



ELITE GROUP

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RESIDENTIAL



PROPERTY LOCATION: 500 Orlando Ave #101 West Hollywood, CA 90048

INSPECTION REPORT

CLIENT: Karen Versace -AGENT:

Date of Inspection: 6/17/2024 at 10:00 AM

Year Built: 2012 Sq Ft: 1490

Weather: 70

Order ID: 341843

Inspector: Chase Callaghan

(858) 588-1998

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customerservice@eliteinspections.com



www.eliteinspections.com



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About HomeBinder

Our goal is to simplify homeownership by centralizing information and connections. With HomeBinder, you can keep everything about your home in one simple and secure platform. Supported by thousands of business partnerships, HomeBinder was founded in 2012 and is a division of iGo.



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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" or "recommend servicing" on this report -- further evaluation often times will allow a contractor to find additional items needing repair beyond the scope of the inspection. Failure to further evaluate any item as recommended releases us of any liability.

| INTERIOR | | |
|-----------------|-------|--|
| Page 13 Item: 5 | Doors | • Door opens into hallway - may be problematic during emergency egress situation |



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 9480 Utica Ave Ste 608 Rancho Cucamonga, CA 91730

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: <https://eliteinspections.com/explanation-of-limited-guarantee>

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.



OVERVIEW

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

Inspection type: Elite Home Inspection (Standard Inspection)

Townhome

Front door faces West (approximate)

Electricity is Off - The Inspector is unable to properly test any electrical components on day of inspection

Vacant structure

2. Main Utilities Location

- Main water valve shut off location: Roof
- Main gas valve shut off location: North side of structure
- Main electrical panel location: North side of structure

3. Who is present at the inspection?

- Lock box code provided to Inspector

4. Wall materials throughout the structure

Drywall • Tile • Built-in cabinetry/shelving/etc. - see cabinet notes

5. Ceiling materials throughout the structure

Drywall

6. Floor materials throughout the structure

Tile • Laminate materials in use in wet area locations (ex. bathroom, kitchen or laundry, etc.) - Inspector cannot determine if materials are listed or rated for wet location installation. Consult with the seller or a flooring contractor to further evaluate this as needed. • Wood (cannot determine type: may be hardwood, engineered or 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) • Double-hung (both windows in the frame are movable) • Crank style

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

Interior page will include all bedroom items and the walls, ceilings, floors, windows, and doors of bathrooms, kitchen, and laundry area.

"Needs to be serviced" and/or "recommend servicing" 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; general maintenance, repair and / or replacement by an appropriate licensed contractor may be required.

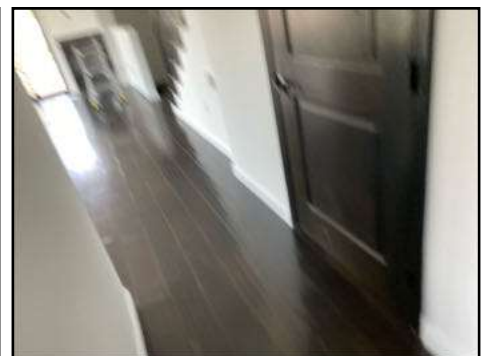
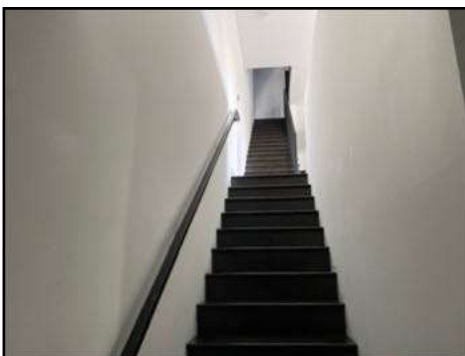
1. Wall Conditions

