

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

Inspector: Corey Galceran
Phone: 949-426-0080



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 10 Item: 1	Wall Conditions	• Peeling/blistered/cracking paint in areas • Stains/blistered areas present - tested dry with moisture meter at time of inspection
Page 10 Item: 2	Ceiling Conditions	• Patched/partial painted areas present - consult seller regarding patched areas
Page 11 Item: 4	Window Conditions	• Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion • Moisture damaged - needs to be serviced/further evaluated
Page 12 Item: 8	Cabinets	• Hardware broken- 711
Page 12 Item: 10	Smoke Detectors	• Missing at hall - needs to be installed
Page 13 Item: 11	Carbon Monoxide Detectors	• Missing at hall - needs to be installed
BEDROOMS		
Page 14 Item: 1	Wall Conditions	• Peeling/blistered/cracking paint in areas
Page 15 Item: 4	Window Conditions	• Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion-711 • Moisture damaged - needs to be serviced/further evaluated-711
Page 17 Item: 8	Smoke Detectors	• Missing - needs to be installed-711 • Missing battery - not tested
BATHROOMS		
Page 18 Item: 1	Wall Conditions	• Stains at base - moisture present when tested with moisture meter - needs to be serviced/further evaluated-711
Page 19 Item: 2	Ceiling Conditions	• Peeling/blistered/cracking paint in areas
Page 19 Item: 3	Floor Conditions	• Cracked areas - needs to be serviced • Loose floor tiles - needs to be serviced • Lifting at seams- needs to be serviced - potential trip hazard
Page 22 Item: 10	Bath Tubs	• Corrosion at fixture(s) - needs to be serviced • Low pressure at tub fixture - needs to be serviced-707 • Hot water above 120 degrees, recommend adjusting the temperature at the water heater or upgrading fixture to anti-scald device
Page 23 Item: 11	Showers	• Diverter does not properly divert water to shower head - needs to be serviced-711 • Shower head attachments leaks when operating - needs to be serviced • Drain cover is damage - needs to be serviced-711
Page 24 Item: 12	Shower Walls	• Surface microbial growth/irregular staining is present in areas on nonporous surfaces - recommend cleaning and sealing materials regularly-707 • Broken/cracked tile(s) - needs to be serviced
Page 25 Item: 13	Enclosures / Shower doors	• Corrosion present in areas - signs of wear and moisture accumulation- both units • Leakage evident at corners - needs to be serviced-both units • Bottom sweep/seal is missing - needs to be serviced- both units

Page 26 Item: 16	Plumbing	<ul style="list-style-type: none"> Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber
Page 28 Item: 20	Heating	<ul style="list-style-type: none"> Tested and did not operate - needs to be serviced
KITCHEN		
Page 29 Item: 3	Floor Conditions	<ul style="list-style-type: none"> Wood flooring is swollen/cupping/lifting - evidence of a past moisture problem - needs to be serviced
Page 30 Item: 5	Counters	<ul style="list-style-type: none"> Scratched/Worn/Chipped/Stained areas - signs of age and wear Cracked materials - needs to be serviced
Page 30 Item: 6	Cabinets	<ul style="list-style-type: none"> Stained/blistered area(s) - moisture present at time of inspection - needs to be serviced/further evaluated
Page 32 Item: 14	Plumbing	<ul style="list-style-type: none"> Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber
Page 32 Item: 15	Ranges	<ul style="list-style-type: none"> Left rear element/burner not operating - needs to be serviced Right rear element/burner not operating - needs to be serviced Right front element/burner not operating - needs to be serviced
Page 34 Item: 20	Electrical	<ul style="list-style-type: none"> Loose outlets - needs to be serviced
LAUNDRY AREA		
Page 36 Item: 5	Window Conditions	<ul style="list-style-type: none"> Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion Moisture damaged - needs to be serviced/further evaluated
Page 36 Item: 7	Plumbing	<ul style="list-style-type: none"> Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber
HEATING/AIR CONDITIONING		
Page 38 Item: 1	Heaters	<ul style="list-style-type: none"> Did not operate or respond to thermostat commands - needs to be serviced/further evaluated-711
Page 39 Item: 4	Gas Supply Valves and Pipes	<ul style="list-style-type: none"> Flexible connector through sheet metal cabinet - needs to be serviced
Page 39 Item: 6	Thermostats	<ul style="list-style-type: none"> Not operating - needs to be serviced
Page 40 Item: 8	Registers	<ul style="list-style-type: none"> Could not properly test due to heating system condition
WATER HEATERS		
Page 43 Item: 6	Overflow Line/s	<ul style="list-style-type: none"> Does not extend to the exterior - needs to be serviced - recommend extension of this line to the exterior of the structure
Page 44 Item: 10	Combustion Air	<ul style="list-style-type: none"> Personal items present - needs to be removed from around unit to allow good combustion air flow
ELECTRICAL/GAS SERVICE		
Page 45 Item: 1	Main Panel	<ul style="list-style-type: none"> Recommend upgrading services due to age of electrical system Outer door missing/loose/damaged - needs to be serviced
Page 45 Item: 2	Sub Panels	<ul style="list-style-type: none"> Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws. Panel screws stripped - could not remove
Page 46 Item: 3	Panel Wiring	<ul style="list-style-type: none"> Rust or corrosion present at wire connections - needs to be serviced
Page 47 Item: 6	Cable Feeds	<ul style="list-style-type: none"> Drip loop not proper configuration - needs to be serviced
Page 47 Item: 7	Main Gas Valve	<ul style="list-style-type: none"> Irregular installation - needs to be serviced- not properly braced
ATTIC AREA		

Page 49 Item: 1	Access Entries	<ul style="list-style-type: none"> • ATTIC NOT INPSECTED: Entry was blocked - not entered- personal items
GARAGE AND/OR CARPORT		
Page 50 Item: 2	Rafters & Ceilings	<ul style="list-style-type: none"> • Cracking larger than typical - needs to be evaluated/serviced • Wood deterioration observed - consult termite report for any wood areas in garage area
Page 51 Item: 5	Garage Door Openers	<ul style="list-style-type: none"> • Light on opener did not function • Operates with an extension cord as permanent wiring - recommend contacting a licensed electrical contractor to install a proper outlet near the opener • Did not operate - needs to be serviced
Page 52 Item: 6	Garage Doors Reverse Safety Status	<ul style="list-style-type: none"> • Light beam sensors are installed too high - needs to be serviced (recommended height is between 6 and 8 inches off the ground - manufacturer specifications may differ) • Safety system is not operating properly - needs to be serviced
Page 53 Item: 9	Firewalls	<ul style="list-style-type: none"> • Recommend sealing any holes/gaps/cracks/loose tape – all areas of the firewall should be properly sealed with the correct fire-rated materials • Heavy patched areas - needs to be serviced - condition beneath patches unknown • Fire caulk needed at plumbing/electrical penetrations
Page 53 Item: 10	Walls	<ul style="list-style-type: none"> • Heavy patched areas - needs to be serviced - condition beneath patches unknown • Small holes - recommend patching/painting as needed
Page 54 Item: 13	Electrical	<ul style="list-style-type: none"> • Non-energized (dead) outlet(s) - needs to be serviced
EXTERIOR AREAS		
Page 55 Item: 1	Stucco	<ul style="list-style-type: none"> • Cracking/chipping/holes more than typical - needs to be serviced • Blistered due to unknown reason - needs to be serviced • Color coat deteriorated near grade due to moisture - recommend gutters and drainage to help keep moisture away from structure • Damaged in areas - needs to be serviced
Page 57 Item: 2	Wood Trim	<ul style="list-style-type: none"> • Deteriorated wood - needs to be serviced - consult termite report
Page 57 Item: 4	Eaves & Fascia	<ul style="list-style-type: none"> • Warped wood / twisted wood - signs of age and wear - needs to be serviced • Deteriorated in areas - needs to be serviced - consult the termite report
Page 59 Item: 5	Exterior Paint	<ul style="list-style-type: none"> • Weathered and worn more than normal - needs to be serviced • Blistered and peeling in areas - needs to be serviced
Page 59 Item: 7	Exterior Windows	<ul style="list-style-type: none"> • Evidence of internal condensation between glass panes - needs to be serviced - recommend all double-paned glass areas be checked as others may exist
Page 60 Item: 8	Exterior Closet(s)	<ul style="list-style-type: none"> • Large holes or cracks observed - needs to be serviced • Evidence of moisture in the closet area - needs to be serviced/further evaluated - hidden defects may exist • Microbial growth/irregular staining present - further evaluation is recommended
FOUNDATION		
Page 61 Item: 1	Access Panels	<ul style="list-style-type: none"> • Cover is damaged/cracked/torn - needs to be serviced
Page 61 Item: 2	Foundation Walls	<ul style="list-style-type: none"> • Efflorescence present - indicates past moisture accumulation - monitor for further moisture intrusion • Microbial growth/irregular staining present under the structure - although the foundation is a ventilated space we recommend further evaluation of this area for cause and that the necessary repairs be made to prevent further growth.

Page 62 Item: 3	Cripple Walls	<ul style="list-style-type: none"> • Cripple walls present and do not have the proper reinforcement – recommend contractor to evaluate additional reinforcement options
Page 62 Item: 4	Sub Flooring	<ul style="list-style-type: none"> • Deteriorated wood observed - consult the termite report for all wood deterioration/moisture damage under structure • Evidence of moisture/past moisture problems under bathroom/kitchen/laundry - the source of the problem cannot be determined by the inspector - needs to be serviced/further evaluated
Page 62 Item: 6	Sill Plate	<ul style="list-style-type: none"> • Deteriorated wood observed - consult termite report for all wood deterioration/moisture damage under structure
Page 63 Item: 8	Ventilation	<ul style="list-style-type: none"> • Evidence of rodent/pest activity in the crawlspace - recommend further evaluation by pest services company • Moisture present under structure - needs to be serviced
Page 63 Item: 9	Vent Screens	<ul style="list-style-type: none"> • Damaged screens - recommend maintenance and repairs to prevent pest intrusion
Page 63 Item: 11	Plumbing	<ul style="list-style-type: none"> • Visibly leaking plumbing - recommend immediate evaluation by a licensed plumber to prevent unwanted moisture in crawl space • Leak found under toilet - needs to be serviced • Evidence of past leakage at plumbing drain - needs to be serviced • Corrosion present in areas - needs to be serviced • Damp areas below or around drains lines that area touching or entering the soil - this may be a sign of a drain leak below the soil - recommend a licensed plumber for further evaluation • Recommend a licensed plumber for further evaluation
Page 64 Item: 13	Duct Work	<ul style="list-style-type: none"> • Duct work in contact with soil/lying on ground - needs to be serviced • Disconnected - needs to be serviced
GROUNDS		
Page 65 Item: 1	Driveways and Walkways	<ul style="list-style-type: none"> • Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced • Bricks/Pavers/Stone are uneven in areas - potential trip hazards - needs to be serviced
Page 65 Item: 2	Balconies	<ul style="list-style-type: none"> • Moisture damage - needs to be serviced
Page 66 Item: 3	Patio and Porch Decks	<ul style="list-style-type: none"> • Displaced/lifted/uneven areas trip hazard - needs to be serviced • Deteriorated wood - consult termite report - needs to be serviced
Page 66 Item: 4	Stairs & Handrails	<ul style="list-style-type: none"> • Damaged steps - unsafe - needs to be serviced- not level • Missing vertical safety rungs - unsafe - needs to be serviced
Page 67 Item: 5	Exterior Electrical	<ul style="list-style-type: none"> • Loose fixture(s) - needs to be serviced
Page 68 Item: 9	Water Pressure	<ul style="list-style-type: none"> • Approximate pounds per square inch: 40 - low
Page 68 Item: 12	Fencing and Walls	<ul style="list-style-type: none"> • Cracking large/separation cracks present - needs to be serviced • Loose/leaning areas of fencing/walls – needs to be serviced • Earth to wood contact present and will reduce the life of wood fencing • Wood deterioration - needs to be serviced
Page 70 Item: 15	Grading	<ul style="list-style-type: none"> • Small localized water ponding may occur in areas - monitor these areas as drains may be needed • Stained areas show evidence of ponding water or poor drainage – recommend further evaluation
ROOF		
Page 71 Item: 1	Condition	<ul style="list-style-type: none"> • Exposed nails on roofing material - recommend sealing all fastener heads • Tree branches rub roof - needs to be serviced

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

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

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

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

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

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

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

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

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

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

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



ABOUT YOUR INSPECTION CONTINUED

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

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

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

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

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

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

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

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

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

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

THANK YOU FOR USING ELITE GROUP INSPECTION PROFESSIONALS

INSPECTION AGREEMENT

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

SCOPE OF THE INSPECTION / REPORT

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

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

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

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

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

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

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

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

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

CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

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

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





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OVERVIEW

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

Inspection type: Elite Home Inspection (Basic)

Multi-family Residence (multiple units) - Multi-Unit Inspection performed - General comments will be made throughout the report that are not specific to any particular unit and should be considered general conditions for all units, unless otherwise specified by unit number/letter. Specific major defects will be labeled by unit number/letter.

Front door faces West (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: East side of structure

3. Who is present at the inspection?

- Buyer present during inspection
- Tenant present during inspection

4. Wall materials throughout the structure

Drywall • Plaster

5. Ceiling materials throughout the structure

Drywall • Plaster

6. Floor materials throughout the structure

Carpet • Tile • Wood laminate

7. Window materials/type throughout the structure

Double pane • Vinyl framed • Fixed frame or stationary type (does not open or close) • Horizontal sliding type (one window slides while the other remains stationary) • Vertical 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.



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.

