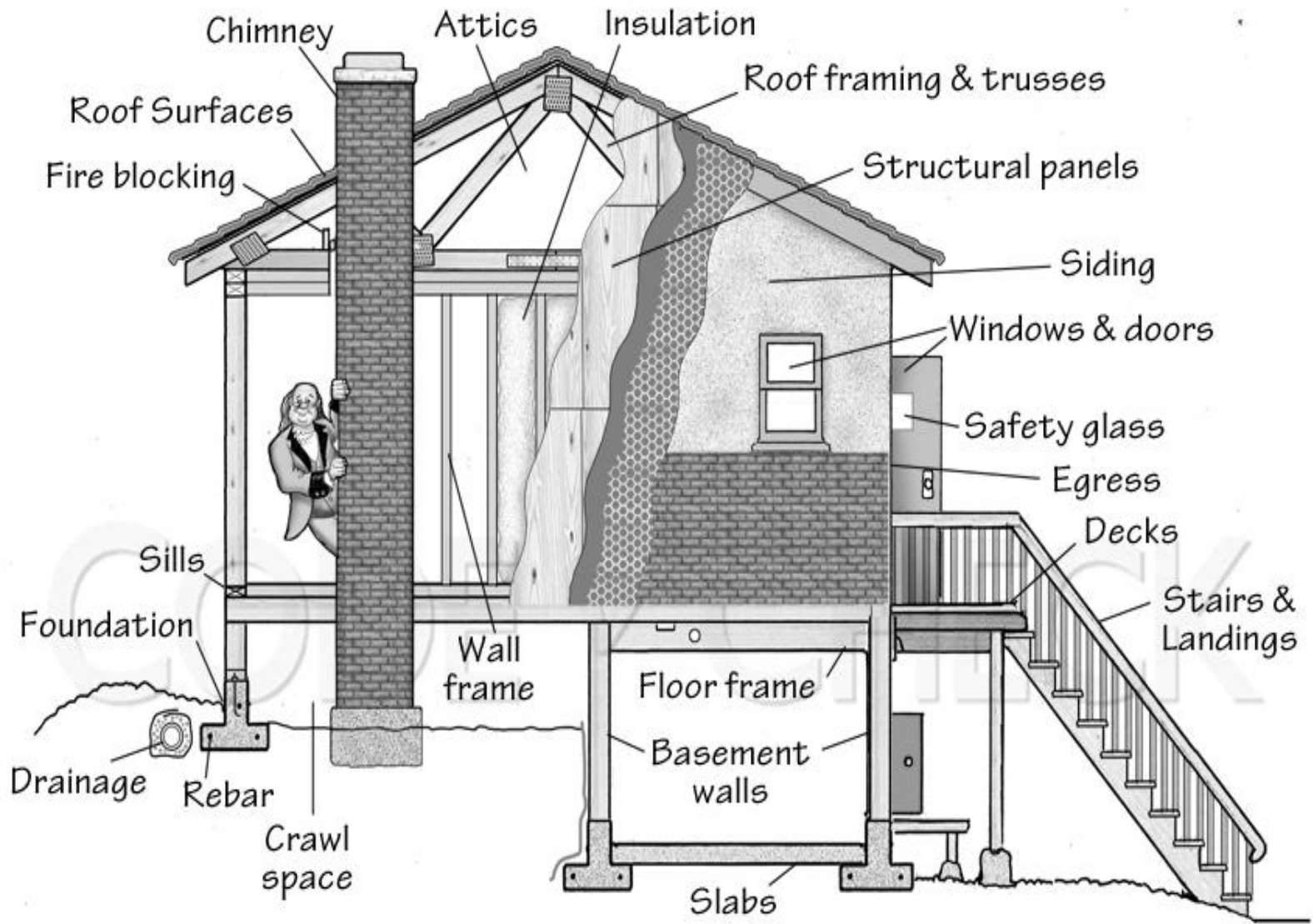
Knowledge is power. All homes have strengths and weaknesses: we help you answer how serious the problems are and which must be immediately addressed and which can wait. The more you know about your home, the more prepared you will be for negotiation.

WHAT TO EXPECT

The inspection provides an invaluable learning and discovery experience during which clients questions can be answered on the spot. Clients will gain insight into maintenance and energy conservation tailored specifically to their home. We wholeheartedly encourage the client to accompany us during the inspection. In addition, all of our clients are offered free phone consultation after the inspection.

WHAT IS INCLUDED IN A HOME INSPECTION?

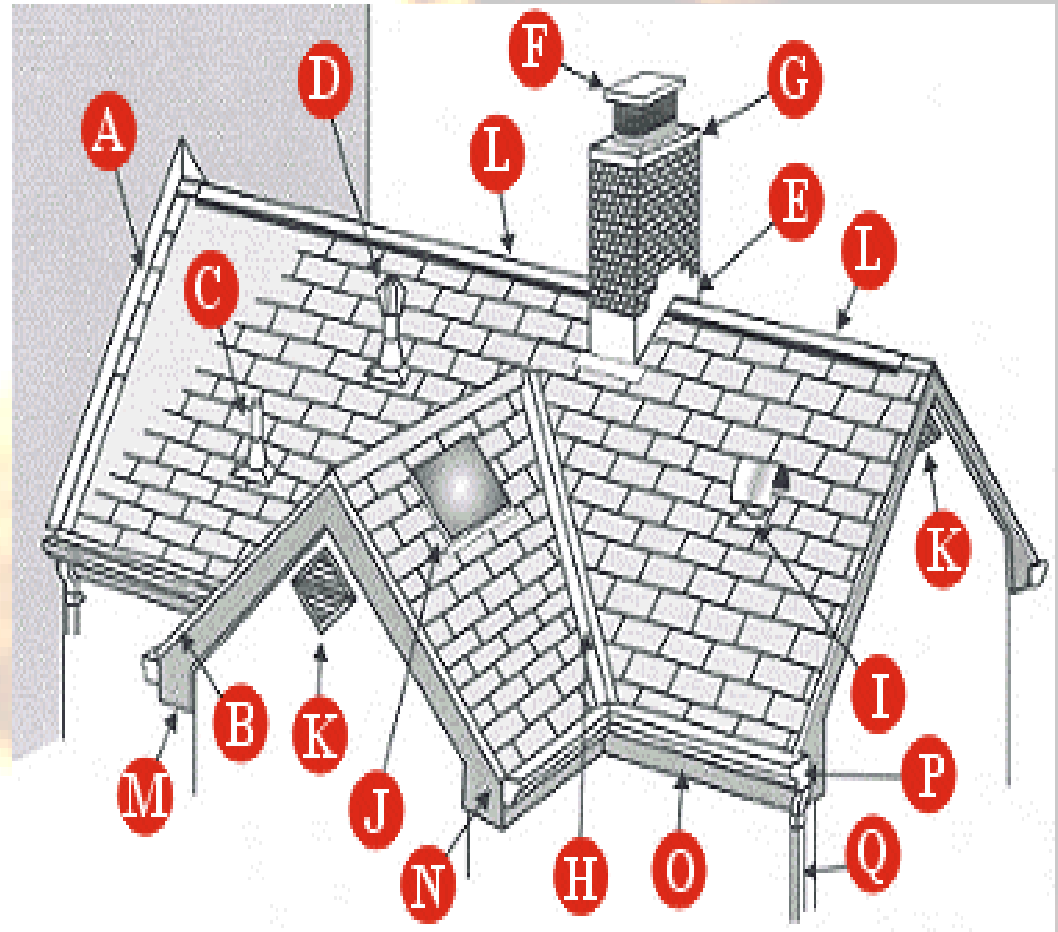
- ~ **Roof** (shingles, flashings, chimneys, vents, trim and gutters, drip edges, skylights, downspouts, and other visible roof related items)
- ~ **Attics** (insulation, ventilation, rafters, joists and collar ties, trusses, wiring attachments, and other visible related items)
- ~ **Exterior** (siding materials, attachments, windows, doors, sashes and lintels, vents, entryways, and other visible exterior related components)
- ~ **Interior** (floors and ceilings, walls, stairs (if applicable) and banisters, finishes, sinks, cabinets, shelving, built-in appliances, smoke detectors and safety-related items, and other visible interior-related components)
- ~ **Basements, Crawl Spaces, and Foundation** (insulation, ventilation, posts, vapor barriers, utility attachment, structural items, floors and walls, and columns)
- ~ **Electrical Systems** (service entry and clearances, service panel, switches and outlets, visible wiring and junction boxes, grounding system, and other related electrical components)
 - ~ **Plumbing and Fixtures** (water pressure, water distribution system, hose bibs, sinks and faucets, bath/showers and toilets, sanitary system, and other plumbing system components)
 - ~ **Heating and Cooling Systems** (furnace, air cleaning parts, ductwork, electronic monoxide testing, electric gas sniffer testing, air conditioner and lines, and other visible related HVAC components)
 - ~ Environmental Issues
 - ~ Decks and Porches
 - ~ Fireplaces
 - ~ Overall Structure
 - **Items not inspected:**
 - Microwaves
 - Irrigation systems
 - Washer, dryers
 - Refrigerators



The Building System

ROOF

- A - Hip
- B - Ridge
- C - Field
- D - Gutter
- E - Downspout
- F - Roof Deck
- G - Rafter
- H - Underlayment
- J - Skylight
- K - Gable Vent
- L - Ridge Vent
- M - Soffit
- N - Eaves
- O - Fascia
- P - Guttering
- Q - Downspout



Different Types of Roofing Materials

Composition Shingles

30, 40, 50 yrs



Slate



Clay Tiles



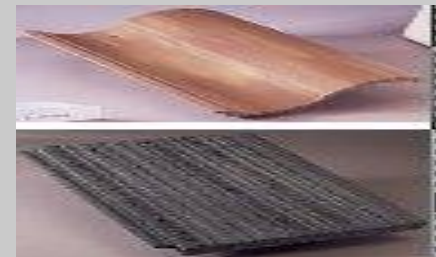
Wood Shake



Metal Roof



Concrete Tiles

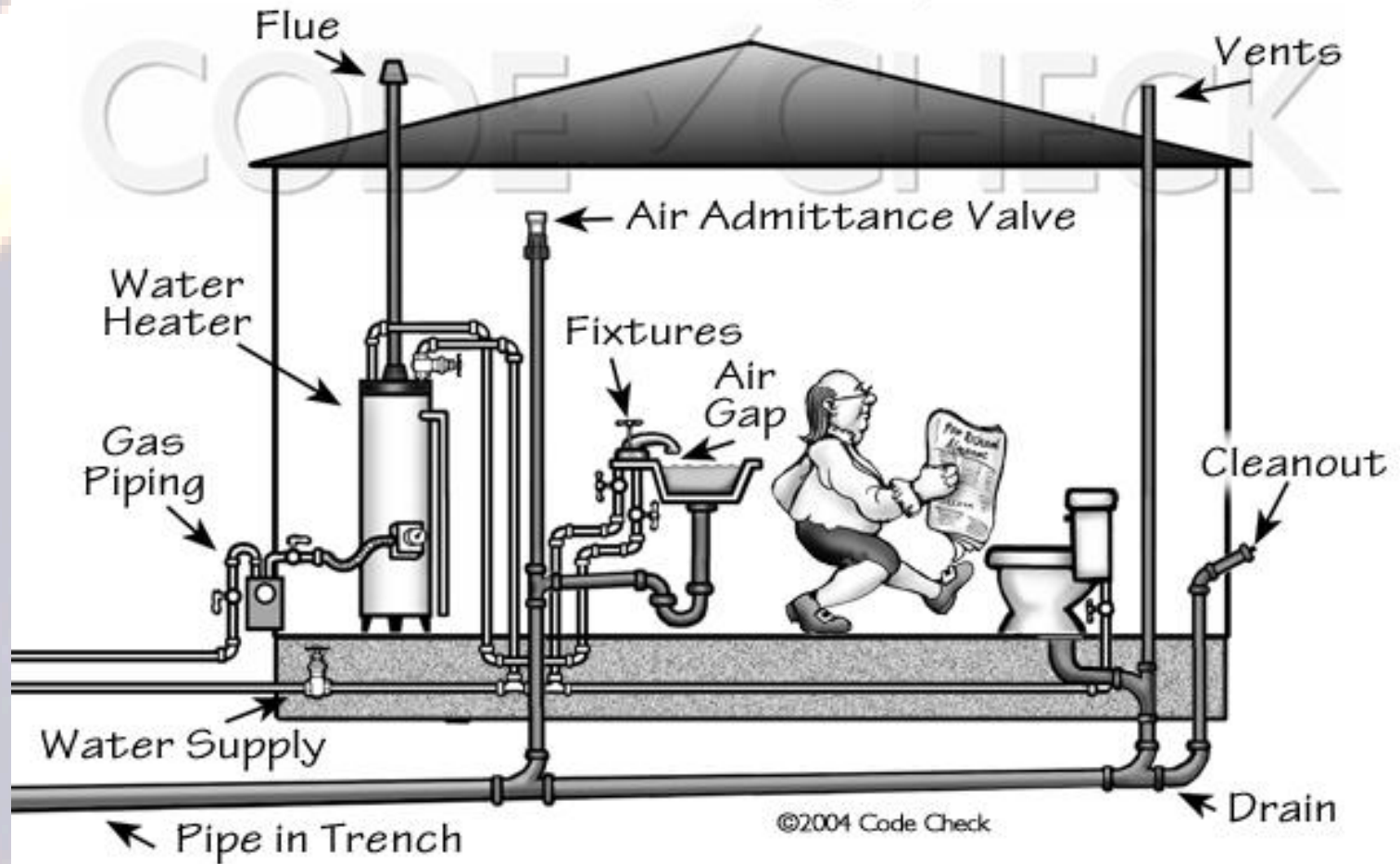


Mopped Asphalt



Plumbing

The Plumbing System



Galvanized vs. Copper vs. Polyethylene

The three most common kinds of indoor water pipes are listed as follows:

- **Galvanized** – *utilized up until the late 1950s*
- **Copper** – *Still used in homes today*
- **Polyethylene** – *New technology*

Galvanized Pipe



Copper Pipe



Polyethylene (Poly)



Sewage Lines

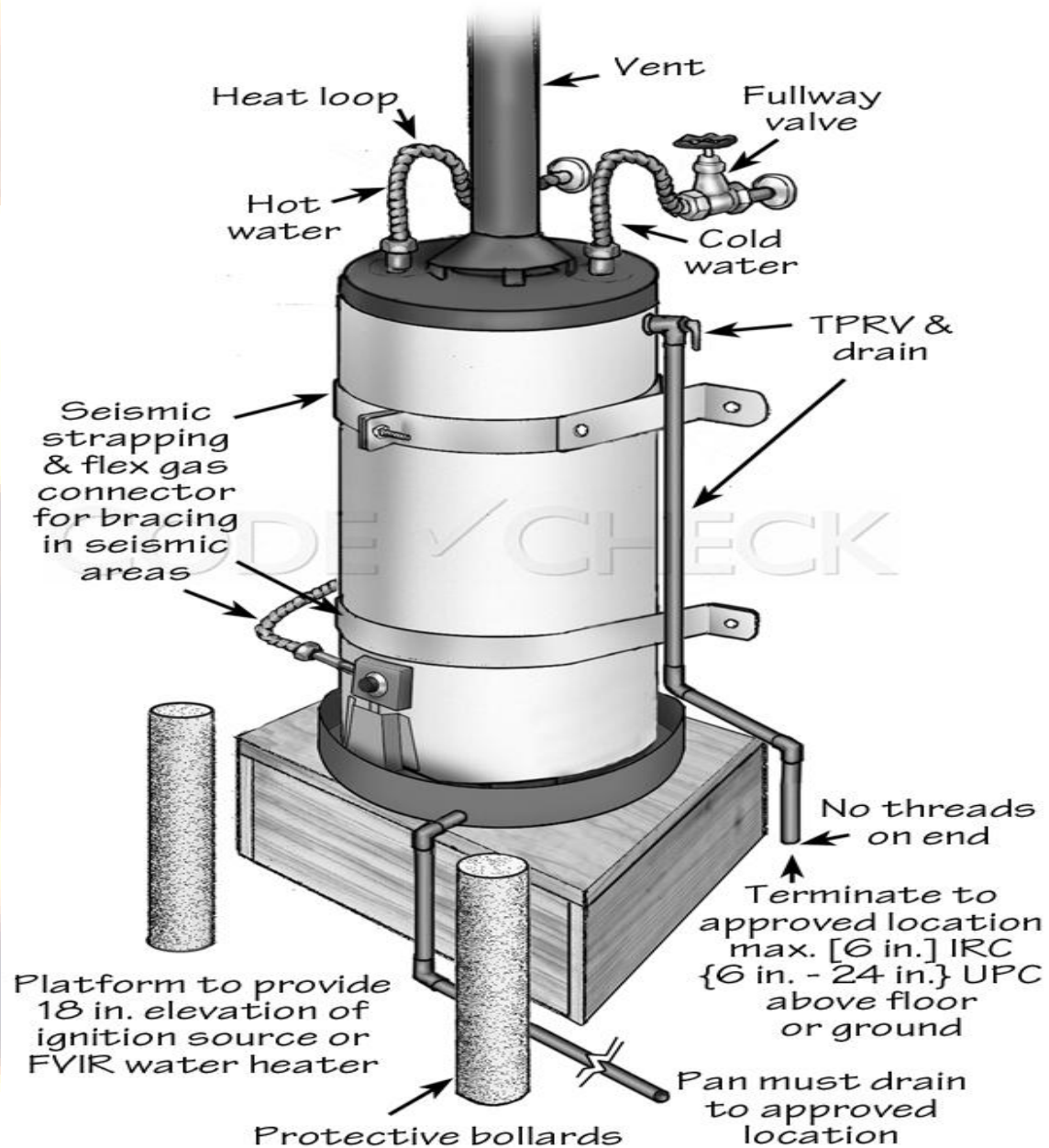
Cast Iron

vs.