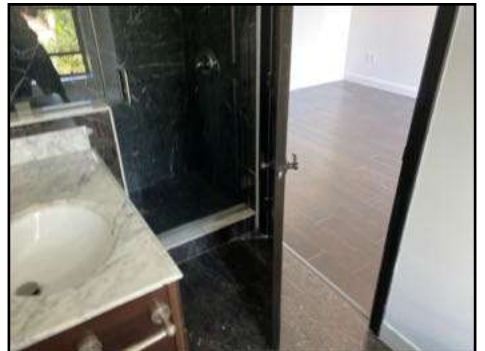
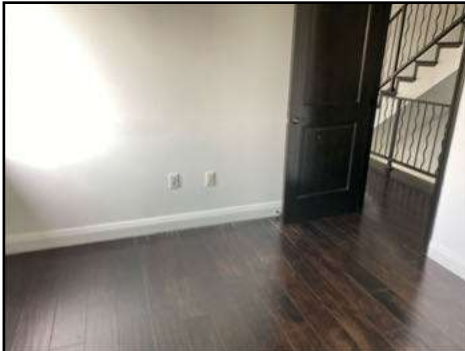
Observations:

- Recently painted throughout structure or in areas - could cover defects - inquire with seller or monitor
- Small cracks/holes/chipped/dirty areas/protruding nails/cosmetic blemishes observed - typical for age of structure
- No abnormalities at the wall using a thermal imaging device



No abnormalities at the wall using a thermal imaging device







2. Ceiling Conditions

Observations:

- No abnormalities at the ceiling using a thermal imaging device



No abnormalities at the ceiling using a thermal imaging device

3. Floor Conditions

Observations:

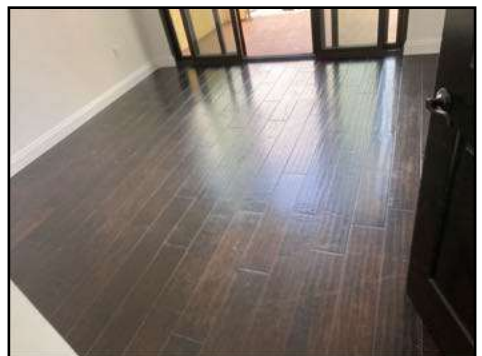
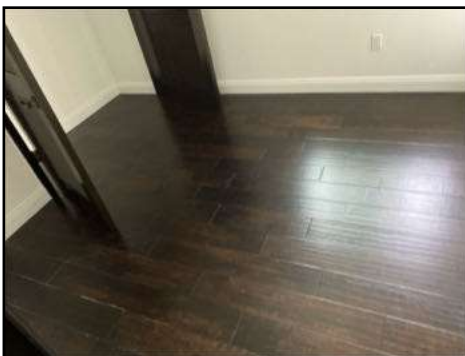
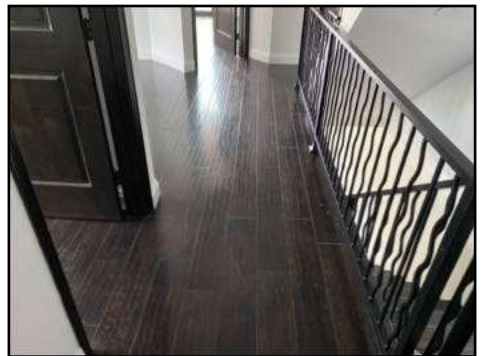
- Worn and stained areas- typical for age of the material
- Scratched/worn/chipped/small staining - flooring in need of minor **maintenance**
- No visible abnormalities at the floor using a thermal imaging device
- **Worn/stained heavily in areas - recommend servicing**



No visible abnormalities at the floor using a thermal imaging device



Worn/stained heavily in areas - recommend servicing



Worn/stained heavily in areas - recommend servicing

4. Window Conditions

Observations:

- Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure)
- Accessible windows were tested and operated at time of inspection
- Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection

- Recommend periodic general window maintenance/lubrication and weather tight service
- Dirty/damaged/rusted tracks/hardware - recommend general lubrication and maintenance to prolong the life and proper operation
- Small cracks/worn areas/chipped paint/open voids observed around sill or frame - recommend water tight seals and maintenance to prevent unwanted moisture entering the wall



5. Doors

Observations:

- Operated at time of inspection
- Weathered/worn door(s) - typical for age
- Recommend routine maintenance on hardware and weather seals on all exterior doors
- Door opens into hallway - may be problematic during emergency egress situation





Door opens into hallway - may be problematic during emergency egress situation

6. Sliding Glass Doors

Observations:

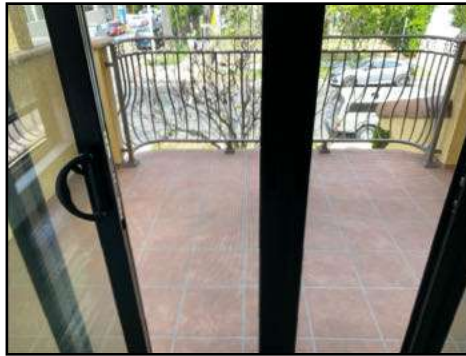
- Slider operated at the time of the inspection
- Normal wear at the time of the inspection with no major visible defects
- Double pane
- Tempered glass label observed



7. Sliding Door Screens

Observations:

- Operated at time of inspection
- Normal wear at the time of the inspection with no major visible defects



8. Fireplaces

Location/s: Living room

Prefabricated Vent Type • Switch ignition

Observations:

- The fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and a Gas Company evaluation of the fireplace prior to operating the fireplace.
- Power off at structure- no test



9. Stairs & Handrails

Observations:

- Functional at time of inspection with no major visible defects



10. Closets

Observations:

- Normal wear for age with no major visible defects



11. Smoke Detectors

Observations:

- Note: Fire sprinkler system (if present) are not inspected
- Operational at time of inspection via factory installed test button





12. Carbon Monoxide Detectors

Observations:

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



BATHROOMS

"Needs to be serviced" and/or "recommend servicing" 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; general maintenance, repair and / or replacement by an appropriate licensed contractor may be required.

1. Counters

Observations:

- Scratched/rough surfaces/worn/chipped/stained areas - signs of age and wear - recommend stone/surface and sealer maintenance
- Recommend grout/sealer/stone maintenance
- Gap at back splash to counter top joint - needs to be sealed to prevent unwanted moisture entering the cabinet
- **Cracked materials - recommend servicing**



Gap at back splash to counter top joint - needs to be sealed to prevent unwanted moisture entering the cabinet



Cracked materials - recommend servicing



Gap at back splash to counter top joint - needs to be sealed to prevent unwanted moisture entering the cabinet



Gap at back splash to counter top joint - needs to be sealed to prevent unwanted moisture entering the cabinet



Gap at back splash to counter top joint - needs to be sealed to prevent unwanted moisture entering the cabinet

2. Cabinets

Observations:

- Worn cabinets with loose/worn hardware - typical for age
- Small cracking/holes/de-lamination/blistering in areas - recommend minor maintenance
- Stained/blistered area(s) - tested dry at time of inspection - monitor area for moisture
- Door or drawers did not open/close/not aligned properly - normal for age - Needs minor maintenance and adjustment



3. Sinks

Observations:

- Fixture operated at the time of the inspection
- Fixture/valve handle was in a worn and older condition - typical for the age - recommend upgrading
- Gaps/deteriorated sealant present between sink and counter top - potential for leakage - recommend sealant maintenance to prevent unwanted moisture entering the cabinet



Gaps/deteriorated sealant present between sink and counter top - potential for leakage - recommend sealant maintenance to prevent unwanted moisture entering the cabinet



4. Mirrors

Observations:

- Mirror functional at time of inspection
- Normal wear for age of material with no major visible defects



5. Bath Tubs

Observations:

- 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
- Tub has normal wear for age at the time of the inspection - no major visible defects



6. Showers

Observations:

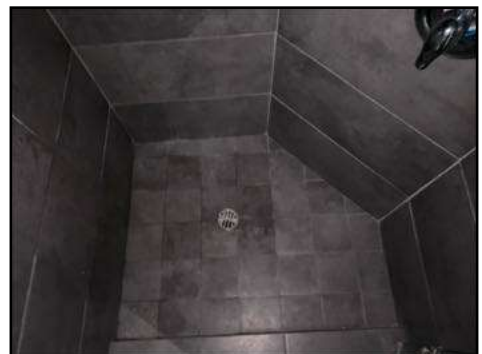
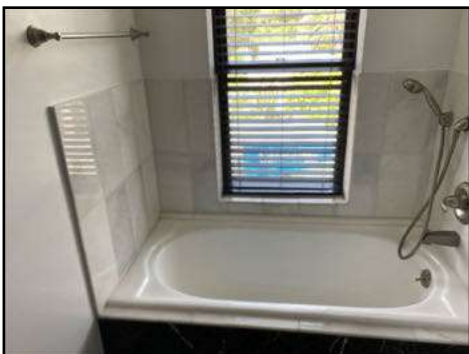
- Tub/Shower combo present - see tub notes for additional information