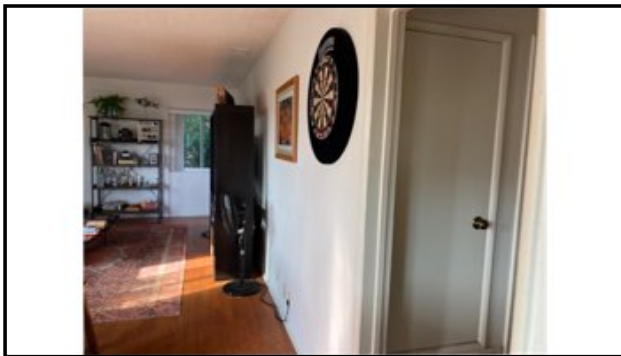
1. Wall Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas • Some areas not accessible or visible due to access limitations or personal items/furnishings • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. • Recommend licensed contractor for further evaluation • **Peeling/blistered/cracking paint in areas** • **Stains/blistered areas present - tested dry with moisture meter at time of inspection**



**Stains/blistered areas present -
tested dry with moisture meter at
time of inspection**

**Peeling/blistered/cracking paint in
areas**



2. Ceiling Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Some areas not fully visible due to height/angle/natural lighting/shadowing - **N/A** • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. • **Patched/partial painted areas present - consult seller regarding patched areas**



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

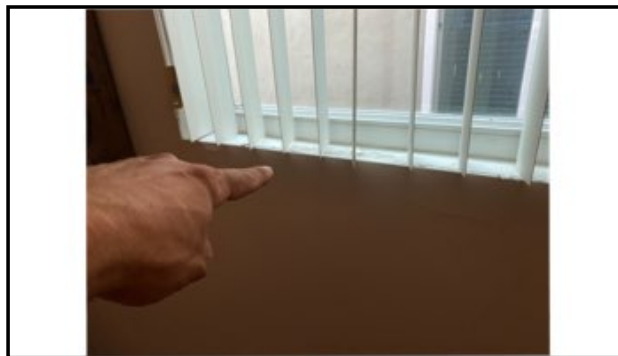
3. Floor Conditions

Worn and stained areas- typical for age of the material • Scratched/worn areas - typical for age and use • Area rugs present - some areas of floors not visible • Personal items/furnishings prevent complete inspection in areas



4. Window Conditions

Accessible windows were tested and operated at time of inspection • Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • Recommend general window maintenance/lubrication and weather tight service • Small cracks/worn areas/chipped paint observed around sill or frame • Dirty tracks or hardware - needs to be serviced/cleaned/lubricated • Check permits for all replacements to ensure proper installation in accordance with local building codes (this may not included all windows at the structure) • Only visible and accessible windows are tested and evaluated, windows not accessible due to any access limitations are not inspected or evaluated. • Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure) • Recommend window contractor for further evaluation • **Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion • Moisture damaged - needs to be serviced/further evaluated**



Moisture damaged - needs to be serviced/further evaluated

5. Doors

Operated at time of inspection • Weathered/worn door(s) - typical for age • Recommend routine maintenance on hardware and weather seals on all exterior doors

6. Fireplaces

Location/s: No fireplace present

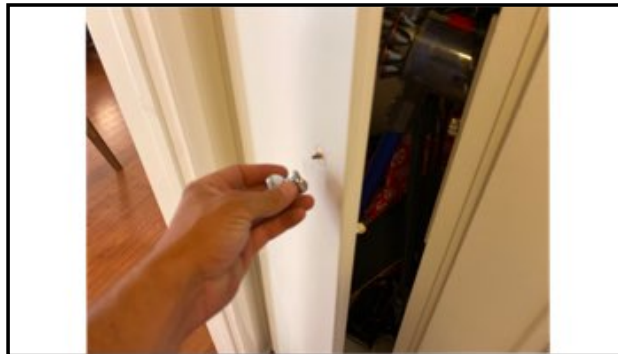
7. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Loose/worn outlets/switches - typical for age consider upgrading • Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate • 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.



8. Cabinets

Worn cabinets with loose/worn hardware - typical for age • Drawers difficult to operate - needs to be serviced • Recommend appropriate licensed contractor for further evaluation • **Hardware broken- 711**



Hardware broken- 711

9. Door Bells

Operated at time of inspection front

10. Smoke Detectors

Operational at time of inspection via factory installed test button • Smoke and Carbon Monoxide combo unit is present • Recommend upgrading all smoke detectors to the new 10-year battery life units • **Missing at hall - needs to be installed**

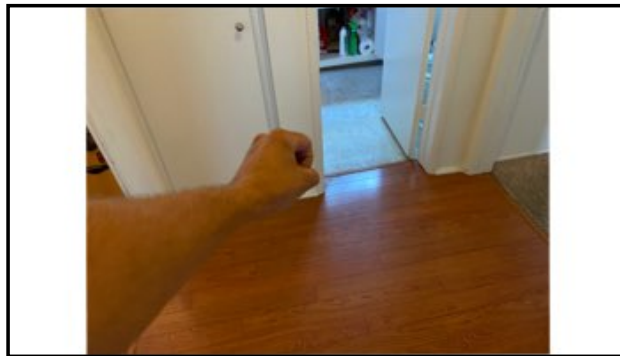


Missing at hall - needs to be installed



11. Carbon Monoxide Detectors

Carbon monoxide detectors are tested via the accessible test button only, they are not tested/measured/evaluated per manufacturer specifications for installation height or suggested locations. • Operational at time of inspection via factory installed test button • Smoke and Carbon Monoxide combo unit is present • **Missing at hall - needs to be installed**



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.

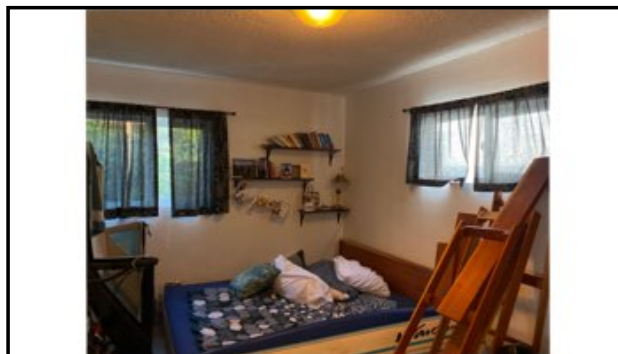
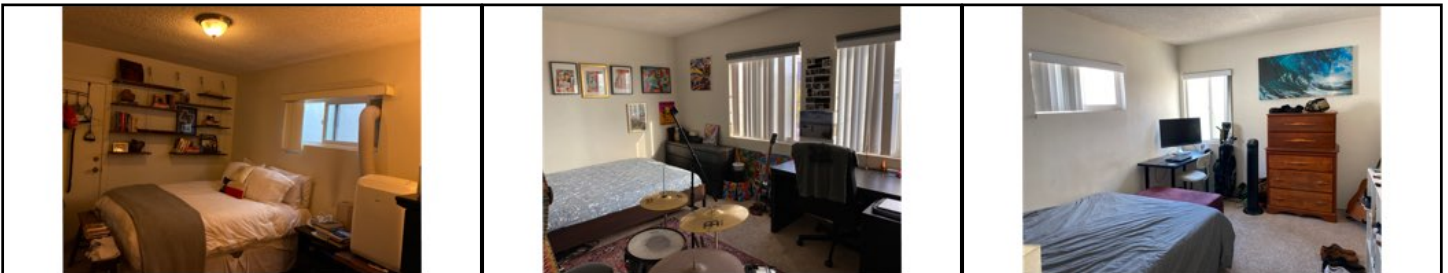
1. Wall Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas • Stains/blistered areas present - tested dry with moisture meter at time of inspection • Some areas not accessible or visible due to access limitations or personal items/furnishings • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. • Recommend licensed contractor for further evaluation • **Peeling/blistered/cracking paint in areas**



Peeling/blistered/cracking paint in areas

Peeling/blistered/cracking paint in areas



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



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

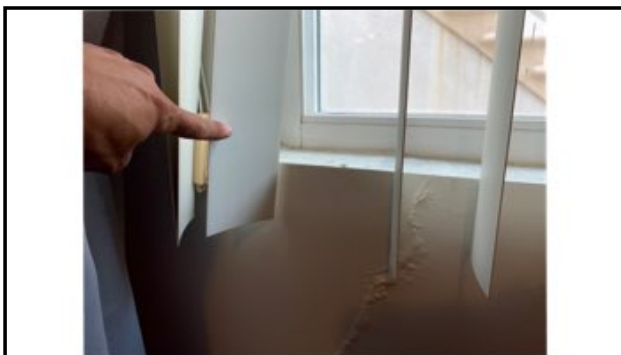
3. Floor Conditions

Worn and stained areas- typical for age of the material • Personal items/furnishings prevent complete inspection in areas



4. Window Conditions

Accessible windows were tested and operated at time of inspection • Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • Recommend general window maintenance/lubrication and weather tight service • Small cracks/worn areas/chipped paint observed around sill or frame • Dirty tracks or hardware - needs to be serviced/cleaned/lubricated • Check permits for all replacements to ensure proper installation in accordance with local building codes (this may not included all windows at the structure) • Only visible and accessible windows are tested and evaluated, windows not accessible due to any access limitations are not inspected or evaluated. • Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure) • Recommend window contractor for further evaluation • **Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion-711 • Moisture damaged - needs to be serviced/further evaluated-711**



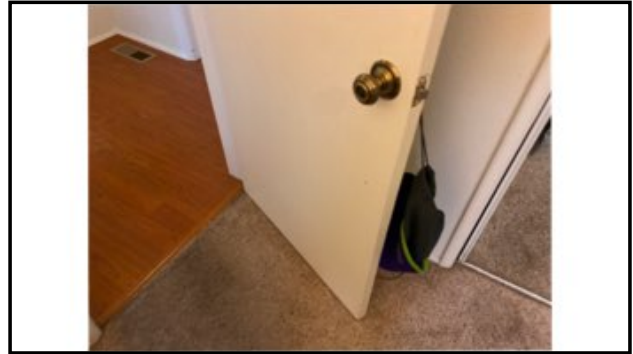
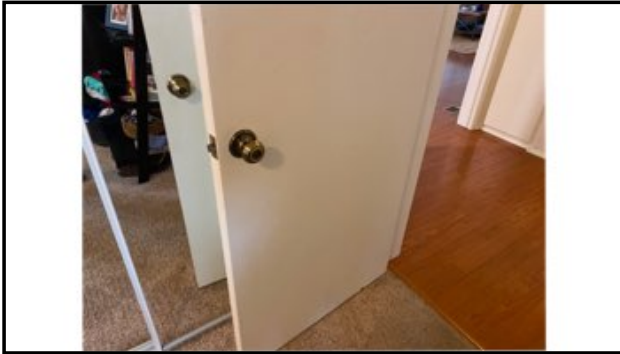
Moisture damaged - needs to be serviced/further evaluated-711



Moisture damaged - needs to be serviced/further evaluated-711

5. Doors

Operated at time of inspection • Normal wear for age - no major visible defects at the time of the inspection



6. Electrical

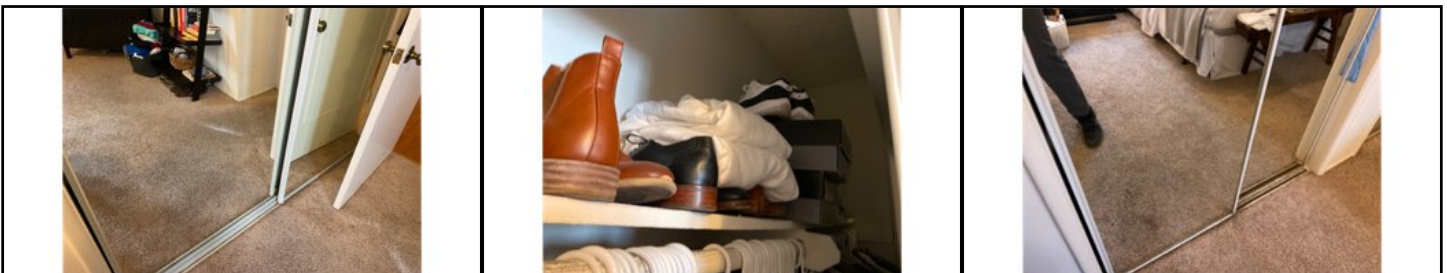
A representative number of receptacles and switches were tested and found to be operational at time of inspection • Loose/worn outlets/switches - typical for age consider upgrading • Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate • Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services • 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. • Recommend licensed electrician to further evaluate



Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services

7. Closets

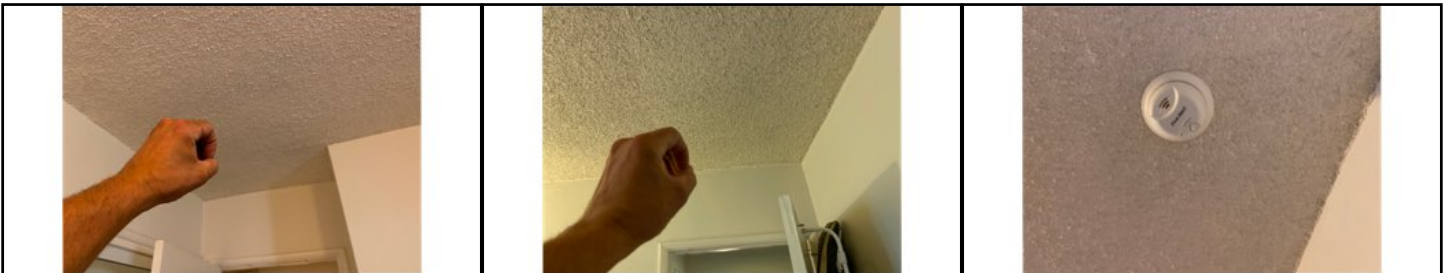
Worn closets with loose/worn hardware - typical for age





8. Smoke Detectors

Operational at time of inspection via factory installed test button • Recommend appropriate licensed contractor for further evaluation • **Missing - needs to be installed-711** • **Missing battery - not tested**



Missing - needs to be installed-711 **Missing - needs to be installed-711**



Missing battery - not tested

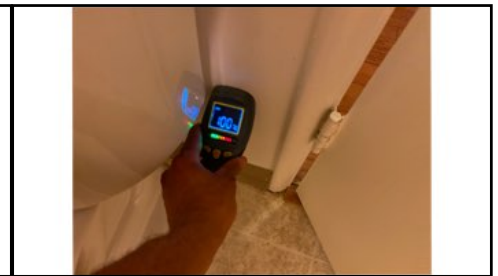
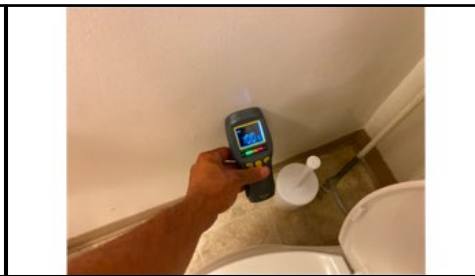
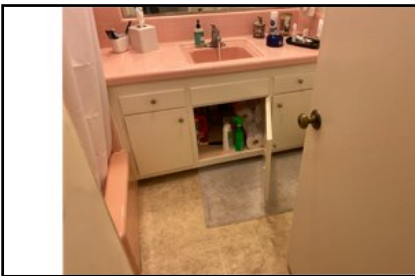


BATHROOMS

"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.