ABS



Water Heater in Garage



Water heaters



Tank Water Heater



Tankless Water Heater

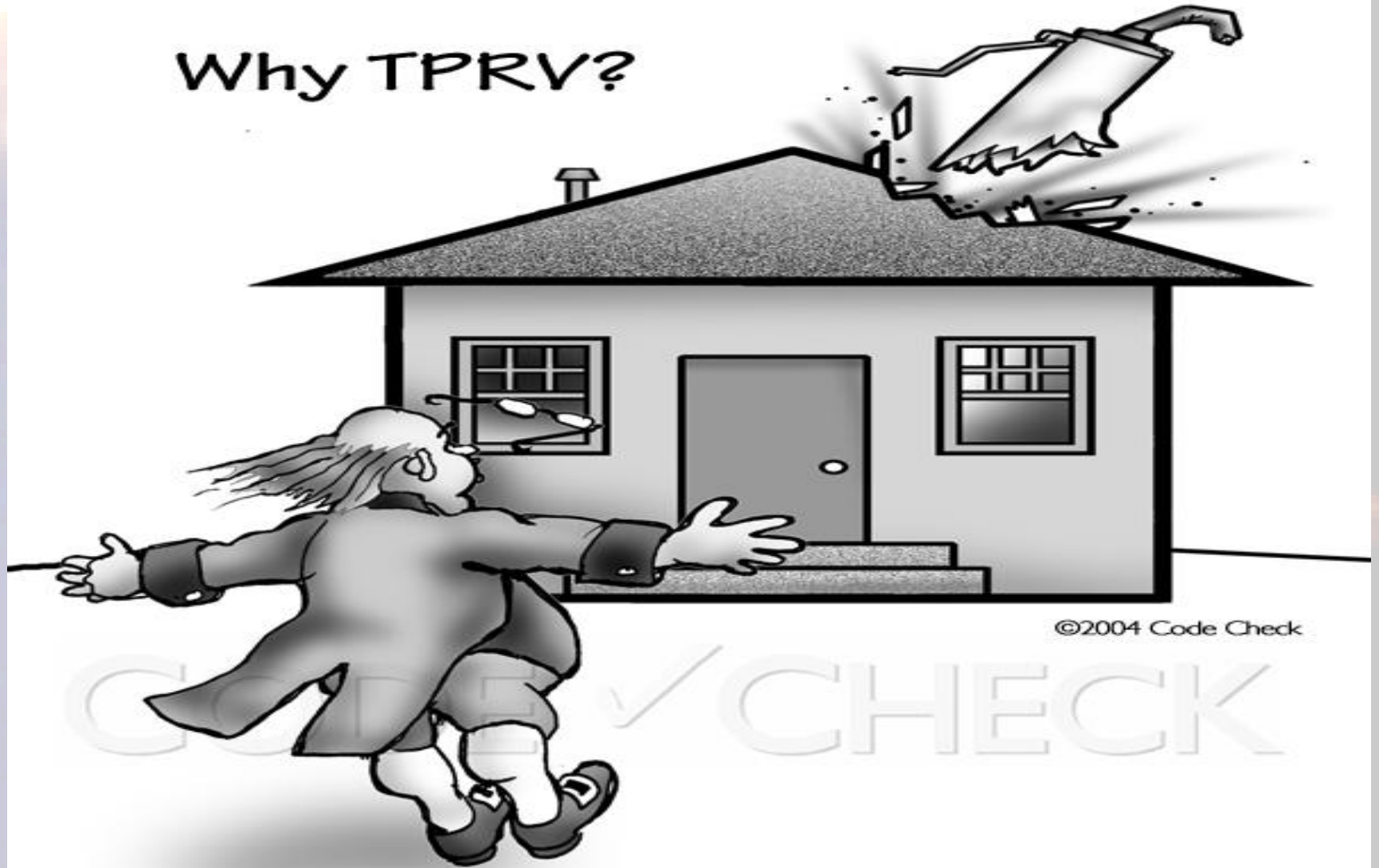
Earthquake straps



Pressure Relief Valve



Why TPRV?



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Exploding heaters have been known to reach heights of 500 ft. & lift houses off their foundations

Typical Gas Main



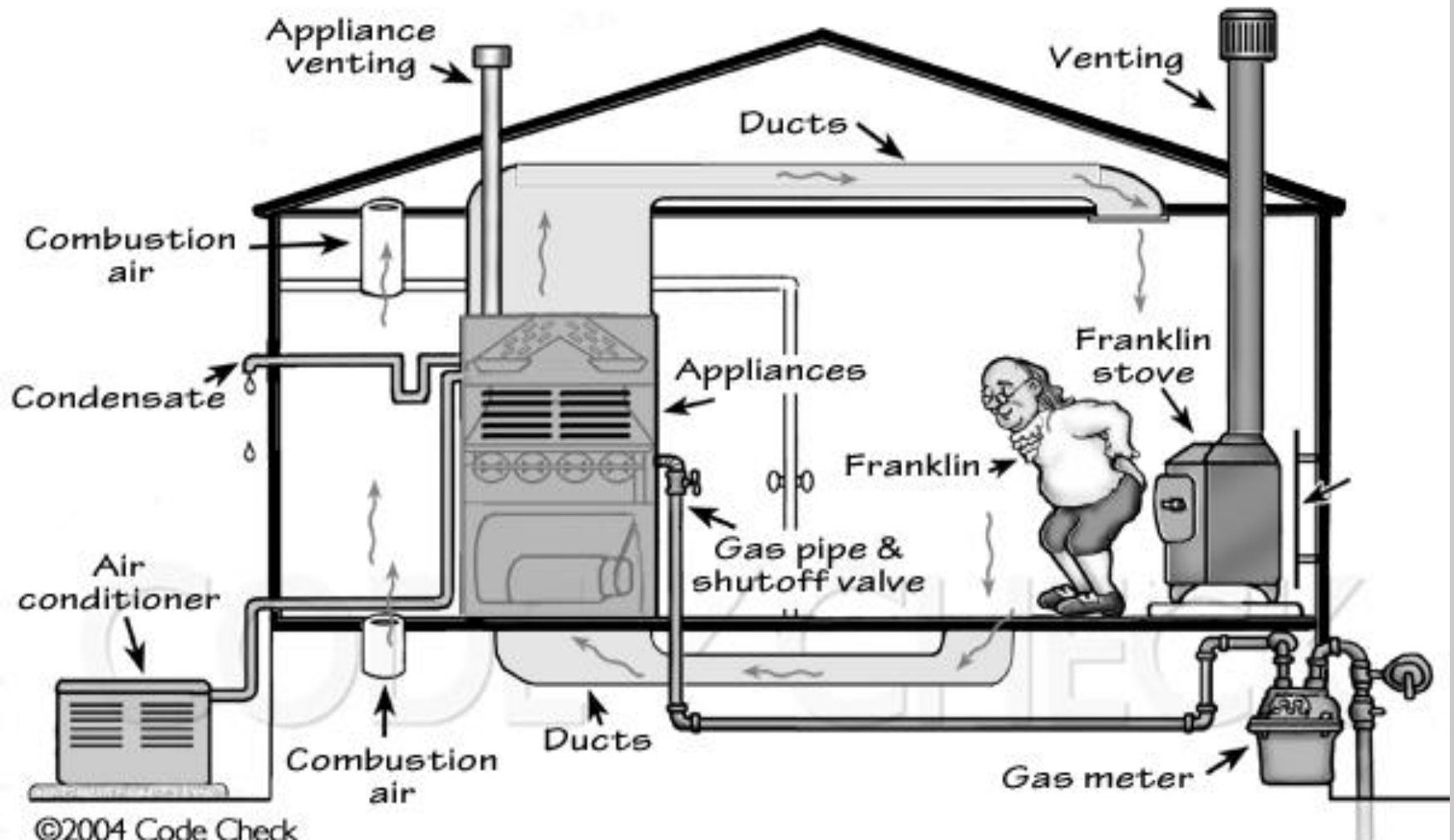
Heating

Our description of the heating system includes where the unit is located and the fuel used to generate the heat. Forced air furnaces and water boilers can operate on gas, oil or electricity. Heat pumps utilize electricity to drive the motors and compressors. Furnace size is listed for reference only, if available, and no calculations are performed during this inspection to determine the adequacy or efficiency of the heating system.

Heating and Cooling Systems

- Different types of furnaces:
 - Forced Air System
 - Radiated Systems
 - Electric Coil Systems
 - Heat Pumps Systems
- Different types of cooling systems:
 - Condensing Coil (AC)
 - Manufactured Homes – Swamp Coolers

The Heating, Ventilation & Air Conditioning System



Different types of Heating Systems

Wall Heater



Forced Air Furnace



Different types of Condensing Coil (A/C)