7. Shower Walls

Observations:

- 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.
- Tile and grout present
- Wall materials in a worn/stained-faded/old condition - typical for age - recommend routine grout and sealer maintenance
- Pan material is in a worn/stained/older condition - typical for the age - recommend routine grout and sealer maintenance
- Shower pans are not long-term water tested for leaking - consult the termite report



8. Enclosures / Shower doors

Observations:

- Operational at time of inspection - Tempered glass label observed
- Normal wear for age at the time of the inspection - no major visible defects



9. Toilets

Observations:

- Tested and operational at time of inspection via normal fixture controls, flush test performed
- Toilet has normal wear for age at the time of the inspection - no major visible defects
- No visible leaking at the time of inspection and flush testing



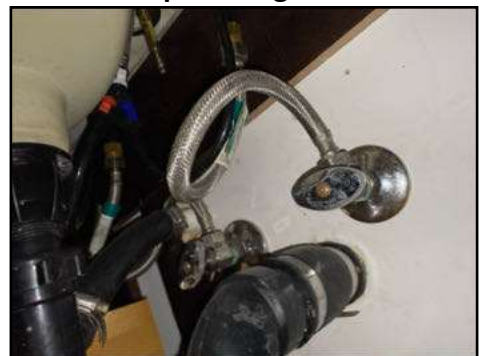
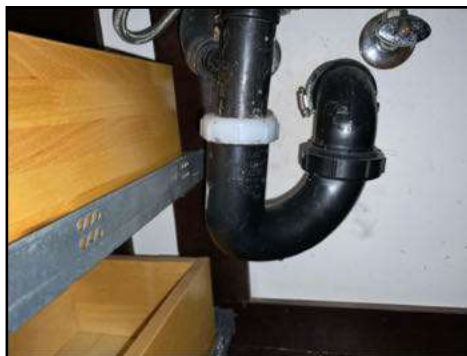
10. Plumbing

Observations:

- 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).
- 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
- Older style metal traps present - traps can leak at any time due to corrosion
- **Shutoffs under sink corroded - needs to be serviced - this will be an ongoing maintenance issue for ALL plumbing valves**



Shutoffs under sink corroded - needs to be serviced - this will be an ongoing maintenance issue for ALL plumbing valves



Older style metal traps present - traps can leak at any time due to corrosion



Older style metal traps present - traps can leak at any time due to corrosion

11. Exhaust Fans

Observations:

- No exhaust fan is present - it is recommended to install an exhaust fan for optimal moisture ventilation

12. Heating

Observations:

- See HVAC page for more information about this section

KITCHEN

"Needs to be serviced" and/or "recommend servicing" 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; general maintenance, repair and / or replacement by an appropriate licensed contractor may be required.

1. Counters

Observations:

- Scratched/rough surfaces/worn/chipped/stained areas - signs of age and wear - recommend stone/surface and sealer maintenance
- Gap at back splash to counter top joint - needs to be sealed to prevent unwanted moisture entering the cabinet



Gap at back splash to counter top joint - needs to be sealed to prevent unwanted moisture entering the cabinet



Gap at back splash to counter top joint - needs to be sealed to prevent unwanted moisture entering the cabinet



2. Cabinets

Observations:

- Worn cabinets with loose/worn hardware - typical for age
- Small cracking/holes/de-lamination/blistering in areas - recommend minor maintenance
- Door or drawers did not open/close/not aligned properly - normal for age - Needs minor maintenance and adjustment



3. Sinks

Observations:

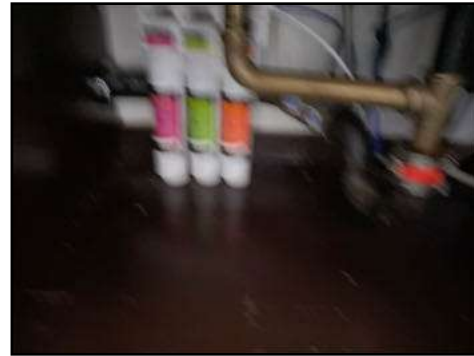
- Fixture operated at the time of the inspection
- Normal wear at fixture/sink for age of material with no major visible defects