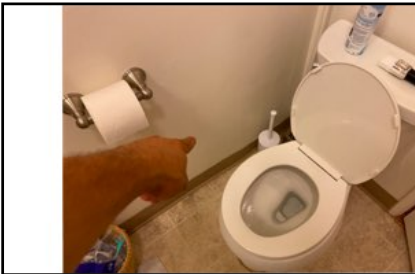
1. Wall Conditions

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 • Some areas not accessible or visible due to access limitations or personal items/furnishings • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. • Recommend licensed contractor for further evaluation • **Stains at base - moisture present when tested with moisture meter - needs to be serviced/further evaluated-711**

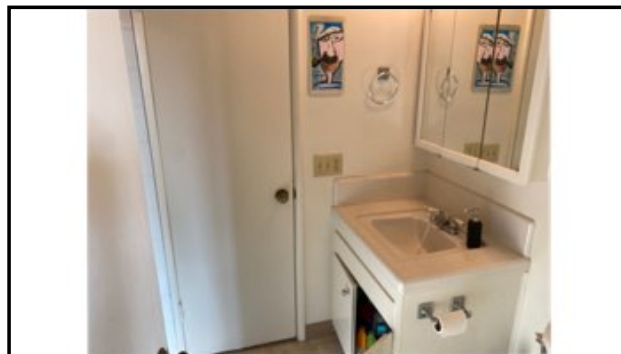


Stains at base - moisture present when tested with moisture meter - needs to be serviced/further evaluated-711

Stains at base - moisture present when tested with moisture meter - needs to be serviced/further evaluated-711



Stains at base - moisture present when tested with moisture meter - needs to be serviced/further evaluated-711



2. Ceiling Conditions

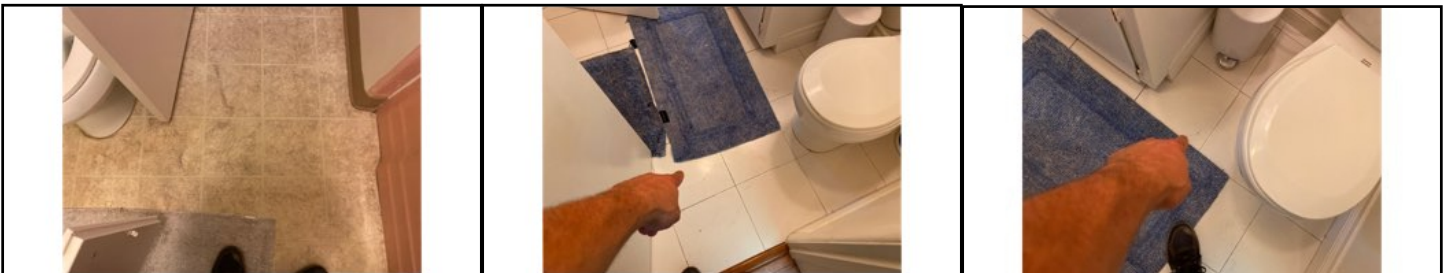
Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas • Some areas not fully visible due to height/angle/natural lighting/shadowing - N/A • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. • Recommend licensed contractor for further evaluation • **Peeling/blistered/cracking paint in areas**



Peeling/blistered/cracking paint in areas

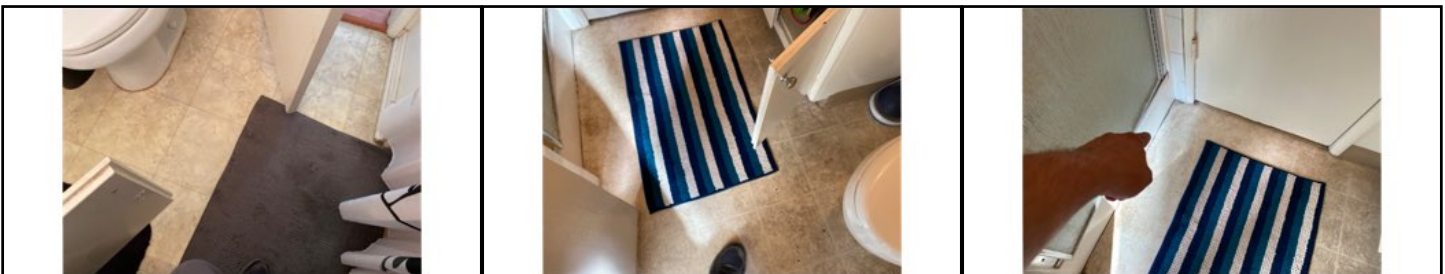
3. Floor Conditions

Worn and stained areas- typical for age of the material • Scratched/worn areas - typical for age and use • Personal items/furnishings prevent complete inspection in areas • Recommend flooring contractor review for repair or replacement as necessary • **Cracked areas - needs to be serviced** • **Loose floor tiles - needs to be serviced** • **Lifting at seams- needs to be serviced - potential trip hazard**



Loose floor tiles - needs to be serviced

Cracked areas - needs to be serviced



Lifting at seams- needs to be serviced - potential trip hazard

4. Window Conditions

Accessible windows were tested and operated at time of inspection • Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • Recommend general window maintenance/lubrication and weather tight service • Small cracks/worn areas/chipped paint observed around sill or frame • Dirty tracks or hardware - needs to be serviced/cleaned/lubricated • Check permits for all replacements to ensure proper installation in accordance with local building codes (this may not included all windows at the structure) • Only visible and accessible windows are tested and evaluated, windows not accessible due to any access limitations are not inspected or evaluated. • Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure)

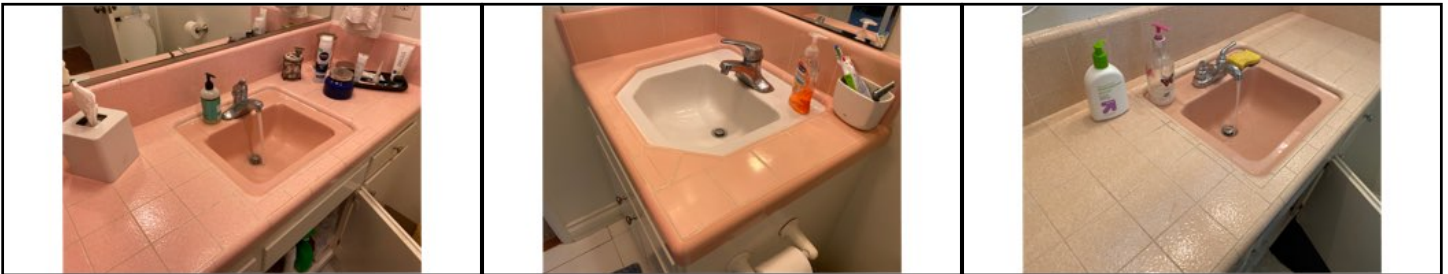
5. Doors

Operated at time of inspection • Weathered/worn door(s) - typical for age



6. Counters

Counter is worn and has typical wear for age • Tile and grout is worn - recommend grout and sealer maintenance • Some counter areas not visible for inspection due to personal storage



7. Cabinets

Worn cabinets with loose/worn hardware - typical for age • Stained areas below sink - dry at time of inspection • Some interior cabinet areas not visible for inspection due to personal storage

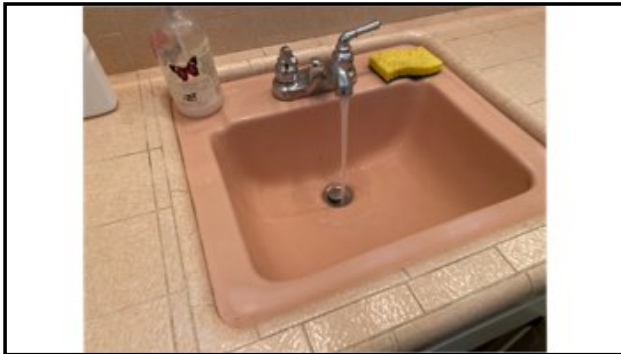


8. Sinks

Fixture operated at the time of the inspection • Worn fixture/sink - typical for the age • Drain stopper not operating properly - needs to be serviced • Recommend licensed plumber for further evaluation

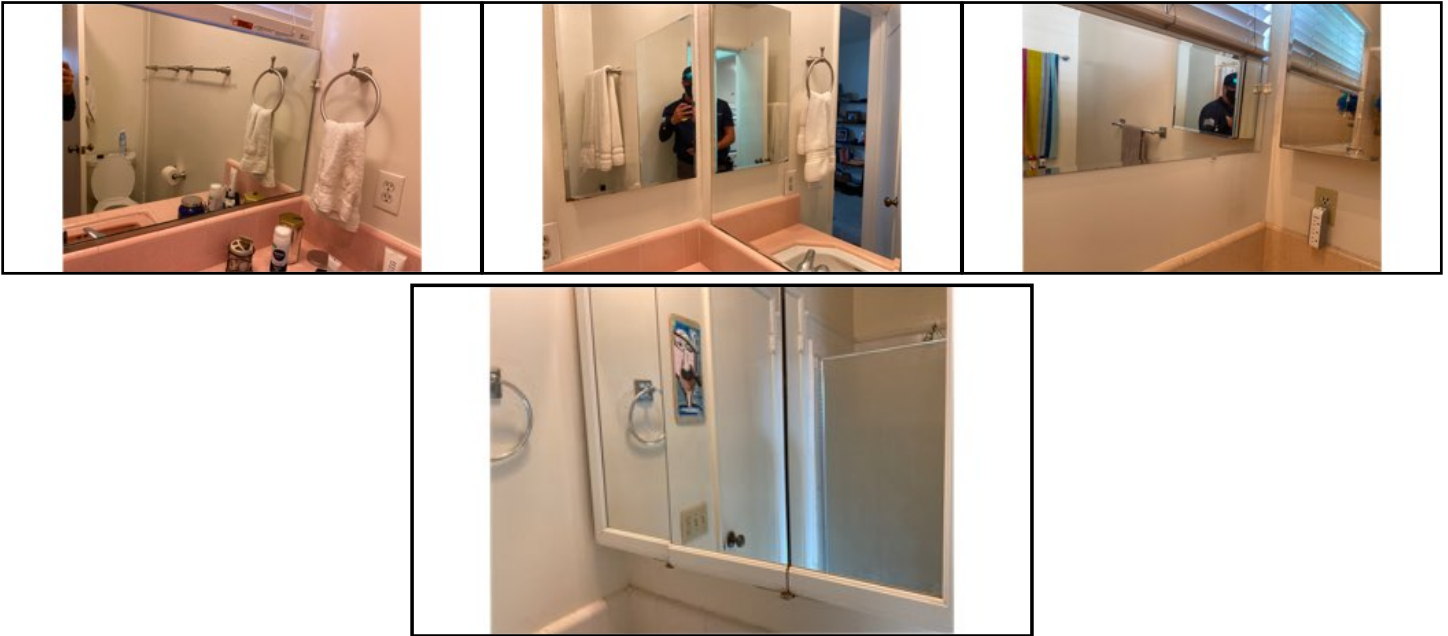


Drain stopper not operating properly - needs to be serviced



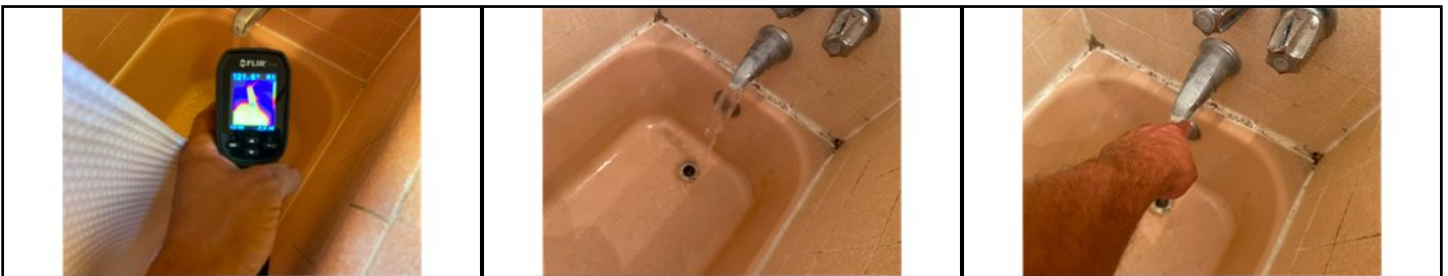
9. Mirrors

Mirror functional at time of inspection • Worn/older - typical wear for age • Fading spots present