**Condensing Coil (A/C)
Located Outdoors**



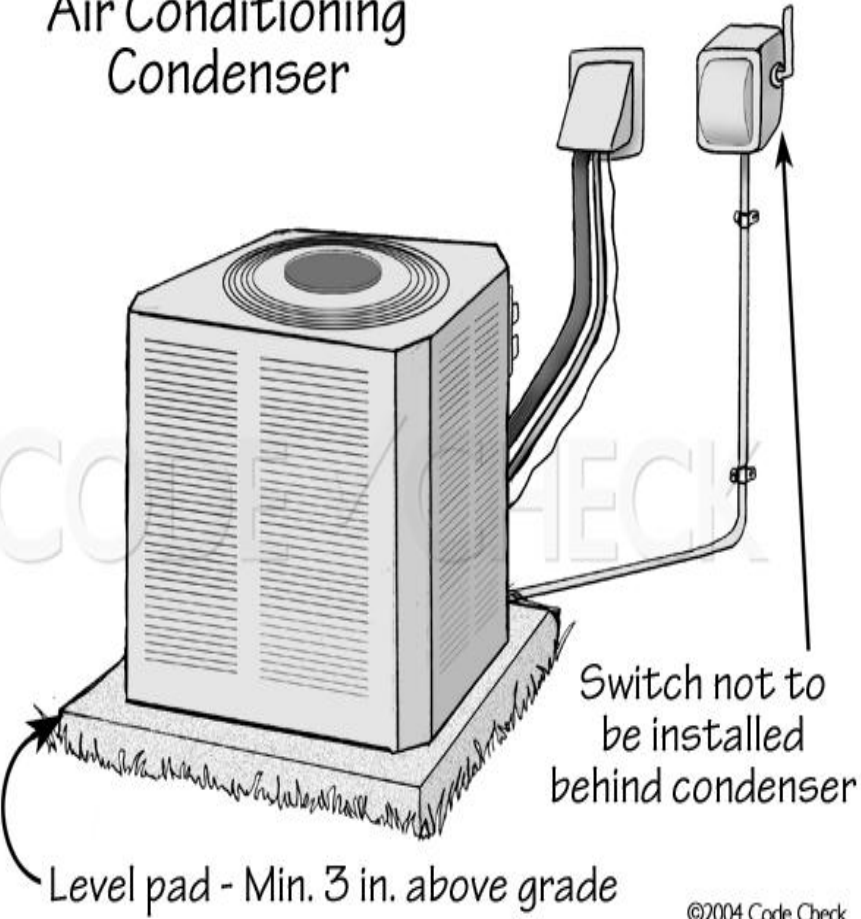
**Evaporator Coil
Located outdoors**



**Window Mounted A/C
Located in Window**

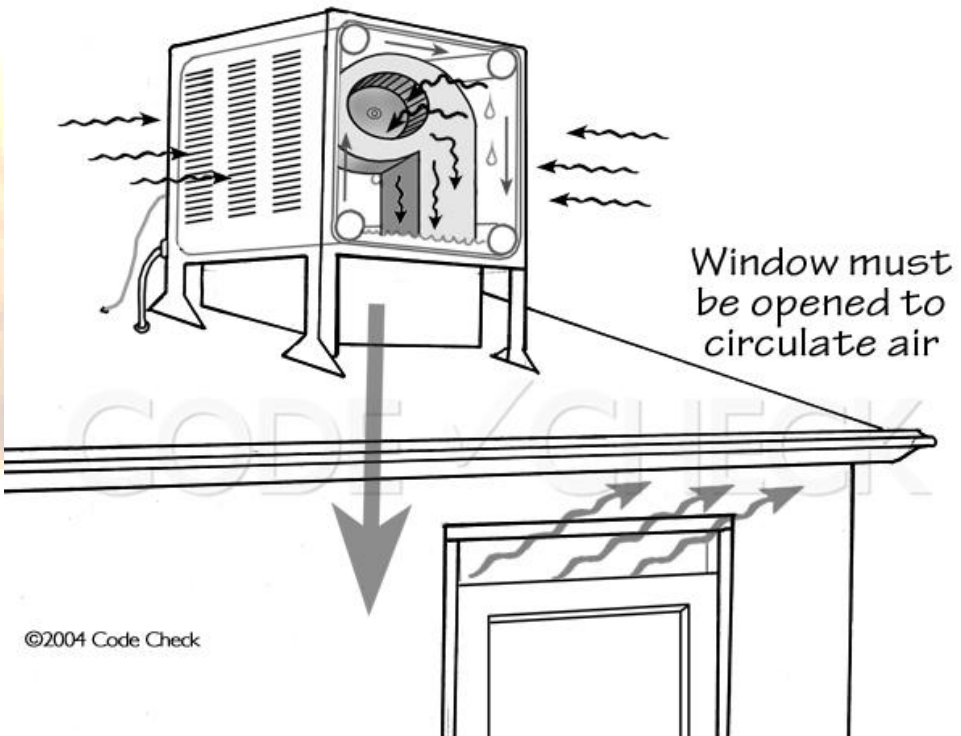


Air Conditioning Condenser



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Evaporative Cooler

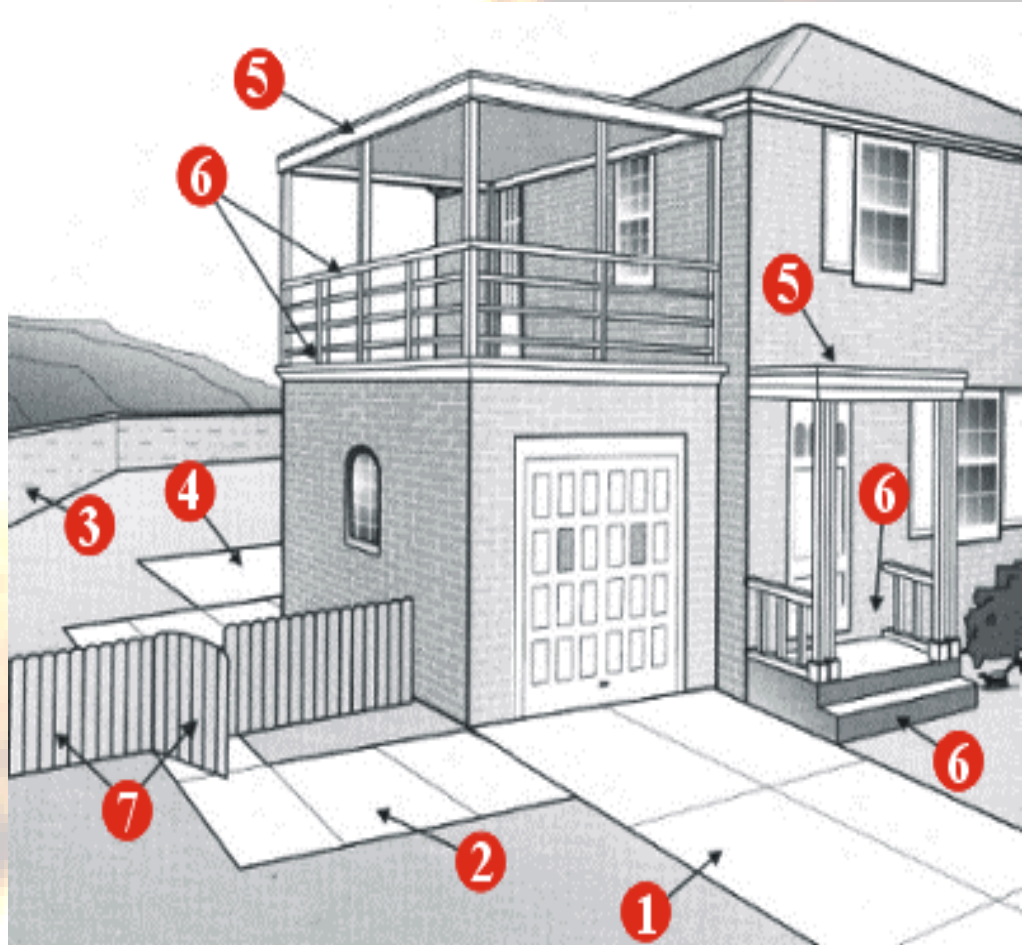


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Driveway

1 - Driveway:

Concrete often cracks due to drying and shrinkage. Excessive cracks often create trip hazards and correction may require replacement of the concrete. Asphalt driveways need regular maintenance and resealing.



Sidewalks

2 - Sidewalks:

Walks can become damaged by tree roots and settlement.

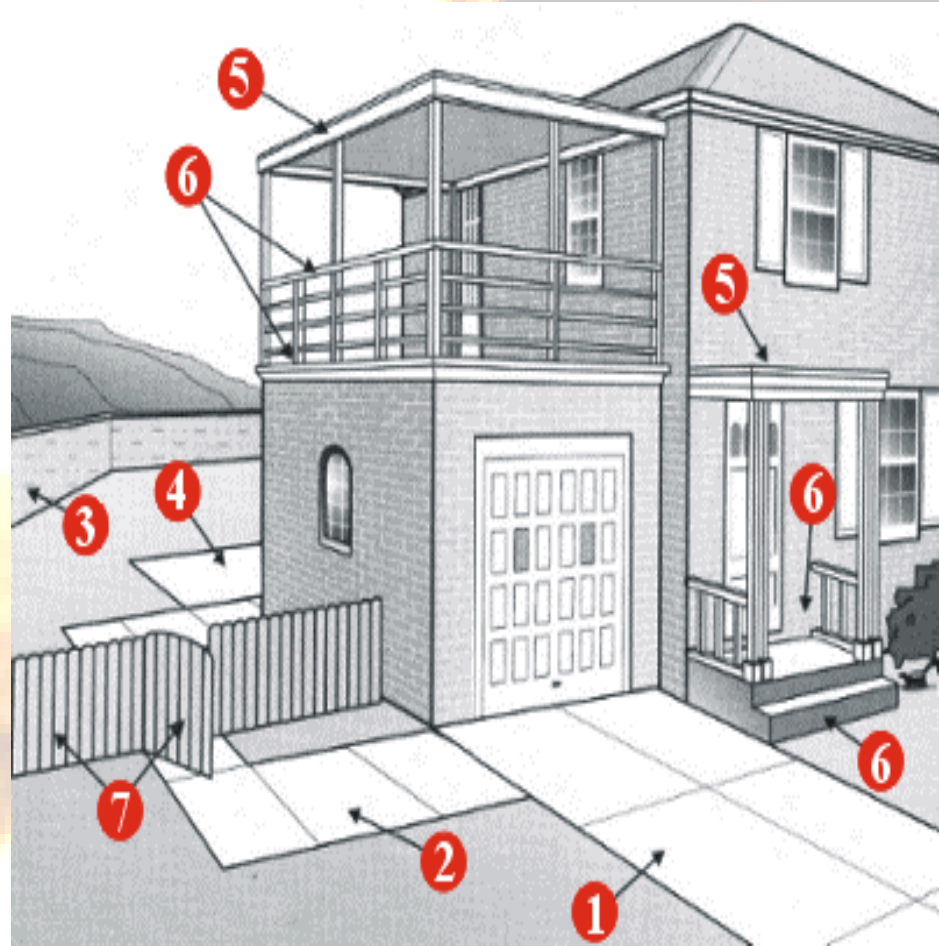
Excessive cracks can often be repaired by replacing sections of the sidewalk



Retaining Walls

3 - Retaining Walls:

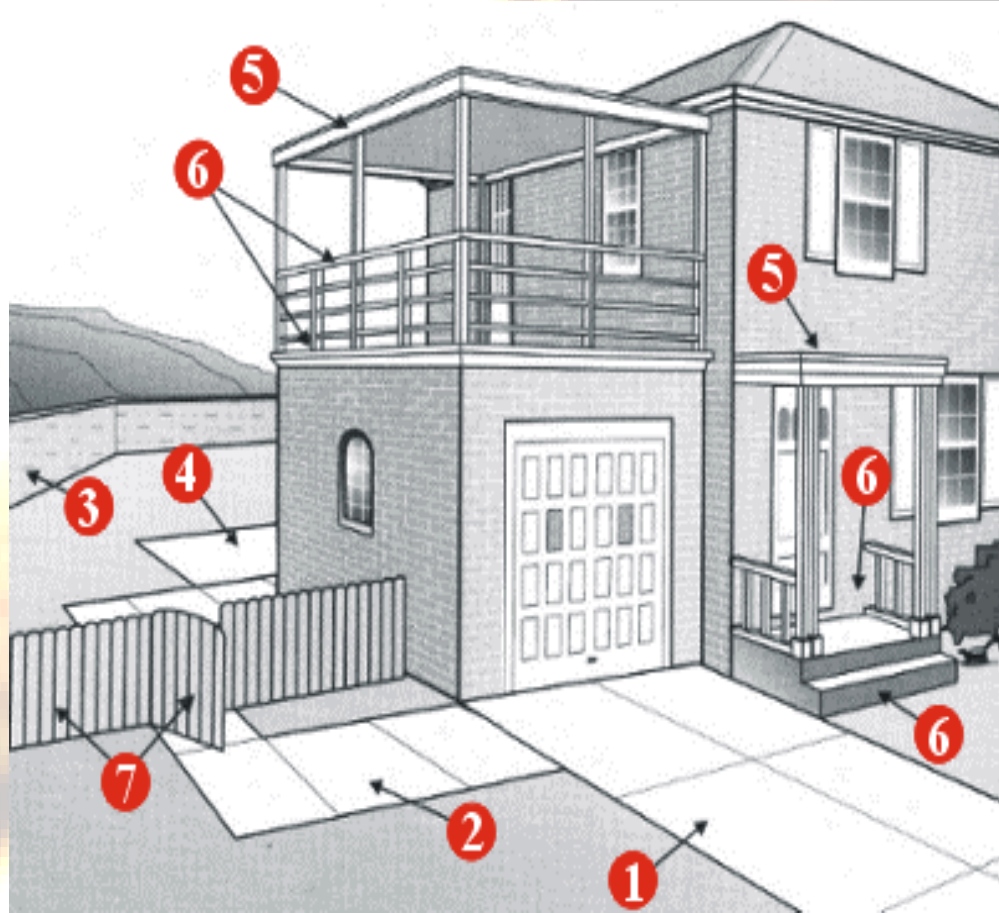
These are used to stabilize steep banks which control soil movement. Water that is allowed to collect behind the wall can exert pressure causing the wall to move. Drainage provisions are often not evident with a visual evaluation. Sometimes efflorescence (a white powdery substance) is present on the wall due to no or blocked drainage. Retaining walls should appear straight or tilt slightly toward the earth they support. Walls that are cracked or leaning will need structural evaluation and repair.



Patio Cover

5 - Patio Cover:

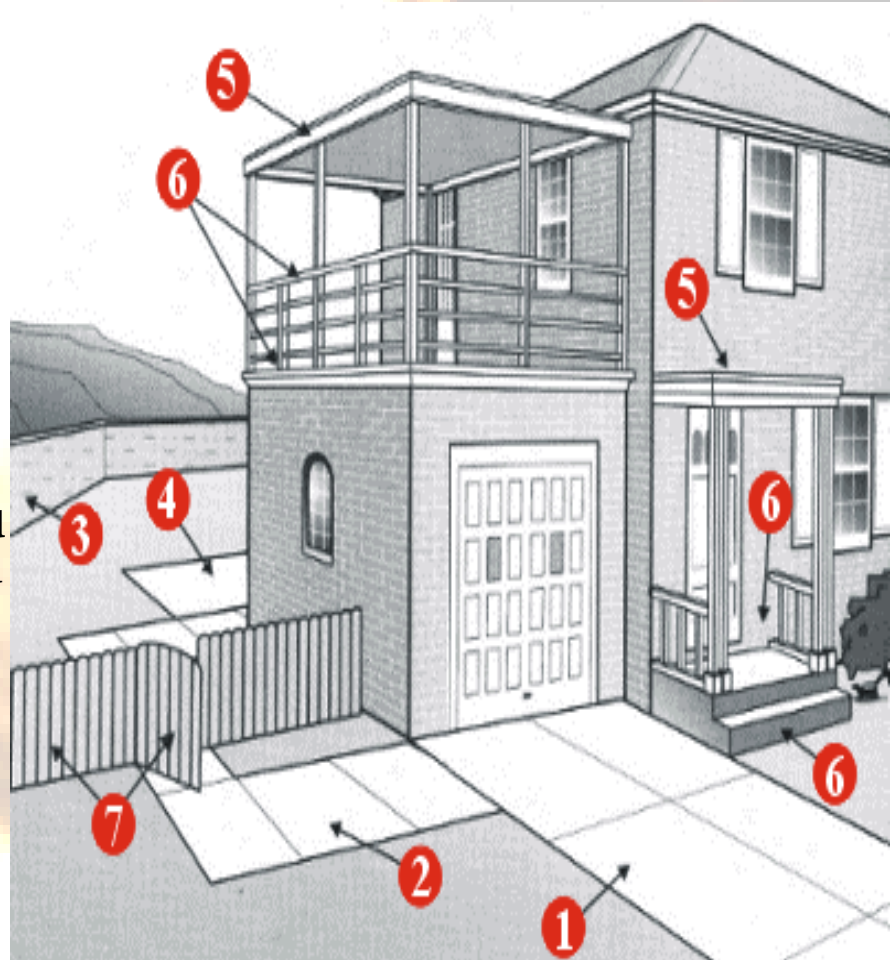
Structures are built over decks, patios and porches to provide protection against the rain and shade from the sun. These structures are considered to be a structural element and require proper design and attachment. In most areas a permit is required for construction and it is recommended that you obtain all information available. If the cover is integral with the house roof, information will be provided in the roofing section of the report.



Decks / Porches

6 - Decks/Porches:

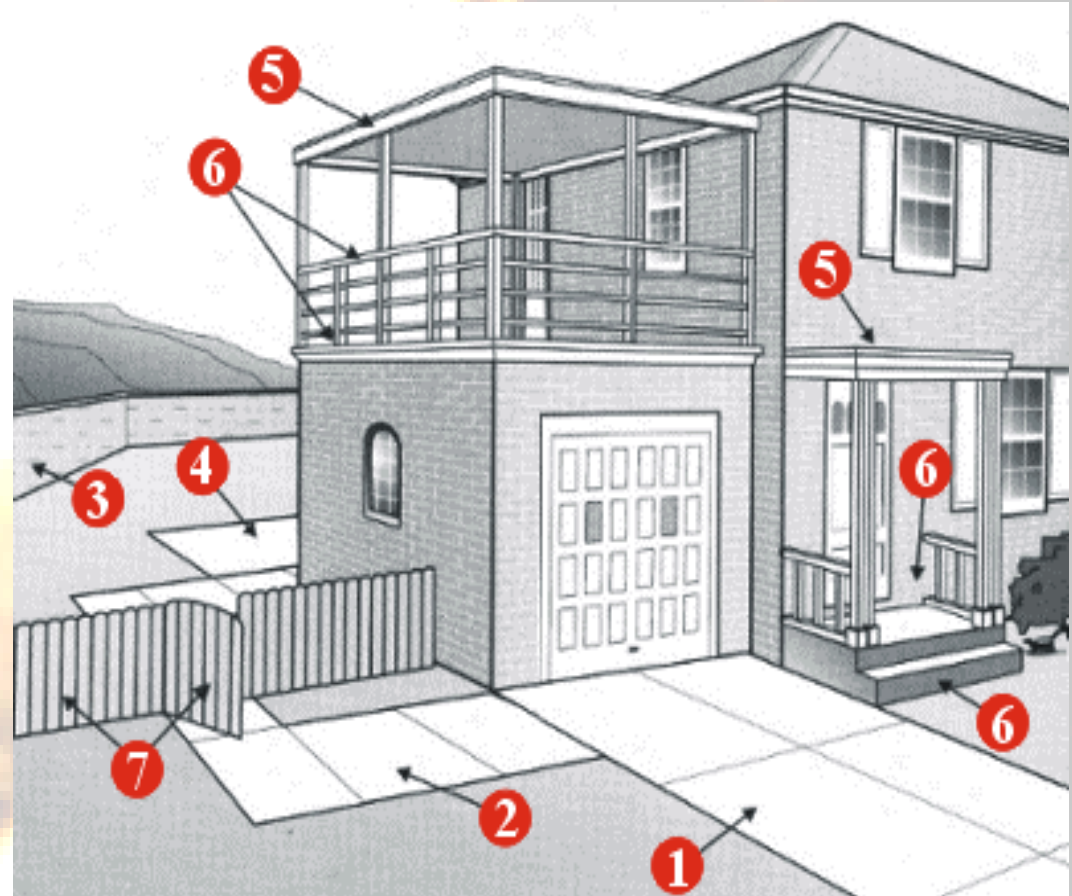
Decks that are higher than 30" above the surrounding ground will need a guardrail that is at least 36" tall. New installations should not have any space in the railing that is larger than 4" in width. Handrails for steps to decks and porches should be easily gripped. Wood decks or porches should be supported by concrete footings and clearance of the wood to the soil is critical to avoid deterioration. If there is no access to the area below the deck or porch it is recommended that this area be opened for inspection. Many jurisdictions require a permit for decks and information should be obtained, if available. Decks or porches with waterproofed surfaces need regular maintenance and resealing approximately every three to five years to prevent cracking and deterioration. If carpet or other material covers the deck, we recommend removal for evaluation.



