

ELITE GROUP

INSPECTION PROFESSIONALS



4842 Rockbluff Dr, Rolling Hills Estates, CA 90274
Inspection prepared for: Mike Eardley
Real Estate Agent: Cameron Stearns -

Date of Inspection: 8/17/2020 Time: 10:00 AM
Age of Home: 1957 (63 Years Old) Size: 1,865 Sq. Ft.
Weather: Cloudy, Warm, Dry
Order ID: 215396

Inspector: Ruben Mariscal
Certified Master Inspector
Phone: (714) 343-3207



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EliteInspections.com



Summary Page

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Further evaluation is recommended for any item written in red text or marked "needs to be serviced" on this report -- further evaluation often times will allow a contractor to find additional items needing repair beyond the scope of the home inspection. Failure to further evaluate any item as recommended releases us of any liability.

INTERIOR		
Page 9 Item: 4	Window Conditions	• Missing crank handle or stripped crank - window not tested - needs to be serviced
BEDROOMS		
Page 12 Item: 5	Window Conditions	• Did not operate - needs to be serviced - MASTER BEDROOM • Not tempered glass - unsafe - needs to be serviced
Page 12 Item: 7	Sliding Glass Doors	• Not tempered glass- unsafe - needs to be serviced
Page 13 Item: 9	Electrical	• Junction box missing cover - needs to be serviced - MASTER BEDROOM
BATHROOMS		
Page 16 Item: 11	Bath Tubs	• Tub fixture leaks when operated - needs to be serviced • Discolored water observed at fixture when running water - this may be a sign of internal deterioration of plumbing distribution piping or the internal parts of the water heater - further evaluation by a licensed plumber is recommended
Page 17 Item: 12	Showers	• Did not operate - needs to be serviced - HALL BATHROOM
Page 17 Item: 13	Shower Walls	• Large cracks - needs to be serviced - HALL BATHROOM
Page 18 Item: 16	Plumbing	• Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber - BOTH BATHROOMS
KITCHEN		
Page 20 Item: 4	Window Conditions	• Did not operate - needs to be serviced
Page 20 Item: 6	Cabinets	• Large cracks or holes - needs to be serviced
Page 22 Item: 10	Garbage Disposals	• Missing proper wire grommet at wire connection to unit - needs to be serviced
Page 22 Item: 12	Ranges	• Left rear element/burner not operating - needs to be serviced
Page 23 Item: 14	Exhaust Vents	• Does not operate - needs to be serviced
LAUNDRY AREA		
Page 25 Item: 2	Dryer Vent	• Missing the exterior cover - needs to be installed
HEATING/AIR CONDITIONING		
Page 26 Item: 4	Gas Supply Valves and Pipes	• Flexible connector through sheet metal cabinet - needs to be serviced
Page 27 Item: 8	Registers	• Air flow weak at some registers or significant temperature differences were observed when operating the HVAC system - recommend further evaluation by a licensed HVAC technician
Page 28 Item: 9	Combustion Air	• Door to enclosure does not seal, allowing for an improper mixture of air used for burning fuel (combustion air) and air used for breathing (conditioned air) - recommend adding weatherstripping to perimeter of opening - needs to be serviced

WATER HEATERS

Page 30 Item: 3	Plumbing	• Shutoff valve is corroded - needs to be serviced
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ELECTRICAL/GAS SERVICE

Page 32 Item: 1	Main Panel	• Manufacture of panel a brand (Zinsco) known for frequent issues - recommend further evaluation by a licensed electrician
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Page 32 Item: 3	Breakers	• Burned, scorched, or melted wiring/breakers observed - recommend further evaluation by a licensed electrician • Manufacture of breakers/panel is a brand (Zinsco) known for frequent issues - recommend further evaluation by a licensed electrician
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Page 33 Item: 6	Main Gas Valve	• Significant rusting - needs to be evaluated by Gas Company
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ATTIC AREA

Page 35 Item: 2	Structure	• Deteriorated wood observed - consult termite report - needs to be serviced • Stains present on wood members of structure - evidence of past moisture entering structure - monitor for future moisture intrusion
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Page 35 Item: 3	Insulation	• Evidence of rodents/birds/pests in the attic - recommend further evaluation by pest services company
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GARAGE AND/OR CARPORT

Page 37 Item: 2	Rafters & Ceilings	• Moisture damage/stains - needs further evaluation
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Page 38 Item: 5	Garage Door Openers	• Operates with an extension cord as permanent wiring - needs to operate from a proper outlet near the opener - needs to be serviced
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Page 38 Item: 9	Slab	• Evidence of rodents/pests - recommend pest services inspection for further evaluation
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Page 39 Item: 10	Electrical	• Exposed nonmetallic wire (romex/cloth) below eight feet - needs to be serviced
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EXTERIOR AREAS

Page 40 Item: 5	Eaves & Fascia	• Moisture damage - consult termite report - needs to be serviced • Deteriorated in areas - consult the termite report - needs to be serviced
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FOUNDATION

Page 42 Item: 6	Posts and Girders	• Beam/joist over notched/bored - needs to be serviced
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Page 44 Item: 12	Plumbing	• Leak found under tub - needs to be serviced
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GROUNDS

Page 45 Item: 1	Driveways and Walkways	• Walkway displaced/uplifted/uneven areas - potential trip hazard - needs to be serviced
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Page 45 Item: 2	Patio and Porch Roofs	• Wood deterioration observed - consult termite report - needs to be serviced
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Page 46 Item: 4	Exterior Electrical	• No power present at outlet - needs to be serviced • Exterior switch did not operate - needs to be serviced
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Page 46 Item: 6	Exterior Plumbing and Faucets	• Exterior hose faucet leaks/drips when off - needs to be serviced
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Page 47 Item: 8	Water Pressure	• Approximate pounds per square inch: 100--HIGH PRESURE
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Page 47 Item: 9	Pressure Regulator	• None visible and pressure is above 80 PSI - recommend adding pressure regulator to allow adjustments - needs to be serviced
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Page 49 Item: 13	Grading	• Grade slopes towards structure - needs to be serviced
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ROOF

Page 50 Item: 1	Condition	<ul style="list-style-type: none">• Signs of poor slope or lack of proper drainage on roof - needs to be serviced• Improper materials present on a low pitch roof - recommend further evaluation by a licensed roofer
Page 51 Item: 2	Flashings	<ul style="list-style-type: none">• Reroof covers flashings - improper installation - needs further evaluation by a licensed roofer• Not properly integrated into masonry chimney - needs to be serviced• Missing at roof to wall juncture - needs to be serviced
Page 52 Item: 6	Spark Arrestors	<ul style="list-style-type: none">• No spark arrestor/rain cap present - recommend installation



ABOUT YOUR INSPECTION - PLEASE READ ALL OF THE INFORMATION WE PROVIDE BELOW

In order for you to receive the full value of this inspection, please read all of the information we have provided.

ALL ITEMS IN RED PRINT ARE OF IMMEDIATE CONCERN TO THIS STRUCTURE AND SHOULD BE FURTHER EVALUATED BEFORE THE CLOSE IN ESCROW. HOWEVER, THE ENTIRE REPORT MUST BE READ FOR FULL DISCLOSURE, AS OTHER ITEMS WRITTEN IN THE REPORT MAY REQUIRE FURTHER EVALUATION AS DEEMED BY THE OPINION OF THE READER. IF A FURTHER EVALUATION IS NOT PERFORMED AND ADDITIONAL DEFECTS ARE FOUND AFTER THE CONTINGENCY PERIOD HAS EXPIRED, THEN ANY DISPUTES OR CLAIMS AGAINST THE INSPECTION WILL BE DENIED. SIMPLY PUT, IF YOU DO NOT FOLLOW THE ADVICE IN THIS REPORT, THEN YOU CANNOT HOLD THE INSPECTOR OR THE INSPECTION REPORT LIABLE AFTER YOU MOVE INTO THE INSPECTED STRUCTURE OR PROPERTY.

This IS a limited Inspection: It is impossible to inspect every square inch of every area of a home in a limited time frame. A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection only and does NOT reflect, anticipate or predict future conditions. Conditions at a home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee what condition a home will be in when the transaction closes. It's not uncommon for conditions to change between the time of the inspection and the closing date. During this inspection your inspector did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. Areas that are hidden, painted over, disguised and/or not readily visible are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased visual inspection only. Elite Group Inspection Professionals inspections are performed with consideration given to the age of the structure. Defects will be indicated and marked as such, even though the condition may be normal for the age, and should be inspected by the appropriate licensed contractor. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. The Inspector does not determine the age or remaining life of any system or building material during this inspection. Cosmetic items are considered obvious and are often not included in your report. Your report does not include all items covered in the REAL ESTATE TRANSFER DISCLOSURE FORM. We recommend that you read the Disclaimers page in complete detail to understand the limitations of a Home Inspection.

An attorney and/or real estate broker should be consulted on additional items not included in this report.

ENVIRONMENTAL DISCLAIMER: Mold spores, asbestos, formaldehyde, radon, lead paint, Chinese drywall, poria and all other toxic items of concern cannot be identified as toxic and/or dangerous with this inspection report. Your inspector is not certified to identify any of these toxic or dangerous items and will not include any information on them in this report. It's recommended the client have the property tested by a certified expert in these areas, in all cases.

Houses/structures built between 1965 and 1974 have the possibility of aluminum wiring present throughout structure. It is recommend that a licensed electrician further evaluate houses built in this era for aluminum wiring. Houses/structures with galvanized or cast iron plumbing present are highly recommended to be further evaluated by a plumbing contractor regardless of the age of the plumbing.*

Houses/structures built prior to 1978 can contain asbestos materials. It is recommend that a licensed asbestos contractor/inspector further evaluate houses/structures built in this era for asbestos materials. The Home Inspector will not determine or include in the report if asbestos is present at any structure or in any materials at a structure.*

Houses/structures built prior to 1978 can contain lead paint. It is recommend that a licensed lead inspector further evaluate houses/structures built in this era for lead paint materials.*

***Elite Group Inspection Professionals will not engage in any claims regarding aluminum wiring, asbestos or lead paint.**

PHOTO DOCUMENTATION: Your report may include digitally imaged photos of certain problem areas (should they exist). Also included are pictures (General Views) to establish location and identification. It is not a requirement that your Home Inspector photograph every area or defect of the home; additional photos may be taken and included in your report as a courtesy. The Inspector CANNOT use photos provided by anyone else for the inspection report. Any photos included in the report must be taken by the Inspector only, with the Inspector's camera only!