10. Bath Tubs

Fixture was tested and operating at the time of the inspection • Fixture was in a worn/older condition at the time of the inspection - typical for age • Caulk maintenance needed at tub to fixture juncture • Tub is worn/older/stained/scratched/chipped - typical for the age • Bathtubs are not filled to overflow opening to test • Spa tub hoses and connections are not inspected • **Corrosion at fixture(s) - needs to be serviced** • **Low pressure at tub fixture - needs to be serviced-707** • **Hot water above 120 degrees, recommend adjusting the temperature at the water heater or upgrading fixture to anti-scald device**



Low pressure at tub fixture - needs to be serviced-707



11. Showers

Fixture was in a worn and older condition - typical for the age • Shower drains are not plugged and the pan long-term tested - consult termite report • **Diverter does not properly divert water to shower head - needs to be serviced-711** • **Shower head attachments leaks when operating - needs to be serviced** • **Drain cover is damage - needs to be serviced-711**

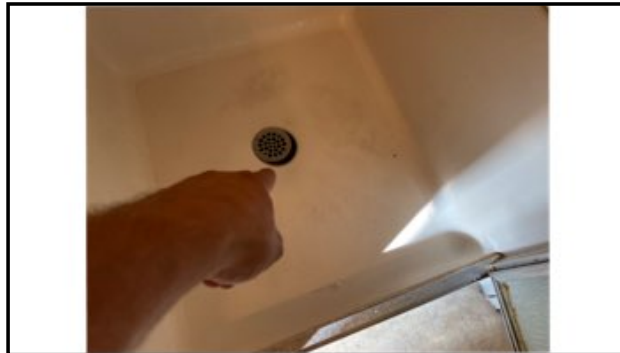


Diverter does not properly divert water to shower head - needs to be serviced-711

Shower head attachments leaks when operating - needs to be serviced



Drain cover is damage - needs to be serviced-711

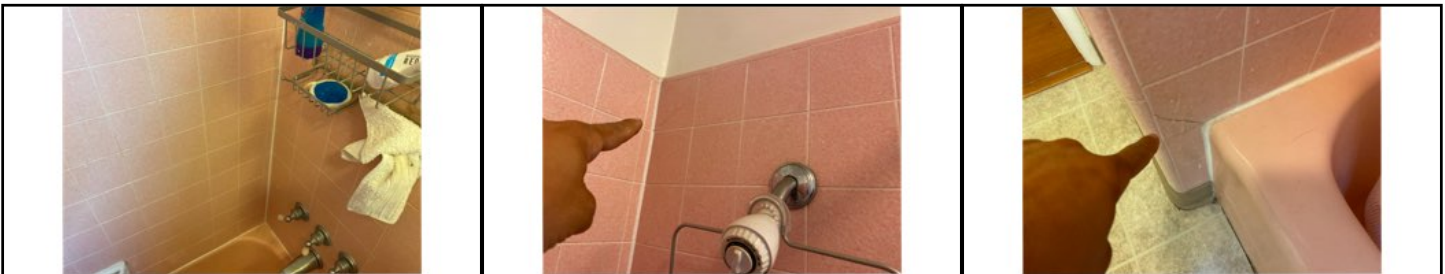


Drain cover is damage - needs to be serviced-711

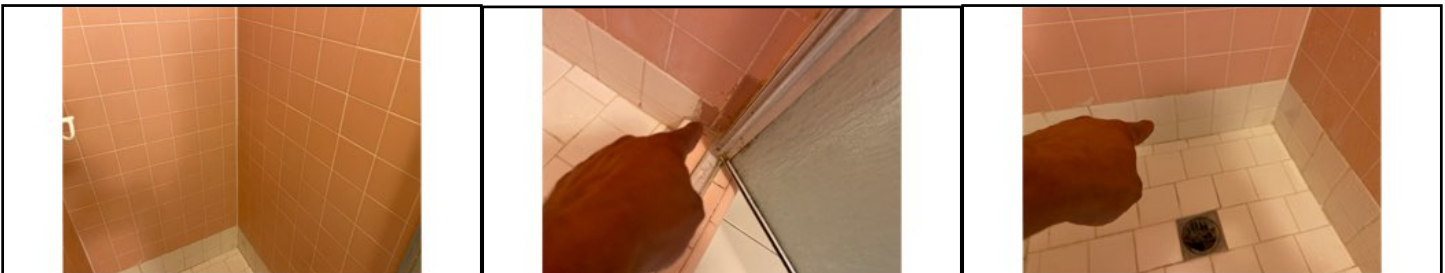
12. Shower Walls

The shower pan and shower walls are not waterproof tested for leaks. The Home Inspector cannot determine if shower walls or shower pans leak through or behind tile, fiberglass or other solid surface materials. The Inspector cannot see behind walls, floors or ceilings. We strongly recommend that you have all shower pans water tested for leaks. Cracking/missing grout, degraded or missing caulking may lead to leaks and should be immediately addressed in all cases and discoveries.

- Fiberglass surround present
- Tile and grout present
- Wall materials in a worn/stained-faded/old condition - typical for age - recommend routine grout and sealer maintenance
- Recommend grout and sealer maintenance
- Caulking needed around perimeter
- Evidence of previous repairs observed
- Shower pans are not long-term water tested for leaking - consult the termite report
- Recommend appropriate licensed contractor for further evaluation
- **Surface microbial growth/irregular staining is present in areas on nonporous surfaces - recommend cleaning and sealing materials regularly-707**
- **Broken/cracked tile(s) - needs to be serviced**



Broken/cracked tile(s) - needs to be serviced **Broken/cracked tile(s) - needs to be serviced**



Broken/cracked tile(s) - needs to be serviced **Broken/cracked tile(s) - needs to be serviced**



Surface microbial growth/irregular staining is present in areas on nonporous surfaces - recommend cleaning and sealing materials regularly-707 **Surface microbial growth/irregular staining is present in areas on nonporous surfaces - recommend cleaning and sealing materials regularly-707**



13. Enclosures / Shower doors

Shower curtain - N/A • Operational at time of inspection - Cannot determine if tempered • Enclosure door(s) in a worn/older condition with loose/worn hardware - typical for the age • Recommend appropriate licensed contractor for further evaluation • **Corrosion present in areas - signs of wear and moisture accumulation- both units** • **Leakage evident at corners - needs to be serviced-both units** • **Bottom sweep/seal is missing - needs to be serviced- both units**



Bottom sweep/seal is missing - needs to be serviced- both units



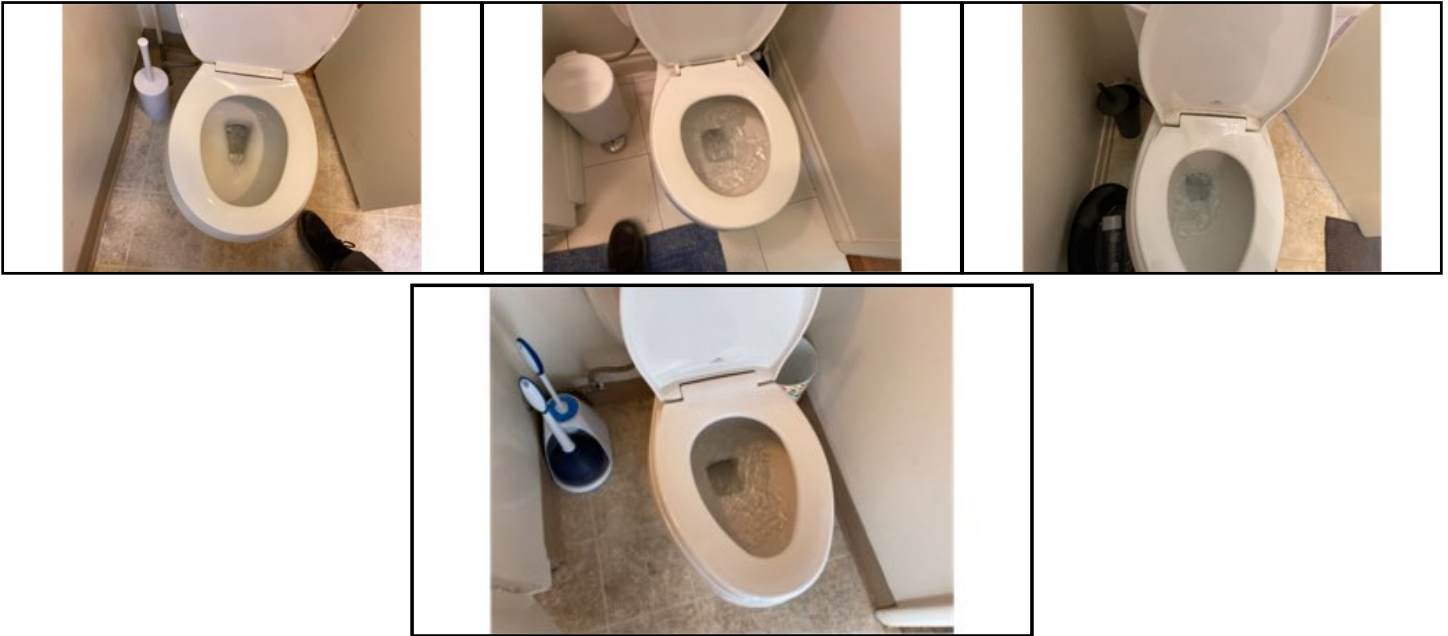
Leakage evident at corners - needs to be serviced- both units



Bottom sweep/seal is missing - needs to be serviced- both units

14. Toilets

Tested and operational at time of inspection via normal fixture controls, flush test performed • 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

