

# ELITE GROUP

INSPECTION PROFESSIONALS



32021 Via La Plata , San Juan Capistrano, CA 92675  
Inspection prepared for: Suzette Cummings  
Real Estate Agent: Stuart Wann - First Team Real Estate

Date of Inspection: 4/23/2019 Time: 2:00 PM  
Age of Home: 1977 Size: 1350  
Weather: Sunny, warm, dry  
Order ID: 171751

Inspector: Cory Hett  
Phone: 714 482 8173  
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800-494-8998

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: 1	Wall Conditions	• Large cracking/separation present – larger than typical - needs to be further evaluated/serviced
Page 9 Item: 2	Ceiling Conditions	• Uneven/damaged areas • Large cracking/separation present – larger than typical - needs to be further evaluated/serviced
Page 10 Item: 3	Floor Conditions	• Uneven tiles in areas • Flooring not level and/or sloping in areas - needs to be evaluated
Page 10 Item: 4	Window Conditions	• Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • Did not operate/slide/latch properly - needs to be serviced
Page 10 Item: 5	Doors	• Door(s) not square in the jamb • Difficult to lock - needs to be serviced
Page 10 Item: 7	Sliding Glass Doors	• Worn door with loose/worn hardware/frames/rollers/tracks - typical for age • Difficult to slide/operate • Did not close/latch/lock properly - needs to be serviced
Page 10 Item: 8	Sliding Door Screens	• Worn screens with loose/worn hardware/frame/rollers/tracks - typical for age
Page 11 Item: 9	Fireplaces	• No damper stop clamp - required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel • Gas log lighter/connector damaged/cut - needs to be serviced • Heavy soot present/dirty • Recommend further evaluation by CSIA certified chimney sweep
Page 11 Item: 10	Electrical	• Loose/worn outlets/switches - typical for age consider upgrading
Page 12 Item: 14	Smoke Detectors	• Did not operate - needs to be serviced or replaced
Page 12 Item: 15	Carbon Monoxide Detectors	• Missing at hall - needs to be installed

#### BEDROOMS

Page 13 Item: 5	Window Conditions	• Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • Difficult to operate or slide - needs to be serviced
Page 14 Item: 6	Doors	• Damaged door/hardware - did not operate properly - needs to be replaced - at master bedroom
Page 14 Item: 7	Sliding Glass Doors	• Worn door with loose/worn hardware/frames/rollers/tracks - typical for age • Did not close properly - needs to be serviced • Difficult to slide/operate- needs to be serviced
Page 14 Item: 8	Electrical	• Burnt outlet - needs to be serviced/evaluated - at master bedroom

#### BATHROOMS

Page 16 Item: 2	Wall Conditions	• Irregular/rough patched area - at hall bathroom
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Page 17 Item: 8	Cabinets	<ul style="list-style-type: none"> <li>• Worn cabinets with loose/worn hardware</li> <li>• Broken drawer(s)/hardware</li> <li>• Stained areas below sink</li> <li>• Moisture damaged under sink - needs to be serviced - at hall bathroom</li> </ul>
Page 17 Item: 9	Sinks	<ul style="list-style-type: none"> <li>• Worn fixture/sink - typical for the age</li> </ul>
Page 17 Item: 10	Bath Tubs	<ul style="list-style-type: none"> <li>• Fixture was in a worn/older condition at the time of the inspection - typical for age</li> <li>• Drain operated slowly - needs to be serviced</li> </ul>
Page 18 Item: 12	Shower Walls	<ul style="list-style-type: none"> <li>• Cracked/loose/missing grout in areas - recommend grout and sealer</li> <li>• Gaps present - needs to be serviced and sealed to prevent moisture leaks</li> <li>• Recommend maintenance and sealing holes &amp; gaps at all wall/plumbing junctures to prevent water infiltration into walls</li> </ul>
Page 18 Item: 13	Enclosures / Shower doors	<ul style="list-style-type: none"> <li>• Bypass doors missing bottom track guide - doors swing - at master bathroom</li> <li>• Enclosure door(s) in a worn/older condition with loose/worn hardware - typical for the age</li> <li>• Corrosion present in areas - signs of wear and moisture accumulation</li> <li>• Evidence of past leaking - recommend resealing the enclosure to prevent further leaking</li> </ul>
Page 19 Item: 15	Plumbing	<ul style="list-style-type: none"> <li>• Corrosion is present at plumbing areas</li> <li>• Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures</li> <li>• Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair</li> </ul>
Page 19 Item: 16	Electrical	<ul style="list-style-type: none"> <li>• Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate</li> </ul>

**KITCHEN**

Page 21 Item: 1	Wall Conditions	<ul style="list-style-type: none"> <li>• Moisture damage in areas - evidence of moisture intrusion/leaking under sink</li> <li>• Microbial growth/irregular staining present - further evaluation is recommended</li> </ul>
Page 21 Item: 5	Counters	<ul style="list-style-type: none"> <li>• Tile and grout is worn - recommend grout and sealer maintenance</li> </ul>
Page 22 Item: 6	Cabinets	<ul style="list-style-type: none"> <li>• Cabinets gapped at ceiling</li> <li>• Stained/worn under sink - needs to be serviced - hidden defects may exist</li> </ul>
Page 22 Item: 7	Sinks	<ul style="list-style-type: none"> <li>• Loose/worn fixtures</li> <li>• Gaps present between sink and countertop - potential for leakage - needs to be serviced</li> </ul>
Page 22 Item: 8	Dishwashers	<ul style="list-style-type: none"> <li>• Not operating properly - needs to be serviced</li> </ul>
Page 22 Item: 10	Plumbing	<ul style="list-style-type: none"> <li>• Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures</li> </ul>
Page 24 Item: 14	Electrical	<ul style="list-style-type: none"> <li>• Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate</li> </ul>

