

ELITE GROUP

INSPECTION PROFESSIONALS



707 8th St, Hermosa Beach, CA 90254
Inspection prepared for: Carol Sutor
Real Estate Agent: -

Date of Inspection: 10/22/2020 Time: 2:00 PM
Age of Home: 1963 Size: 2012
Order ID: 222452

This inspection report is for informational purposes only! Use it to determine your offer price comfort level if you intend to purchase the property. Seller provides no express of implied representations, guarantees or warranties regarding the condition of the property or the reliability of this report. You are strongly encouraged to have your own professional home inspection.

Buyer Initials: _____

Date: _____

Buyer Initials: _____

Date: _____

Buyer's Agent Initials: _____

Date: _____



Jack Triplett

310-613-8708
jacktriplett2@aol.com

SOLD TO		SHIPPED TO	
ADDRESS 707 8 th AVE		ADDRESS	
CITY, STATE, ZIP HERMOSA BEACH CA		CITY, STATE, ZIP	
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.
			DATE 10/29/20

LIST OF H&S ITEMS

(1)	Page 12 ITEM 10 - SMOKE DETECTOR	} 10-year COMBINATION	\$750 ⁰⁰
(2)	Page 13 ITEM 11 - CO DETECTOR		
(3)	Page 17 ITEM 8 - SMOKE DETECTOR - 10-year		\$45 ⁰⁰
(4)	Page 18 ITEM 1 - INSTALL DAMP-RID FOR MOISTURE		\$20 ⁰⁰
(5)	Page 22 ITEM 10 - LOWER WATER TEMP. FOR SAFETY CHECK TAP		\$15 ⁰⁰
(6)	Page 32 ITEM 15 - REPLACE SIDETOP WITH NEW 30"		\$450 ⁰⁰
(7)	Page 34 ITEM 20 - CHECK OR REPLACE OUTLET FOR SAFETY		20 ⁰⁰
(8)	Page 38 ITEM 1 VACUUM AREA, LIGHT PILOT, CHECK (CO) FOR	}	\$200-250 ⁰⁰
Page 39 (9)	SAFETY, REPLACE FLEXIBLE WITH RIGID PIPING, CHECK		
ITEM 4 (10)	WIRES FROM THERMOSTAT, OR REPLACE TO NEW MODEL		
Page 40 (11)	ITEM 8 VACUUM REGISTER PRIOR TO STARTUP, REPLACE FILTER IF NECESSARY		\$70 ⁰⁰
(12)	Page 43 ITEM 6 - EXTEND LINE TO OUTSIDE FOR SEPT		\$10 ⁰⁰
(13)	Page 44 ITEM 10 - MOVE ITEMS		\$60 ⁰⁰
(14)	Page 45 ITEM 2 - REPLACE SCREWS WITH SAFER STYLE		\$125 ⁰⁰
(15)	Page 47 ITEM 6 - EDISON WILL MAKE SERVICE CALL TO REPAIR		\$60 ⁰⁰
(16)	Page 47 ITEM 7 - LEVEL AND BRACE FOR SAFETY		\$45 ⁰⁰
(17)	Page 51 ITEM 5 - INSTALL ELECTRICAL OUTLET FOR GROUND POWER		\$80 ⁰⁰
(18)	Page 52 ITEM 6 - LOWER BEAMS TO OPERATE SAFE AND PROPER		\$45 ⁰⁰
(19)	Page 53 ITEM 9 - SEAL DROWING WITH FIRE STOP FOAM (orange) AND PIPES where needed to SEAL OFF		\$140 ⁰⁰
(20)	Page 54 ITEM 13 - TROUBLESHOOT OUTLET & REPAIR WITH GFCI		
(21)	Page 54 ITEM 1 - REPLACE ACCESS PANEL FOR SAFETY AND VENTILATION		

SOLD TO		SHIPPED TO	
ADDRESS 727 8th Ave		ADDRESS	
CITY, STATE, ZIP Deerose Beach JA		CITY, STATE, ZIP	
CUSTOMER ORDER NO.	SOLD BY	TERMS	

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	DESCRIPTION	PRICE
(22)	Page 63 item 8 & 9 - Repair properly to keep UNWANTED PEST OUT.	\$140 ⁰⁰
(23)	Page 63 item 11 - TREAT SOIL AROUND AREA, AND REMOVE, REPLACE PIPING CAUSING PROBLEMS, IF NECESSARY REPLACE FLOORING WHILE TOILET IS DISCONNECTED, REINSTALL AND TEST, USE DAMP-FLD TO DRY MOISTURE.	\$675 ⁰⁰
(24)	Page 64 item 13 - LIFT DUCT WORK AND ATTACH where DISCONNECTED BEFORE TESTING HEATER.	\$175 ⁰⁰
(25)	Page 66 item 4 - Repair or Replace UNSAFE STOPS LEVEL HANDRAIL AND SECURE FOR USE	\$345 ⁰⁰
(26)	Page 67 item 5 - TROUBLESHOOT AND REPAIR TO OPERATE SAFELY WITH GFCI OUTLET	\$80 ⁰⁰
	TOTAL -	\$2580 ⁰⁰