ABOUT YOUR INSPECTION CONTINUED

Please carefully read your entire Inspection Report. Call your inspector after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible areas of the structure; inspection may be limited by vegetation, height restrictions, weather and possessions. Depending on the age of the structure, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the inspector feels may need further investigation or repair. It is NOT a requirement that a home being sold be brought up to today's building code standards.

We advise you to check all building permits for all areas of the structures present, a home inspection is NOT a building code violation inspection. If the proper building permits have not been obtained and/or do not have final building inspection signatures, then you cannot assume that these areas were installed to applicable building codes. Further investigation beyond the scope of the home inspection may be needed.

"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed and the item should be further evaluated. Often the items discovered by the Inspector are only clues to a potentially larger issue, further evaluation may uncover other items the inspector did not see or disclose during the inspection.

For your safety and liability purposes, we recommend that licensed contractors further evaluate and repair any and all concerns and defects noted in the report.

Lateral Sewer Line Camera Inspection: Underground drains cannot be viewed by the Inspector and can often have internal issues that do not reveal themselves during the home inspection. We highly advise you to have a sewer camera inspection prior to the release of inspection contingencies.

Every home or structure is different, therefore may be inspected in various formats. Inspections can take anywhere from 1 to 4 hours depending on the size of the structure or the age of the structure being inspected. The condition of the home or structure being inspected may also play a role in the time it takes for the inspection; the more defects there are to document, the longer the inspection will take. Inspection methods are generally the same among all inspectors, however experience and inspector's personal preferences may differ between Inspectors. This is the same for report writing. While Inspectors are provided with common statements to use in their report, they are also given the freedom to narrate or edit comments as they see fit for each inspection. The Inspector cannot predict or find every defect in a structure being inspected. The time frame for an inspection only allows the Inspector to examine areas in a location by location order. If a defect arises in another area of the structure (including the exterior) for which this defect was not present or visible at the time of the inspection, then the Inspector cannot be liable for notifying you of the defect. *For example:* The inspector evaluates the exterior of the home first and finds no defects...but later runs the water at the kitchen sink and the water is not visibly leaking under the kitchen sink, but somehow is leaking through the exterior wall to the exterior, the Inspector will not back-track and re-inspect the exterior and will likely not see this or note the defect.

During the inspection, the water is turned on at all visible and/or accessible fixtures at the structure. In most cases, no water fixtures should be left unattended while turned on. There is no set standard time frame for how long each fixture should be operated. The Inspector will operate the water fixtures as long as is needed to determine if both the hot and/or cold water is operating at the designated fixture. Leaks can only be documented if they are visible at the time of operating the designated fixture. Future leaks cannot be predicted! A home inspector cannot determine if there are plumbing leaks inside walls or ceilings unless visible moisture or explicit signs of moisture are present and visible at the time of the inspection. This inspection does not include confirmation of water conservation devices at any fixture.

Note that this report is a snapshot in time and not a prediction of future conditions. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. Conditions can change at any time during escrow time periods. You are 100% responsible for verifying all conditions prior to close of escrow.

THIS REPORT IS NON-TRANSFERABLE TO ANOTHER PARTY, NO EXCEPTIONS.

THANK YOU FOR USING ELITE GROUP INSPECTION PROFESSIONALS



INSPECTION AGREEMENT

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT AND THE TERMS AND CONDITIONS OF THE CONTRACT. YOU FURTHER AGREE THAT YOU UNDERSTAND THE LIMITATIONS OF A HOME INSPECTION AND HAVE READ THE DISCLAIMER PAGE OF THIS REPORT.

SCOPE OF THE INSPECTION / REPORT

We will perform a non-invasive visual examination designed to identify material defects in the systems, structures, and components of buildings located on the property to be inspected, as they exist at the time of the inspection. Our inspection will be limited to those specific systems, structures and components that are present and visually accessible. We will only operate components and systems with normal user controls and as conditions permit. Unless we agree otherwise, we will only inspect the primary building, and its associated primary parking structure on the property. Out structures are not included in our inspection: this exclusion encompasses exterior BBQs, appliances, fire pits, fire places, play equipment, ponds or fountains, sheds, workshops, lean-to structures, barns, etc.. We will also provide you with a written report that describes and identifies the inspected systems, structures and components and any visible material defects observed at the time of the inspection. We may amend the report within twenty-four (24) hours after completing the inspection.

RE-INSPECTION: A re-inspection may be scheduled with our office as needed to re-evaluate specific items that may have been repaired since our original inspection or that may have been obstructed and not visible or accessible during the original inspection. The fee for a re-inspection varies upon how many items are to be re-inspected and/or the length of time required to perform the re-inspection. A re-inspection is completed only for the items specified in writing by the buyer or buyer's Agent at the time of the re-inspection. A re-inspection does not include a complete inspection of the entire home or property, however the Inspector may update the inspection report with additional defects observed at the re-inspection that may not have been visible or accessible during the original inspection. It is recommended that you obtain all the necessary building permits, contractor receipts and any warranties provided by the manufacturer/installer/contractor for the repaired or replaced items. Unless we agree otherwise, we will perform the inspection, and issue the report, in accordance with the mandatory parts of the current Standards of Practice (Residential Standards - Four or Less Units) of the International Association of Certified Home Inspectors ("the InterNACHI Standards") and subject to the Definitions, Scope, Limitations, Exceptions and Exclusions in the InterNACHI Standards. Terms in this Agreement have the same meaning as the defined terms in the InterNACHI Standards. The InterNACHI Standards are available from InterNACHI's website: <http://www.nachi.org/>

IF YOU DISCOVER A DEFECT FOR WHICH YOU THINK WE MAY BE LIABLE TO YOU, YOU MUST NOTIFY US AND GIVE US A REASONABLE OPPORTUNITY TO RE-INSPECT THE PROPERTY BEFORE YOU REPAIR THE DEFECT. FAILURE TO FOLLOW THIS PROCESS WILL RESULT IN VOIDING THIS AGREEMENT AND CONTRACT. YOUR NOTICE MUST BE IN WRITING, INCLUDE A SIGNED COPY OF THIS AGREEMENT, AND BE MAILED TO OUR CORPORATE OFFICE:

Elite Group Inspection Professionals/Attn: Inspector Supervisor 2641 Hamner Ave #201 Norco, Ca 92860

OUR LIABILITY TO YOU FOR CLAIMS ARISING FROM OUR INSPECTION OR OUR REPORT, WHETHER SOUNDING IN TORT OR CONTRACT, WILL NOT BE MORE THAN THE LESSER OF ACTUAL DAMAGES OR THREE (3) TIMES THE INSPECTION FEE.

TEGPIS (The Elite Group Property Inspection Service, Inc.) AND CLIENT AGREE THAT CLIENT CANNOT FILE A LEGAL ACTION AGAINST TEGPIS OR ITS EMPLOYEES, WHETHER SOUNDING IN TORT OR CONTRACT, MORE THAN ONE YEAR AFTER THE CLIENT DISCOVERS, OR WITH THE EXERCISE OF REASONABLE DILIGENCE SHOULD HAVE DISCOVERED THE BREACH OR MATERIAL DEFECT.

Our report is NOT a warranty of the items inspected. However, The Elite Group may offer you additional warranties through a third party service provider. In all cases, you must contact your home warranty company first for any issues that arise after the date of the original home inspection. Failure to do so may result in voiding your home warranty.

Additional questions or concerns can be addressed through our Customer Service website: eliteinspections.com/customersupport

Please read the "About Your Inspection" and "Disclaimers" pages prior to filing any online claims as this will help you to determine if your claim is valid and within the scope of the home inspection.

CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

Our goal is to provide valuable and unbiased information that helps consumers make informed decisions. A portion of our business may be based on relationships with other professions- real estate sales professionals, lawyers, lenders, vendors, etc., and our reports sometimes conflict with the business interests of these parties. We do not allow these relationships to compromise the integrity of our service. However, they do enable us to deliver more value to our clients. Our reports are intended to accurately reflect our impartial professional opinion, without exception.

YOU MUST PAY THE INSPECTION FEE AND SIGN THE CONTRACT BEFORE WE CAN DELIVER THE REPORT TO YOU.





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PRE-LISTING SUMMARY

1. About The House

- Year Built: 1957 (63 Years Old)
- Building Type: Wood frame and stucco
- Roof Type: Asphalt Shingles (Average type) - Typical life span of 20 to 25 years
- Utilities: Fuel Type: Natural Gas
- Plumbing Type: Copper

2. Above Average Items

- NEW ROOF - This roof appears to be in great condition and with seasonal maintenance and care should be able to meet it's life expectancy.
- NEW EXTERIOR PAINT - This structure appears to have new exterior paint which helps to protect the home from most of the exterior elements.
- NEW INTERIOR PAINT - This structure appears to have new interior paint with clean wall and ceiling areas.
- NEWER FLOORING - The interior areas of the structure have newer flooring (carpet/tile/wood) and it was in great condition at the time of our inspection.
- Original windows are present and still in an operable condition. With general maintenance, these windows can last a long time.
- An older electrical system was present and while an upgrade is recommended, we did not have any major electrical problems during the inspection.

INTERIOR

See bedrooms, bathrooms, kitchen, and laundry area pages of the report for additional interior information. "Needs to be serviced" is a common phrase used throughout this report and means, in the inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and/or replacement by an appropriate licensed contractor may be required.