**HEATING/AIR CONDITIONING**

Page 27 Item: 4	Air Supply	<ul style="list-style-type: none"> <li>• Air return chamber is dirty - recommend cleaning</li> </ul>
Page 28 Item: 8	Filters	<ul style="list-style-type: none"> <li>• Filter is worn/dirty - needs replacement</li> </ul>
Page 28 Item: 9	Registers	<ul style="list-style-type: none"> <li>• Visible register covers are worn and older - consider upgrading to newer style registers</li> <li>• Dirty/dusty registers - possible sign that ducts need cleaning - needs to be serviced</li> <li>• Rust present at register(s) - needs to be serviced</li> <li>• Air flow weak / moderate temperature differences measured at some registers when operating the HVAC system - recommend system and ducting evaluation by a licensed HVAC contractor.</li> </ul>

**WATER HEATERS**



Page 31 Item: 7	Strapping	<ul style="list-style-type: none"> <li>Loose strapping - needs to be serviced</li> </ul>
<b>ELECTRICAL/GAS SERVICE</b>		
Page 33 Item: 1	Main Panel	<ul style="list-style-type: none"> <li>Manufacture of panel a brand (Federal Pacific) known for issues - recommend further evaluation by a licensed electrician</li> </ul>
<b>ATTIC AREA</b>		
Page 35 Item: 2	Structure	<ul style="list-style-type: none"> <li>Cracked wood/rafters- needs to be serviced</li> </ul>
Page 35 Item: 3	Insulation	<ul style="list-style-type: none"> <li>Evidence of rodent/bird/pest activity in the attic - recommend further evaluation by pest services company</li> </ul>
Page 36 Item: 5	Vent Screens	<ul style="list-style-type: none"> <li>Torn mesh/screens - needs to be serviced to prevent pest entry</li> </ul>
Page 36 Item: 6	Exhaust Vents	<ul style="list-style-type: none"> <li>Dryer vent appears to need cleaning/serviced - dryer lint escaping vent in attic - needs to be serviced</li> </ul>
Page 37 Item: 7	Duct Work	<ul style="list-style-type: none"> <li>Older/worn ducts present - recommend routine maintenance and cleaning to extend the life of the existing ducts</li> <li>Disconnected</li> <li>Loose connections - needs to be serviced</li> </ul>
<b>GARAGE AND/OR CARPORT</b>		
Page 39 Item: 7	Exterior Doors	<ul style="list-style-type: none"> <li>Loose/worn hardware</li> <li>Worn/weathered door</li> <li>Did not latch - needs to be serviced</li> <li>Damaged jamb/trim - needs to be serviced - consult termite report</li> </ul>
<b>EXTERIOR AREAS</b>		
Page 41 Item: 1	Stucco	<ul style="list-style-type: none"> <li>Large cracking at soffit area(s) by chimney - needs to be serviced</li> </ul>
Page 43 Item: 10	Exterior Windows	<ul style="list-style-type: none"> <li>Worn windows/screens - typical for age</li> <li>Torn/bent/worn screens - needs maintenance/repair</li> </ul>
Page 43 Item: 11	Exterior Closet(s)	<ul style="list-style-type: none"> <li>Moisture damaged/blistered area(s) - moisture present at time of inspection - evidence of past moisture intrusion and/or roof leaking - needs to be serviced</li> <li>Microbial growth/irregular staining present - further evaluation is recommended</li> </ul>
<b>FOUNDATION</b>		
Page 44 Item: 1	Slab Foundation	<ul style="list-style-type: none"> <li>Uneven areas</li> <li>Slab sloped more than normal - needs to be serviced recommend engineer investigation</li> </ul>
<b>GROUNDS</b>		
Page 45 Item: 1	Driveways and Walkways	<ul style="list-style-type: none"> <li>Walkway/concrete displacement/uneven areas - needs to be serviced</li> </ul>
Page 45 Item: 2	Patio and Porch Roofs	<ul style="list-style-type: none"> <li>Improper installation of rolled materials/fasteners/flashing(s)</li> <li>Wrinkled/worn/weathered rolled materials</li> <li>Evidence of patio roof leaking - stained/moisture damaged/fungus present at under side - needs to be serviced</li> <li>Consult termite report for all exterior wood conditions</li> </ul>
Page 46 Item: 4	Exterior Electrical	<ul style="list-style-type: none"> <li>Some light(s) did not function (some may be on sensors or timers) - check bulbs first, then consult an electrician to further evaluate as needed</li> </ul>
Page 48 Item: 11	Gates	<ul style="list-style-type: none"> <li>Gate not latching properly - missing hardware - at west side patio - needs to be serviced</li> </ul>
Page 49 Item: 12	Grading	<ul style="list-style-type: none"> <li>Signs of poor drainage in areas</li> <li>Exterior door landing/pad slopes toward structure</li> <li>Low spots along the foundation - recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage</li> <li>Evidence of past structure or grounds movement adjacent or around property - recommend soils engineer or geologist for professional determination of stability</li> </ul>
<b>ROOF</b>		

Page 50 Item: 1	Condition	• Cracked/broken/loose tiles in areas - needs to be serviced
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## 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 1982 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!

**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.**



## ABOUT YOUR INSPECTION CONTINUED

**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 THE ELITE GROUP PROPERTY INSPECTION SERVICE, INC.**





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# OVERVIEW

## 1. Inspection Package - Directional Marker - Utilities Status - Occupancy - Other Info

Inspection type: BASIC Home Inspection

Single Family Residence

Front door faces East (approximate)

All Utilities are ON for this inspection

Occupied structure - personal items throughout the structure may prevent access or view to some areas. Personal property, furniture and moving boxes are not moved and will prevent a complete inspection and limit visible access to some areas (this applies to all areas inside and outside of the structure being inspected).