Fences & Gates

7 - Fences & Gates:

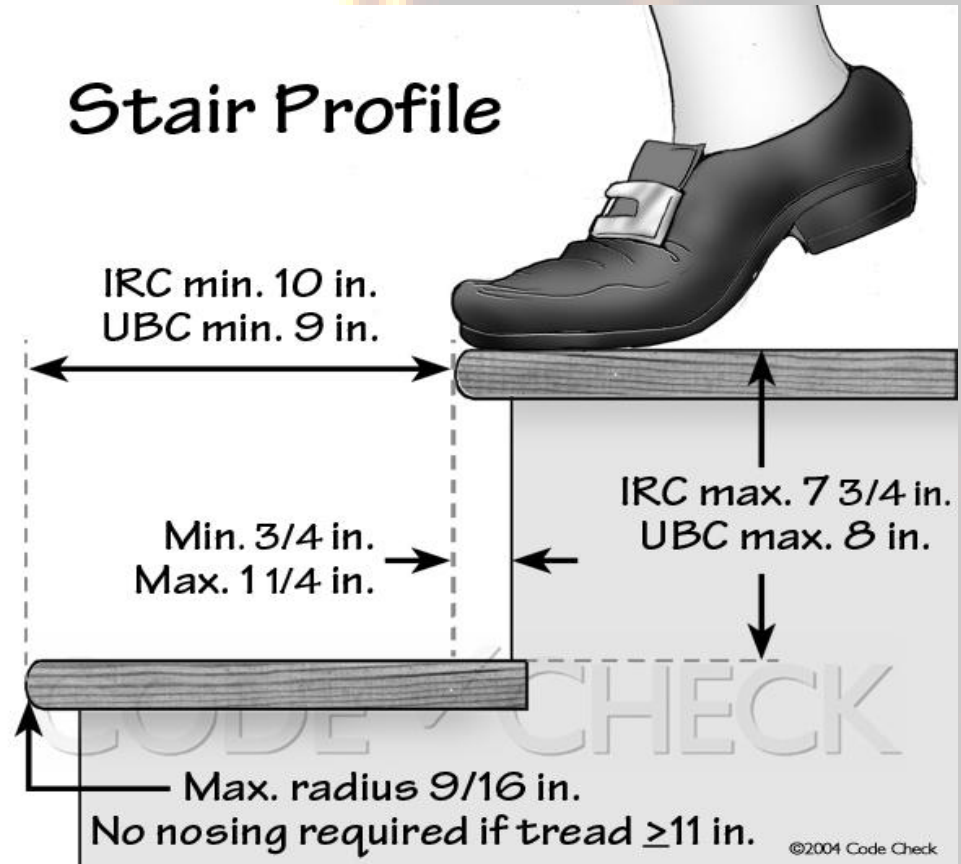
Our evaluation of fences is limited to those areas which may directly have an effect on the condition of the house. Fences that are surrounding pools must be of sufficient height for safety. Each jurisdiction has safety height standards. Gates that enter pool areas must be self-closing and latching.



Exterior Stairs

8 - Exterior Stairs:

Uneven steps are a trip hazard which should be corrected. The difference in the distance between one step and another should be no greater than $3/8$ inch. Handrails should be secure and have a grippable surface. Two by four inch or two by six inch boards are not considered appropriate for handrails unless they are routed with a grip. Current standards call for narrow clearances between rails such that a 4 inch sphere may not pass through. Older rails had larger openings when installed and upgrading should be considered for child safety.

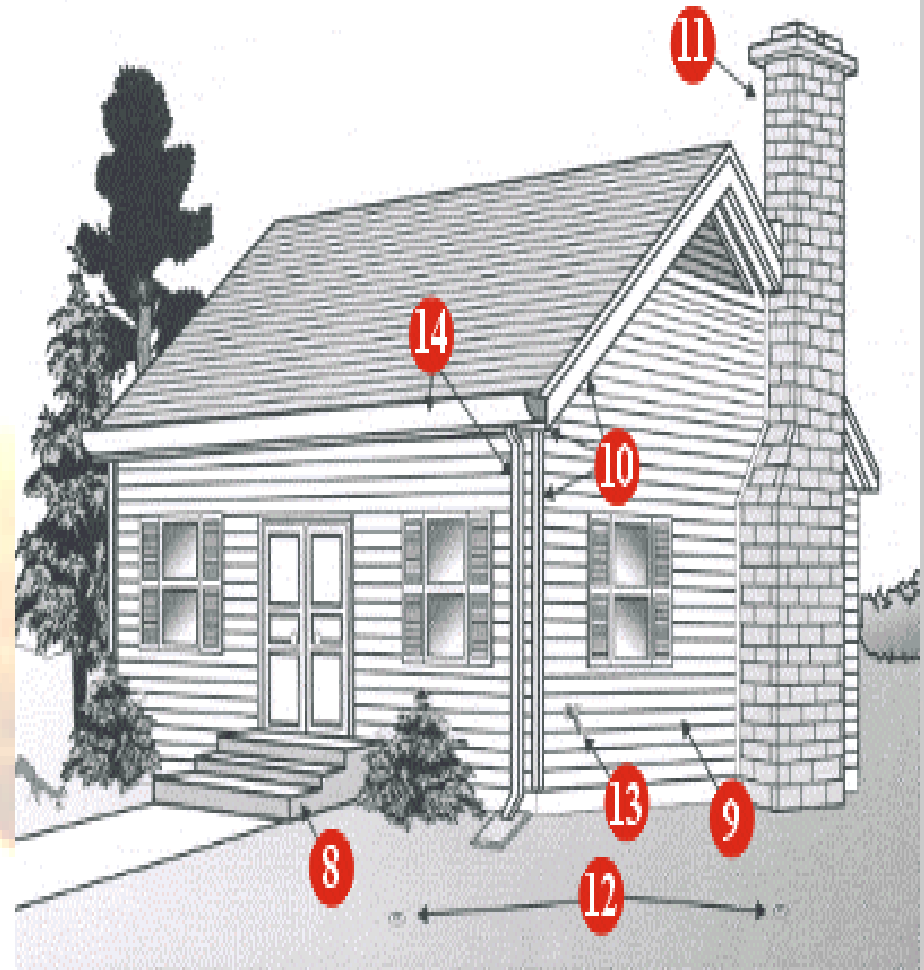


Exterior Walls

9 - Exterior Walls:

Exterior wall coverings protect the wall framing and interior finishes from the weather. Any openings or penetrations in the covering should be properly sealed. Earth should not touch the wall covering and a clearance of approximately 4 to 6 inches should be maintained.

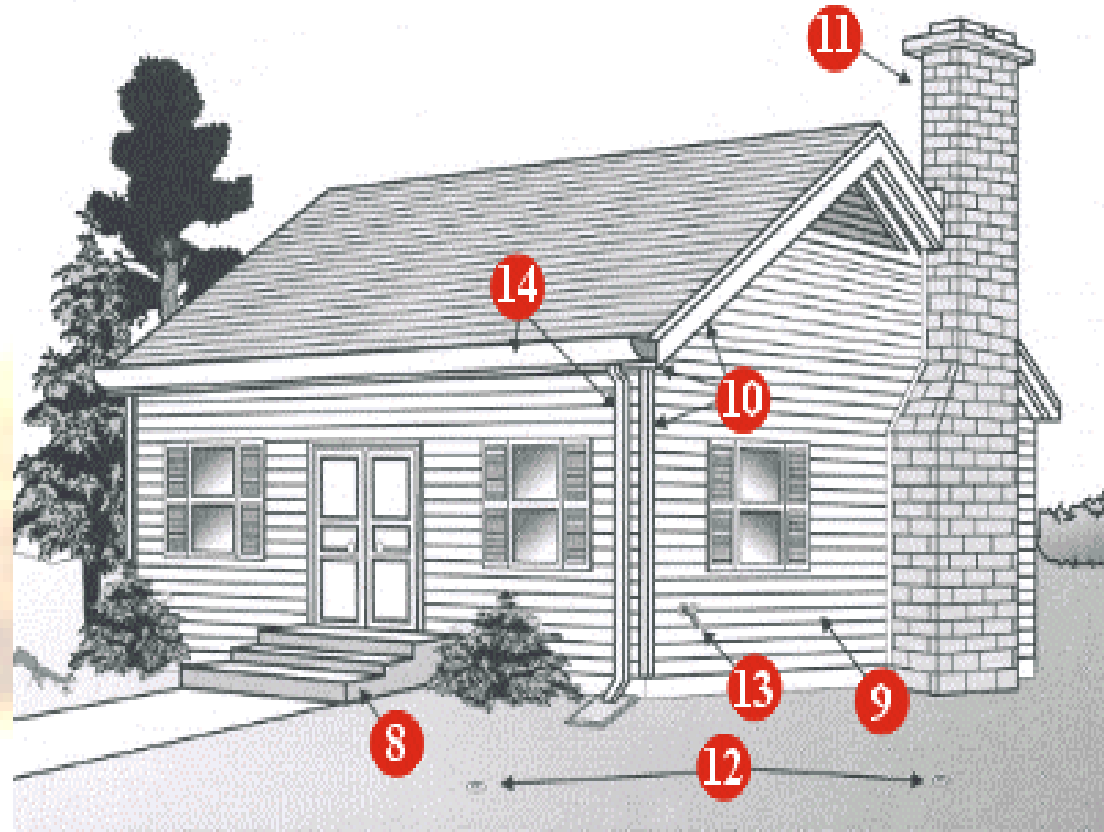
Firewood should not be stored against wood framed walls. Planters that are against the house walls can promote rot and should be corrected.



Trim

10 - Trim:

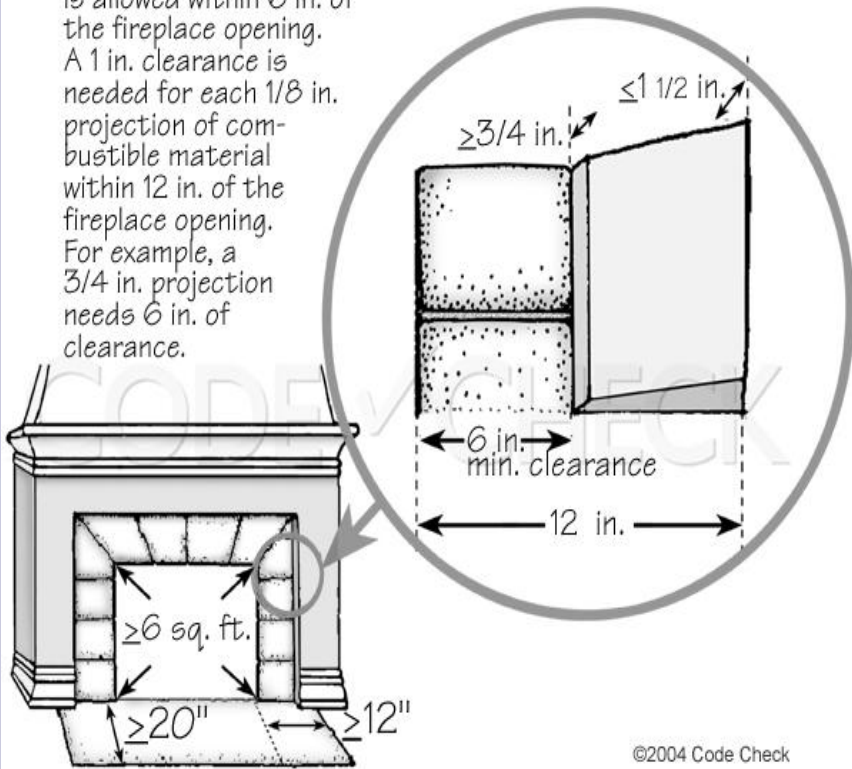
Trim includes the eaves, soffits, fascia and moldings around the exterior. The eave is the portion of the roof that overhangs the wall. Soffits are enclosed caves and should be properly vented to prevent moisture damage. Fascia is the board installed at the end of the eave to give the house a finished appearance. Many times, water running off the roof flows onto this board causing damage.



Chimney

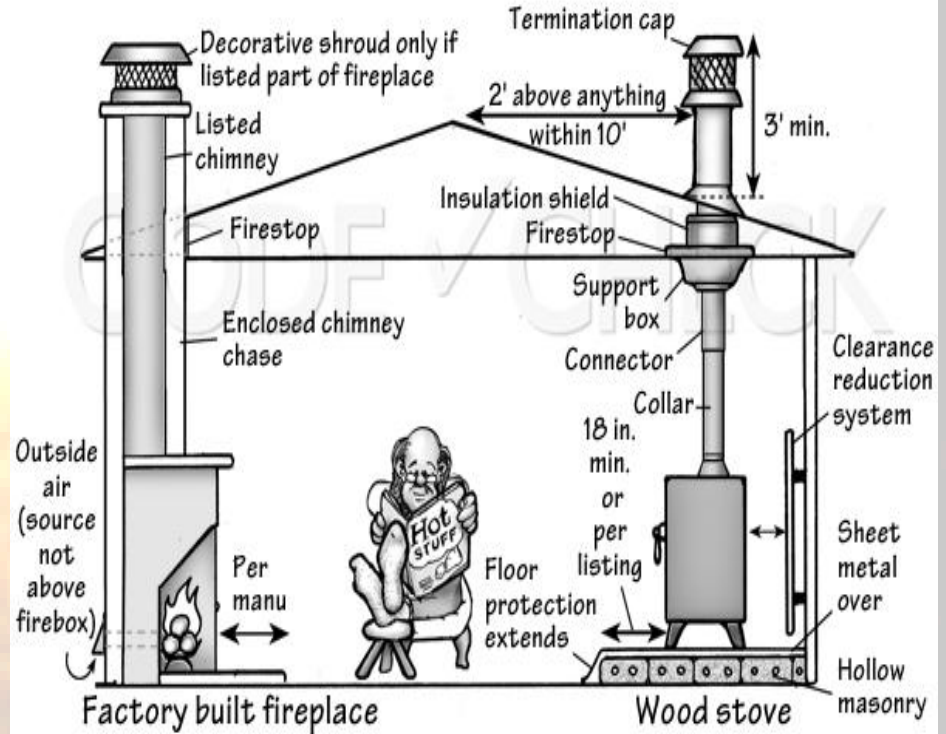
Masonry Fireplace Clearances

No combustible material is allowed within 6 in. of the fireplace opening. A 1 in. clearance is needed for each 1/8 in. projection of combustible material within 12 in. of the fireplace opening. For example, a 3/4 in. projection needs 6 in. of clearance.