1. Wall Conditions

- No major visible defects observed at the time of inspection

2. Ceiling Conditions

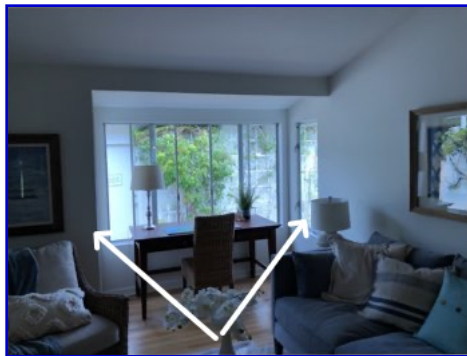
- Patched/partial painted areas present - consult seller regarding patched areas

3. Floor Conditions

- Worn/scratched/stained areas - typical for age of material

4. Window Conditions

- Accessible windows were tested and operated at time of inspection
- Recommend general window maintenance/lubrication and weather tight service
- Windows/glass below 18" and window glass in any doors should be tempered
- Tempered glass label observed
- **Missing crank handle or stripped crank - window not tested - needs to be serviced**



Missing crank

5. Sliding Glass Doors

- Recommend service/lubrication and general maintenance to extend the life of the slider
- Single pane
- Tempered glass label observed
- Slider operated at the time of the inspection
- Worn door with loose/worn hardware/frames/rollers/tracks - typical for age

6. Sliding Door Screens

- Operated at time of inspection
- Worn screens with loose/worn hardware/frame/rollers/tracks - typical for age
- Did not latch/lock properly - needs to be serviced
- Torn heavily - needs to be serviced



Not latching



Heavily torn

7. Fireplaces

Location/s:

- Living room

Type:

- Mason built

Observations:

- The fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and a Gas Company evaluation of the fireplace prior to operating the fireplace.
- Could not fully inspect due to ash/soot/debris/cosmetic logs/materials inside the fireplace
- Small cracks/worn areas present - typical for age
- Recommend fire caulk/sealing any holes/gaps/cracks
- Damper was tested and operated at the time of the inspection
- Glass/screen door operated at the time of the inspection
- Gas valve tested and operated at the time of the inspection
- Aluminum gas line present - okay with cosmetic logset
- No damper stop clamp - required for cosmetic gas logs, fire-glass, or other cosmetic fire system that uses gas as the primary fuel



No damper clamp

8. Electrical

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services

9. Closets

- Worn closets with loose/worn hardware - typical for age
- Bypass door guides missing at base - needs to be serviced



Missing base guides

10. Cabinets

- Worn cabinets with loose/worn hardware - typical for age

11. Door Bells

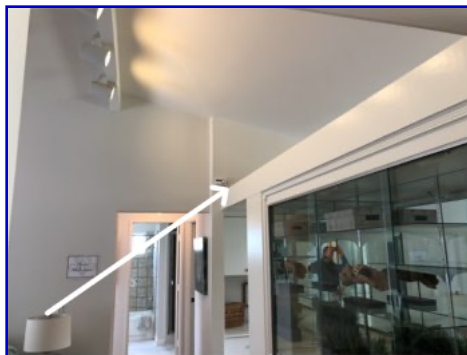
- Operated at time of inspection

12. Smoke Detectors

- For safety purposes we recommend that smoke detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple smoke detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert.
- Operational at time of inspection via factory installed test button

13. Carbon Monoxide Detectors

- Carbon monoxide detectors are tested via the accessible test button only, they are not tested/measured/evaluated per manufacturer specifications for installation height or suggested locations.
- For safety purposes, we recommend that carbon monoxide detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple carbon monoxide detectors are suggested and should be placed at each end of the hallway to ensure optimum safety alert.
- Operational at time of inspection via factory installed test button
- Not in proper position/location - recommend placing closer to floor - needs to be serviced



Too high

BEDROOMS

"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Locations

- Master
- North
- South

2. Wall Conditions

- No major visible defects observed at the time of inspection

3. Ceiling Conditions

- Patched/partial painted areas present - consult seller regarding patched areas

4. Floor Conditions

- Worn/scratched/stained areas - typical for age of the material

5. Window Conditions

- Accessible windows were tested and operated at time of inspection
- Recommend general window maintenance/lubrication and weather tight service
- Windows/glass below 18" and window glass in any doors should be tempered
- **Did not operate - needs to be serviced - MASTER BEDROOM**
- **Not tempered glass - unsafe - needs to be serviced**



Not tempered glass; Not operating

6. Doors

- Operated at time of inspection

7. Sliding Glass Doors

- Recommend service/lubrication and general maintenance to extend the life of the slider
- Single pane
- Slider operated at the time of the inspection
- Worn door with loose/worn hardware/frames/rollers/tracks - typical for age
- **Not tempered glass- unsafe - needs to be serviced**



Not tempered glass

8. Sliding Door Screens

- Worn screens with loose/worn hardware/frame/rollers/tracks - typical for age
- Did not latch/lock properly - needs to be serviced
- Difficult to slide/operate - needs to be serviced



Not latching; Difficult to operate

9. Electrical

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate - SOUTH BEDROOM
- Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services
- **Junction box missing cover - needs to be serviced - MASTER BEDROOM**



Bulbs



J-box missing cover

10. Closets

- Worn closets with loose/worn hardware - typical for age

11. Smoke Detectors

- For safety purposes we recommend that smoke detectors be placed in all sleeping areas (bedrooms) on all levels of multi-level dwellings.
- Operational at time of inspection via factory installed test button



BATHROOMS

"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Locations

- Master
- Hall

2. Wall Conditions

- No major visible defects observed at the time of inspection

3. Ceiling Conditions

- No major visible defects observed at the time of inspection

4. Floor Conditions

- Worn/scratched/stained areas - typical for age of the material

5. Window Conditions

- Accessible windows were tested and operated at time of inspection
- Recommend general window maintenance/lubrication and weather tight service

6. Doors

- Operated at time of inspection
- Did not latch properly - needs to be serviced - MASTER BATHROOM



Not latching

7. Counters

- Counter is worn and has typical wear for age

8. Cabinets

- Worn cabinets with loose/worn hardware - typical for age
- Stained areas below sink - dry at time of inspection

9. Sinks

- Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known problems, or there are large trees on the grounds, it would be prudent to have the drain lines "video scanned" prior to closing.
- Fixture operated at the time of the inspection
- Corrosion present at fixture - signs of wear - MASTER BATHROOM
- Drain stopper operated at the time of the inspection
- Hot water above 120 degrees - recommend adjusting the temperature at the water heater



Corrosion



Too hot

10. Mirrors

- Mirror functional at time of inspection

11. Bath Tubs

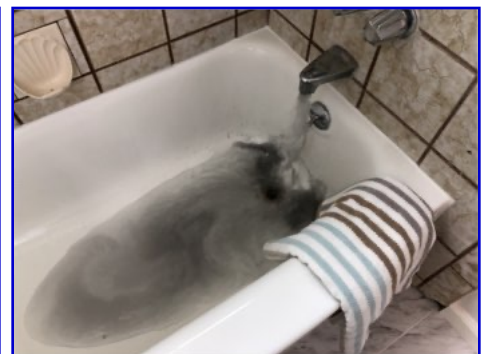
- Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known problems, or there are large trees on the grounds, it would be prudent to have the drain lines "video scanned" prior to closing.
- Fixture was tested and operating at the time of the inspection
- Tub is worn/older/stained/scratched/chipped - typical for the age
- Tub appears to be refinished/painted - special care may be needed
- Drain stopper operated at the time of the inspection
- Hot water above 120 degrees - recommend adjusting the temperature at the water heater or upgrading fixture to anti-scald device
- Tub fixture leaks when operated - needs to be serviced
- Discolored water observed at fixture when running water - this may be a sign of internal deterioration of plumbing distribution piping or the internal parts of the water heater - further evaluation by a licensed plumber is recommended



Too hot



Leaks



Discolored water

12. Showers

- Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known problems, or there are large trees on the grounds, it would be prudent to have the drain lines "video scanned" prior to closing.
- Fixture was tested and operating at time of inspection via normal fixture controls
- Hot water above 120 degrees - recommend adjusting the temperature at the water heater or upgrading fixture to anti-scald device
- **Did not operate - needs to be serviced - HALL BATHROOM**



Too hot



Not operating

13. Shower Walls

- The shower pan and shower walls are not waterproof tested for leaks. The Home Inspector cannot determine if shower walls or shower pans leak through or behind tile, fiberglass or other solid surface materials. The Inspector cannot see behind walls, floors or ceilings. We strongly recommend that you have all shower pans water tested for leaks. Cracking/missing grout, degraded or missing caulking may lead to leaks and should be immediately addressed in all cases and discoveries.
- Shower walls have normal wear for age at the time of the inspection - recommend routine grout and sealer maintenance
- Shower pan has normal wear for age at the time of the inspection - recommend routine grout and sealer maintenance
- Recommend maintenance and sealing holes and gaps at all wall/plumbing junctures to prevent water infiltration into walls
- Surface microbial growth/irregular staining is present in areas on nonporous surfaces - recommend cleaning and sealing materials regularly
- Small surface type cracks were observed at the inspection - signs of wear/age
- Shower pans are not long-term water tested for leaking - consult the termite report
- **Large cracks - needs to be serviced - HALL BATHROOM**



Non porous microbial growth



Large crack

14. Enclosures / Shower doors

- Operational at time of inspection
- Tempered glass label observed
- Corrosion present in areas - signs of wear and moisture accumulation



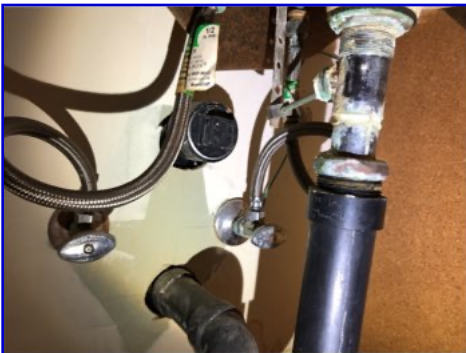
Corrosion

15. Toilets

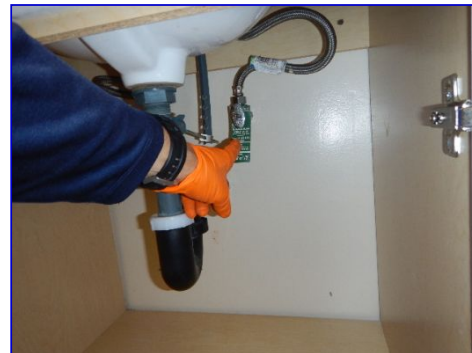
- Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known problems, or there are large trees on the grounds, it would be prudent to have the drain lines "video scanned" prior to closing.
- Tested and operational at time of inspection via normal fixture controls - flush test performed
- No visible leaks at the time of inspection and flush testing

16. Plumbing

- Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known problems, or there are large trees on the grounds, it would be prudent to have the drain lines "video scanned" prior to closing.
- Operational at time of inspection via normal fixture controls
- **Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber - BOTH BATHROOMS**



Corrosion



Shutoff corroded

17. Electrical

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
 - Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate
- MASTER BATHROOM



Bulbs

18. GFCIs

- Tested and operational at time of inspection via normal control
- Not grounded - typical for old ungrounded system pre-1965 - recommend upgrading - MASTER BATHROOM

19. Exhaust Fans

- Operated at time of inspection
- Worn/older fan - typical wear for age

20. Heating

- Central unit
- Electric ceiling
- Tested and air flow confirmed at time of inspection via normal control



Thermal Image View

KITCHEN

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1. Wall Conditions

- No major visible defects observed at the time of inspection

2. Ceiling Conditions

- No major visible defects observed at the time of inspection

3. Floor Conditions

- Worn/scratched/stained areas - typical for age of the material

4. Window Conditions

- Accessible windows were tested and operated at time of inspection
- Recommend general window maintenance/lubrication and weather tight service
- **Did not operate - needs to be serviced**