## 2. Main Utilities Location

- Main water valve shut off location: East side of structure
- Main gas valve shut off location: East side of structure
- Main electrical panel location: South side of structure

## 3. Who is present at the inspection?

- Buyer not present during inspection
- Tenant present during inspection

## 4. Wall materials throughout the structure

Drywall

## 5. Ceiling materials throughout the structure

Drywall • Acoustic • Panel Lighting

## 6. Floor materials throughout the structure

Carpet • Tile • Wood laminate

## 7. Window materials/type throughout the structure

Single pane • Aluminum framed • Fixed frame or stationary type (does not open or close) • Horizontal sliding type (one window slides while the other remains stationary)

## 8. IMPORTANT NOTES

- This inspection is intended to identify major material defects only. Minor and cosmetic issues are excluded from inspection and report, but may be included in some comments as a courtesy. Small nail holes, drywall nail pops, small cracks, chipped areas, dirty areas and cosmetic blemishes are considered cosmetic in most cases.
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.
- It is common for many Sellers to patch, paint or touch up areas of the structure prior to selling. Recent paint or patching may cover known past defects not detectable by the Inspector - consult the seller/disclosures for all past repairs. It is beyond the scope of the inspection for the Inspector to note all patched areas locations or to try to determine the reason for any patches or past repairs.
- **RECOMMEND A COMPLETE MICROBIAL GROWTH AND MOISTURE EVALUATION. Contact our office to schedule at 800-494-8998. Upon inspection the Home Inspector found reason to believe that this structure needs further evaluation for microbial growth and moisture.**

### 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

Large cracking/separation present – larger than typical - needs to be further evaluated/serviced



Large cracking present – larger than typical - needs to be further evaluated/serviced

General view



General view

#### 2. Ceiling Conditions

Uneven/damaged areas • Large cracking/separation present – larger than typical - needs to be further evaluated/serviced



Large cracking present – larger than typical - needs to be further evaluated/serviced

### 3. Floor Conditions

Worn tile and grout - recommend grout and sealer maintenance • **Uneven tiles in areas** • **Flooring not level and/or sloping in areas - needs to be evaluated**

### 4. Window Conditions

Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • **Did not operate/slide/latch properly - needs to be serviced**

### 5. Doors

Operated at time of inspection • Loose/worn hardware needs minor service - typical for age • Blistered paint at door jamb - cannot determine cause • **Door(s) not square in the jamb** • **Difficult to lock - needs to be serviced**



### 6. Screen Doors

Worn/weathered • Rusted door/hardware • Loose/worn hardware - typical for age



### 7. Sliding Glass Doors

Worn door with loose/worn hardware/frames/rollers/tracks - typical for age • **Difficult to slide/operate** • **Did not close/latch/lock properly - needs to be serviced**

### 8. Sliding Door Screens

Worn screens with loose/worn hardware/frame/rollers/tracks - typical for age

### 9. Fireplaces

**Location/s:** Living room

Masonry

Small cracks/worn areas present - typical for age • Minor deterioration • Damper was worn/rusted/dirty - recommend cleaning • Gas log lighter present • **No damper stop clamp - required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel** • **Gas log lighter/connector damaged/cut - needs to be serviced** • **Heavy soot present/dirty** • **Recommend further evaluation by CSIA certified chimney sweep**



Gas log lighter/connector damaged/cut - needs to be serviced



### 10. Electrical

Some outlets not accessible - not inspected • Only the visible and accessible switches/outlets are testing during this inspection, personal items/furnishings are not moved to access any outlets/switches behind them. • **Loose/worn outlets/switches - typical for age consider upgrading**



Loose/worn outlets/switches - typical for age consider upgrading

### 11. Closets

Worn closets with loose/worn hardware - typical for age

### 12. Cabinets

Worn cabinets with loose/worn hardware - typical for age



### 13. Door Bells

Operated at time of inspection front

### 14. Smoke Detectors

**Did not operate - needs to be serviced or replaced**



**Did not operate - needs to be serviced or replaced**

### 15. Carbon Monoxide Detectors

Missing at hall - needs to be installed

## 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 • Northeast • Northwest

### 2. Wall Conditions

See interior page notes • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas



General view

### 3. Ceiling Conditions

See interior page notes • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas



### 4. Floor Conditions

Worn and stained areas- typical for age of the material • Scratched/worn areas - typical for age and use

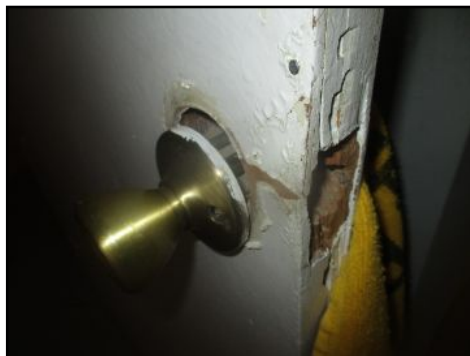
### 5. Window Conditions

Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • Difficult to operate or slide - needs to be serviced



### 6. Doors

Operated at time of inspection • Weathered/worn door(s) - typical for age • Loose/worn hardware needs minor service - typical for age • **Damaged door/hardware - did not operate properly - needs to be replaced - at master bedroom**



### 7. Sliding Glass Doors

**Worn door with loose/worn hardware/frames/rollers/tracks - typical for age • Did not close properly - needs to be serviced • Difficult to slide/operate- needs to be serviced**

### 8. Electrical

Loose/worn outlets/switches - typical for age consider upgrading • **Burnt outlet - needs to be serviced/evaluated - at master bedroom**



**Burnt outlet - needs to be serviced/evaluated - at master bedroom**

### 9. Closets

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

### 10. Smoke Detectors

For safety purposes we recommend that smoke detectors be placed in all sleeping areas (bedrooms) on all levels of multi-level dwellings.

### 11. Carbon Monoxide Detectors

Current safety standards do not require a carbon monoxide detector in bedrooms.