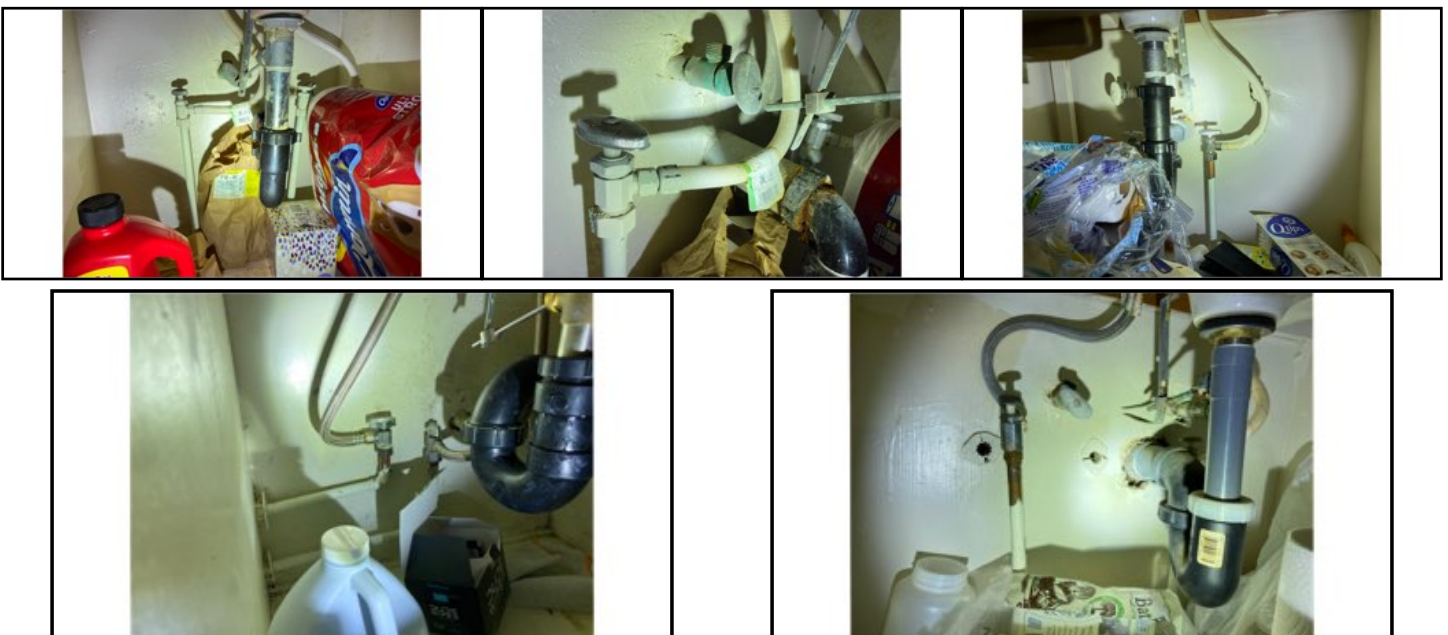


15. Bidets

None

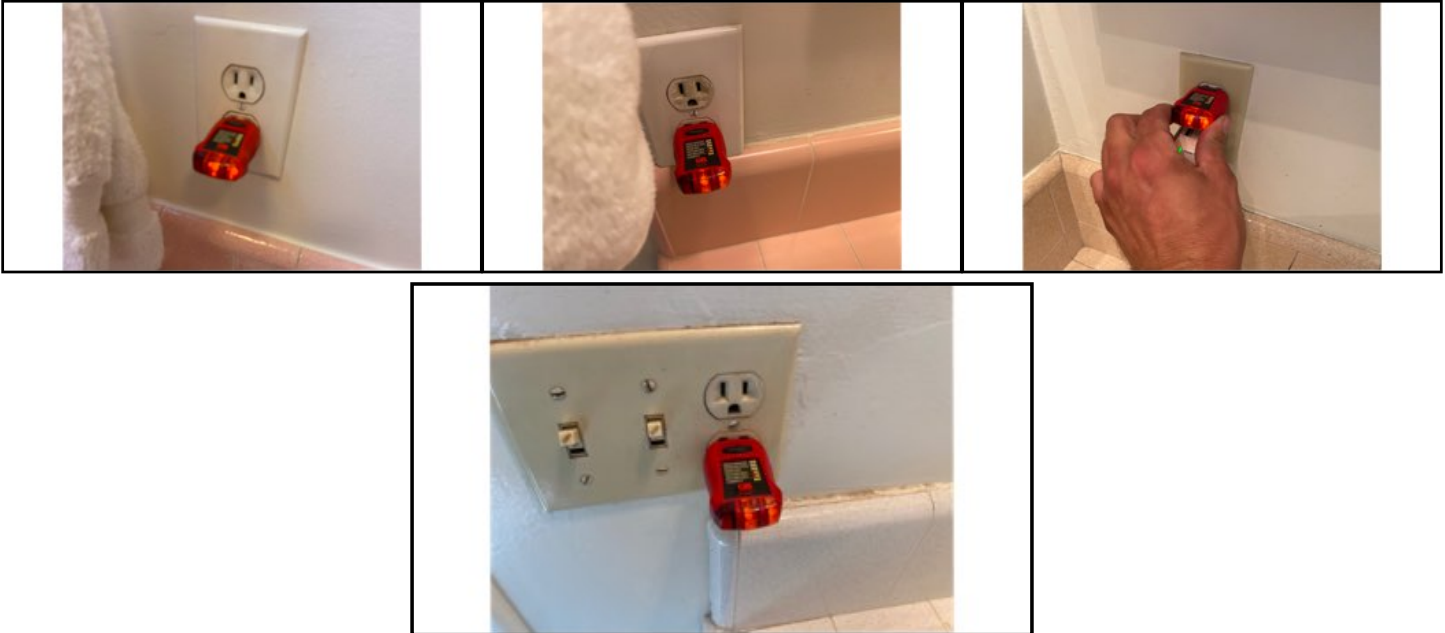
16. Plumbing

Operational at time of inspection via normal fixture controls with no major visible defects • Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures • No visible leaks found at the time of the inspection after running water at fixtures • Some areas not visible due to personal items • The 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). • Recommend licensed plumber to further evaluate • **Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber**



17. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Loose/worn outlets/switches - typical for age consider upgrading • Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate • 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.



18. GFCIs

None installed recommend upgrade for increased safety

19. Exhaust Fans

Operated at time of inspection • Worn/older fan - typical wear for age • Dirty/dusty unit - recommend cleaning





Dirty/dusty unit - recommend cleaning

20. Heating

Electric ceiling • Recommend appropriate licensed contractor for further evaluation • **Tested and did not operate - needs to be serviced**



Tested and did not operate - needs to be serviced

Tested and did not operate - needs to be serviced

Tested and did not operate - needs to be serviced

KITCHEN

"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

Appliances present and are not moved for inspection - limited inspection of walls, floors, cabinet areas covered by appliances • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas • Some areas not accessible or visible due to access limitations or personal items/furnishings • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. • Recommend licensed contractor for further evaluation

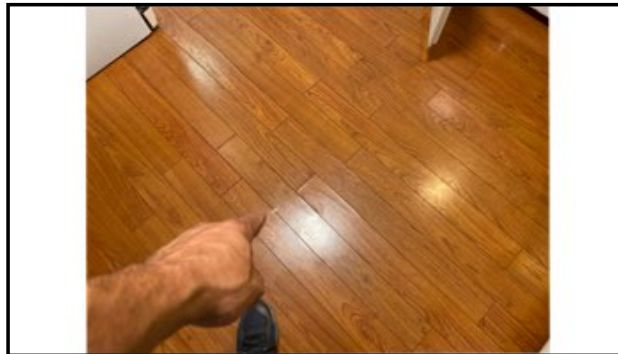


2. Ceiling Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure

3. Floor Conditions

Worn and stained areas- typical for age of the material • Scratched/worn areas - typical for age and use • Consult termite report for wood floors • Area rugs present - some areas of floors not visible • Personal items/furnishings prevent complete inspection in areas • **Wood flooring is swollen/cupping/lifting - evidence of a past moisture problem - needs to be serviced**



Wood flooring is swollen/cupping/lifting - evidence of a past moisture problem - needs to be serviced

4. Window Conditions

Accessible windows were tested and operated at time of inspection • Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • Recommend general window maintenance/lubrication and weather tight service • Small cracks/worn areas/chipped paint observed around sill or frame • Dirty tracks or hardware - needs to be serviced/cleaned/lubricated • Check permits for all replacements to ensure proper installation in accordance with local building codes (this may not included all windows at the structure) • Only visible and accessible windows are tested and evaluated, windows not accessible due to any access limitations are not inspected or evaluated. • Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure) • Recommend window contractor for further evaluation

5. Counters

Counter is worn and has typical wear for age • Tile and grout is worn - recommend grout and sealer maintenance • Some counter areas not visible for inspection due to personal storage • Recommend appropriate licensed contractor for further evaluation • **Scratched/Worn/Chipped/Stained areas - signs of age and wear** • **Cracked materials - needs to be serviced**



Cracked materials - needs to be serviced

6. Cabinets

Worn cabinets with loose/worn hardware - typical for age • Doors and drawers did not close properly - normal for age of materials • Some interior cabinet areas not visible for inspection due to personal storage • Interior cabinet areas have been painted - paint or patching may cover known past defects - consult the seller/disclosures for all past repairs • Recommend appropriate licensed contractor for further evaluation • **Stained/blistered area(s) - moisture present at time of inspection - needs to be serviced/further evaluated**



Stained/blistered area(s) - moisture present at time of inspection - needs to be serviced/further evaluated

7. Sinks

Fixture operated at the time of the inspection • Loose/worn fixture - needs minor maintenance • Scratches in sink - did not affect performance • Corrosion present at fixture(s) - signs of wear • Recommend licensed plumber for further evaluation



Corrosion present at fixture(s) - signs of wear

8. Drinking Water Faucets

None installed

9. Spray Wands

Operational at time of inspection



10. Hot Water Dispensers

None installed

11. Soap Dispensers

None installed

12. Dishwashers

None installed

13. Garbage Disposals

The garbage disposal has a limited inspection, the Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or adequacies of the internal blades is not determined during the home inspection. • Tested and operational at time of inspection via normal controls • Worn/older unit - typical wear for age and use • No visible leaks at the time of the inspection



14. Plumbing

Operational at time of inspection via normal fixture controls with no major visible defects • Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures • No visible leaks found at the time of the inspection after running water at fixtures • The 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). • Some areas not visible due to personal items • Recommend licensed plumber to further evaluate • **Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber**



15. Ranges

The range or cooktop has a limited inspection, the Inspector cannot predict the remaining life of the unit nor determine the BTUs output by each burner or if/how well the burners will cook food. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection. • Gas supplied unit • Tested and operational at time of inspection via normal controls • Worn/older unit - replacement/repairs/maintenance will be required in the near future • Chips in finish - did not affect performance • Stained/dirty unit - needs to be serviced and cleaned • Recommend appliance technician or other appropriate contractor to further evaluate • **Left rear element/burner not operating - needs to be serviced • Right rear element/burner not operating - needs to be serviced • Right front element/burner not operating - needs to be serviced**



Left rear element/burner not operating - needs to be serviced

16. Ovens

The "Bake" feature is the only feature operated during a home inspection; convection, browning, rotisserie, warming drawers and other features are not tested during the oven inspection. Ovens are tested for basic heating element functionality. The oven cannot be tested to each incremental temperature setting or determine if adequate cooking temperatures can be achieved, nor if temperatures are calibrated with oven settings. We cannot determine if or how well the oven cooks food nor can we predict the remaining life left for the unit. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection. • Gas supplied unit • Tested and operational at time of inspection via normal controls • Worn/older unit - typical wear for age and use • Stained/dirty inside - needs to be serviced and cleaned • Chips/scratches/dents in finish - did not affect performance • Oven light did not function at the time of the inspection - check bulb first, then consult an oven technician to further evaluate



Oven light did not function at the time of the inspection - check bulb first, then consult an oven technician to further evaluate



17. Microwaves

None installed

18. Trash Compactors

None installed

19. Exhaust Vents

Exterior vented • Hood with fan

The exhaust fan/vent is tested using the normal controls only. No smoke testing or other testing is done to determine the CFMs or how well the unit evacuates air. The home inspector cannot predict the remaining life left in the unit. • Tested and operational at time of inspection via normal controls • Worn/older unit - replacement/repairs/maintenance will be required in the near future • Greasy/dirty unit - recommend cleaning • Worn/dirty filters, recommend cleaning or replacing



20. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Loose/worn outlets/switches - typical for age consider upgrading • 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 outlets - needs to be serviced**



Loose outlets - needs to be serviced

21. GFCIs

Tested and operational at time of inspection via normal control

LAUNDRY AREA

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1. Laundry Area Location

Separate laundry room present

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

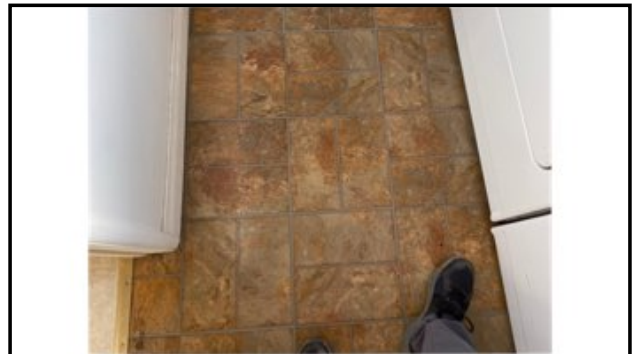
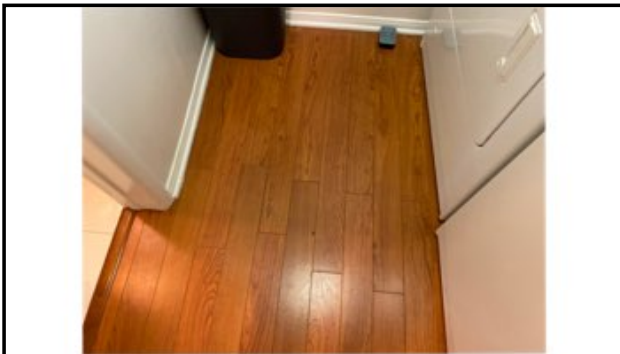


3. Ceiling Conditions

No major visible defects observed at the time of inspection

4. Floor Conditions

Worn and stained areas- typical for age of the material • Scratched/worn areas - typical for age and use • Personal items/furnishings prevent complete inspection in areas • Washer/dryer unit(s) present during inspection and obstruct the view of the floor areas



5. Window Conditions

Accessible windows were tested and operated at time of inspection • Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • Recommend general window maintenance/lubrication and weather tight service • Small cracks/worn areas/chipped paint observed around sill or frame • Dirty tracks or hardware - needs to be serviced/cleaned/lubricated • Check permits for all replacements to ensure proper installation in accordance with local building codes (this may not included all windows at the structure) • Only visible and accessible windows are tested and evaluated, windows not accessible due to any access limitations are not inspected or evaluated. • Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure) •

Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion • Moisture damaged - needs to be serviced/further evaluated



Moisture damaged - needs to be serviced/further evaluated

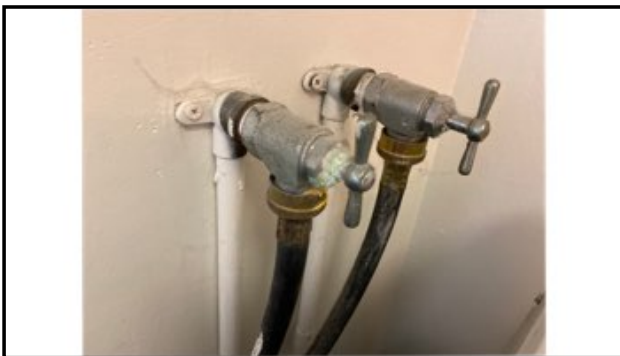
6. Dryer Vent

Dryer vent should be cleaned periodically to prevent lint fire hazards • Worn exterior cover - typical for age



7. Plumbing

Visible fixtures were worn/old - typical wear for age • Angle stops/valves/hoses are worn/older - recommend upgrading these areas with new fixtures • No visible leaks at time of inspection • The 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). The laundry drain cannot be tested at this inspection. The washer and dryer (if present) are not tested or inspected. • Recommend licensed plumber to further evaluate • **Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber**



8. Gas Valve

The inspector does not check for gas leaks, consult the Gas Company to evaluate all gas areas prior to occupancy • Normal wear at valve - no major visible defects at the time of the inspection • Worn valve - recommend upgrading to newer style valve • Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas



9. Electrical

Areas not visible/accessible - not inspected/tested

10. GFCIs

None installed recommend upgrade for increased safety

11. Exhaust Fan

None

HEATING/AIR CONDITIONING

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1. Heaters

Location: Hall Closet

Type: Gas fired forced hot air

Operated at time of inspection • Visible areas of unit have normal wear for age at the time of the inspection - no major visible defects - recommend seasonal service and maintenance to extend the life of the unit • Recommend regular service/maintenance to extend the life of the unit(s) • Inspector does not examine heat exchanger or determine the presence of a cracked heat exchanger - this is not a complete evaluation of the internal areas of the heater - consult an HVAC contractor for further evaluation if you have concerns about the heat exchanger. • **Did not operate or respond to thermostat commands - needs to be serviced/further evaluated-711**