Not operating

5. Counters

- Counter is worn and has typical wear for age

6. Cabinets

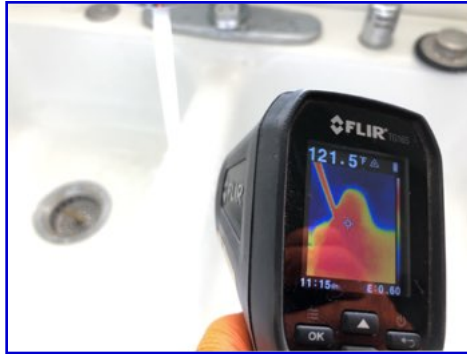
- Worn cabinets with loose/worn hardware - typical for age
- **Large cracks or holes - needs to be serviced**



Large holes

7. Sinks

- Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known problems, or there are large trees on the grounds, it would be prudent to have the drain lines "video scanned" prior to closing.
- Fixture operated at the time of the inspection
- Hot water above 120 degrees - recommend adjusting the temperature at the water heater



Too hot

8. Spray Wands

- Operational at time of inspection

9. Dishwashers

- The dishwasher inspection is limited and does not include an inspection of the water pump or any hoses inside or beneath the unit. The home inspector cannot predict the remaining life of the dishwasher or any parts within the dishwasher; nor can the home inspector tell you if or how well the dishwasher actually cleans or dries dishes. This inspection allows for one fill and one drain cycle only, the Inspector does not run the dishwasher for any full cycles.
- Tested and operational (one fill and drain cycle only, not full cycle) at time of inspection via normal controls
- Drained properly during inspection
- No visible leaks found at the time of the inspection



General view



Serial, model numbers

10. Garbage Disposals

- The garbage disposal has a limited inspection, the Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or adequacies of the internal blades is not determined during the home inspection.
- Tested and operational at time of inspection via normal controls
- No visible leaks at the time of the inspection
- Unit unusually noisy - may require replacement at any time
- **Missing proper wire grommet at wire connection to unit - needs to be serviced**



Noisy; Missing wire grommet

11. Plumbing

- Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known problems, or there are large trees on the grounds, it would be prudent to have the drain lines "video scanned" prior to closing.
- Operational at time of inspection via normal fixture controls
- No visible leaks found at the time of the inspection after running water at fixtures

12. Ranges

- The range or cooktop has a limited inspection. The inspector cannot predict the remaining life of the unit nor determine the BTUs output by each burner or if/how well the burners will cook food. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.
- Gas supplied unit
- Not operating properly - needs to be serviced
- **Left rear element/burner not operating - needs to be serviced**



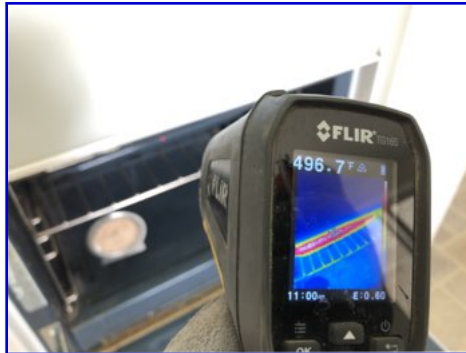
Not operating

13. Ovens

- The "bake" feature is the only feature operated during a home inspection; convection, broiling, rotisserie, warming drawers, and other features are not tested during the oven inspection. Ovens are tested for basic heating element functionality. The oven cannot be tested to each incremental temperature setting or determine if adequate cooking temperatures can be achieved, nor if temperatures are calibrated with oven settings. We cannot determine if or how well the oven cooks food nor can we predict the remaining life left for the unit. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.
- Double oven present
- Electric supplied unit
- Tested and operational at time of inspection via normal controls
- Anti-tip device is not visible/not tested - we recommend that an anti-tip device be installed to prevent a possible tip hazard



General view



Thermal Image View



Thermal Image View



Serial, model numbers

14. Exhaust Vents

Venting Type:

- Exterior vented
- Hood with fan

Observations:

- The exhaust fan/vent is tested using the normal controls only. No smoke testing or other testing is done to determine the CFMs or how well the unit evacuates air. The home inspector cannot predict the remaining life left in the unit.
- **Does not operate - needs to be serviced**



Not operating

15. Electrical

- A representative number of receptacles and switches were tested and found to be operational at time of inspection

16. GFCIs

- Tested and operational at time of inspection via normal control

LAUNDRY AREA

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1. Laundry Area Location

- Garage

2. Dryer Vent

- Dryer vent should be cleaned periodically to prevent lint fire hazards
- **Missing the exterior cover - needs to be installed**



Missing exterior cover

3. Plumbing

- Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known problems, or there are large trees on the grounds, it would be prudent to have the drain lines "video scanned" prior to closing.
- No visible leaks at time of inspection
- Drain trap is not visible at the time of the inspection - **n/a** - note: laundry drains are not water or pressure tested during this inspection

4. Gas Valve

- The inspector does not check for gas leaks - consult the Gas Company to evaluate all gas areas prior to occupancy
- Normal wear at valve
- No sediment trap present

5. Electrical

- Representative number of receptacles and switches tested and operational at time of inspection

HEATING/AIR CONDITIONING

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1. Heaters

Location:

- Hall Closet

Type:

- Gas fired forced hot air

Observations:

- Inspector does not examine heat exchanger or determine the presence of a cracked heat exchanger - this is not a complete evaluation of the internal areas of the heater - consult an HVAC contractor for further evaluation if you have concerns about the heat exchanger.
- Recommend regular service/maintenance to extend the life of the unit(s)
- Operated at time of inspection



HEATER

2. Venting

- The visible areas of the vent have normal wear at the inspection
- Recommend securing and sealing all vent connections

3. Air Supply

- Recommend seasonal service and maintenance to ensure that all areas are sealed/cleaned/dry and functioning normally at all times
- Air return chamber is dirty - recommend cleaning
- Some areas not visible due access limitations or insulation outer wrapping

4. Gas Supply Valves and Pipes

- Normal wear at time of inspection
- No sediment trap at gas supply - may have not been required at time of original installation, but is recommended
- Flexible connector through sheet metal cabinet - needs to be serviced



Flex through sheet metal

5. Electrical

- Operating properly at the time of the inspection

6. Thermostats

- Digital type present
- Location - Hallway



THERMOSTAT LOCATION

7. Filters

Filter Locations:

- Located inside heater cabinet below the blower motor

Observations:

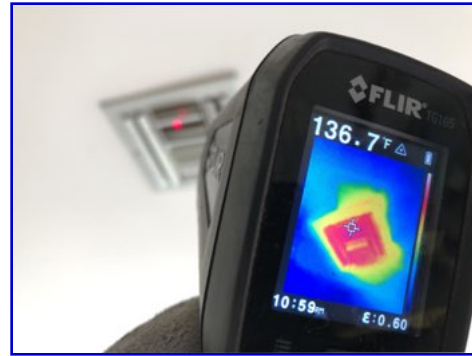
- A seasonal HVAC service contract is recommended to ensure that all filters are changed/cleaned regularly or as needed
- We recommend that the filters be changed or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems
- Filter is worn/dirty and will likely need changing soon

8. Registers

- Representative number tested and functional day of the inspection
- Air flow weak at some registers or significant temperature differences were observed when operating the HVAC system - recommend further evaluation by a licensed HVAC technician



Thermal Image View



Significant temperature difference

9. Combustion Air

- Note: Good **combustion air** is an unconfined space that is one whose volume is not less than 50 cubic feet per 1,000 Btu/hr of the total input rating of all appliances installed in the space.
- Combustion air appears to be adequate at the time of the inspection
- Dust at door jamb/stop/frame indicates inadequate combustion air - needs to be serviced
- **Door to enclosure does not seal, allowing for an improper mixture of air used for burning fuel (combustion air) and air used for breathing (conditioned air) - recommend adding weatherstripping to perimeter of opening - needs to be serviced**



Dust; Not sealing

10. Heater Enclosures

- Visible areas of the enclosure are worn/dirty - typical for age - recommend having this unit and enclosure professionally cleaned and tuned to ensure proper and safe operation

11. Platforms/Bases

- Recommend seasonal servicing and maintenance to ensure sealing holes and gaps in the heater base
- Visible areas are worn/dirty - recommend cleaning the base areas and sealing the base of the unit as part of the preventative maintenance

12. Air Conditioning Compressors

Location:

- NO CENTRAL **A/C** PRESENT

WATER HEATERS

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1. Water Heaters Condition

Number of gallons:

- 50 Gallons

Location/s:

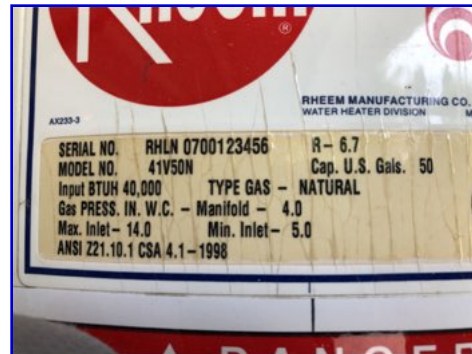
- Garage

Observations:

- The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. The Inspector does not estimate the age and cannot predict the remaining life of the unit.
- Operated at the time of the inspection - Gas unit
- Consult a plumber or manufacturers owner's manual for general maintenance recommendations to extend the life of the unit
- The unit is worn/older - consult a plumber for general maintenance recommendations to extend the life of the unit
- Unit old and appears to be nearing end of useful life - we recommend that you budget for a replacement



WATER HEATER



Serial, model numbers

2. Venting

- Recommend sealing all connections at venting with foil/heat resistant tape and screws at all joints - needs to be serviced
- Vent is worn and older - consider upgrading vent
- Missing screws at vent connections - three screws are recommended at all vent connections - needs to be serviced



Missing screws

3. Plumbing

Material type:

- Copper
- Copper has been added/upgraded (not original) - check all installation permits

Observations:

- Worn valve/piping/connections - typical for age - no visible leaks found at the time of the inspection
- Water distribution pipes not insulated - recommend upgrade
- **Shutoff valve is corroded - needs to be serviced**



Shutoff corroded

4. Temperature Pressure Release Valves

- Normal wear on the day of the inspection

5. Overflow Line/s

Material type:

- Copper

Observations:

- Worn piping - typical for age

6. Water Heater Temperature

- Temperature was above 120 F at the unit - this a potential scald hazard - needs to be serviced/adjusted
- Temperature was above 120 F at one or more fixtures within the structure - this a potential scald hazard - needs to be serviced/adjusted



Too hot

7. Strapping

- Standard metal type straps present - normal wear on the day of the inspection
- Straps do not wrap water heater - needs to be serviced

8. Gas Supply Valves and Pipes

- Worn valve - consider upgrading to newer style valve
- No sediment trap at gas supply - may have not been required at time of original installation, but is recommended

9. Combustion Air

- Combustion air appears to be adequate at the time of the inspection
- Note: Good combustion air is an unconfined space that is one whose volume is not less than 50 cubic feet per 1,000 Btu/hr of the total input rating of all appliances installed in the space.