## BATHROOMS

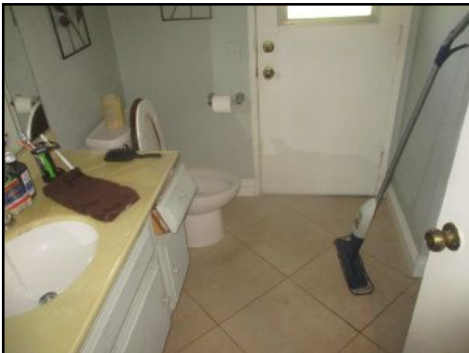
"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor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

### 1. Locations

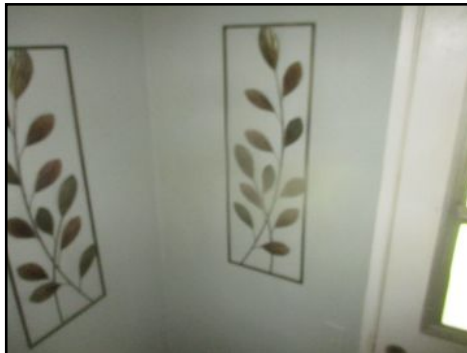
Master • Hall

### 2. Wall Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas • Peeling/blistered/cracking paint in areas • **Irregular/rough patched area - at hall bathroom**



General view



General view

### 3. Ceiling Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas • Peeling/blistered/cracking paint in areas

### 4. Floor Conditions

Worn tile and grout - recommend grout and sealer maintenance

### 5. Window Conditions

Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • Recommend general window maintenance/lubrication and weather tight service



### 6. Doors

Operated at time of inspection • Weathered/worn door(s) - typical for age • Loose/worn hardware needs minor service - typical for age

### 7. Counters

Counter is worn and has typical wear for age

### 8. Cabinets

Some interior cabinet areas not visible for inspection due to personal storage • **Worn cabinets with loose/worn hardware** • **Broken drawer(s)/hardware** • **Stained areas below sink** • **Moisture damaged under sink - needs to be serviced - at hall bathroom**



Broken drawer(s)/hardware

### 9. Sinks

**Worn fixture/sink - typical for the age**



### 10. Bath Tubs

Tub is worn/older/stained/scratched/chipped - typical for the age • **Fixture was in a worn/older condition at the time of the inspection - typical for age** • **Drain operated slowly - needs to be serviced**



### 11. Showers

Tub/Shower combo present - see tub notes for additional information • **Fixture was in a worn and older condition - typical for the age**



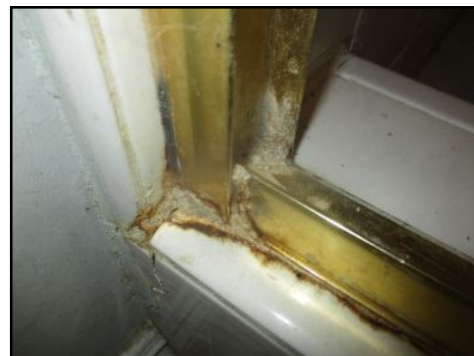
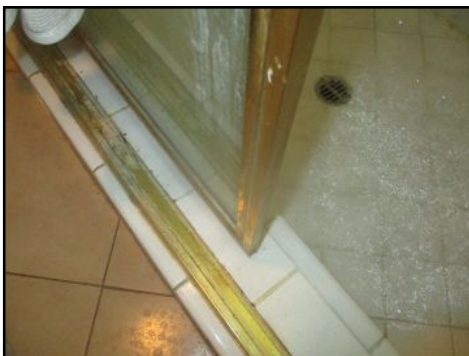
**12. Shower Walls**

Tile and grout present • Wall materials in a worn/stained-faded/old condition - typical for age - recommend routine grout and sealer maintenance • Shower pan is in a worn/stained/older condition - typical for the age - recommend routine grout and sealer maintenance • **Cracked/loose/missing grout in areas - recommend grout and sealer** • **Gaps present - needs to be serviced and sealed to prevent moisture leaks** • **Recommend maintenance and sealing holes & gaps at all wall/plumbing junctures to prevent water infiltration into walls**



**13. Enclosures / Shower doors**

**Bypass doors missing bottom track guide - doors swing - at master bathroom** • **Enclosure door(s) in a worn/older condition with loose/worn hardware - typical for the age** • **Corrosion present in areas - signs of wear and moisture accumulation** • **Evidence of past leaking - recommend resealing the enclosure to prevent further leaking**



**Corrosion present in areas - signs of wear and moisture accumulation**

**14. Toilets**

Toilet is in a worn and older condition at the time of the inspection - typical for age • No visible leaking at the time of inspection and flush testing • Recommend upgrade to low flow 1.6 gal/flush toilets for water conservation



### 15. Plumbing

Some areas not visible due to personal items • Corrosion is present at plumbing areas • Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures • Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair



### 16. Electrical

Loose/worn outlets/switches - typical for age consider upgrading • Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate



**17. GFCIs**

None installed recommend upgrade for increased safety

**18. Heating**

See HVAC page for more information about this section • Central unit • Operated with normal wear - no major visible defects



## KITCHEN

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### 1. Wall Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas • **Moisture damage in areas - evidence of moisture intrusion/leaking under sink • Microbial growth/irregular staining present - further evaluation is recommended**



General view



Microbial growth/irregular staining present - further evaluation is recommended



### 2. Ceiling Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas

### 3. Floor Conditions

Worn tile and grout - recommend grout and sealer maintenance

### 4. Window Conditions

Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • Difficult to operate or slide - needs to be serviced



### 5. Counters

**Tile and grout is worn - recommend grout and sealer maintenance**

### 6. Cabinets

Worn cabinets with loose/worn hardware - typical for age • Stained areas below sink - dry at time of inspection • **Cabinets gapped at ceiling • Stained/worn under sink - needs to be serviced - hidden defects may exist**



Cabinets gapped at ceiling

### 7. Sinks

Fixture operated at the time of the inspection • Loose/worn fixtures • Gaps present between sink and countertop - potential for leakage - needs to be serviced