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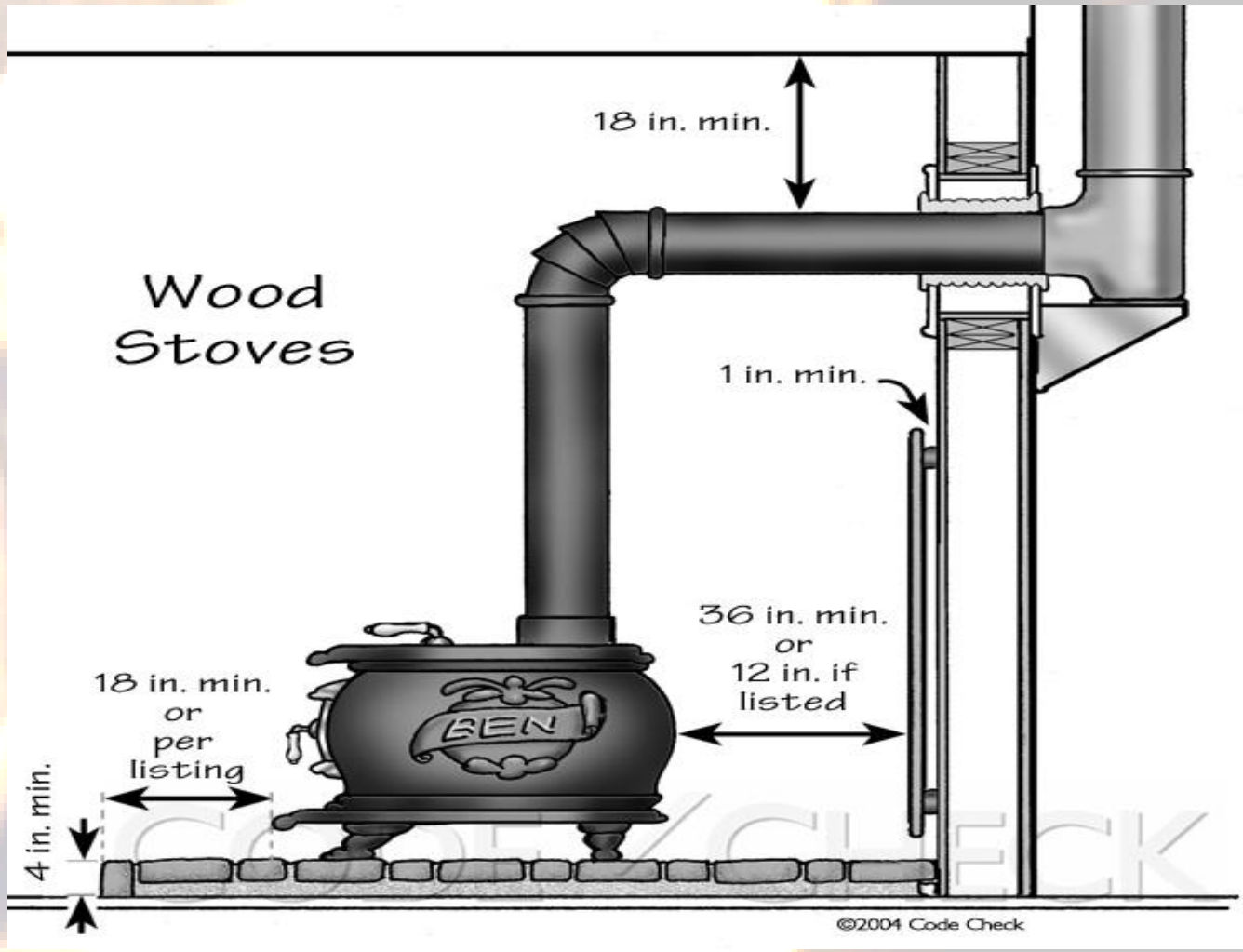
Manufactured Fireplaces and Stoves



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Distance between stove and clearance reduction system min. 36 in. or 12 in. if listed

Wood Stoves

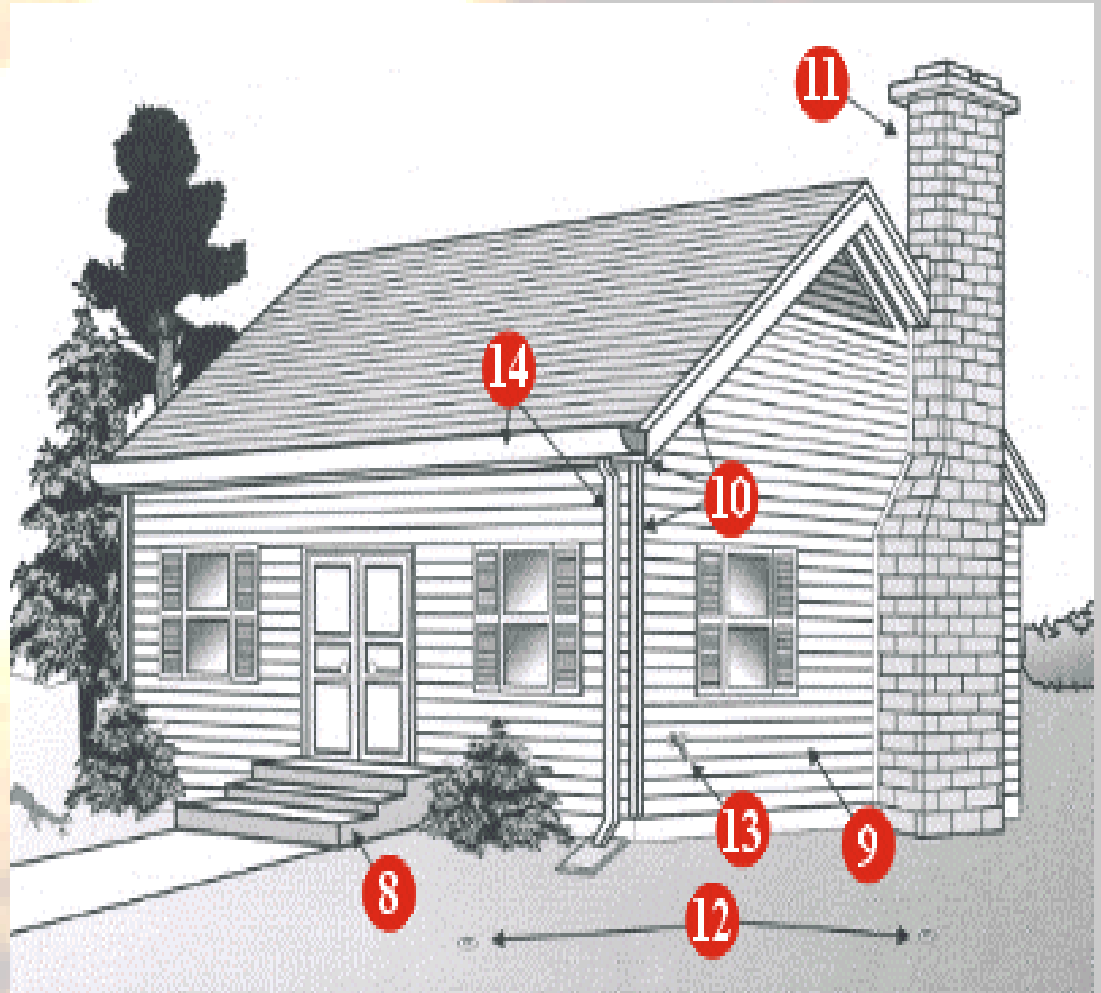


Hose Faucets

13 - Hose Faucets:

If hose faucets are winterized and shut off, they cannot be inspected. Anti-siphon devices for hose faucets prevent any contaminated water from being siphoned back into the house supply. These are easily installed if none are provided.

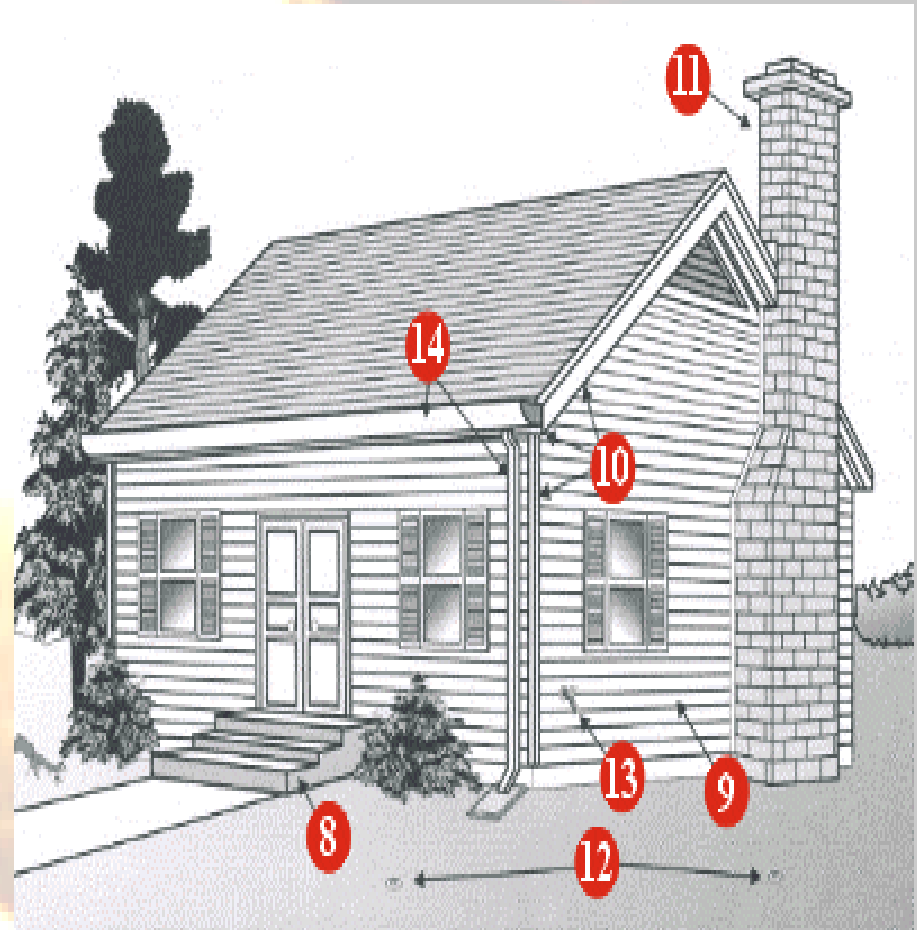
Standard water pressure for most homes is 65 PSI



Gutters

14 - Gutters & Downspouts:

Water tests are not performed during this inspection. Downspouts should lead well away from the house foundation. Gutters should be cleared regularly to avoid damage to the structure and prevent blockages. Flat roofs that drain into area drains should be provided with a second drain system that will operate should the primary drain become blocked.



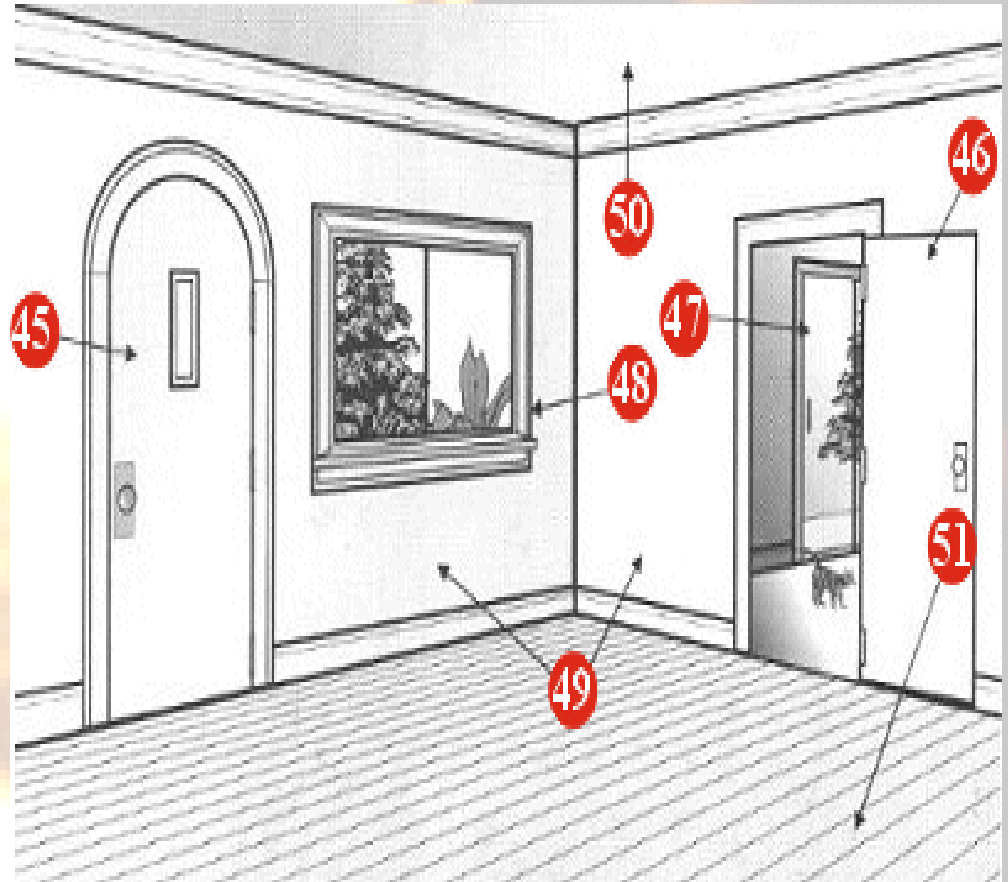
Doors

45 - Entry Doors:

Weather-stripping around the entry door keeps cold air from entering the house. If no weather-stripping is provided we recommend it be installed.

47 - Exterior Doors:

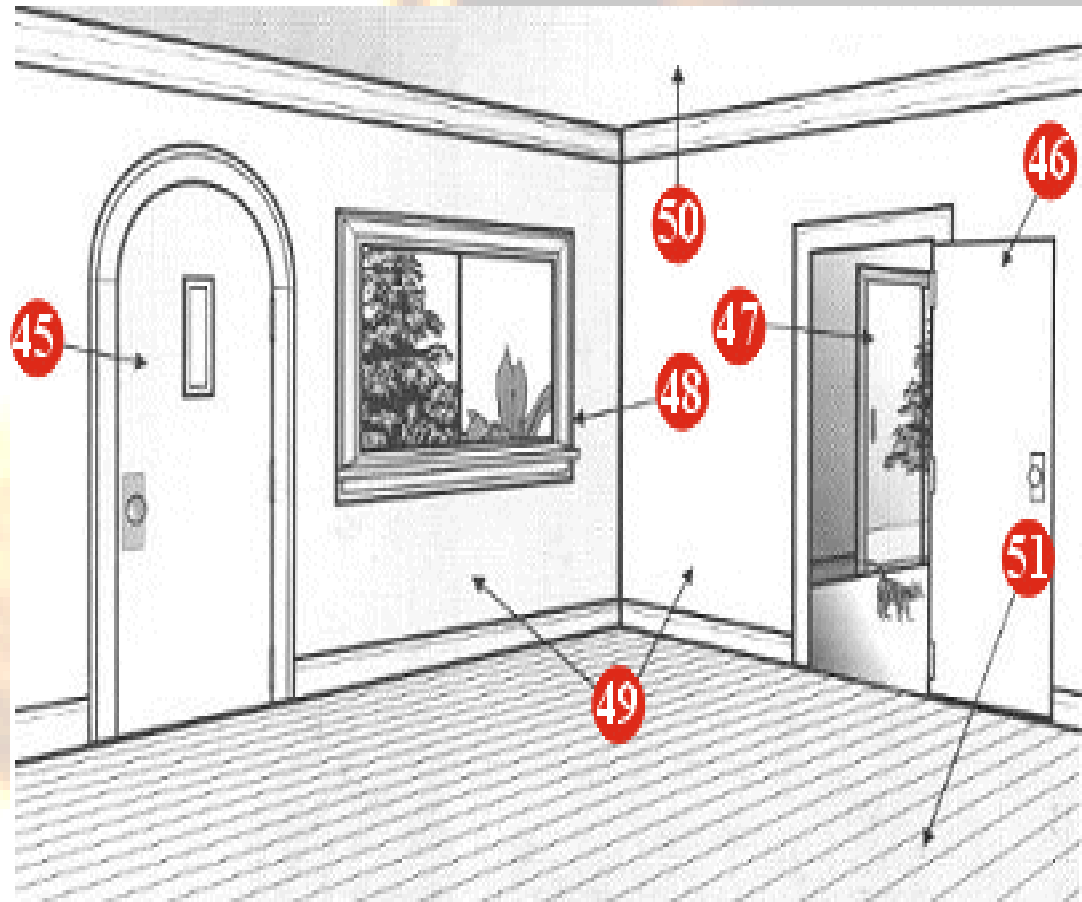
Non-safety glass has been used for years in the sliding glass doors of older homes. You should consider upgrading any non-tempered glass doors throughout your home. At times, it is not possible to determine if glass is tempered.