10. Platforms/Bases

- Worn/dirty – recommend cleaning

11. Enclosures

- Worn/dirty areas - recommend cleaning
- Recommend sealing any holes/gaps if otherwise discovered in this area

ELECTRICAL/GAS SERVICE

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1. Main Panel

Location/s:

- REAR of structure

Observations:

- Worn/weathered panel - typical for age and weather exposure
- Worn/older panel - consider upgrading services
- Recommend upgrading services due to age of electrical system
- **Manufacture of panel a brand (Zinsco) known for frequent issues - recommend further evaluation by a licensed electrician**



MAIN ELECTRICAL PANEL



Not labeled; Missing screw;
Zinsco



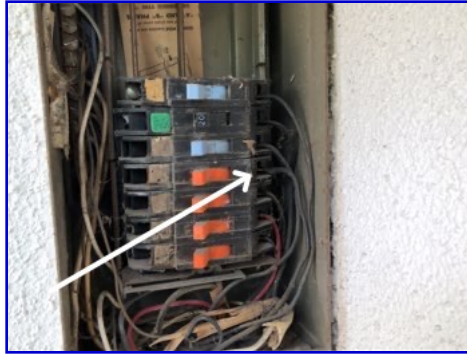
Thermal Image View - Normal
temperature readings with no
visible signs of overheating at time
of inspection

2. Panel Wiring

- Wiring type: Copper
- Wiring type: Copper and multi-strand aluminum at 240-Volt circuits
- Wiring method: Nonmetallic sheathed cable (romex)
- Grounded panel - main ground/bonding wire observed and appears to be normal for the age of the panel
- Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965)
- Visible wiring is worn and older - consider upgrading the electrical services

3. Breakers

- No visible labeling for breakers on panel cover - needs to be serviced
- Loose/worn breakers - typical for age
- Loose breakers present - needs to be serviced
- Worn/old breakers - may require replacement at any time
- Breakers or panel may require upgrade soon due to age
- **Burned, scorched, or melted wiring/breakers observed - recommend further evaluation by a licensed electrician**
- **Manufacture of breakers/panel is a brand (Zinsco) known for frequent issues - recommend further evaluation by a licensed electrician**



Zinsco breakers; Melted wire

4. Breaker Amp Capacity

- No main breaker present - typical of older electrical system - consider upgrading services
- Panel rating label not legible or missing - main amp rating is unknown
- No main breaker present - typical of older electrical system - consider upgrading services

5. Cable Feeds

- Overhead - worn/weathered - needs service/maintenance
- Older style wiring connections to the structure - it is recommended that you upgrade these areas
- Cable clearance over roof is not to proper height (must be three feet from roof, eight feet from flat roof, 10 feet from balcony) - needs to be serviced
- Service entrance cable too close to roof - needs to be serviced



Too close to roof

6. Main Gas Valve

Location:

- EAST side of structure

Observations:

- We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection.
- Natural gas present
- Worn valve - typical for age
- Recommend gas valve wrench be placed near valve for optimal preparedness
- No seismic safety valve present - recommend installation for increased safety
- We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home at any time during the inspection.
- **Significant rusting - needs to be evaluated by Gas Company**



MAIN GAS VALVE LOCATION



MAIN GAS VALVE; Significant rust

ATTIC AREA

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1. Access Entries

- Inspection method: Partially traversed: some areas not accessible or visible due to access limitations
- Inspection method: Partially traversed: Flooring walk boards not installed in attic - inspection limited due to potential for damage to insulation, areas without walk boards or clear footing were not traversed
- Multiple access points present
- Access door is dirty with cosmetic blemishes present
- Insufficient insulation on top of entry panel

2. Structure

- Consult termite report for all wood areas in the attic
- Conventional framing present
- Cracking small at wood members - typical for age
- Cracked wood - typical for age
- Microbial growth/irregular staining on wood in attic often referred to as "lumber yard microbial growth" and is common on exposed wood in many attics. Consult with an appropriate contractor beyond this home inspection at your discretion to calculate the appropriate ventilation requirements for the attic and add exhaust fans or additional ventilation openings as needed. The attic should be checked as part of the regular home maintenance to ensure that there are no active moisture problems.
- **Deteriorated wood observed - consult termite report - needs to be serviced**
- **Stains present on wood members of structure - evidence of past moisture entering structure - monitor for future moisture intrusion**



Microbial growth; Stained; Deteriorated wood

3. Insulation

Material type:

- Unfinished fiberglass batts

Approximate depth:

- 4-6 inches in depth - more recommended

Observations:

- All visible insulation is worn/older/dirty - typical for the age of the structure
- **Evidence of rodents/birds/pests in the attic - recommend further evaluation by pest services company**



Evidence of rodents

4. Ventilation

- Some areas not visible due to access hindrances or limitations
- Existing ventilation appeared to be adequate on the day of the inspection
- Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction

5. Vent Screens

- Some areas not visible due to access hindrances or limitations
- Visible ventilation screens appeared to be functional at time of inspection
- Recommend maintaining vent screen to prevent pest intrusion

6. Exhaust Vents

- Some areas not visible due to access hindrances or limitations
- Visible vents are older and worn - typical for the age of the structure - consider upgrading

7. Duct Work

- Note: The inspector does not determine the presence of asbestos or any other hazardous materials in the duct work - if there is any concern about asbestos in the duct work we recommend that the client have the ducts tested as needed.
- Older/worn ducts present - recommend routine maintenance and cleaning to extend the life of the existing ducts
- Older ducts present - possibly original to the structure - recommend further evaluation and pressure/leak test due to the age of the ducts

8. Electrical

- Not visible due to insulation and/or ductwork - not inspected
- Some areas not visible due to access hindrances or limitations
- Visible wiring in attic is in a worn and older condition typical for the age the of structure

9. Plumbing

- Some areas not visible due to access hindrances or limitations
- Vents only - no other plumbing/piping is visible for inspection

10. Chimneys

- Chimney is not fully visible/not accessible for inspection

GARAGE AND/OR CARPORT

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1. Roof Condition

Manner of Inspection:

- Detached structure with a separate roof
- Inspection method - from the main structure roof area

2. Rafters & Ceilings

- Exposed wood rafters/joists - consult termite report for all wood
- Cosmetic blemishes observed
- Cracking small - typical for age - recommend patching
- Stains present - tested dry at time of inspection - monitor for possible moisture intrusion
- **Moisture damage/stains - needs further evaluation**



Moisture stains/damage

3. Main Automotive Doors

Type:

- Metal sectional
- Single pane windows at door panel

Observations:

- Normal wear for age at the time of the inspection
- Recommend weather tight service/maintenance to prevent moisture intrusion around main door areas

4. Hardware/Springs

- Garage doors require periodic maintenance and is recommended to ensure that all hardware is properly lubricated and secured
- Door hardware is in a worn or loose condition - recommend standard service/lubrication
- Main spring is worn and rusted - may require replacement soon



Rusted siding

5. Garage Door Openers

- Opener(s) were tested using the normal wall button on the day of the inspection (remote controls are not tested)
- One unit present
- Opener operated at time of inspection
- Operates with an extension cord as permanent wiring - needs to operate from a proper outlet near the opener - needs to be serviced



Uses extension cord

6. Garage Doors Reverse Safety Status

- Light beam was tested - the inspector interrupted the beam during closing. Door stopped and reversed properly on day of inspection

7. Exterior Doors

- Operated at the time of inspection
- Worn/weathered door - typical for age
- Missing proper weatherstripping/seals - needs to be serviced
- Missing threshold - needs to be serviced
- Did not latch - needs to be serviced
- Evidence of attempted forced entry — needs to be serviced



Weatherstripping, threshold missing; Attempted forced entry; Not latching

8. Anchor Bolts

- Present - worn/old/rusted

9. Slab

- Small cracks/chipped areas - typical for the age of the materials
- Worn and stained areas - typical for age of the material
- Evidence of rodents/pests - recommend pest services inspection for further evaluation



Evidence of rodents

10. Electrical

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Loose/worn outlets/switches - typical for age consider upgrading
- Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services
- **Exposed nonmetallic wire (romex/cloth) below eight feet - needs to be serviced**



Exposed Romex

11. GFCIs

- Tested and operational at time of inspection via normal control

12. Ventilation

- Personal storage prevented complete inspection - present where visible
- Could not access due to personal storage - not inspected
- None – recommend installing ventilation for garage
- None present - consult local building department/authority regarding ventilation requirements

EXTERIOR AREAS

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1. Stucco

- Recommend sealing any holes/gaps or cracks to prevent moisture or pest entry
- Worn/weathered at time of inspection where visible
- Small cracking/chipping/holes present in areas - recommend stucco service/maintenance
- Soil in contact with stucco - hidden defects may exist - needs to be serviced

2. Lower Half of Chimney

- Worn/weathered at time of inspection where visible - typical for age
- Small cracking or chipping observed - typical of age - recommend maintenance/sealing

3. Wood Trim

- Some not accessible for inspection due to vegetation/personal items/height/limited access - not visible for inspection
- Consult termite report for all exterior wood
- Recommend general trim maintenance and sealing any holes/gaps
- Worn/weathered at time of inspection where visible – recommend service and water tight maintenance

4. Weep Screeds

- No weep screeds present - typical for age

5. Eaves & Fascia

- Consult termite report for all wood areas at the structure
- Cracking/weathering/worn where visible - typical for age and weather exposure
- Weathering and staining present in areas
- **Moisture damage - consult termite report - needs to be serviced**
- **Deteriorated in areas - consult the termite report - needs to be serviced**