Loose/worn fixtures



Gaps present between sink and countertop - potential for leakage - needs to be serviced

### 8. Dishwashers

Not operating properly - needs to be serviced



### 9. Garbage Disposals

Tested and operational at time of inspection via normal controls • Worn/older unit - typical wear for age and use

### 10. Plumbing

Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures



### 11. Ranges

Tested and operational at time of inspection via normal controls • Electric supplied unit



Range/oven

### 12. Ovens

Tested and operational at time of inspection via normal controls • Electric supplied unit



### 13. Exhaust Vents

Tested and operational at time of inspection via normal controls • Worn/older unit - typical wear for age and use • Greasy/dirty unit - recommend cleaning • Worn/dirty filters, recommend cleaning or replacing





#### 14. Electrical

Loose/worn outlets/switches - typical for age consider upgrading • **Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate**



#### 15. GFCIs

None installed recommend upgrade for increased safety

## LAUNDRY AREA

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### 1. Laundry Area Location

Interior hall area

### 2. Wall Conditions



General view

### 3. Cabinets



### 4. Dryer Vent

Could not fully inspect the dryer vent in the laundry area, it is obscured by cabinetry/washer/dryer • Could not locate the exterior vent - all dryers should have a vent to the exterior of the structure - consult the seller for dryer output or further investigation is needed to ensure correct venting to the exterior • Dryer vent should be cleaned periodically to prevent lint fire hazards

### 5. Plumbing

Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas • Visible fixtures were worn/old - typical wear for age • 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



### 6. Gas Valve

Not visible/accessible - not inspected • The inspector does not check for gas leaks, consult the Gas Company to evaluate all gas areas prior to occupancy

### 7. Electrical

Loose/worn outlets/switches - typical for age consider upgrading • Could not access 240v service - not inspected



### 8. GFCIs

None visible

### 9. Exhaust Fan

None

## HEATING/AIR CONDITIONING

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**\*Contractor Reference - Specialized Heating & Air Conditioning (888) 376-1903 | \$49.95 Service!**  
<https://www.hvacsonthencalifornia.com/>

### 1. Heaters

**Location:** Interior closet/cabinet

**Type:** Gas fired forced hot air

Operated at time of inspection • Newer unit/not original to the structure - check all installation permits to ensure that this unit was installed to code



### 2. A/C Evaporator Coil Box

The visible areas of the coil box have normal wear at the time of inspection - no major visible defects



### 3. Venting

The visible areas of the vent have normal wear at the inspection - no major visible defects

### 4. Air Supply

Small air leaks are present - typical for age - recommend service/maintenance for optimum efficiency • 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**

### 5. Gas Supply Valves and Pipes

Worn valve, consider upgrading to newer style valve



### 6. Electrical

Operating properly at the time of the inspection - no major visible defects

### 7. Thermostats

Digital type present - functional day of the inspection



### 8. Filters

Filter size: 14"x25"x1" • Located below heater in a slot cut into the frame  
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 - needs replacement**



**Filter is worn/dirty - needs replacement**

### 9. Registers

Heater Temperature at Registers: • **A/C** Temperature at Registers: • Temperature at Air Return: • **Visible register covers are worn and older - consider upgrading to newer style registers • Dirty/dusty registers - possible sign that ducts need cleaning - needs to be serviced • Rust present at register(s) - needs to be serviced • Air flow weak / moderate temperature differences measured at some registers when operating the HVAC system - recommend system and ducting evaluation by a licensed HVAC contractor.**



Heater Temperature



A/C Temperature

### 10. Combustion Air

**Combustion air** appears to be adequate at the time of the inspection

### 11. Platforms/Bases

Visible areas are worn/dirty - recommend cleaning the base areas and sealing the base of the unit as part of the preventative maintenance

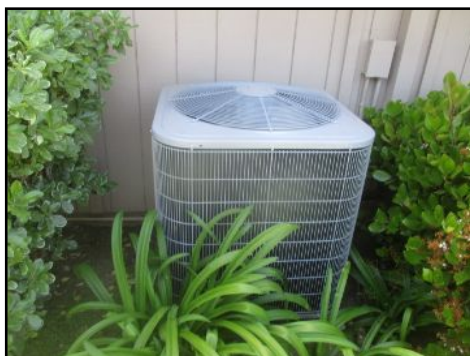
### 12. Refrigerant Lines

Normal wear day of the inspection - no major visible defects - recommend annual/seasonal maintenance to check and service insulation on refrigerant lines as needed

### 13. Air Conditioning Compressors

**Location:** Electric unit - exterior east

Operated at the time of inspection • Unit is a newer unit/not original to the structure - check all installation permits to ensure that this unit was installed to code



## WATER HEATERS

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### 1. Water Heaters Condition

**Number of gallons:** 38 gallons

**Location/s:** Exterior closet

Operated at the time of the inspection - Gas unit • This is a newer unit (not original to this structure) - check all installation permits to ensure that this unit was installed to city code and manufacturer specifications



### 2. Venting

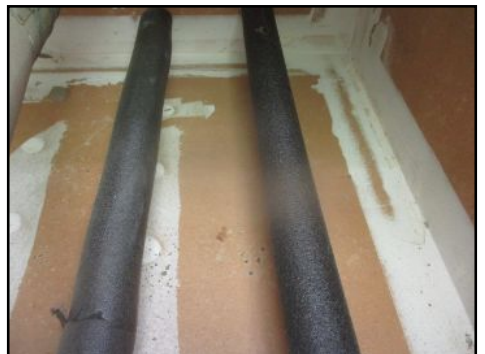
Vent is worn and older - consider upgrading vent • Masonry/cement/transite type chimney being used for newer water heater - needs to be serviced and possibly upgraded • Loose connections – needs to be serviced



### 3. Plumbing

**Material type:** Copper • Insulated lines - plumbing is not fully visible

Worn valve/piping/connections - typical for age - no visible leaks found at the time of the inspection