Interior Doors

46 - Interior Doors:

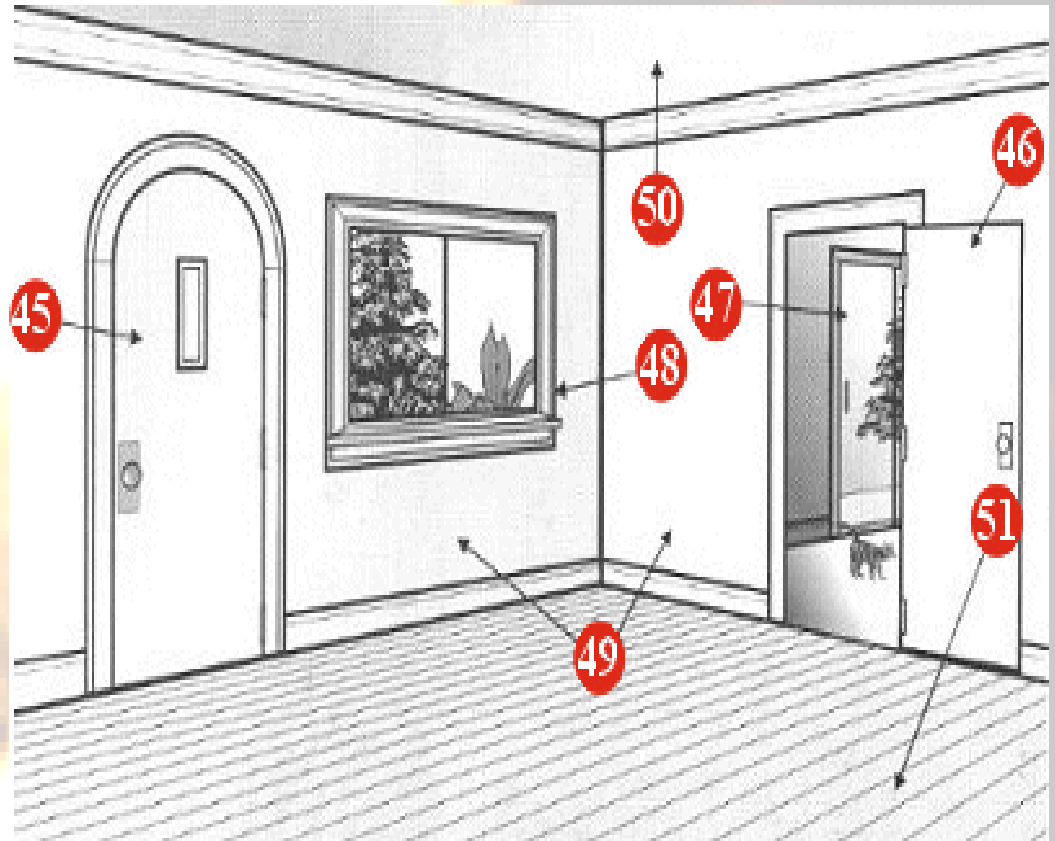
Doors that stick, bind or won't close properly can be adjusted or trimmed to fit. Sometimes however, when doors are out of square and other related conditions are present, it may be an indication of movement in the structure or foundation. If these notes are made, a qualified civil, structural or geotechnical engineer should be consulted.



Windows

48 - Windows:

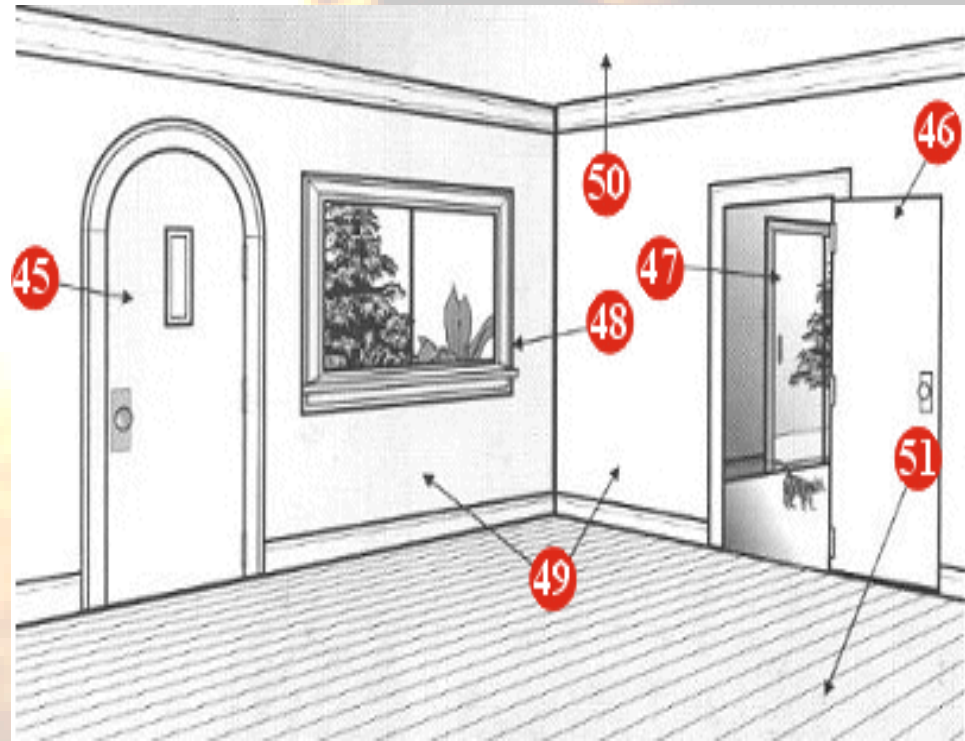
A representative number of windows are checked during our inspection. The condition of winter storm windows and doors are not part of this inspection. It is not possible to evaluate the seal on thermopane windows as conditions change from morning to night and season to season.



Interior / Exterior Walls

49 - Interior / Exterior Walls

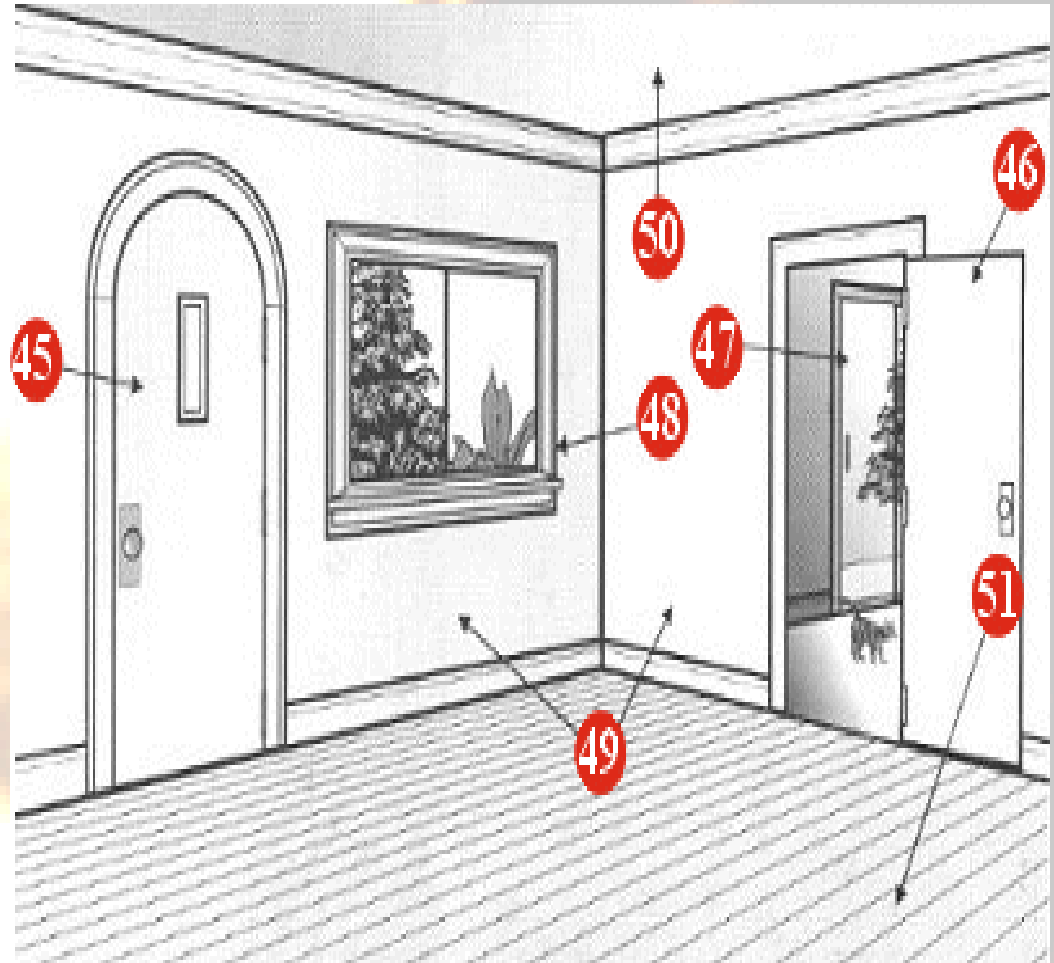
In occupied homes, not all portions of all walls will be exposed to view. After the occupants remove all of their belongings, it is wise for you to conduct a final walkthrough of the home. Look carefully at areas that were not visible during this inspection.



Ceilings

50 - Ceilings:

Moisture stains on ceilings can come from a variety of sources: plumbing leaks, roof leaks and condensation to name a few. At times it is not possible to determine the cause of a stain. Some older acoustic sprayed ceilings have contained asbestos in the past. Only laboratory testing will accurately reveal asbestos and this testing is not included in the inspection fee.



Asbestos in Your Home

Examples of Where Asbestos Hazards May Be Found In The Home

- Some roofing and siding shingles are made of asbestos cement.
- Houses built between 1930 and 1950 may have asbestos as insulation.
- Asbestos may be present in textured paint and in patching compounds used on wall and ceiling joints. Their use was banned in 1977.
- Artificial ashes and embers sold for use in gas-fired fireplaces may contain asbestos.
- Older products such as stove-top pads may have some asbestos compounds.
- Walls and floors around woodburning stoves may be protected with asbestos paper, millboard, or cement sheets.
- Asbestos is found in some vinyl floor tiles and the backing on vinyl sheet flooring and adhesives.
- Hot water and steam pipes in older houses may be coated with an asbestos material or covered with an asbestos blanket or tape.
- Oil and coal furnaces and door gaskets may have asbestos insulation.
- Attic and wall insulation produced using vermiculite ore, particularly ore that originated from a Libby, Montana mine, may contain asbestos fibers. Vermiculite was mined in Libby, Montana between 1923 and 1990. Prior to its close in 1990, much of the world's supply of vermiculite came from the Libby mine. This mine had a natural deposit of asbestos which resulted in the vermiculite being contaminated with asbestos.

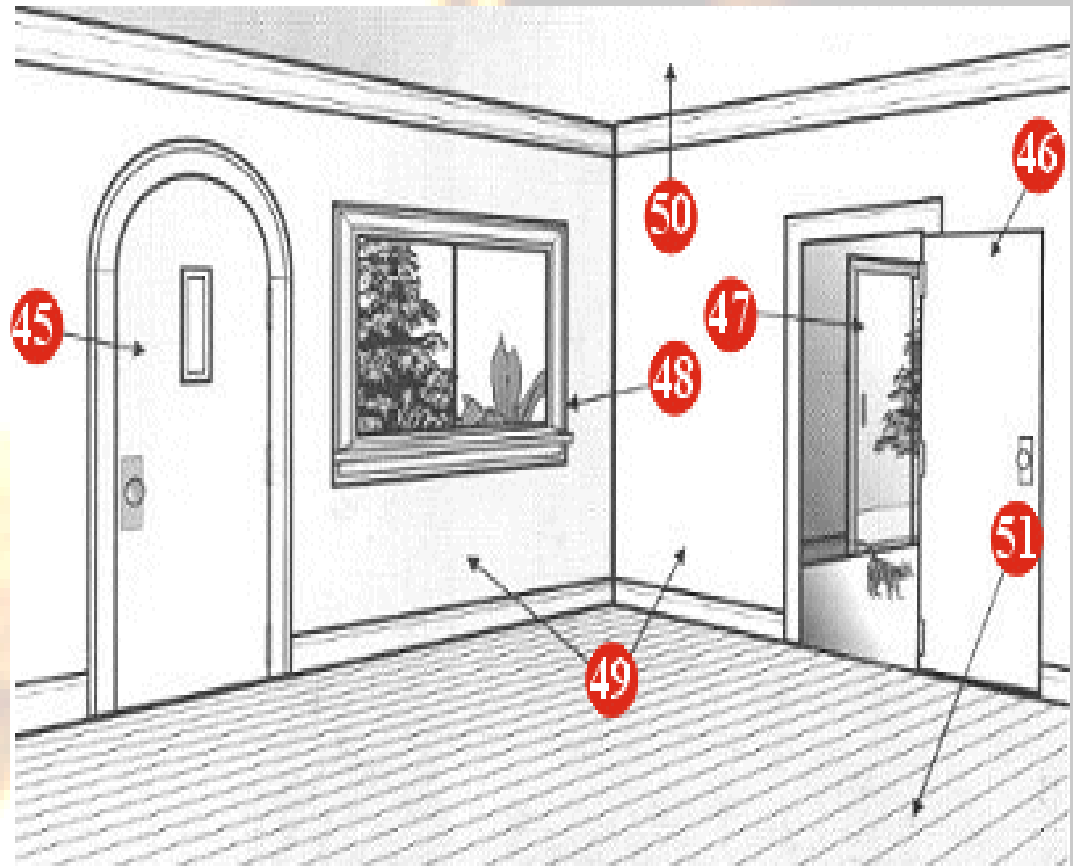
Source:

<http://www.epa.gov/asbestos/pubs/help.html>

Floors

51 - Floors:

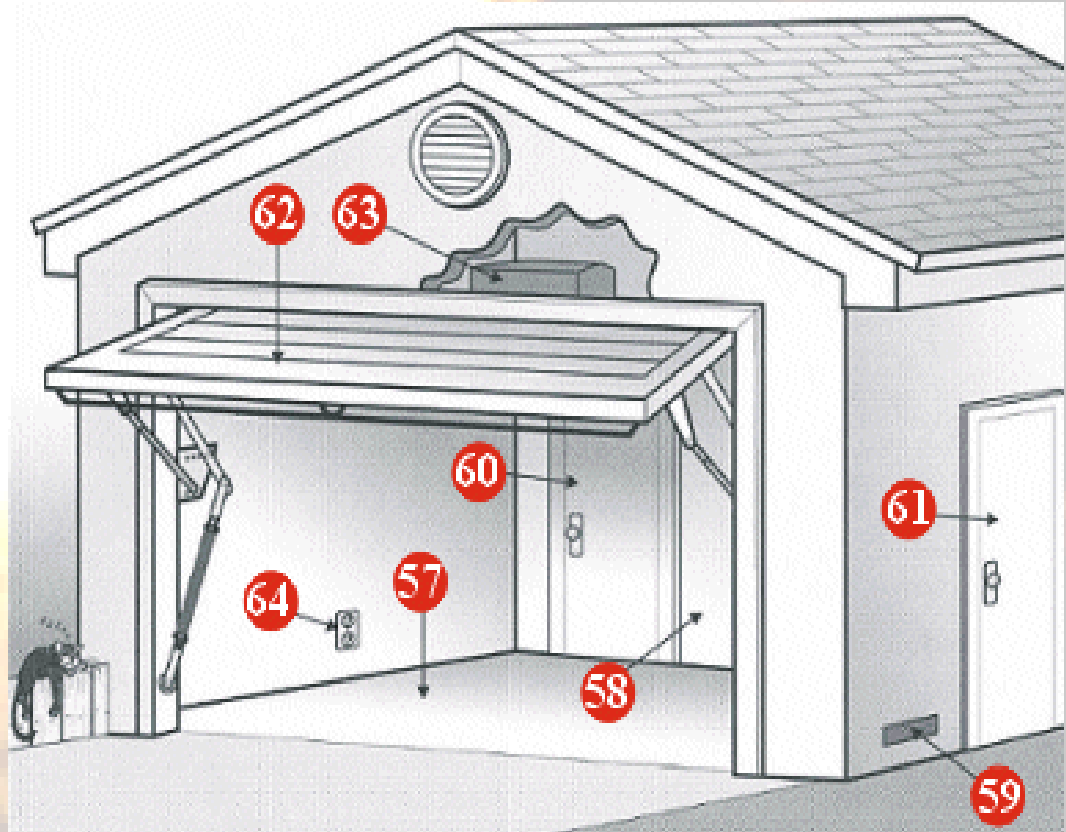
Our evaluation of the floors in the home is to identify major defects where visible. Stains or odors may be hidden and are not part of this inspection. Once furniture and belongings are removed you will be able to view the condition of floor coverings. Do a careful check on your final walkthrough.