Deteriorated wood



See next picture



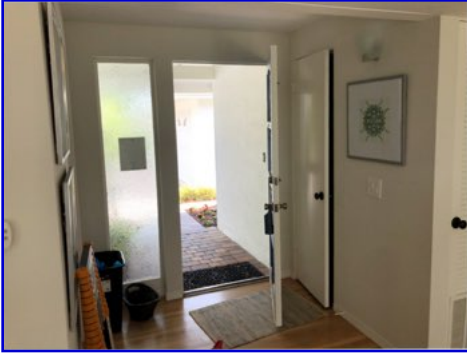
Moisture damage

6. Exterior Paint

- Recently painted structure – consult seller for any past repairs prior to painting
- Normal wear at time of inspection
- Paint is recommended to help maintain and seal the exterior areas of the structure
- Exterior paint will require maintenance every three to five years
- Some areas not accessible or visible due to vegetation/personal items

7. Exterior Doors

- Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals
- See interior section for more information
- All visible and accessible doors were tested during this inspection
- Loose/worn hardware and hinges - typical for age
- Pet door present - SIDE
- Missing weather seals - needs to be serviced - FRONT
- Not tempered glass - unsafe - needs to be serviced - SIDE



No weatherstripping



Pet door; Not tempered

8. Exterior Windows

- Could not access due to height - not inspected
- Exterior windows require seasonal maintenance to extend lifespan and maintain weather tight seals
- See interior section for additional information - some exterior window areas may not be visible due to height/limited access/vegetation/etc.
- Worn windows/screens - typical for age
- Screens prevented complete inspection in areas

FOUNDATION

"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Slab Foundation

- Raised foundation only

2. Exterior Foundation Perimeter

- Most perimeter areas are not visible - N/A
- Vegetation growing against structure prevents visibility or access to some areas of foundation perimeter for inspection
- Hillside present on property - we recommend a geological inspection on all hillside areas
- Worn and cracked - typical for the age of the structure
- Worn and stained areas - typical for age of the structure
- Paint or stucco is chipping and flaking
- Cracked/chipped areas



Cracked

3. Access Panels

- Limited inspection - some areas under the structure are not accessible/visible due to piping/electrical/duct work, insulation or inadequate service space – N/A
- Inspection method: Partially traversed due to height limitations/ductwork/plumbing blocking complete access or view to some areas - limited inspection
- Access entry is worn/weathered/bent – recommend service/repair to prevent pest access to under structure
- Loose cover - needs to be serviced

4. Foundation Walls

- Constructed of: Concrete
- Visible foundation wall areas are worn and stained areas - typical for age of the structure and material

5. Sub Flooring

- Wood is worn and stained in areas where visible - typical of a structure this age

6. Posts and Girders

- Stained and worn areas - typical for age of structure
- Small cracking at wood members - typical for age of structure
- Brackets for all attachment points would benefit the structure
- **Beam/joist over notched/bored - needs to be serviced**



Overnotched

7. Sill Plate

- Worn/stained/cracked materials - typical for the age of the structure

8. Anchor Bolts

- Anchor bolts are not visible due to the design/installation of the foundation framing – N/A
- Not visible but assumed to exist due to estimated date of construction

9. Ventilation

- Existing ventilation appeared to be adequate on the day of the inspection
- Grade above vents will direct water into structure - needs to be serviced



Grade above vents

10. Vent Screens

- Worn/bent/small holes – recommend maintenance and repairs to prevent pest intrusion

11. Electrical

- No light present in crawlspace
- Evidence of electrical alterations under the structure - check all permits for electrical alterations to ensure that all electrical was installed to city/county electrical code
- Visible wiring under the structure is in a worn and older condition typical for the age the of structure

12. Plumbing

- It is not always possible for the inspector to view every side/angle/connection of all plumbing pipes due to plumbing design/layout/approach angle/etc. Underground plumbing/pipes cannot be visually inspected. Pressure testing is not performed during this limited inspection.
- Based on the inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a video scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known problems, or there are large trees on the grounds, it would be prudent to have the drain lines "video scanned" prior to closing.
- This property may have one or more of the following: horizontal cast iron piping which may have deteriorated, clay tile sewer piping/Orangeburg piping connecting the house to the utility sewer system, or onsite sewer system. Thus, **THE FOLLOWING SHOULD BE DONE:** Have a licensed and qualified plumbing contractor check the main sewer line from the house to the street or onsite sewage system with a video camera to check for blockages **BEFORE YOU CLOSE.**
- Evidence of altered plumbing/piping under the structure - check all installation permits to ensure that all plumbing was installed to city/county building code. The home inspector is not a building code violation inspector.
- The inspector ran water during the inspection prior to inspecting under the structure
- The inspector ran water while inspecting under the structure areas
- Visible/accessible plumbing areas have worn and older piping in typical condition for the age of the structure
- **Leak found under tub - needs to be serviced**



Corrosion



Leaking under tub

GROUNDS

"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Driveways and Walkways

Constructed of:

- Concrete
- Brick

Observations:

- Worn with common cracks/chips - typical for age of material
- Small cracking/chipping - typical for age
- Small localized water ponding may occur in areas - area drains may be needed
- Walkway displaced/uplifted/uneven areas - potential trip hazard - needs to be serviced



Uneven

2. Patio and Porch Roofs

Constructed of:

- Shade type wood

Observations:

- Worn/weathered materials - typical for age
- Consult termite report for all exterior wood conditions
- Structure attached to fascia board – irregular installation – recommend licensed contractor to evaluate
- **Wood deterioration observed - consult termite report - needs to be serviced**



Deteriorated wood



Deteriorated wood



Attached to fascia

3. Stairs & Handrails

- Stairs are worn/weathered - typical for the age of the materials

4. Exterior Electrical

- Accessible lights/switches/outlets were tested on the day of the inspection
- Electrical fixtures need to be caulked/sealed to wall attachments to help prevent moisture entry - ALL
- **No power present at outlet - needs to be serviced**
- **Exterior switch did not operate - needs to be serviced**



Needs caulking



No power



Switch inoperable

5. GFCIs

- None visible/installed - recommend upgrade for increased safety
- **GFCI** upgrades are recommended on exterior outlets for increased safety
- Outlets not GFCI protected - needs to be serviced



Not GFCI protected

6. Exterior Plumbing and Faucets

- We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection
- Exterior plumbing is present and not original to the structure - check all installation permits to ensure installation to building code
- Accessible exterior faucets operated/worn at time of inspection via normal fixture controls
- **Exterior hose faucet leaks/drips when off - needs to be serviced**



Drippy faucet

7. Main Water Valve

Type of plumbing:

- Copper 100% (approximate)
- Copper piping is not original to the structure - check all permits to ensure piping was installed to city/county plumbing codes

Observations:

- This inspection cannot determine certain plumbing defects such as pinhole leaks due to concealment in walls ceilings, floors, concrete slabs, etc. This inspection also does not determine or identify geographic areas that are prone to this issue. Consult seller's disclosures and qualified professionals/contractors if concerns exist in this area.
- Main water shutoff is visibly inspected only - the valve(s) is not tested for operation due to the potential for leakage
- We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection
- Location: WEST side of structure
- No visible leaks found at main valve area at time of inspection
- Main ball valve is worn - typical for age



MAIN WATER VALVE LOCATION



MAIN WATER VALVE

8. Water Pressure

- Recommended water pressure is between 55 to 80 pounds per square inch (psi)
- Water Pressure can fluctuate depending upon time of day and municipal service adjustments
- **Approximate pounds per square inch: 100--HIGH PRESSURE**



HIGH PRESSURE

9. Pressure Regulator

- None installed - a pressure regulator is recommended to allow for water pressure adjustments as needed
- None visible - we recommend adding pressure regulator to allow adjustments to water pressure
- **None visible and pressure is above 80 PSI – recommend adding pressure regulator to allow adjustments - needs to be serviced**

10. Fencing and Walls

Constructed of:

- Block
- Chain link

Observations:

- Visible fencing/wall areas are worn and weathered - typical for the age of the materials
- Large cracks/separation cracks present - needs to be serviced
- Loose/leaning areas of fencing/walls – needs to be serviced



Larger cracks



Leaning fence

11. Gates

Constructed of:

- Chain link

Observations:

- Gate locked - not tested
- Operated on the day of the inspection



Locked

12. Planters

- Recommend pruning or removing any plants or trees that are in contact or proximity to structure to eliminate pathways of wood destroying insects and moisture
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness
- Recommend trimming trees or bushes that are in contact or proximity to home, as branches can abrade roofing or siding
- Trees or vegetation too close to structure areas - needs to be serviced



Vegetation too close

13. Grading

- Steep hillsides, fire safety, and inaccessible areas on the grounds are excluded from this inspection
- No drains visible at the property at the time of the inspection - drains are recommended to divert water away from structure
- Small localized water ponding may occur in areas - monitor these areas as drains may be needed
- **Grade slopes towards structure - needs to be serviced**



Slopes toward structure

ROOF

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1. Condition

Manner of Inspection:

- The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. Roof underlayment cannot be inspected, condition of underlayment cannot be determined with this inspection. Remaining roof life can only be determined by a licensed roofer. If there are concerns of possible roof leaks or to determine remaining roof life, please contact a licensed roofer to perform an additional inspection. This applies to all roof areas evaluated during this inspection (including garages).
- Inspection method - roof was walked
- Materials are not original to structure - check installation permits

Constructed of:

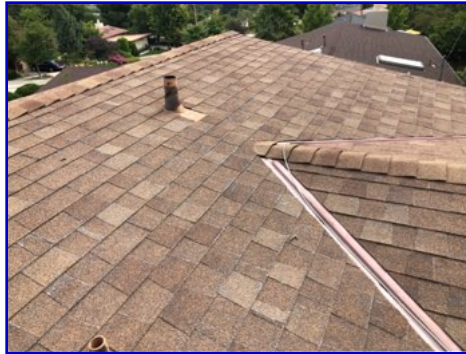
- Asphalt shingles

Observations:

- Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance
- Trees/vegetation too close to structure - needs to be serviced
- Tree branches rub roof - needs to be serviced
- Materials appear to be nearing end of useful life - needs to be further evaluated by a licensed roofer
- Satellite dish fastened direct to roof - screws will need periodic caulk maintenance
- Signs of poor slope or lack of proper drainage on roof - needs to be serviced
- Improper materials present on a low pitch roof - recommend further evaluation by a licensed roofer



Satellite



Nearing end of life



Trees



Poor drainage



Shingles on flat

2. Flashings

- Worn/weathered/rusted/bent - typical for age - recommend seasonal mastic maintenance to prevent moisture intrusion
- Reroof covers flashings - improper installation - needs further evaluation by a licensed roofer
- Not properly integrated into masonry chimney - needs to be serviced
- Missing at roof to wall juncture - needs to be serviced



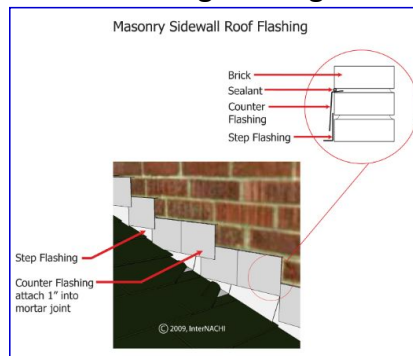
Not integrated



Missing flashing



Reroof covers flashing



3. Gutters and Down Spouts

- Gutters are present at the structure - recommend cleaning and routine maintenance on gutter system to maintain good drainage
- Worn/older gutters - typical wear for age and weather exposure
- Gutter downspouts terminate in area drains (this may only apply to some areas)
- Extensions needed at downspout terminations to direct water away from foundation



Needs extension



Needs extension

4. Vents and Vent Caps

- Worn/weathered caps – recommend seasonal maintenance to ensure that caps do not become loose or develop other defects
- Cast-iron and galvanized plumbing vents observed - indicates old plumbing is present

5. Chimneys

- Worn/weathered chimney – recommend seasonal maintenance and care
- Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal
- Chimney inspection includes all exterior accessible areas of chimney - interior cavity/flue is not inspected, consult a licensed chimney sweep contractor for further investigation and inspection of the internal areas of the chimney.