#### 4. Temperature Pressure Release Valves

Normal wear on the day of the inspection - no major visible defects



#### 5. Overflow Line/s

**Material type:** Copper

Normal wear on the day of the inspection - no major visible defects

#### 6. Water Heater Temperature



#### 7. Strapping

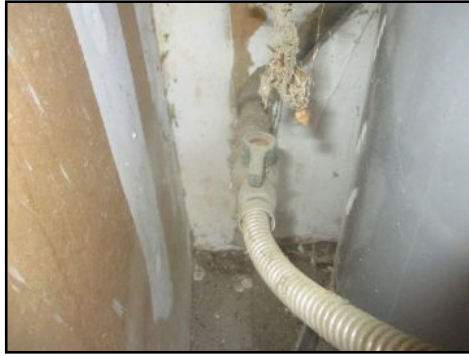
Standard metal type straps present - normal wear on the day of the inspection - no major visible defects •

**Loose strapping - needs to be serviced**

#### 8. Gas Supply Valves and Pipes

Worn valve, consider upgrading to newer style valve • Older type of flex line is present - we recommend that you upgrade to a new teflon coated flex line





**9. Combustion Air**

Combustion air appears to be adequate at the time of the inspection

**10. Platforms/Bases**

None/not applicable - unit is sitting on concrete

**11. Enclosures**

Worn/dirty areas - recommend cleaning

## ELECTRICAL/GAS SERVICE

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### 1. Main Panel

**Location/s:** South side of the structure

Worn/older panel - consider upgrading services • **Manufacture of panel a brand (Federal Pacific) known for issues - recommend further evaluation by a licensed electrician**



**Manufacture of panel a brand (Federal Pacific) known for issues - recommend further evaluation by a licensed electrician**

### 2. Sub Panels

**Location:** No sub panel present

### 3. Panel Wiring

Wiring type: copper • Wiring method: non-metallic sheathed cable (romex) • Grounded panel - main ground/bonding wire observed and appears to be normal for the age of the panel • Visible wiring is worn and older - consider upgrading the electrical services

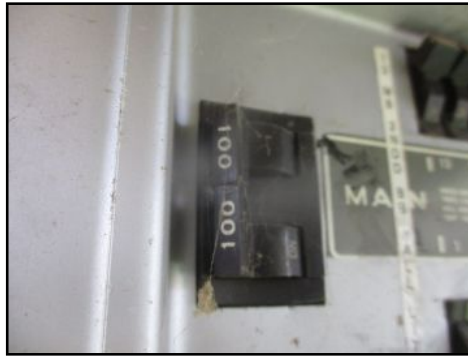
### 4. Breakers

No visible labeling for breakers on panel cover - needs to be serviced



### 5. Breaker Amp Capacity

100 amp - while common for many structures, this may be considered low capacity for today's electrical uses - consider upgrading services



**100 amp - while common for many structures, this may be considered low capacity for today's electrical uses - consider upgrading services**

### 6. Cable Feeds

Underground - not accessible for inspection

### 7. Main Gas Valve

**Location:** 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. • East side of the structure

Natural gas present

- Worn valve - typical for age
- Recommend gas valve wrench be placed near valve for optimal preparedness
- Minor rusting - typical for exterior weathering - recommend rust treatment



### 8. Gas Pipes and Valves

Worn meter/piping - typical for age and exterior weathering • **CSST** gas line observed - proper bonding or grounding cannot be confirmed by the Inspector, we advise you to check permits for installation of this type of gas line and that proper bonding or grounding has been completed.

## ATTIC AREA

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### 1. Access Entries

Inspection method: Partially traversed: some areas not accessible or visible due to access limitations • Location of access: Hall ceiling

### 2. Structure

Conventional framing present, normal wear at time of inspection - no major visible defects • Cracking small at wood members - typical for age • Stains present on wood members of structure - evidence of past moisture entering structure- monitor for future moisture intrusion • Consult termite report for all wood areas in the attic • **Cracked wood/rafters- needs to be serviced**



**Cracked wood/rafters- needs to be serviced**



**Cracked wood/rafters- needs to be serviced**



**Cracked wood/rafters- needs to be serviced**

### 3. Insulation

**Evidence of rodent/bird/pest activity in the attic - recommend further evaluation by pest services company**



Evidence of rodent/bird/pest activity in the attic - recommend further evaluation by pest services company

#### 4. Ventilation

Existing ventilation appeared to be adequate on the day of the inspection • Ridge and soffit vents appeared to be adequate on the day of the inspection



#### 5. Vent Screens

Visible ventilation screens appeared to be functional at time of inspection • Torn mesh/screens - needs to be serviced to prevent pest entry



Torn mesh/screens - needs to be serviced to prevent pest entry

#### 6. Exhaust Vents

Some vents are not visible or accessible and cannot be inspected - N/A • Visible vents are older and worn - typical for the age of the structure - consider upgrading • Dryer vent appears to need cleaning/serviced - dryer lint escaping vent in attic - needs to be serviced



Dryer vent appears to need cleaning/serviced - dryer lint escaping vent in attic - needs to be serviced

### 7. Duct Work

Older/worn ducts present - recommend routine maintenance and cleaning to extend the life of the existing ducts • Disconnected • Loose connections - needs to be serviced



### 8. Electrical

Visible wiring in attic is in a worn and older condition typical for the age the of structure

### 9. Plumbing

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

Common area - likely maintained by Home Owners Association - not inspected  
 • Detached structure with a separate roof

### 2. Rafters & Ceilings

Exposed wood rafters/joists - consult termite report for all wood • Some ceiling/rafter areas are not visible or accessible/inspected due to personal storage/wood boards