2. Venting

The visible areas of the vent are worn/older - typical for the age of the material, recommend upgrading



3. Air Supply

Recommend seasonal service and maintenance to ensure that all areas are sealed/cleaned/dry and functioning normally at all times • Dry stains in the return air chamber - monitor for future moisture • Air return chamber is dirty - recommend cleaning • Some areas not visible due access limitations or insulation outer wrapping



4. Gas Supply Valves and Pipes

Worn valve, consider upgrading to newer style valve • Recommend licensed heating contractor or Gas Co. to evaluate • **Flexible connector through sheet metal cabinet - needs to be serviced**



Flexible connector through sheet metal cabinet - needs to be serviced

5. Electrical

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

6. Thermostats

Standard mechanical type present - functional day of the inspection • **Not operating - needs to be serviced**



7. Filters

Located inside heater cabinet below the blower motor

A seasonal HVAC service contract is recommended to ensure that all filters are changed/cleaned regularly or as needed • We recommend that the filters be changed or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems • Filter has normal wear at the time of inspection



8. Registers

Heater Temperature at Registers: 100 degrees • Temperature at Air Return: 80 degrees • Representative number tested and functional day of the inspection • 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 • Note: The inspector cannot determine if asbestos exists in any part of the HVAC system - consult an asbestos testing company if you have concerns about asbestos • Adjustable louvers in registers are not tested for functionality - those closed for long periods of time may not operate properly • Not all registers are tested for air flow due to location, access, etc. • **Could not properly test due to heating system condition**



Temperature at Air Return: 80 degrees



Heater Temperature at Registers: 100 degrees

9. Combustion Air

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

10. Heater Enclosures

Visible areas have normal wear at time of inspection - no major visible defects - recommend seasonal cleaning and maintenance to ensure proper and safe operation • Dry moisture stains observed in enclosure



11. Platforms/Bases

Recommend seasonal servicing and maintenance to ensure sealing holes and gaps in the heater base • Visible areas are worn/dirty - recommend cleaning the base areas and sealing the base of the unit as part of the preventative maintenance • Dry stains present - monitor the area for moisture, consult the seller for any past issues here

12. Refrigerant Lines

Not present/visible – N/A

13. Air Conditioning Compressors

Location: NO CENTRAL  PRESENT

WATER HEATERS

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1. Water Heaters Condition

Number of gallons: 50 gallons • Multiple units are present - general comments in the report apply to all units unless otherwise specified by unit location.

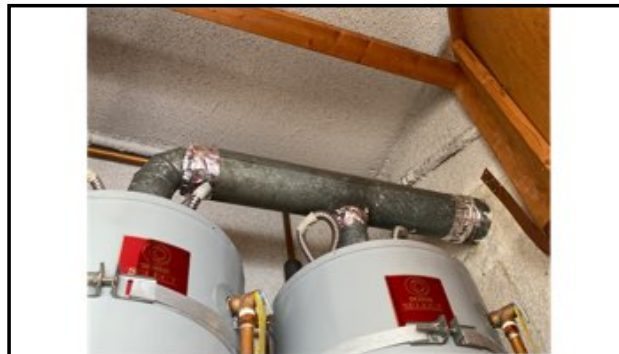
Location/s: Garage

Operated at the time of the inspection - Gas unit • Consult a plumber or manufacturers owner's manual for general maintenance recommendations to extend the life of the unit • The Inspector cannot determine if any parts of/on/around the water heater unit contain asbestos - consult an asbestos testing company if there is concerns about asbestos • The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. The Inspector does not estimate the age and cannot predict the remaining life of the unit.



2. Venting

Vent is worn and older - consider upgrading vent • Recommend sealing all connections at venting



3. Plumbing

Material type: Copper • Stainless steel flex lines • Fire caulk needed at plumbing penetrations at fire wall
Worn valve/piping/connections - typical for age - no visible leaks found at the time of the inspection • Not visible/accessible due to personal items/storage • Recommend further evaluation by a licensed plumber



4. Electrical

N/A

5. Temperature Pressure Release Valves

Normal wear on the day of the inspection - no major visible defects • The inspector visually inspects the TPRV only - this valve is not opened or tested during the inspection

6. Overflow Line/s

Material type: Copper

Worn piping - typical for age • Recommend further evaluation by a licensed plumber • **Does not extend to the exterior - needs to be serviced - recommend extension of this line to the exterior of the structure**

7. Water Heater Temperature

120 F (Average or approximate)

8. Strapping

Standard metal type straps present - normal wear on the day of the inspection - no major visible defects • We recommend three straps for tanks over 50 gallons

9. Gas Supply Valves and Pipes

Normal wear at time of inspection - no major visible defects



10. Combustion Air

Personal items present - needs to be removed from around unit to allow good combustion air flow



Personal items present - needs to be removed from around unit to allow good combustion air flow

11. Platforms/Bases

Worn/dirty – recommend cleaning • Recommend catch pan be installed the next time the water heater is changed • Some areas not visible due to personal storage and/or access limitations

12. Enclosures

Worn/dirty areas - recommend cleaning • Dry moisture stains observed in enclosure - monitor for any future moisture

ELECTRICAL/GAS SERVICE

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1. Main Panel

Location/s: East side of the structure

Heavy rusting or rust damage present - needs to be serviced • Panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy • Electrical fires due to poor installation of wiring cannot be determined by inspector • Recommend further evaluation by licensed electrician • **Recommend upgrading services due to age of electrical system** • **Outer door missing/loose/damaged - needs to be serviced**



Heavy rusting or rust damage present - needs to be serviced



Outer door missing/loose/damaged - needs to be serviced

2. Sub Panels

Location: Laundry wall

Worn/older panel - consider upgrading services • **Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws.** • Panel screws stripped - could not remove



Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws.



Panel screws stripped - could not remove

3. Panel Wiring

Wiring type: copper • Unable to determine if this panel is properly grounded - recommend further evaluation by a licensed electrician • Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965) • Visible wiring is worn and older - consider upgrading the electrical services • Some wire types cannot be determined due to wire casings cover wires entering the breakers. • Inspector does not perform a load calculation to determine service capacity adequacy • Wiring not completely visible due to amount of wires inside panel • Recommend licensed electrician for further evaluation • **Rust or corrosion present at wire connections - needs to be serviced**

4. Breakers

Labels are not legible for breakers - recommend re-labeling all breakers • Breakers or panel may require upgrade soon due to age • Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly (consult an electrician for further evaluation, if this is a concern) • **GFCI** breakers present - not tested as doing so would de-energize circuits and interrupt connected equipment • **AFCI** breakers present - not tested as doing so would de-energize circuits and interrupt connected equipment • Recommend licensed electrician for further evaluation

5. Breaker Amp Capacity

70 amp - this is considered to be low capacity by today's standards - recommend upgrading service

6. Cable Feeds

Overhead - worn/weathered - needs service/maintenance • Recommend upgrading service and entrance to structure • **Drip loop not proper configuration - needs to be serviced**



Drip loop not proper configuration - needs to be serviced

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
- Seismic safety valve present - inspector cannot determine if valve is installed properly (seismic valves cannot be tested with this inspection)
- The Inspector cannot determine if gas piping is properly protected in the ground - consult the Gas Company for further evaluation
- Exterior gas lines, fire pits, BBQs, etc. are not included as part of this inspection - consult your gas supplier company to further evaluate these areas and check all permits for added gas lines, fire pits, BBQs, etc.
- Main and other fuel gas supply valves are not tested or turned on/off during this inspection
- We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home at any time during the inspection.
- Recommend Gas Company to evaluate • **Irregular installation - needs to be serviced- not properly braced**



Irregular installation - needs to be serviced- not properly braced

8. Gas Pipes and Valves

Worn meter/piping - typical for age and exterior weathering • Minor rusting - typical for age - recommend rust treatment • 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. Note: The Inspector cannot determine if a gas leak is present in any area of the home at any time during the inspection. Note: The inspector cannot determine if all gas lines are properly protected in the ground. • Exterior gas lines, fire pits, BBQs, etc. are not included as part of this inspection - consult your gas supplier company to further evaluate these areas and check permits for any added gas lines, fire pits, BBQs, etc.

ATTIC AREA

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1. Access Entries

ATTIC NOT INSPECTED: Entry was blocked - not entered- personal items



GARAGE AND/OR CARPORT

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1. Roof Condition

Roofing area is the same as main structure - see the main roof page

2. Rafters & Ceilings

Drywall present – no visible access to view rafters (see firewall notes for additional information) • Stains present – not accessible for moisture testing – monitor for possible moisture intrusion • 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 • Recommend contractor to further evaluate • **Cracking larger than typical - needs to be evaluated/serviced** • **Wood deterioration observed - consult termite report for any wood areas in garage area**



Cracking larger than typical - needs to be evaluated/serviced



Wood deterioration observed - consult termite report for any wood areas in garage area

Wood deterioration observed - consult termite report for any wood areas in garage area

3. Main Automotive Doors

Type: Metal sectional

Worn/weathered door - typical for age and exposure to weather • Recommend weather tight service/maintenance to prevent moisture intrusion around main door areas • Damaged bottom seal - needs to be serviced • Small dented areas - did not affect door performance



4. Hardware/Springs

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



5. Garage Door Openers

Opener(s) were tested using the normal wall button on the day of the inspection (remote controls are not tested) • Multiple units present • Worn/older model - suggest upgrading to modern unit • Door opener activator button should be minimum 54-inches above floor for safety • Door opener radio control devices not tested - inquire with seller regarding existence and operation • Recommend further evaluation by garage door contractor • **Light on opener did not function • Operates with an extension cord as permanent wiring - recommend contacting a licensed electrical contractor to install a proper outlet near the opener • Did not operate - needs to be serviced**



Operates with an extension cord as permanent wiring - recommend contacting a licensed electrical contractor to install a proper outlet near the opener



Operates with an extension cord as permanent wiring - recommend contacting a licensed electrical contractor to install a proper outlet near the opener

6. Garage Doors Reverse Safety Status

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. • Light beam sensors are installed too high - needs to be serviced (recommended height is between 6 and 8 inches off the ground - manufacturer specifications may differ) • Safety system is not operating properly - needs to be serviced



Light beam sensors are installed too high - needs to be serviced (recommended height is between 6 and 8 inches off the ground - manufacturer specifications may differ)

Safety system is not operating properly - needs to be serviced

7. Exterior Doors

None

8. Fire Doors

Garage attached to main structure with no fire door access present - N/A

9. Firewalls

Stains present - tested dry at time of inspection - monitor for future moisture • Personal items/storage/etc. are present and prevent a complete inspection of firewall areas • Recommend appropriate licensed contractor for further evaluation • **Recommend sealing any holes/gaps/cracks/loose tape – all areas of the firewall should be properly sealed with the correct fire-rated materials** • **Heavy patched areas - needs to be serviced - condition beneath patches unknown** • **Fire caulk needed at plumbing/electrical penetrations**



Recommend sealing any holes/gaps/cracks/loose tape – all areas of the firewall should be properly sealed with the correct fire-rated materials



Heavy patched areas - needs to be serviced - condition beneath patches unknown



Recommend sealing any holes/gaps/cracks/loose tape – all areas of the firewall should be properly sealed with the correct fire-rated materials

10. Walls

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Cracking small - typical for age • Stains present - tested dry for moisture at time of inspection • Personal items/storage/etc. are present and prevent a complete inspection of wall areas • **Heavy patched areas - needs to be serviced - condition beneath patches unknown** • **Small holes - recommend patching/painting as needed**



Small holes - recommend patching/painting as needed



11. Anchor Bolts

Could not access - not inspected

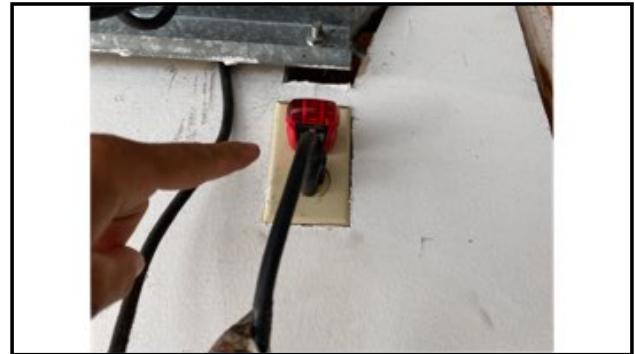
12. Slab

Small cracks/chipped areas - typical for the age of the materials • Worn and stained areas - typical for age of the material • Personal items/storage/vehicles prevent complete inspection of floor areas



13. Electrical

Evidence of electrical alterations in the garage - check all permits for electrical alterations to ensure that all electrical was installed to city/county electrical code • A representative number of receptacles and switches were tested and found to be operational at time of inspection • Loose/worn outlets/switches - typical for age consider upgrading • Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate • 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. • **Non-energized (dead) outlet(s) - needs to be serviced**



Non-energized (dead) outlet(s) - needs to be serviced Non-energized (dead) outlet(s) - needs to be serviced

14. GFCIs

None visible - recommend upgrade for increased safety

15. 240 Volt Receptacle

Not present/visible - not inspected or tested

16. Ventilation

None present - consult local building department/authority regarding ventilation requirements