6. Spark Arrestors

- No spark arrestor/rain cap present - recommend installation



No spark arrestor

7. Sky Lights

- None present

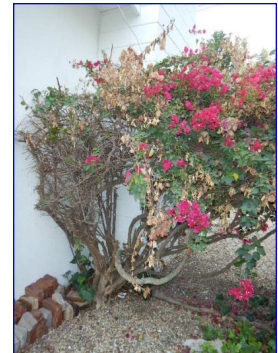
Photos

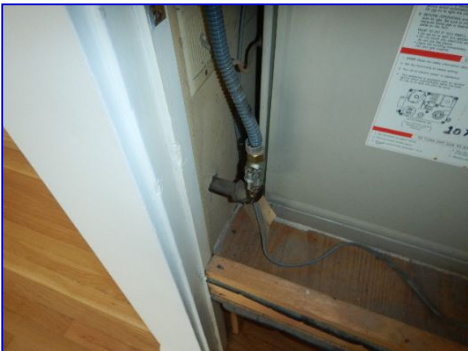
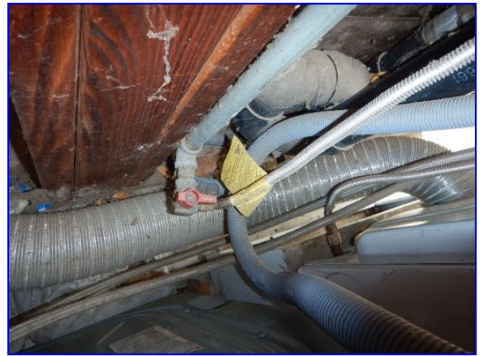
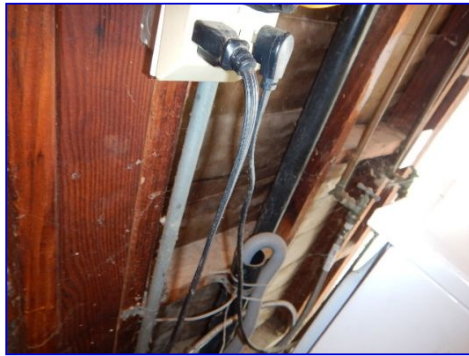


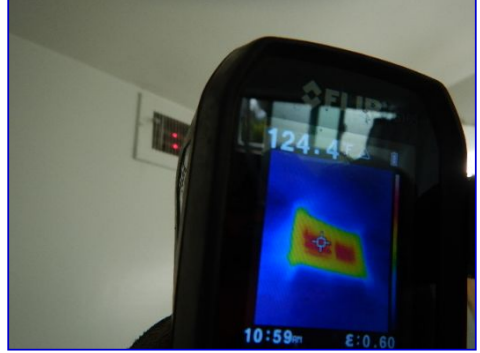
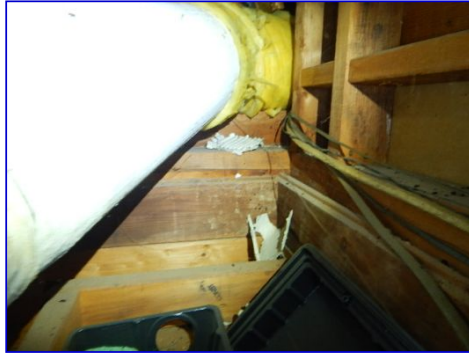
Thermostat turned off upon completion



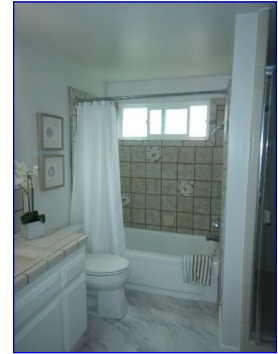
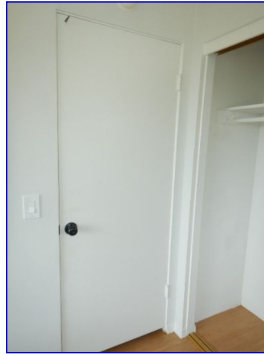
Ovens turned off upon completion

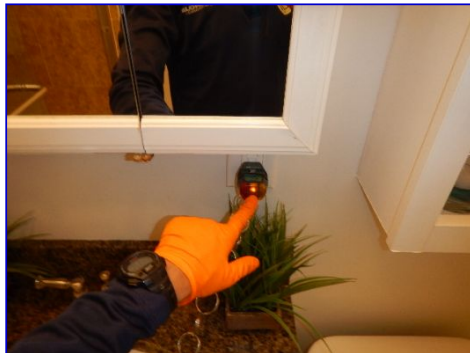
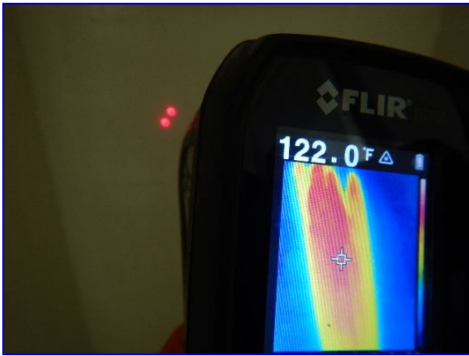


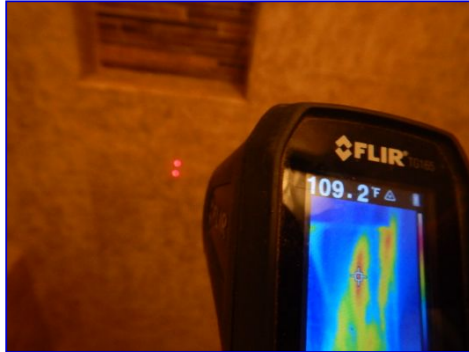












Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
N/A	Not accessible, not inspected



DISCLAIMERS

Asbestos: The inspector is not licensed by the EPA and cannot determine, report on or test if asbestos materials exist in any area throughout the structure. Any structure built prior to 1978 may contain asbestos in one or multiple building materials used during that era of construction. If you have concerns about possible asbestos, it is solely up to you to arrange for asbestos testing by an appropriate licensed contractor. The Elite Group Property Inspections will not engage in any claims regarding asbestos.

Interior: Limited inspection on all occupied/staged structures. Personal property, furniture, moving boxes or other items are not moved and will prevent a complete inspection (this applies to all areas inside and outside of the structure being inspected). We recommend checking for permits on all additional construction or alterations including, but not limited to: window replacements, patio roofs, out structures, garage and attic conversions, roof alterations, etc. performed on the property after original construction. If multiple people are present at or arrive during this inspection and enter areas or operate appliances or fixtures after they have already been inspected or reported on by the home inspector; the home inspector is not responsible for the condition of these items or areas after they are inspected; the home inspector does not go back an re-inspect the items/areas during this limited time inspection. The Inspector cannot determine if past or present hidden pet damage exists in any part of the structure. The inspector is not a code violation inspector and will not report on building code requirements in any way. Built-in central vacuum systems are not inspected. Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure). Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film (if present) can prevent an accurate inspection of the window glass areas. Only accessible windows and doors are inspected, personal items are not moved to access or test all doors and windows. Broken double pane seals cannot be determined with this inspection, dirty windows can hide signs of condensation between panes. Vertical operating windows are known to have sash cable/spring problems, although the problem may not exist at the time of the inspection, we recommend that you check them often and repair these windows upon discovery of any sash cable or spring problems. Only the visible and accessible switches/outlets are testing during this inspection, personal items are not moved to access any outlets/switches behind them. Fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and/or a Gas Company evaluation of the fireplace beyond the scope of this inspection. Ceiling fan mounts cannot be checked by the inspector. Smoke and carbon monoxide detectors that are out of reach are not tested for functionality, all battery operated smoke detectors should be within reach for testing and maintenance. We recommend any mold or moisture damaged areas noted in the report be further evaluated for cause and correction by the appropriate licensed contractor.

Bathrooms: Bathtub and sink overflow drains and spa tub jet hoses are not inspected and leaks in these areas cannot be detected with this inspection. Shower pans are not leak tested and cannot be determined if properly water-proofed by the inspector, consult the termite report for any shower pan tests. Exterior or interior access panels are only inspected if readily accessible and operable (not sealed or painted or screwed shut), second story access panels are not opened. The home inspector cannot determine if shower pans or tubs are properly pitched for drainage. We recommend upgrading all electrical outlets to GFCI protection within 6 feet of all potential wet locations, however this may not be a requirement for the sale of a home based on the age of the home (this also applies to kitchen sinks, wet bar sinks and laundry sinks).

Kitchen: Appliances receive a limited inspection for basic functionality only, additional features are not tested. Appliances are NOT disassembled to evaluate the internal working parts of each appliance. The inspection cannot determine how well the dishwasher cleans the dishes. Disposal blades are not inspected. It cannot be determine how well the oven, range/cook-top or microwave cook food. Age, remaining life, BTU's, CFM's and other forms of efficiency or effectiveness are not determined with this inspection. Water purifying systems, instant hot systems and water softeners are not inspected. Non built-in appliances and built-in refrigerators are excluded from this report.

Laundry: Supply valves, laundry drain, gas valve and dryer vent cannot be tested whether a washing machine is present or not. Washer and dryer units are not inspected or turned on for testing during this inspection and are excluded from this report. Washer and dryers are not moved to inspect the walls/floors/other components behind them. Water supply valves that are left in the on position for a long period of time tend to leak when turned off or do not shut off completely. Drains are not pressure tested.