### 3. Main Automotive Doors

**Type:** Metal sectional  
 Normal wear for age at the time of the inspection - no major visible defects



**General view**

### 4. Hardware/Springs

Normal wear at time of inspection - no major visible defects

### 5. Garage Door Openers

Opener(s) operated at the time of the inspection

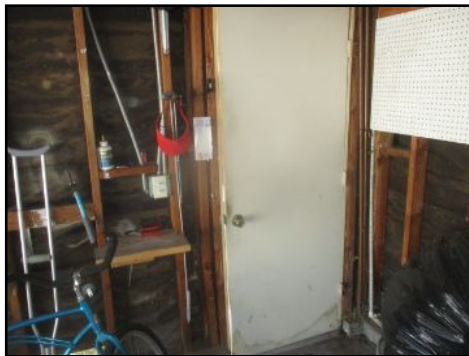


### 6. Garage Doors Reverse Safety Status

Light beam was tested; the inspector interrupted the beam during closing, the door stopped and reversed back open on the day of the inspection

### 7. Exterior Doors

Worn/weathered door - typical for age • Recommend weather tight service/maintenance to prevent moisture intrusion • **Loose/worn hardware** • **Worn/weathered door** • **Did not latch - needs to be serviced** • **Damaged jamb/trim - needs to be serviced - consult termite report**



**Damaged jamb/trim - needs to be serviced - consult termite report**

### 8. Fire Doors

Detached garage - no fire door present - N/A

### 9. Firewalls

Detached structure - no firewall exists - N/A

### 10. Walls

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Personal items/storage/etc. are present and prevent a complete inspection of wall areas



**General view**



### 11. Anchor Bolts

Could not access - not inspected • Not visible but assumed to exist due to estimated date of construction

### 12. Slab

Small cracks/chipped areas - typical for the age of the materials • Worn and stained areas - typical for age of the material

### 13. Electrical

Loose/worn outlets/switches - typical for age consider upgrading



### 14. GFCIs

None visible - recommend upgrade for increased safety

### 15. Ventilation

Wall vents are present

### 16. Vent Screens

Normal wear on the day of the inspection

## EXTERIOR AREAS

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### 1. Stucco

Common area – consult Home Owner’s Association

- Small cracking/chipping/holes present in areas - recommend stucco service/maintenance
- Patching present - consult seller for past repaired areas
- **Large cracking at soffit area(s) by chimney - needs to be serviced**



**Large cracking at soffit area(s) by chimney - needs to be serviced**

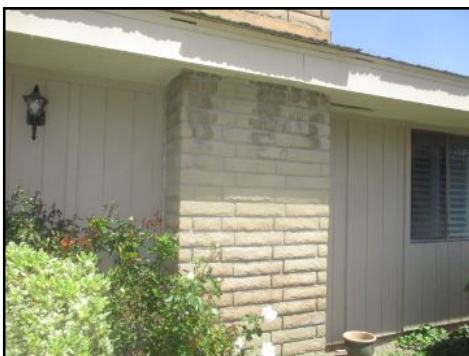
### 2. Siding

**Constructed of: Wood**

Common area – consult Home Owner’s Association

### 3. 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



### 4. Wood Trim

Common area – consult Home Owner’s Association • Worn/weathered at time of inspection where visible – recommend service and water tight maintenance

- Recommend general trim maintenance and sealing any holes/gaps



**Recommend general trim maintenance and sealing any holes/gaps**

### 5. Weep Screeds

Worn/weathered areas - typical for the age

### 6. Eaves & Fascia

Common area – consult Home Owner’s Association • Enclosed eaves - most N/A



**General view**



**Small gaps at wood trim/stucco junctures - needs to be sealed to prevent pest intrusion**

### 7. Soffits

Common area – consult Home Owner’s Association • Weathered and worn materials - typical for age



**General view**

### 8. Exterior Paint

Common area – consult Home Owner’s Association • Weathered and worn areas - typical for age and weather exposure

**9. Exterior Doors**

Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals • See interior section for more information • Loose/worn hardware needs minor service and/or adjustment • Worn/weathered – recommend weather tight service/maintenance • Maintain weather tight seals at all doors

**10. Exterior Windows**

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. • Recommend weather tight service/maintenance • **Worn windows/screens - typical for age • Torn/bent/worn screens - needs maintenance/repair**

**11. Exterior Closet(s)**

**Moisture damaged/blistered area(s) - moisture present at time of inspection - evidence of past moisture intrusion and/or roof leaking - needs to be serviced • Microbial growth/irregular staining present - further evaluation is recommended**



**Microbial growth/irregular staining present - further evaluation is recommended**



**Moisture damaged/blistered area(s) - moisture present at time of inspection - evidence of past moisture intrusion and/or roof leaking - needs to be serviced**

## FOUNDATION

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### 1. Slab Foundation

No determination can be made regarding the condition of the interior concrete slab as it was covered with flooring, expect to find typical cracks up to 1/4-inch when it is exposed • Slab not visible due to floor coverings - not visible for inspection • See interior floor area notes • **Uneven areas • Slab sloped more than normal - needs to be serviced recommend engineer investigation**

### 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 • Normal wear on the day of the inspection where visible - no major defects visible • Low spots are visible along the foundation - recommend adding backfill to create a proper slope away from the structure to allow for effective drainage



General view

## GROUNDS

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### 1. Driveways and Walkways

**Constructed of:** Concrete • Tile

Common area – likely maintained by Home Owner’s Association - not inspected - consult HOA • Cracking/chipping small and typical for age • Tile and grout present in areas, tile surfaces may be slippery when wet • Worn tile and grout, recommend grout and sealer maintenance • **Walkway/concrete displacement/uneven areas - needs to be serviced**



**Walkway/concrete displacement/uneven areas - needs to be serviced**

### 2. Patio and Porch Roofs

**Constructed of:** Rolled material

Worn/weathered materials - typical for age • **Improper installation of rolled materials/fasteners/flashing(s) • Wrinkled/worn/weathered rolled materials • Evidence of patio roof leaking - stained/moisture damaged/fungus present at under side - needs to be serviced • Consult termite report for all exterior wood conditions**



