

ELITE GROUP

INSPECTION PROFESSIONALS

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

Buyer Initials: _____ Date: _____

Buyer Initials: _____ Date: _____

Buyer's Agent Initials: _____ Date: _____

2224 Nelson Ave B, Redondo Beach, CA 90278
Inspection prepared for: John and Genevieve Land
Real Estate Agent: Bill Baird - Berkshire Hathaway

Date of Inspection: 6/5/2020 Time: 10:00 AM

Age of Home: 1997 Size: 2211

Weather: Cloudy, Cool, Dry

Order ID: 208030

Inspector: Jeff Shankle
Phone: 909-228-7245



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 expense 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 12 Item: 17	Carbon Monoxide Detectors	• Missing at hall - needs to be installed- 1st floor
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BATHROOMS

Page 20 Item: 10	Sinks	• Fixture leaks when operating - needs to be serviced- hall
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WATER HEATERS

Page 40 Item: 5	Overflow Line/s	• Discharge pipe too short - needs to be serviced - recommend extending TPR discharge tube with 3/4" copper pipe to within 6" off the floor • Termination needs 90-degree turndown - needs to be serviced
Page 41 Item: 7	Strapping	• Loose strapping - needs to be serviced
Page 41 Item: 9	Combustion Air	• Missing upper combustion air vent - needs to be serviced
Page 41 Item: 10	Platforms/Bases	• No catch pan and drain: unit is installed over finished living space - recommend installing pan and drain accordingly

GROUNDS

Page 58 Item: 7	Exterior Electrical	• Exposed wires/connections - potential hazard - needs to be serviced- water heater enclosure
Page 58 Item: 8	GFCIs	• Test did not operate- needs to be serviced- near front door
Page 60 Item: 14	Fencing and Walls	• Wood deterioration - needs to be serviced- multiple locations



WORK F

Jack Triplett

310-613-8708
jacktriplett2@aol.com

TO: JOHN & CONNOR LADD
2224 NELSON ST. "B"
Redondo Beach CA

DATE: 7/10/20

YOUR WORK ORDER NO.

DESCRIPTION OF WORK PERFORMED

- (1) Pg. 12 ITEM 17, INSTALLED NEW 10-YEAR SMOKE & CO DETECTOR
- (2) Pg. 20 ITEM 10, INSTALLED NEW VALVES, UPSTAIRS BATHROOM
FAUCET (HOT), NEW DISHWASHER SHUTOFF VALVE.
- (3) Pg. 40 ITEM 5, REPAIRED AS NEEDED, REMOVED OUTWARD 90° ELBOW
- (4) Pg. 41 ITEM 7, REMOVED OLD, INSTALLED NEW EARTHQUAKE STRAPPING
- (5) Pg. 41 ITEM 9, INSTALLED UPPER VENT FOR AIR FLOW
- (6) Pg. 41 ITEM 10, INSTALLED CATCH PAN UNDER WATER HEATER,
AND CONNECTED DRAIN LINE TO DRAIN CORRECTLY.
- (7) Pg. 58 ITEM 7, INSTALLED PROTECTIVE METAL GUARD, AND
INSTALLED DOOR JAM CORRECTLY.
- (8) Pg. 58 ITEM 8, REPLACED GFCI AT FRONT DOOR.
- (9) Pg. 60 ITEM 14, REPLACED OLD WOOD IN VARIOUS LOCATIONS
PER OWNER'S INSTRUCTIONS.

(COMPLETED ALL ITEMS ON INSPECTION LIST)

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of

Dollars (\$ _____).

This is a Partial Full invoice due and payable by:

Month

Day

Year

in accordance with our Agreement Proposal

No. _____

Dated

Month

Day

Year