17. Windows

Constructed of: None

EXTERIOR AREAS

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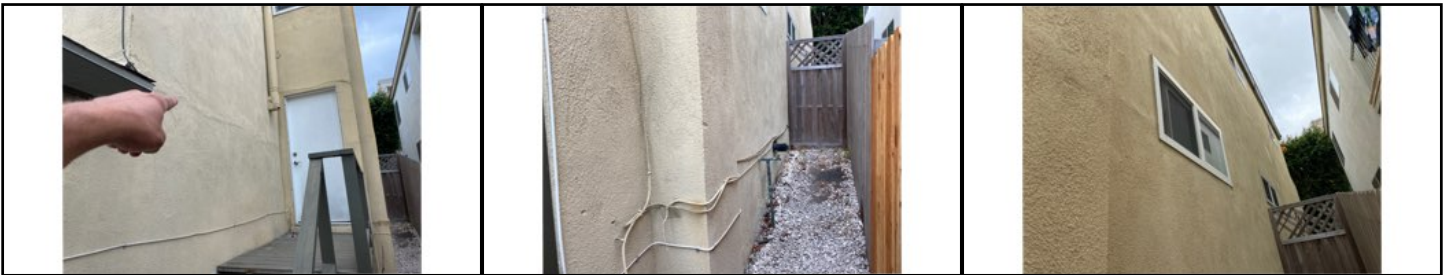
1. Stucco

Worn/weathered at time of inspection where visible

- Recommend sealing any holes/gaps or cracks to prevent moisture or pest entry • Patching present - consult seller for past repaired areas
- Stucco requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions • Inspector does not use specialized instruments to detect moisture, if any, under stucco surface
- Some not accessible for inspection due to vegetation/personal items/height/limited access - these areas cannot be visually inspected • Recommend appropriate licensed contractor for further evaluation •

Cracking/chipping/holes more than typical - needs to be serviced

- Blistered due to unknown reason - needs to be serviced
- Color coat deteriorated near grade due to moisture - recommend gutters and drainage to help keep moisture away from structure
- Damaged in areas - needs to be serviced



Patching present - consult seller for past repaired areas



Patching present - consult seller for past repaired areas



Color coat deteriorated near grade due to moisture - recommend gutters and drainage to help keep moisture away from structure

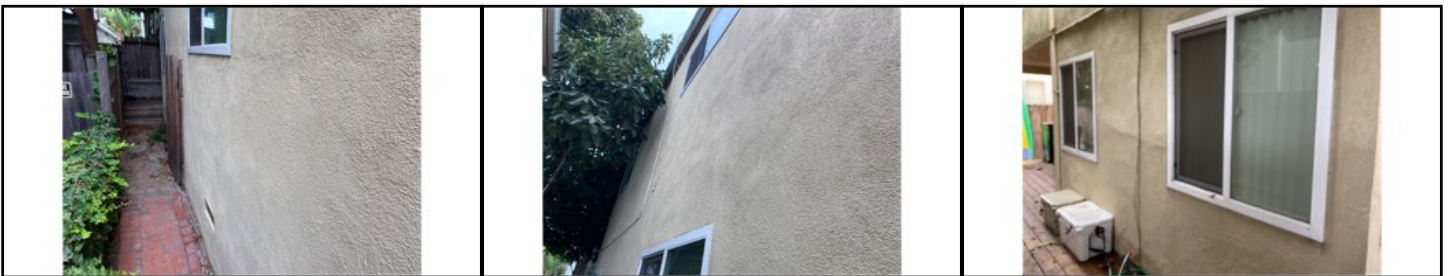
Cracking/chipping/holes more than typical - needs to be serviced



Cracking/chipping/holes more than typical - needs to be serviced

Patching present - consult seller for past repaired areas

Cracking/chipping/holes more than typical - needs to be serviced



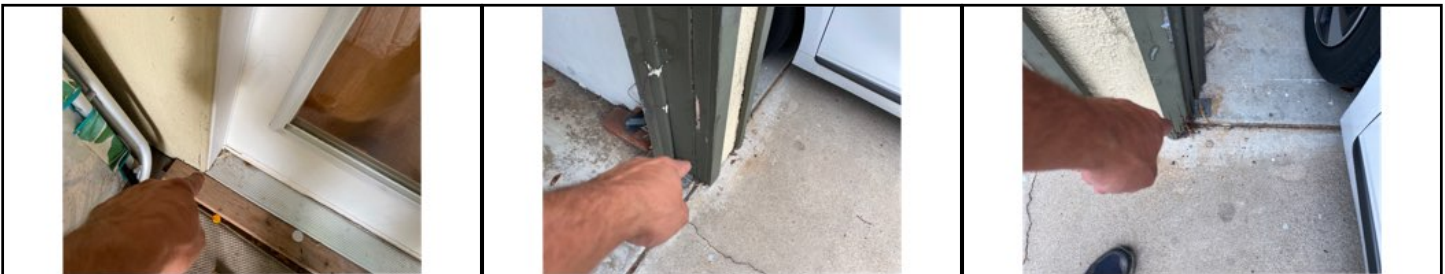
Patching present - consult seller for past repaired areas

Patching present - consult seller for past repaired areas

2. Wood Trim

Worn/weathered at time of inspection where visible – recommend service and water tight maintenance

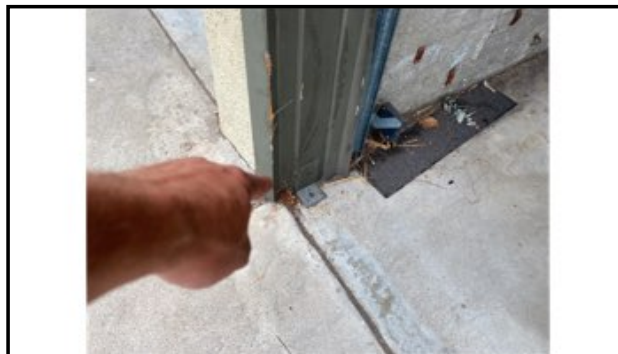
- Loose trim - needs to be serviced
- Patching present - consult seller for past repairs
- For damaged wooden areas and moisture problems always obtain a structural pest control inspection; Inspector does not determine wood destroying organism presence or damage - always obtain a structural pest control inspection; Inspector does not use specialized instruments to detect moisture, if any, under siding/trim surface
- Some not accessible for inspection due to vegetation/personal items/height/limited access - not visible for inspection • Recommend appropriate licensed contractor for further evaluation • **Deteriorated wood - needs to be serviced - consult termite report**



Deteriorated wood - needs to be serviced - consult termite report

Deteriorated wood - needs to be serviced - consult termite report

Deteriorated wood - needs to be serviced - consult termite report



Deteriorated wood - needs to be serviced - consult termite report

3. Weep Screeds

No weep screeds present - typical for age

4. Eaves & Fascia

Weathering and staining present in areas • Recommend paint and maintenance repair • Patching present - consult seller

- Inspector does not determine wood destroying organism presence or damage - always obtain a structural pest control inspection
- Inspector does not use specialized instruments to detect moisture, if any, under siding/trim surface • Some not accessible or visible for inspection due to vegetation/personal items/height/angle • Recommend appropriate licensed contractor for further evaluation • **Warped wood / twisted wood - signs of age and wear - needs to be serviced • Deteriorated in areas - needs to be serviced - consult the termite report**



Deteriorated in areas - needs to be serviced - consult the termite report



Deteriorated in areas - needs to be serviced - consult the termite report

Deteriorated in areas - needs to be serviced - consult the termite report



Warped wood / twisted wood - signs of age and wear - needs to be serviced

Deteriorated in areas - needs to be serviced - consult the termite report



Deteriorated in areas - needs to be serviced - consult the termite report

5. Exterior Paint

Doors/trim/fascia paint weathered - needs to be serviced • Recommend caulking around doors and windows as necessary seasonally • Paint faded and typical for the age • Paint is recommended to help maintain and seal the exterior areas of the structure • Exterior paint will require maintenance every 3-5 years • Some areas not accessible or visible due to vegetation/personal items • Recommend appropriate licensed contractor for further evaluation • **Weathered and worn more than normal - needs to be serviced** • **Blistered and peeling in areas - needs to be serviced**

6. Exterior Doors

Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals • Loose/worn hardware needs minor service and/or adjustment • Worn/weathered – recommend weather tight service/maintenance • Maintain weather tight seals at all doors • Consult the termite report for all wood doors/frames at this structure



7. Exterior Windows

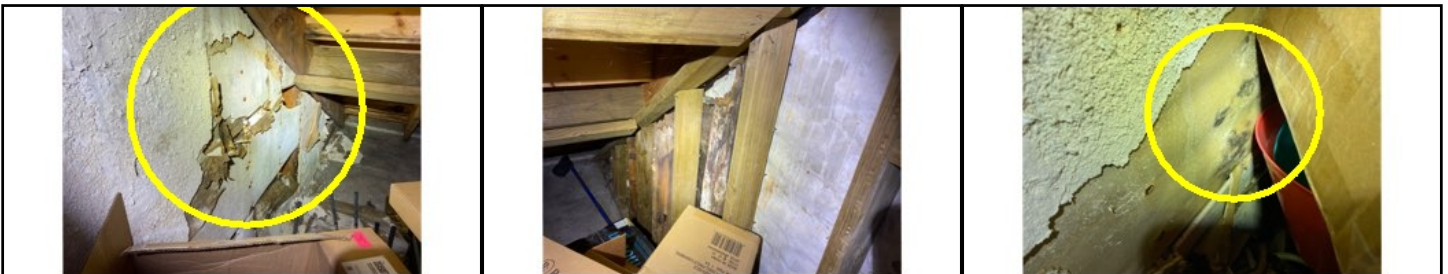
Exterior windows require seasonal maintenance to extend lifespan and maintain weather tight seals • Worn windows/screens - typical for age • Recommend weather tight service/maintenance • Could not access due to height - not inspected • Replacement windows present; check for permits to ensure proper installation per building codes • Recommend appropriate licensed contractor for further evaluation • **Evidence of internal condensation between glass panes - needs to be serviced - recommend all double-paned glass areas be checked as others may exist**



Evidence of internal condensation between glass panes - needs to be serviced - recommend all double-paned glass areas be checked as others may exist

8. Exterior Closet(s)

Worn closets with loose/worn hardware - typical for age • Door(s) weathered/deteriorated • Stains/blistered area(s) - tested dry at time of inspection - monitor area for moisture • Some closet areas not visible for inspection due to personal storage • Recommend appropriate licensed contractor for further evaluation • Large holes or cracks observed - needs to be serviced • Evidence of moisture in the closet area - needs to be serviced/further evaluated - hidden defects may exist • Microbial growth/irregular staining present - further evaluation is recommended



Large holes or cracks observed - needs to be serviced

Microbial growth/irregular staining present - further evaluation is recommended



Large holes or cracks observed - needs to be serviced

FOUNDATION

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1. Access Panels

Limited inspection - some areas under the structure are not accessible/visible due to piping/electrical/duct work, insulation or inadequate service space – N/A • Inspection method: partially traversed due to height limitations/ductwork/plumbing blocking complete access or view to some areas - limited inspection • Access entry is worn/weathered/bent – recommend service/repair to prevent pest access to under structure • Recommend an appropriate licensed contractor for further evaluation • **Cover is damaged/cracked/orn - needs to be serviced**



Cover is damaged/cracked/orn - needs to be serviced

2. Foundation Walls

Constructed of: concrete • Visible foundation wall areas are worn and stained areas - typical for age of the structure and material • Cracked areas present - typical for age of material • Stained/worn areas - typical for age • All accessible areas of foundation walls were visibly inspected during this inspection (some areas may not be accessible due to limited space/plumbing piping/duct work obstructions) • Vegetation/storage present - some areas of foundation walls not completely visible for inspection • Large trees/bushes/vegetation around the structure areas may have a long term affect on the foundation walls and the underground plumbing (recommend a sewer scope inspection for underground plumbing). • Recommend foundation contractor to evaluate this foundation due the age of the structure • **Efflorescence present - indicates past moisture accumulation - monitor for further moisture intrusion • Microbial growth/irregular staining present under the structure - although the foundation is a ventilated space we recommend further evaluation of this area for cause and that the necessary repairs be made to prevent further growth.**





Efflorescence present - indicates past moisture accumulation - monitor for further moisture intrusion

3. Cripple Walls

Earthquake retrofit is recommended - consult a foundation contractor • Stained areas present - consult termite report for any wood/moisture issues • Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires • Insulation present - not completely visible for inspection • Recommend foundation contractor or structural engineer to further evaluate • **Cripple walls present and do not have the proper reinforcement – recommend contractor to evaluate additional reinforcement options**



4. Sub Flooring

Wood is worn and stained in areas where visible - typical of a structure this age • Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires - some areas of the sub floor are not visible or inspected • Some areas of the sub floor are not visible or inspected • Sub flooring not visible due to floor insulation

• Recommend appropriate licensed contractor for further evaluation • **Deteriorated wood observed - consult the termite report for all wood deterioration/moisture damage under structure • Evidence of moisture/past moisture problems under bathroom/kitchen/laundry - the source of the problem cannot be determined by the inspector - needs to be serviced/further evaluated**

5. Posts and Girders

Stained and worn areas - typical for age of structure • Small cracking at wood members - typical for age of structure • Brackets for all attachment points would benefit the structure • Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires

6. Sill Plate

Worn/stained/cracked materials - typical for the age of the structure • Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires • Recommend appropriate licensed contractor for further evaluation • **Deteriorated wood observed - consult termite report for all wood deterioration/moisture damage under structure**

7. Anchor Bolts

Anchor bolts present - worn with rust present - typical for age • Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires

8. Ventilation

Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction • Recommend appropriate licensed contractor for further evaluation • **Evidence of rodent/pest activity in the crawlspace - recommend further evaluation by pest services company** • **Moisture present under structure - needs to be serviced**

9. Vent Screens

Dirty/restricted screens - recommend cleaning • Recommend appropriate licensed contractor for further evaluation • **Damaged screens - recommend maintenance and repairs to prevent pest intrusion**