**General view - underside**



**Evidence of patio roof leaking - stained/moisture damaged/fungus present at under side - needs to be serviced**



**Wrinkled/worn/weathered rolled materials**



**Improper installation of rolled materials/fasteners/flashing(s)**

### 3. Patio and Porch Decks

Worn with common cracks/chips - typical for age of material

- Cracking/chipping small and typical for age
- Tile and grout present, tile surfaces may be slippery when wet
- Worn tile/grout, recommend grout and sealer maintenance
- Personal items present - some areas not visible for inspection

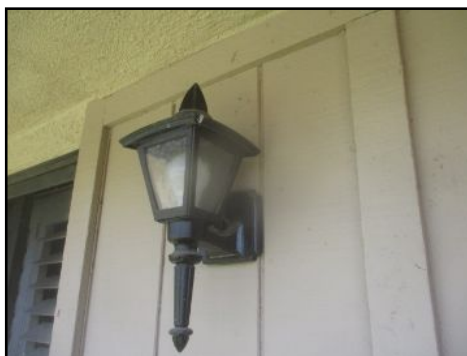


**General view**

### 4. Exterior Electrical

Electrical fixtures need to be caulked/sealed to wall attachments to help prevent moisture entry

- Loose fixture(s) - needs to be serviced
- **Some light(s) did not function (some may be on sensors or timers) - check bulbs first, then consult an electrician to further evaluate as needed**



**Some light(s) did not function (some may be on sensors or timers) - check bulbs first, then consult an electrician to further evaluate as needed**



**5. GFCIs**

None visible/installed recommend upgrade for increased safety

**6. Exterior Plumbing and Faucets**

Exterior plumbing is present and not original to the structure - check all installation permits to ensure installation to building code • Exterior piping is not properly insulated - needs to be serviced • Accessible exterior faucets operated/worn at time of inspection via normal fixture controls

- Exterior hose faucet(s) leaked at handle(s) when operated - needs to be serviced
- Some not visible or accessible due to personal items/debris/vegetation - not tested
- 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**



**Capped at exterior hose bibb - could not test - N/A**

**7. Main Water Valve**

**Type of plumbing:** Copper 100% (approximate)

- Older or original copper piping present at an older home, may be nearing the end of its life expectancy - we recommend that you have a plumber evaluate the older piping beyond the scope of our inspection due to its age.

Main ball valve is worn - typical for age





### 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



### 9. Sprinklers

Common area – likely maintained by Home Owner’s Association - not tested or inspected

### 10. Fencing and Walls

**Constructed of:** Block • Wrought iron

Visible fencing/wall areas are worn and weathered - typical for the age of the materials • Cracking small and typical for age - monitor for further cracking and repair as needed • Rust/rust damage at metal fence materials - needs to be serviced



Rust/rust damage at metal fence materials - needs to be serviced

### 11. Gates

**Constructed of:** Wrought iron

Loose/worn hardware - typical for age • Weathered and worn materials - typical for age • Gate not latching properly - missing hardware - at west side patio - needs to be serviced



## 12. Grading

Common area – likely maintained by Home Owner’s Association - consult HOA • No drains visible at the property at the time of the inspection, drains are recommended to divert water away from structure • Roof gutters should be installed in a manner to direct water away from the structure • This inspection cannot determine adequate drainage needs, the addition of drains may be needed in areas to help divert water away from the structure • **Signs of poor drainage in areas** • **Exterior door landing/pad slopes toward structure** • **Low spots along the foundation - recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage** • **Evidence of past structure or grounds movement adjacent or around property - recommend soils engineer or geologist for professional determination of stability**



Exterior door landing/pad slopes toward structure

## 13. Out Structures

Out buildings, detached structures, play equipment, exterior BBQ areas, fire pits, bird baths, fountains/water features and above ground pools are not inspected. You are advised to check permits for any out structure(s) present - the home inspector is not a building code violation inspector

## ROOF

"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. Condition

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).

**Constructed of:** Concrete tile

Common area/roof - Maintained by Homeowner's Association - Not Inspected • Cracked/chipped tiles/mortar - typical for age/materials - recommend seasonal roof maintenance • Moss growth present in areas - sign of moisture accumulation and lack of sunlight for drying - recommend servicing as part of seasonal maintenance • **Cracked/broken/loose tiles in areas - needs to be serviced**





Cracked/broken/loose tiles in areas - needs to be serviced



### 2. Flashings

Could not access for inspection - N/A • Worn/weathered/rusted/bent - typical for age - recommend seasonal mastic maintenance to prevent moisture intrusion • Mastic at flashings is weathered and cracked - needs to be serviced and resealed at all penetration points

### 3. Gutters and Down Spouts

Gutters are present at the structure - recommend cleaning and routine maintenance on gutter system to maintain good drainage

### 4. Vents and Vent Caps

Could not access - N/A • Worn/weathered cap(s) – recommend seasonal maintenance to ensure that caps do not become loose or develop other defects



### 5. Chimneys

Worn/weathered chimney – recommend seasonal maintenance and care  
• Cracks in bricks - aesthetic but monitor • Roof not accessed - not visible for inspection



### 6. Spark Arrestors

No spark arrestor/rain cap present - recommend installation

### 7. Sky Lights

None present

## 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:

Corporate Office

**The Elite Group Property Inspection Service, Inc**

**Attn: Inspector Supervisor**

**21700 E Copley Suite 390 Diamond Bar, CA 91765**

**1(800) 494 - 8998**

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](http://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.



PLATINUM  
ROOF PROTECTION PLAN

MOLD SAFE

SEWERIGARD



**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 and 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 tested 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 determined 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, 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.

## DISCLAIMERS CONTINUED

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 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 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 recommend that all structures built on hillsides and slopes have a geological inspection performed to determine if the hillside/grading is stable.



## DISCLAIMERS CONTINUED

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



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## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
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.
N/A	Not accessible, not inspected