Garage Floors

57 - Floor:

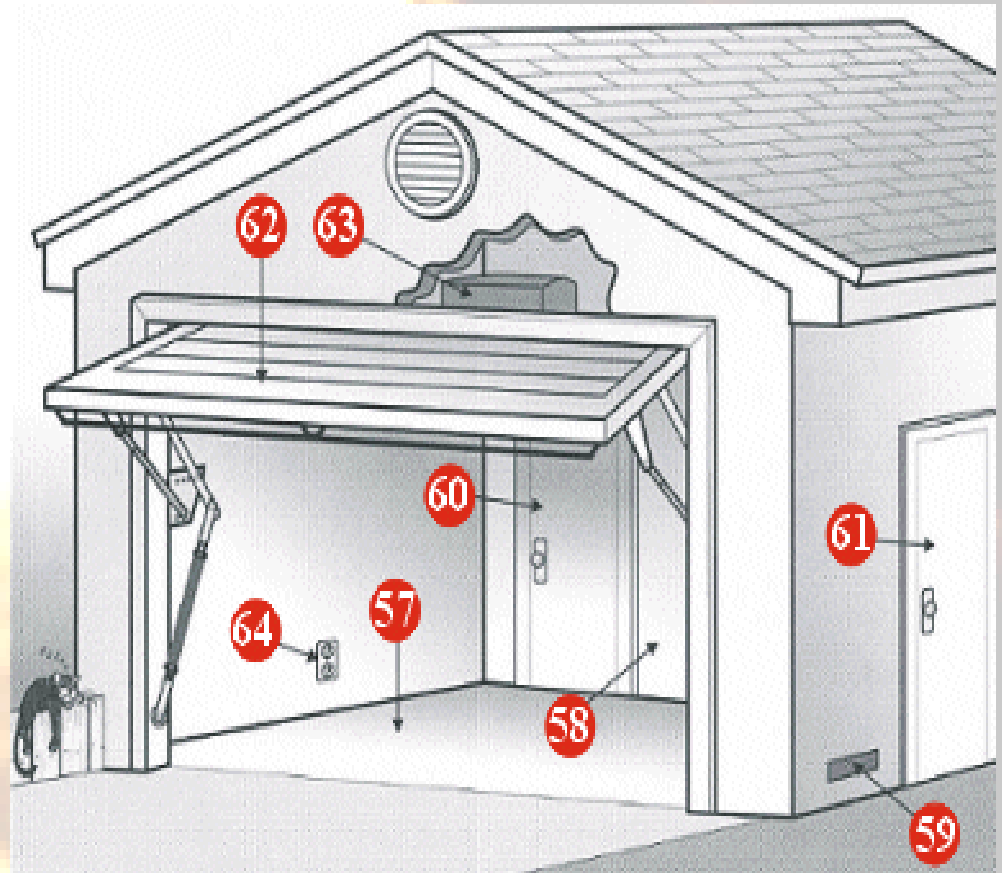
Garage floors should be constructed of non-flammable materials. Carpeting or other floor coverings should be removed. The floor should also be sloped to drain out the overhead door.



Firewalls/Ceiling

58 - Firewall/Ceiling:

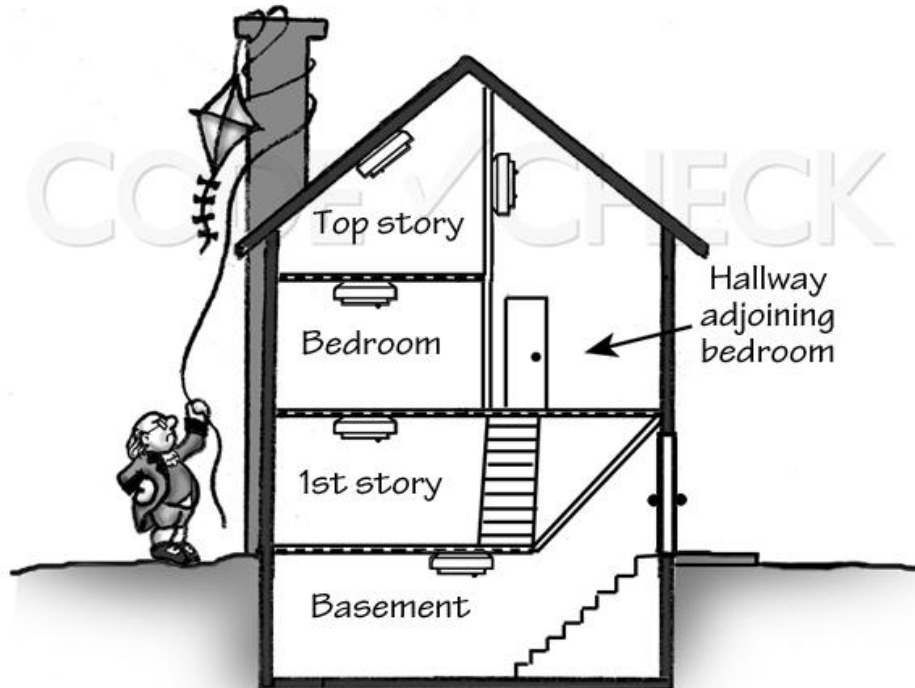
A wall or ceiling that separates the garage from the house is considered a fire separation. The coverings of these areas should not have large holes. It is typically not possible to determine the rating of these coverings.



Smoke Detectors & Carbon Monoxide Detectors

NEW LAW: California residence must have a carbon monoxide detectors in their homes as of July 1, 2011

Smoke Detector Locations



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Smoke
Detector



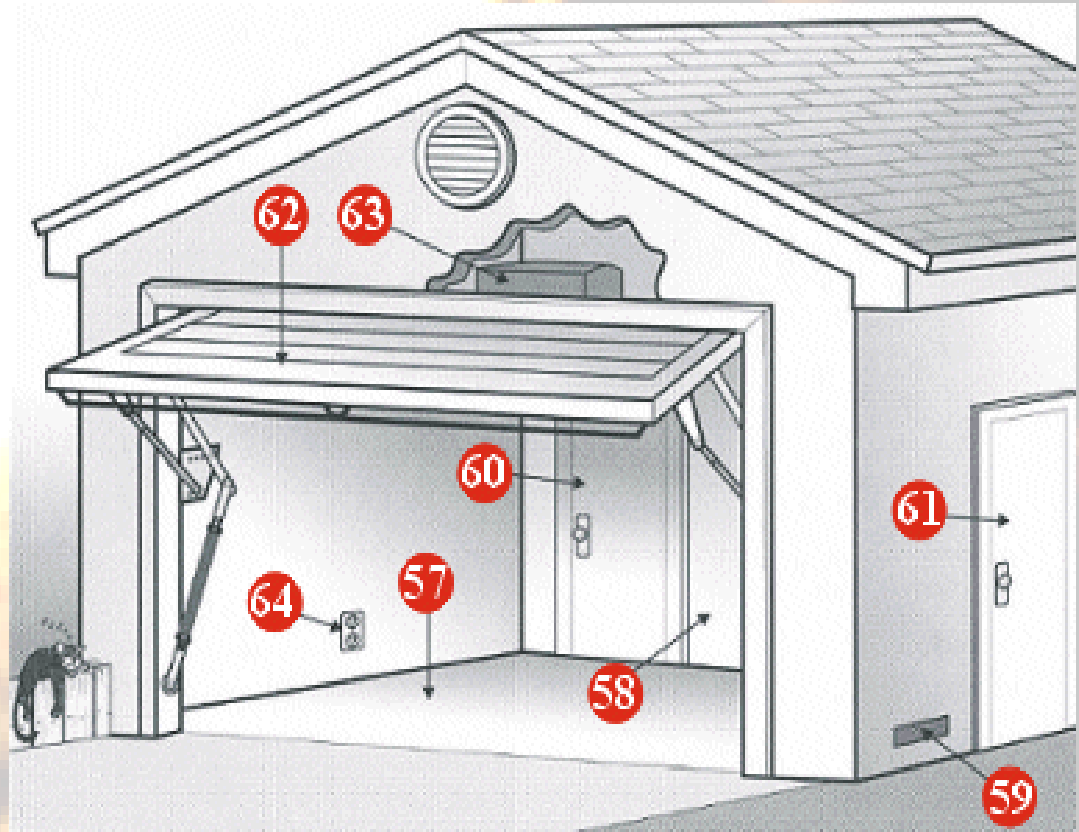
Carbon
Monoxide
Detector



Ventilation

59 - Ventilation:

Ventilation for the garage becomes critical when fuel burning appliances are installed in the garage. These appliances require air for proper combustion.



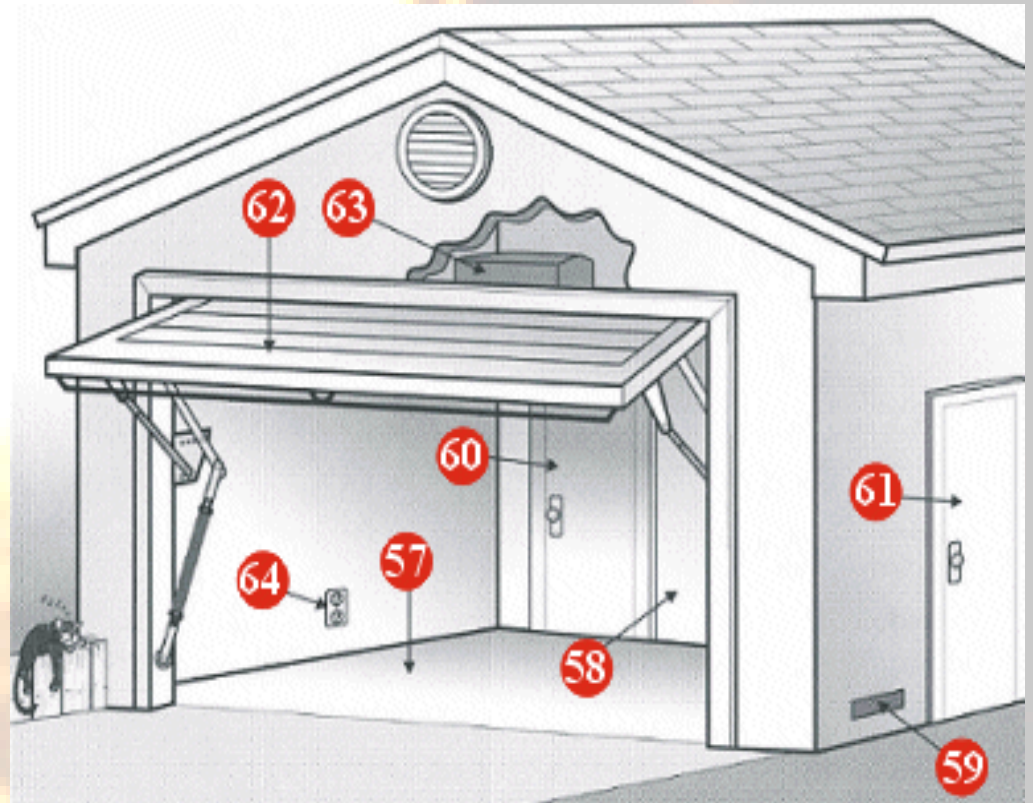
Doors to Living Space

60 - Door to Living Space:

The door that enters the house from the garage is considered a fire separation door and should be solid wood, solid core or rated for that location. Pet doors are not allowed.

Door must be solid and at least 1 3/8" thick.

Must be self closing and not have any holes.



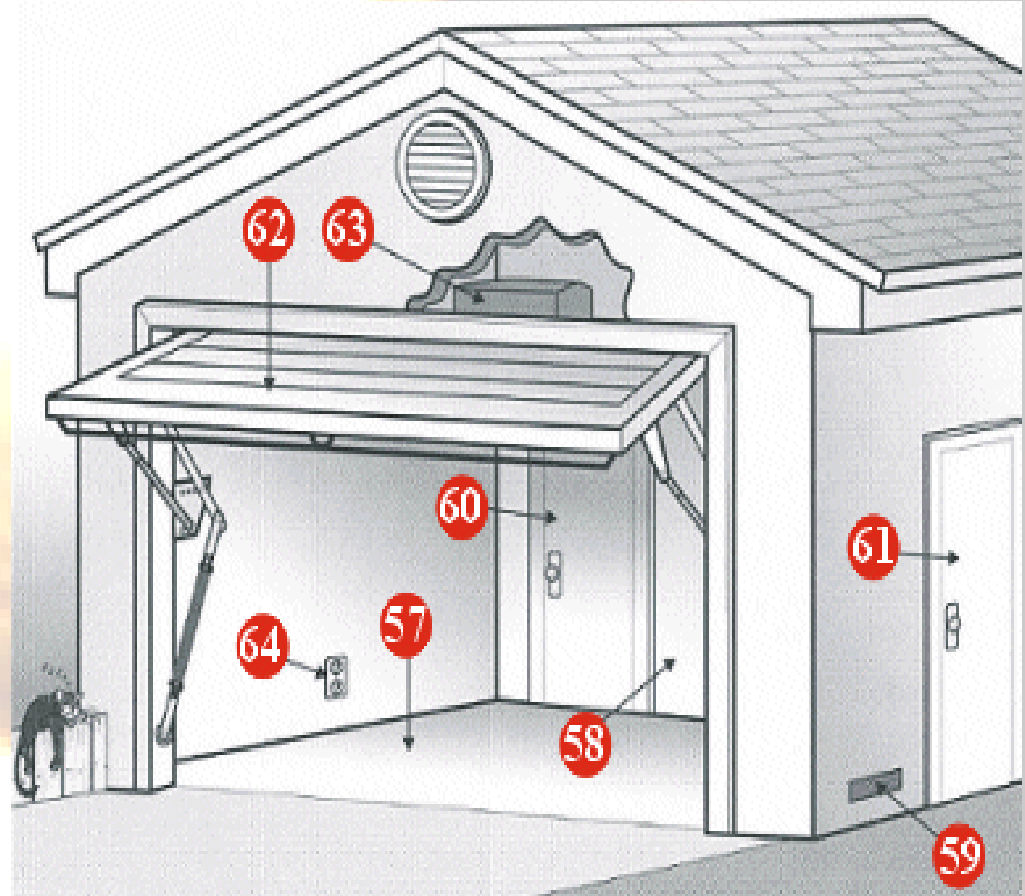
Main Garage Door

62 - Vehicle Door:

Garage vehicle door types vary from roll-up to tilt-up to sliding. Older door hardware springs are considered unsafe if safety catches and wires are not provided. For safety, upgrading is recommended for older hardware.