10. Electrical

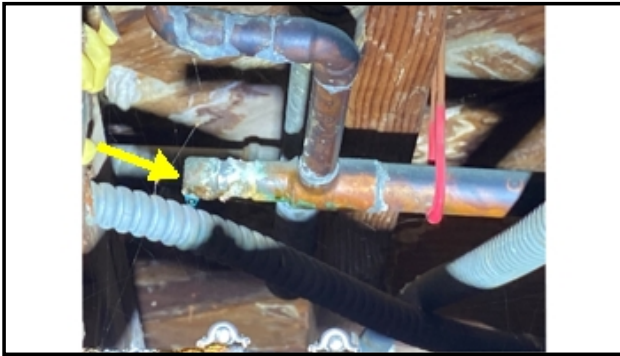
Visible wiring under the structure is in a worn and older condition typical for the age the of structure • Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires

11. Plumbing

Evidence of altered plumbing/piping under the structure - check all installation permits to ensure that all plumbing was installed to city/county building code. The home inspector is not a building code violation inspector. • The inspector ran water during the inspection prior to inspecting under the structure • Visible/accessible plumbing areas have worn and older piping in typical condition for the age of the structure • 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. • **Visibly leaking plumbing - recommend immediate evaluation by a licensed plumber to prevent unwanted moisture in crawl space** • **Leak found under toilet - needs to be serviced** • **Evidence of past leakage at plumbing drain - needs to be serviced** • **Corrosion present in areas - needs to be serviced** • **Damp areas below or around drains lines that area touching or entering the soil - this may be a sign of a drain leak below the soil - recommend a licensed plumber for further evaluation** • **Recommend a licensed plumber for further evaluation**



Visibly leaking plumbing - recommend immediate evaluation by a licensed plumber to prevent unwanted moisture in crawl space



Visibly leaking plumbing - recommend immediate evaluation by a licensed plumber to prevent unwanted moisture in crawl space



Corrosion present in areas - needs to be serviced

12. Exhaust Vents

Could not access any vents for inspection - N/A

13. Duct Work

Older/worn ducts present - recommend routine maintenance and cleaning to extend the life of the existing ducts • Recommend evaluation by Heating & A/C contractor • **Duct work in contact with soil/lying on ground - needs to be serviced** • **Disconnected - needs to be serviced**



Disconnected - needs to be serviced



Duct work in contact with soil/lying on ground - needs to be serviced



Duct work in contact with soil/lying on ground - needs to be serviced

14. Basement

None present

15. Sump Pumps

Not applicable

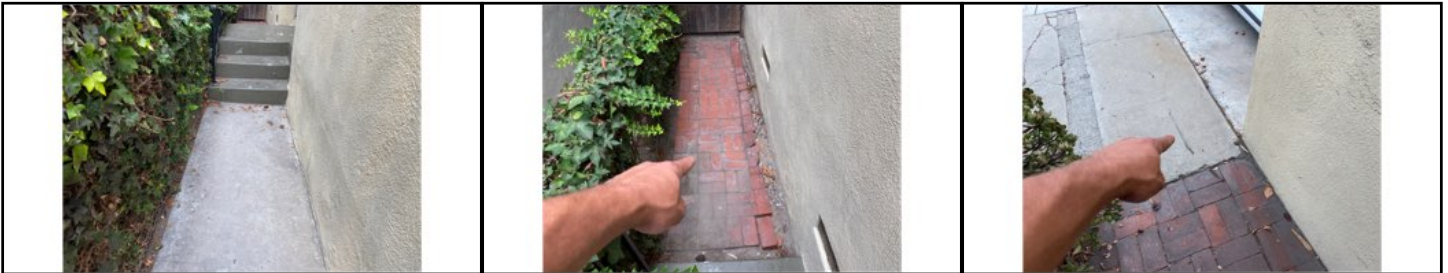
GROUNDS

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

1. Driveways and Walkways

Constructed of: Concrete

Worn with common cracks/chips - typical for age of material • Driveway stained in areas • Walkways stained in areas • Personal items/automobiles/vegetation/debris may prevent a complete inspection in areas • **Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced** • **Bricks/Pavers/Stone are uneven in areas - potential trip hazards - needs to be serviced**



Bricks/Pavers/Stone are uneven in areas - potential trip hazards - needs to be serviced

Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced

2. Balconies

Moisture damage - needs to be serviced



Moisture damage - needs to be serviced

3. Patio and Porch Decks

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

- Stained/worn areas - typical for age and use
- Cracking/chipping small and typical for age
- Recommend appropriate licensed contractor for further evaluation
- **Displaced/lifted/uneven areas trip hazard - needs to be serviced**
- **Deteriorated wood - consult termite report - needs to be serviced**



Displaced/lifted/uneven areas trip hazard - needs to be serviced

4. Stairs & Handrails

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

- Cracks present at stairs/steps areas
- Loose steps - unsafe - needs to be serviced
- Wood railings present - consult termite report for all exterior wood
- Recommend appropriate licensed contractor for further evaluation
- **Damaged steps - unsafe - needs to be serviced- not level**
- **Missing vertical safety rungs - unsafe - needs to be serviced**



Cracks present at stairs/steps areas

Missing vertical safety rungs - unsafe - needs to be serviced

Damaged steps - unsafe - needs to be serviced- not level

5. Exterior Electrical

Accessible lights/switches/outlets were tested on the day of the inspection

- The visible and tested fixtures/switches/outlets were in a loose/worn condition - typical for age
- 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
- 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 are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches.
- Recommend licensed electrician to further evaluate and repair to assure the system is safe and operating properly
- **Loose fixture(s) - needs to be serviced**



Loose fixture(s) - needs to be serviced

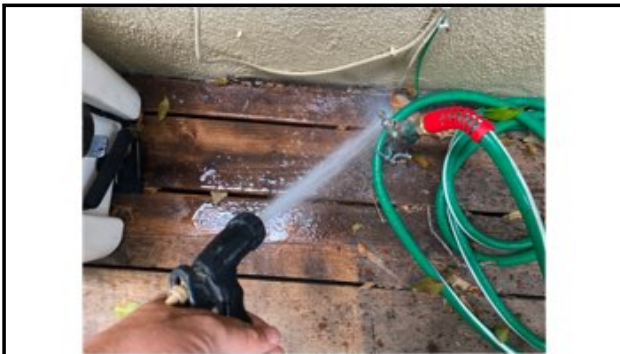
6. GFCIs

None visible/installed recommend upgrade for increased safety

7. Exterior Plumbing and Faucets

Accessible exterior faucets operated/worn at time of inspection via normal fixture controls

• Some areas not visible due to personal items/vegetation obstructing view/access • Sump pumps, septic tanks and associated piping and sewer drain pipes from structure to street are excluded from this inspection



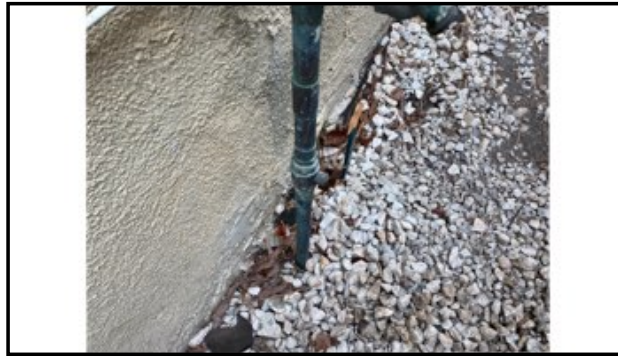
8. Main Water Valve

Type of plumbing: Copper 100% (approximate)

Location: east side

• No visible leaking found at the main valve area at the time of the inspection • Main ball valve is worn - typical for age • Rust present - recommend consult with a licensed plumbing contractor to determine and correct the cause of the issue

• Main water shutoff is visibly inspected only - the valve(s) is not tested for operation due to the potential for leakage • This inspection cannot determine certain plumbing defects such as pinhole leaks due to concealment in walls ceilings, floors, concrete slabs, etc. This inspection also does not determine or identify geographic areas that are prone to this issue. Consult seller's disclosures and qualified professionals/contractors if concerns exist in this area. • Recommend contacting a licensed plumber to evaluate all areas



9. 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 • Recommend having a licensed plumber further evaluate • **Approximate pounds per square inch: 40 - low**



Approximate pounds per square inch: 40 - low

10. Pressure Regulator

None installed - a pressure regulator is recommended to allow for water pressure adjustments as needed

11. Sprinklers

Sprinklers/irrigation systems on timers not inspected - consult seller/occupant/association/landscape contractor

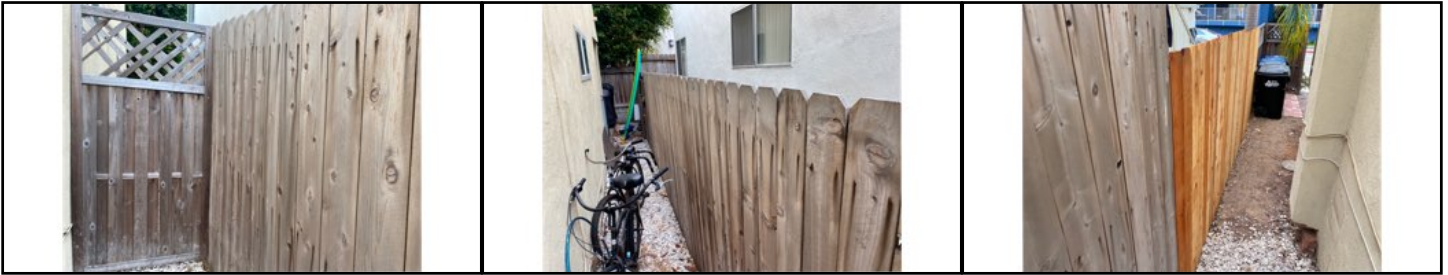
12. Fencing and Walls

Constructed of: Block • Wood • Chain link

Vegetation or trees are affecting the fencing/walls in areas - needs to be serviced • Loose boards - needs to be serviced • Fence enclosures are not evaluated for security adequacy • Some wall/fence areas not visible for inspection due to vegetation/personal items • Property boundary lines and encroachment determinations are beyond the scope of a home inspection and are not inspected or included in this report. It is recommended that qualified professionals are consulted for evaluation if concerns exist in this area. •

Recommend an appropriate licensed contractor for further evaluation • **Cracking large/separation cracks present - needs to be serviced • Loose/leaning areas of fencing/walls – needs to be serviced**

- **Earth to wood contact present and will reduce the life of wood fencing**
- **Wood deterioration - needs to be serviced**

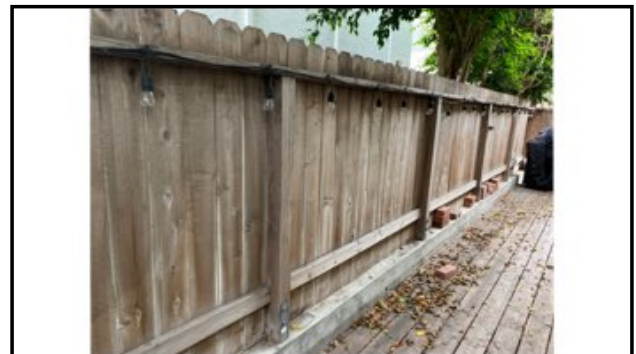


Loose/leaning areas of fencing/walls – needs to be serviced

Cracking large/separation cracks present - needs to be serviced



Earth to wood contact present and will reduce the life of wood fencing



13. Gates

Constructed of: Wood

Operated on the day of the inspection • Loose/worn hardware - typical for age • Weathered and worn materials - typical for age • Gates are not evaluated for security adequacy

14. Planters

Recommend adding drainage in planter areas to direct moisture away from the structure • No drain(s) visible for planter, recommend confirm or installation - needs to be serviced • Cracked and worn - typical for age of material • 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 • Recommend appropriate licensed contractor for further evaluation

15. Grading

No drains visible at the property at the time of the inspection, drains are recommended to divert water away from 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 • Steep hillsides, fire safety study and inaccessible areas on the grounds are excluded from this inspection. • Recommend appropriate licensed contractor for further evaluation • **Small localized water ponding may occur in areas - monitor these areas as drains may be needed** • **Stained areas show evidence of ponding water or poor drainage – recommend further evaluation**



Small localized water ponding may occur in areas - monitor these areas as drains may be needed

Small localized water ponding may occur in areas - monitor these areas as drains may be needed



Small localized water ponding may occur in areas - monitor these areas as drains may be needed

16. 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). • Inspection method - Drone camera inspection

Constructed of: Asphalt shingles

Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance • Shingles exhibited moderate granule loss - normal for age of material • Some areas are not visible due to height/angle - recommend roofer to evaluate as needed • Recommend roofing contractor to further evaluate • **Exposed nails on roofing material - recommend sealing all fastener heads • Tree branches rub roof - needs to be serviced**

2. Flashings

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

None present- recommend gutters on all feasible sides of the structure/roof areas to help to divert water away from the structure

4. Vents and Vent Caps

Worn/weathered cap(s) – recommend seasonal maintenance to ensure that caps do not become loose or develop other defects • Mastic at vent(s) is weathered and cracked - needs to be serviced and resealed at all penetration points

5. Chimneys

None

6. Spark Arrestors

Not applicable - no chimney present

7. Sky Lights

None present

8. Solar Light Globes

None

POOL AND/OR SPA

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Glossary

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

DISCLAIMERS

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

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

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

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

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

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

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

DISCLAIMERS CONTINUED

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

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

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

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

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

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

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

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

DISCLAIMERS CONTINUED

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

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

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

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

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

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

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

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

SEE CONTRACT FOR ADDITIONAL INFORMATION AND DESCRIPTION OF ITEMS