Attic: The inspector cannot determine, report on or test if asbestos materials exist in any area throughout the structure. When attic insulation is covering ceiling joists, we cannot completely inspect some areas due to inspector safety concerns. Most attics are not completely accessible due to limited space. Attic insulation and limited space will prevent the inspector from performing a complete inspection of the attic area, not all areas are accessible and will be determined at the inspector's discretion. The Inspector does not determine the R-value of insulation present or the efficiency or effectiveness of HVAC duct layout or design. Attic insulation is not touched, moved or otherwise disturbed during the inspection. Temperature sensors and fans for attic exhaust systems are not tested. Rodents: If there is visible evidence of rodents or other pests, it will be noted as such. Most rodent/pest infestation exists under attic insulation, in walls or in areas not visible to the inspector and cannot be identified with this inspection. It's recommended a pest inspection be performed beyond the scope of a home inspection whether or not evidence exists.

Garage: The garage is often the location where most storage occurs and receives a limited inspection when items are present. Personal items or other materials/possessions are not moved in any way to provide access to areas for inspection - areas of rafters, ceilings, firewall(s) or other walls should not be considered fully inspected if personal items or storage is present - defects may be present behind these items and not visible to the inspector at the time of inspection. Doors, windows, cabinets,

DISCLAIMERS CONTINUED

counters, closets, slab areas, electrical areas, ventilation, plumbing areas or soffit(s) not fully accessible are not inspected, tested or evaluated. Firewall: fire rating labels are often not visible on finished drywall and cannot be determined with this inspection. Garage doors, hardware, openers and associated safety devices can only be inspected if these areas are clear of stored items and can be safely operated without disturbing other items in the garage. Garage doors, hardware and openers require periodic maintenance and servicing. Remote controls for openers are not tested. Door opener activator button should be minimum 54-inches above floor for safety.

Pressure sensors/systems are generally not tested due to the risk of damage if they are not properly operating - we recommend having a general service completed prior to regular use. We recommend checking permits for any converted garage areas or additional walls/ceilings or other alterations made to the garage.

Heating & Air Conditioning: This report does not indicate if the heater is on recall, a follow up with RecallChek.com is recommended. Electronic or Ultra violet air filters are not inspected. Inspector cannot determine if there is a crack in the firebox or if carbon monoxide is leaking in any part of the system. Not all registers can be tested for pressure flow, due to location, condition and operation of the heating & air conditioning system. Adjustable registers that are closed are not opened by the Inspector. Missing manufacturer labels prevent RecallChek (this is true for all appliances/systems at the structure). Age, remaining life, size or efficiency cannot be determined by the Inspector. The air conditioning system freon or other refrigerant levels are not checked or determined if leaking by the Inspector. Heaters, coil boxes, condensers and air compressors are NOT disassembled to evaluate the internal working parts. This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size or any other mechanical efficiency.

Water Heater: The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. Circulation pumps, TPR Valves and pressure tanks cannot be tested with inspection. Solar water heaters are not inspected. Tankless units that are not original to the structure should be further evaluated by a qualified tankless technician as there are many aspects that are beyond of the scope of a general home inspection. Age, remaining life, size or efficiency cannot be determined by the Inspector. Gas lines are not measured or sized for water heater needs. The Inspector cannot light the pilot flame on the water heater or any other appliance where a pilot flame is not already on.

Roof: The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. If there are concerns or signs of possible roof leaks, please contact a licensed roofer to perform an additional inspection. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection. Tile roofs, metal roofs or roof areas not accessible with a 12-foot ladder will receive a limited inspection from the ground or eaves only. Tile, metal or other materials that can be damaged will not be walked on by the Inspector. Chimney cavities are excluded from this inspection, recommend an internal chimney inspection be performed beyond the scope of the home inspection. Solar panels and tube globes are excluded from this report. Solar panels will prevent inspection of roof areas beneath them.

Electrical/Gas: Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Some wire types cannot be determined due to wire casings cover wires entering the breakers. Panels with excess wiring are not completely visible due to amount of wires inside panel. Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly - including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern). Electrical and gas fires due to poor installation of wiring and faulty gas pipes cannot be determined by the inspector. Only accessible GFCIs with test and reset buttons are tested, the inspector does not determine which GFCI outlets may be linked to other areas of the structure. Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965) - this is not a defect. We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection. Carbon monoxide poisoning cannot be detected with this inspection, including all gas and propane systems interior and exterior of the structure. Gas supply valves are not turned or operated during this inspection. The internal condition of gas appliance ventilation exhaust pipes cannot be detected. Pilot lights and fire places are not lit by the inspector at any time, for any reason. It is the responsibility of the client to ensure that the main gas and electrical systems are on prior to the inspection. The requirement of gas line sediment traps is not determined by the inspector.

Exterior Areas: For all wood areas or damaged wooden areas and moisture problems (mold/mildew), consult the termite inspection report. See interior section of the report for additional window and door information. In no way, shape or form can the inspector determine if the exterior of the home is water tight or is built to prevent moisture intrusion, no hose or water testing is performed at this inspection. Stucco and siding require periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions. Fire pits, exterior fireplaces and exterior BBQ's are excluded from this inspection. We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection. Property boundary lines and encroachment determinations are beyond the scope of a home inspection and are not inspected or included in this report - Consult with another qualified professional as needed for evaluation if concerns exist in this area. Zero lot lines prevent a complete inspection of areas on other properties. Common areas controlled by Home Owner's Associations are not included in this inspection. Areas not visible or accessible due to height/angle/vegetation/other forms of limited access are not included in this inspection. Inspector does not use specialized instruments to detect moisture, if any, under stucco or siding surfaces.

Grounds: This inspection cannot determine if patio and porch roofs, balconies or patio enclosures are water tight, no water/hose testing is performed. The Inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/security systems and electric outdoor heating systems are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches, this is not a defect. Sprinklers on timers are not inspected, consult

DISCLAIMERS CONTINUED

seller/HOA. Above ground pools, ponds, fountains, waterfalls, birdbaths, and associated equipment or pumps used for these items, are excluded from this report. Steep hillsides and inaccessible areas on the grounds are excluded from this report. It is highly recommended that all structures built on hillsides and slopes have a geological inspection performed to determine if the hillside/grading is stable.

This inspection cannot determine ground movement or drainage issues, the addition of drains may be needed in areas. Fences, walls or gates are not evaluated for security or design. The Inspector cannot determine if planter areas are leaking into the structure, consult seller disclosures or obtain further evaluation of these areas for any moisture intrusion issues.

Foundation: Sump pumps, septic tanks and sewer drain pipes from structure to street are excluded from this inspection. The Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction (this is also true for attic spaces). Some areas of a raised foundation may not be accessible due to limited space, plumbing piping, duct work obstructions, insulation, soil levels and stem walls. The inspector will not traverse any area deemed unsafe or where damage may be caused as a result, this is up to the sole discretion of the Inspector (this is also true for attic spaces). It is not always possible for the inspector to view every side/angle/connection of all plumbing pipes due to plumbing design/layout/approach angle/etc. Underground plumbing/pipes cannot be visually inspected. Pressure testing is not performed during this limited inspection. Drain scope inspections are recommended whether a defect is detected or not. Slab foundations are often covered and not visible; therefore the inspection is limited. Slab foundation leaks cannot be determined by the home inspector.

Pool: Solar panels/heating systems are excluded from report. Valves that are not labeled for the pool and/or spa jets are excluded from this report and may prevent proper testing and inspection. Underground plumbing cannot be inspected. Automatic pool fill float valves and electronic chlorine dispensers are excluded from this report. Ultraviolet light and/or salt chlorine generator type water treatment systems not included in this inspection. Water chemistry is not tested. Control panels/fixtures on the side of the pool or spa and any remote controls are not included in this inspection. Portable spas have a limited inspection - no internal parts are inspected. The inspector cannot determine if a pool or spa leaks. The inspector cannot determine the remaining life of any of the pool equipment. Safety pressure relief valves (if present) are not operated and are excluded from inspection; an internal evaluation of the heater parts is beyond the scope of this inspection. It is the buyer's full responsibility to ensure the pool area is in full compliance with the safety laws and codes. If there is no self containing fence around the pool, all doors from the structure leading to the pool and spa must be equipped with safety alarms and secondary latches above the reach of children. All gates leading to the pool must self close and be equipped with a latch five feet or higher from the ground. The fencing in all cases must be five feet tall.

Plumbing: Plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). Corrosion or rust is often a sign of slow leaking and should be further evaluated by a plumber if detected in the inspection or photos. If galvanized or cast iron plumbing is present in any part of the structure it is recommended that plumber further evaluate the plumbing system due to the age of the materials. Underground piping is not visible to the inspector, therefore cannot be evaluated by the inspector. Slab foundation leaks cannot be determined by the home inspector. The "plumbing type" section of the report includes a percentage approximation of the plumbing type, it is not a guarantee of the plumbing type in all areas. The inspector cannot see plumbing type or pinhole leaks inside walls, floors, slabs or other areas that may be covered. Leaks can occur after the inspection and are not the responsibility of the Inspector. Existing leaks, hidden leaks, or other leaks that occur from normal testing/inspection and subsequent damage from plumbing leaks are not the responsibility of the Inspector. This inspection also does not determine or identify geographic areas that are prone to defective materials or pinhole leaking issues. Consult seller's disclosures and qualified professionals/contractors if concerns exist in this area. Septic tanks, wells, pumps and associated equipment, water supply quantity and quality are not included in this inspection.

***Contractor References:** This report may contain a contractor reference and contractor contact information. Choosing a contractor is done solely at the risk of the client. The Elite Group cannot control the events that take place between contractors and customers and therefore cannot be held liable for any problems that may occur. References to contractors, their products and services, are provided "as is" without warranty of any kind, either expressed or implied. In no event shall The Elite Group be held liable for any incidental, indirect or consequential damages of any kind resulting from the information provided by each company and any business conducted as a result of such information. It is highly recommended that you check with your local licensing or business board for up to date and accurate information. When you contact a contractor you should:

1. Ask for and contact at least two customer references.
2. Find out how long they have worked in your area (familiarity with local building codes is important).
3. Ask if they are bonded (insured for damages and injuries on the job) Get a signed estimate for all parts and labor/installation.
4. You may wish to contact more than one contractor to ensure you are getting the best service and materials for your money.

This disclaimer applies to all references found on any and all of our report pages

SEE CONTRACT FOR ADDITIONAL INFORMATION AND DESCRIPTION OF ITEMS