63 - Automatic Opener:

Garage door opener remote controls are not tested. If a door hits an obstruction during closing it should reverse automatically for safety. Older openers were not equipped with this safety function.

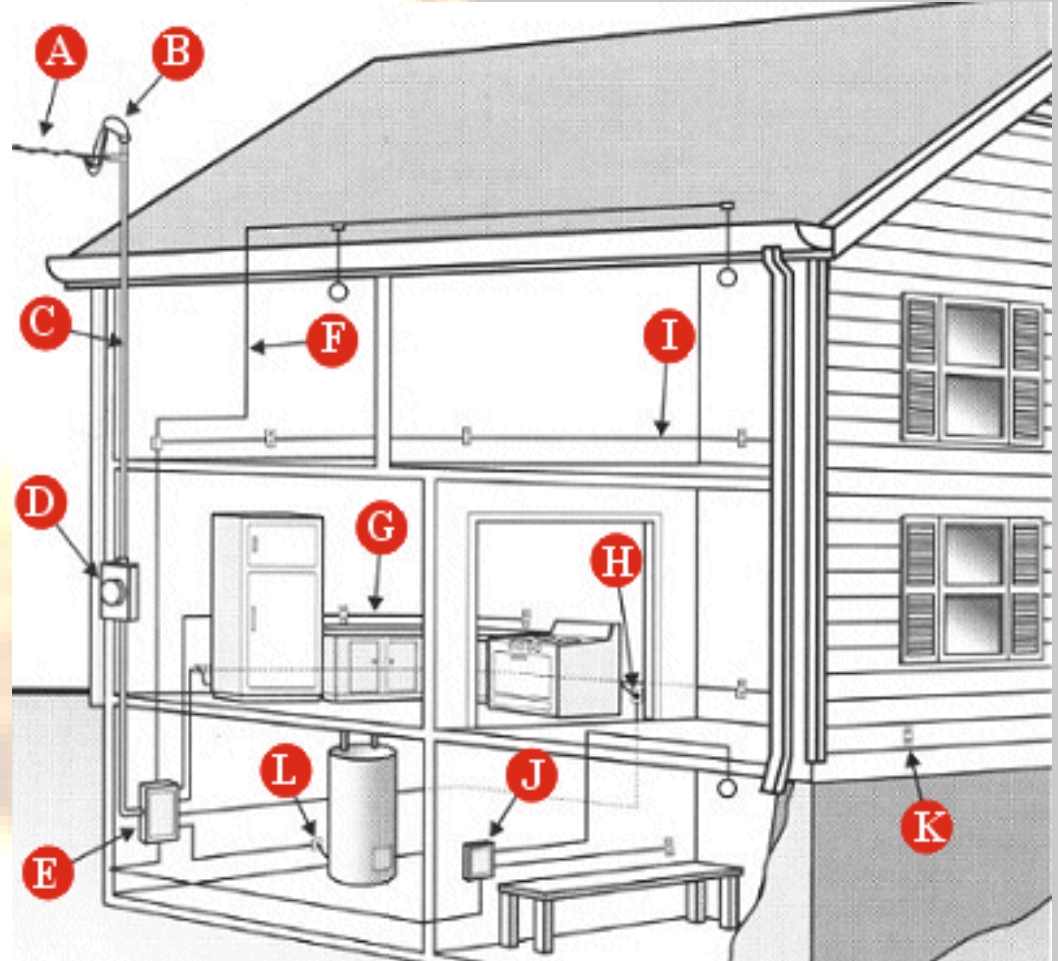


Foundation Raised vs Slab

- Some of the most historic homes in America owe their durability to their raised floor assemblies. You too can expect a lifetime of strength and stability from a wood-framed foundation.
- By design, a raised floor removes your home from contact with the ground, isolating the living space from ground moisture—and making the raised floor system less susceptible to ground-related moisture problems like mold.
- The raised floor also helps keep termites at bay. Properly installed termite shields help repel these unwelcome visitors, and the crawlspace under the floor makes termite inspection simple and infestation easier to spot. In slab construction, termite infestation may not be apparent until it is too late. Plus, slabs often crack, making the home more vulnerable to termites.

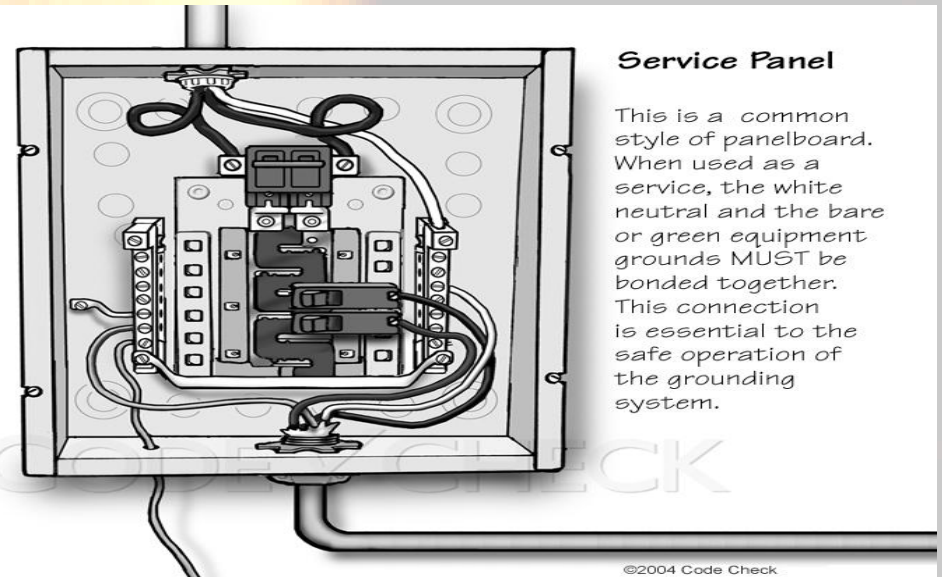
Electrical

- A - Service Drop**
- B - Weatherhead**
- C - Service Mast / Conduit**
- D - Electric Meter**
- E - Main Panel**
- F - 120 Volt Lighting Circuit**
- G - 120 Volt Outlet Circuit**
- H - 240 Volt Oven Circuit**
- I - 120 Volt Outlet Circuit**
- J - Sub-Panel**
- K - "GFCI" Protected Outlet**
- L - 240 Volt Water Heater Circuit**



Electrical Panels

- ✓ Main Panel
- ✓ Sub Panel
- Amperage /Volts
 - Amperages range from 90, 100, 200 amps
 - Voltage range from 110 to 220
- Different types of wiring:
 - Copper
 - Aluminum
- GFI – Ground Fault Interrupt



Service Panel

This is a common style of panelboard. When used as a service, the white neutral and the bare or green equipment grounds MUST be bonded together. This connection is essential to the safe operation of the grounding system.

Ground & Ungrounded Electrical Outlet



If you live in a really old houses, you might have ungrounded electrical outlets. These are outlets that have only two prongs in them, as opposed to the three-pronged outlets, which have been standard since the early 1960s. In addition to providing an added measure of safety, grounded outlets are important to have as many appliances like computers and microwaves have grounded plugs. If you don't have the three-pronged, grounded outlets, it's a fairly simple upgrade that you can do yourself.

Information on how to Ground and Unground electrical outlet can be found on line @

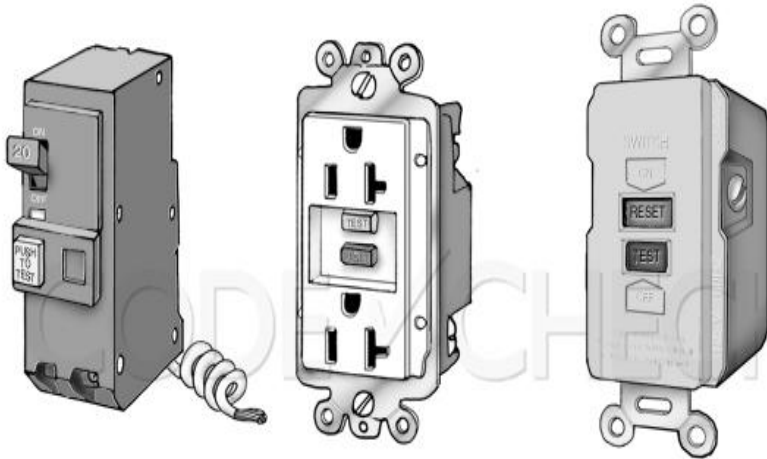
http://www.ehow.com/how_6566475_ground-ungrounded-electrical-outlet.html



Two prong outlet like this it's not grounded.

If your outlet doesn't have three prongs like this, it's not grounded.

GFI – Ground Fault Interrupt

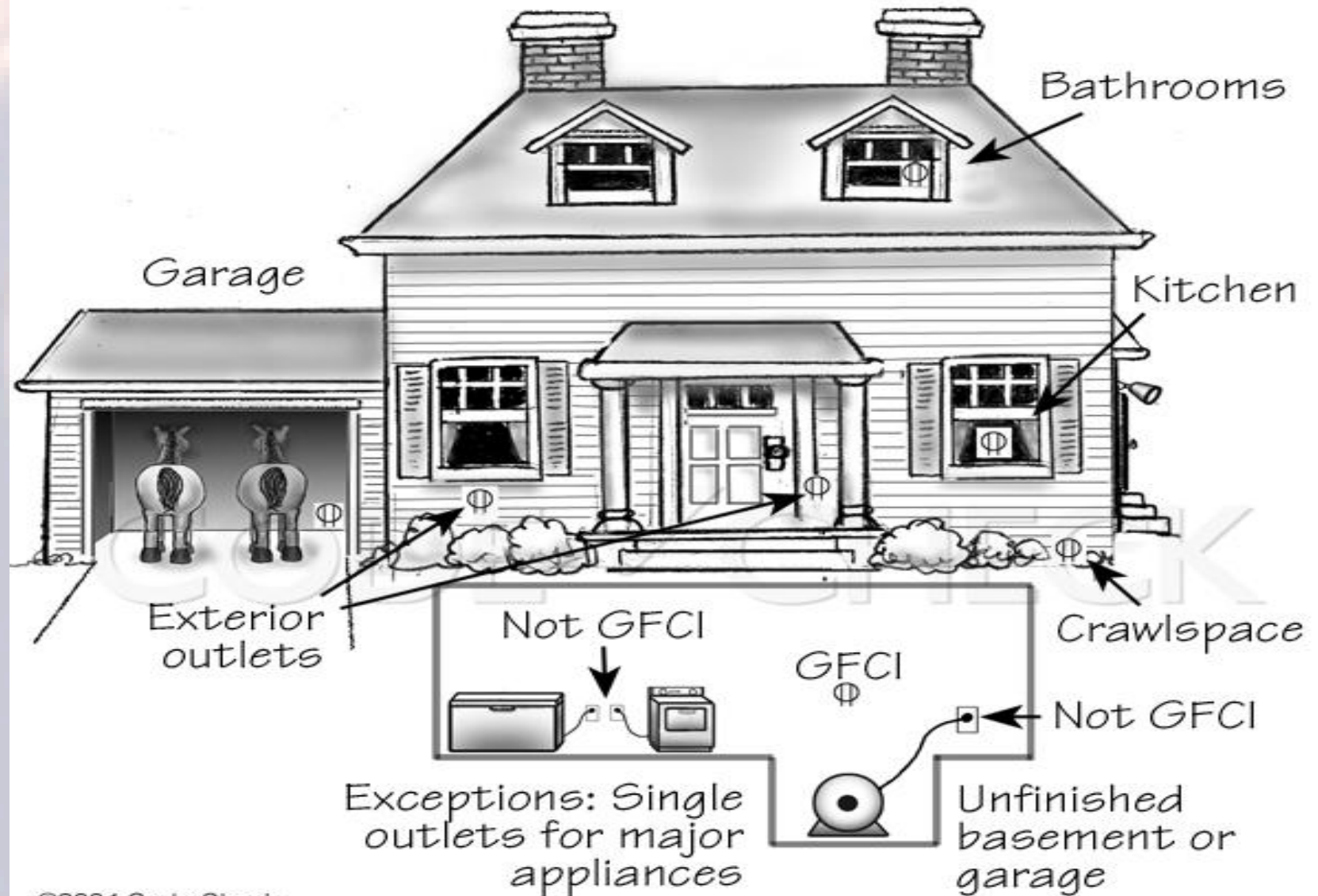


3 GFCIs

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Required GFCI Protection



<http://www.EEInspect.com/>

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- > HOME GLOSSARY
- > AFFILIATIONS
- > SAMPLE REPORT
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Counties

*We have offices located in Antioch & Auburn, CA for your convenience.
(Inspections done 7 days a week)*



Real estate is usually the largest investment you will ever make, yet many people do so without knowing the condition of the property they are purchasing.

That's why a professional Home Inspection from Eagle Eye Inspection Services is such a valuable investment! An analysis of the property, conducted by a specially trained and completely objective home inspector, can identify nonfunctioning systems, damaged building components, safety issues and quality installations. Having this information before you purchase, sell, repair or remodel can return many dividends, both financially and emotionally!

How We Can Help You

Our inspections enable you to take control of your real estate transaction by helping you:

- Identify potential problems
- Survey the home's condition
- Consider possible repairs and upgrades
- Take measure of your investment decision
- Experience confidence and peace of mind about your investment and any negotiations.



<http://www.eeinspect.com/index.html>

EAGLE EYE INSPECTION SERVICES

Knowing your property before you Buy or Sell!

Toll-Free: 1-877-706-7006

Residential, Commercial, Pool & Spas,
as well as Manufactured Homes

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Serving Bay Area locations

Contra Costa County including

*Concord, Clayton, Martinez, Antioch, Brentwood, Oakley, Bethel
Island, Discovery Bay, Pittsburg, Bay point, Vallejo,
Black Hawk, Danville, San Ramon, Oakland, Richmond
& San Francisco.*

Also Serving Sacramento & Gold Country Counties

*We have offices located in Antioch & Auburn, CA for your convenience.
(Inspections done 7 days a week)*



Full Color Narrative, Picture Report

Reports are easy to understand
with Narrative Color Legends and
pictures

- **Black = FUNCTIONAL**
- **Green = INFORMATIONAL**
- **Red = RECOMMENDED, Health-
Fire- Safety**
- **Blue = RECOMMENDED – Not
required**

When Do I Receive My Report

Usually within 24 hours of the inspection the client will receive an email outlining a link, user name and password to download the full color coded report via our website. Additionally upon request a hard copy of the report will be sent via the US Post Office to keep for future resource!

Access Sample Report

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Homeinspection.com
MEMBER



A close-up, high-contrast photograph of an eagle's face, focusing on its eye and beak. The eagle's feathers are a mix of brown and white, and its eye is a sharp, golden-brown color. The lighting is dramatic, highlighting the texture of the feathers and the intensity of the eagle's gaze.

Eagle Eye Inspection Services

Knowing your property before you buy or sell!

**Jeff Kukuk
Owner / Inspector**

www.EEInspect.com

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Q & A