4. Drinking Water Faucets

Observations:

- Note: Filtration systems and/or tanks are not inspected and cannot be determined if properly filtering water
- Tested and operational at time of inspection via normal fixture controls



Note: Filtration systems and/or tanks are not inspected and cannot be determined if properly filtering water

5. Spray Wands

Observations:

- Operational at time of inspection



6. Dishwashers

Observations:

- No power present - not inspected or tested



No power present - not inspected or tested



7. Plumbing

Observations:

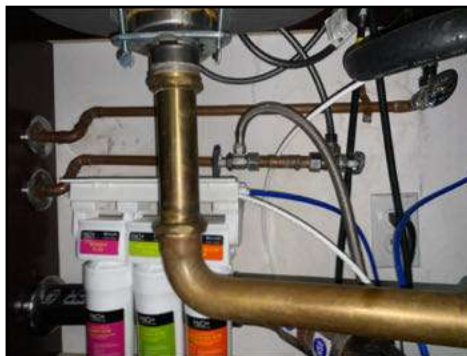
- The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed).
- Operational at time of inspection via normal fixture controls with 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
- Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber
- Older style metal traps present - traps can leak at any time due to corrosion



Older style metal traps present - traps can leak at any time due to corrosion



Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber



8. Ranges

Observations:

- Electric/gas off to unit not tested

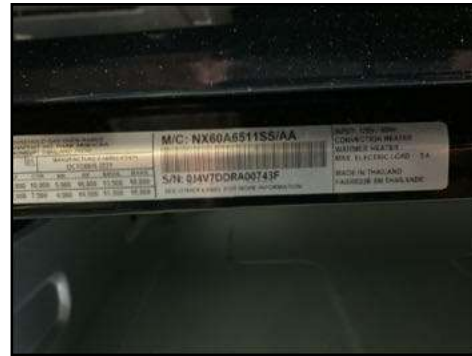


Electric/gas off to unit not tested

9. Ovens

Observations:

- Electric/gas off to unit not tested



Electric/gas off to unit not tested

10. Microwaves

Observations:

- No power- unit was not tested



No power- unit was not tested

11. Exhaust Vents

Exterior vented • Microwave with fan

Observations:

- No power- not tested



No power- not tested

LAUNDRY AREA

"Needs to be serviced" and/or "recommend servicing" 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; general maintenance, repair and / or replacement by an appropriate licensed contractor may be required.

1. Dryer Vent

Observations:

- Could not fully inspect the dryer vent in the laundry area, it is obscured by cabinetry/washer/dryer
- Normal wear on day of the inspection - no major visible defects
- Dryer vents vertically - consider adding a power vent assist to aid in the dry vent process



2. Plumbing

Observations:

- Plumbing is not visible/accessible - not inspected
- Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas

3. Gas Valve

Observations:

- Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas
- Not visible/accessible - not inspected

4. Electrical

Observations:

- Areas not visible/accessible - not inspected/tested

5. Exhaust Fan

Observations:

- No exhaust fan is present - it is recommended to install an exhaust fan for optimal moisture ventilation

HEATING/AIR CONDITIONING

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1. Heaters

Location: Attic

Type: Gas fired forced hot air

Observations:

- Electricity off at structure could not test



2. A/C Evaporator Coil Box

Observations:

- The **a/c** coil box is only examined on the exterior - an internal inspection is not completed on the coil box - consult a HVAC contractor to further evaluate as needed
- This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size - consult a HVAC contractor for further evaluation as needed
- Limited access to all sides prevents a complete inspection of the coil box
- The visible areas of the coil box have normal wear at the time of inspection - no major visible defects
- Recommend adding a cut-off switch for added protection from moisture accumulation - unit will stop operating if moisture is detected at the cut-off switch



Recommend adding a cut-off switch for added protection from moisture accumulation - unit will stop operating if moisture is detected at the cut-off switch

3. Venting

Observations:

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



4. Air Supply

Observations:

- Recommend seasonal service and maintenance to ensure that all areas are sealed/cleaned/dry and functioning normally at all times
- Air return chamber is dirty/loose tape/chipping paint - recommend cleaning and minor maintenance
- Recommend licensed HVAC contractor to evaluate



Air return chamber is dirty/loose tape/chipping paint
- recommend cleaning and minor maintenance

5. Gas Supply Valves and Pipes

Observations:

- Normal wear at time of inspection - no major visible defects
- No sediment trap at gas supply - may have not been required at time of original installation, but is recommended
- **CSSI** gas line observed - proper bonding or grounding cannot be confirmed by the Inspector, we advise you to **check permits** for installation of this type of gas line and that proper bonding or grounding has been completed.



6. Thermostats

Observations:

- Not operating - needs to be serviced



Not operating - needs to be serviced

7. Filters

Location: Multiple filter locations present

Observations:

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



8. Combustion Air

Observations:

- **Combustion air** appears to be adequate at the time of the inspection - attic unit has proper clearance or interior closet unit has proper upper and lower combustion air vents are present or general space allows for good combustion air flow

9. Heater Enclosures

Observations:

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

10. Platforms/Bases

Observations:

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

11. Refrigerant Lines

Observations:

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



12. Air Conditioning Compressors

Location: Electric unit - roof • **Electrical power off at structure** - unit could not be tested

Observations:

- 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



WATER HEATERS

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1. Water Heaters Condition

Number of gallons: Tankless demand unit

Location/s: Roof

Observations:

- No power- unit not tested - Gas unit
- Consult a plumber or manufacturers owner's manual for general maintenance recommendations to extend the life of the unit
- The unit is worn/older - consult a plumber for general maintenance recommendations to extend the life of the unit
- Electric heater elements are not tested for continuity
- 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

Observations:

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



3. Plumbing

Material type: Copper • Partially insulated lines - some plumbing lines are not visible • Recirculating pump is present - not tested for functionality/timer is not activated during inspection • **Expansion tank** is present (visually inspected only)

Observation:

- Worn valve/piping/connections - typical for age - no visible leaks found at the time of the inspection
- No visible leaks detected at the time of inspection - recommend installing a digital moisture sensing

system

- Direct hard pipe connections to water heater - recommend flexible connectors for optimal seismic event performance/movement



4. Temperature Pressure Release Valves

Observations:

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



5. Overflow Line/s

Material type: APPROVED MATERIALS FOR OVERFLOW LINE: Copper, **Galvanized**, Stainless steel (no threaded end on any of these), Polyethylene, **PEX** or CPVC • Copper

Observations:

- Worn piping - typical for age

6. Strapping

Observations:

- Tankless water heater present and appears to be securely mounted to the wall with no major visible defects at the time of the inspection.

7. Gas Supply Valves and Pipes

Observations:

- Worn valve, consider upgrading to newer style valve
- No sediment trap at gas supply - may have not been required at time of original installation, but is recommended
- CSST gas line observed - proper bonding or grounding cannot be confirmed by the Inspector, we advise you to check permits for installation of this type of gas line and that proper bonding or grounding has been completed.



8. Combustion Air

Observations:

- Combustion air appears to be adequate at the time of the inspection - attic unit has proper clearance or interior closet unit has proper upper and lower combustion air vents are present or general space allows for good combustion air flow

9. Platforms/Bases

Observations:

- Normal wear at time of inspection - no major visible defects

10. Enclosures

Observations:

- Normal wear at time of inspection - no major visible defects

ELECTRICAL/GAS SERVICE

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1. Main Panel

Location/s: Common Area/closet - North

Observations:

- Common Area - Maintained by **HOA**
- Panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy
- Normal wear for age at time of inspection - no major visible defects



2. Sub Panels

Location: Hall area wall

Observations:

- Normal wear for age at time of inspection - no major visible defects
- 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
- Thermal Image View - Normal temperature readings with no visible signs of overheating at time of inspection



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

3. Panel Wiring

Observations:

- Wiring type: copper and multi-strand aluminum at 240-Volt circuits
- Wiring method: non-metallic sheathed cable (romex)
- Grounded panel - main ground/bonding wire observed and appears to be normal for the age of the panel
- Visible wiring has normal wear for age with no major visible defects at the time of the inspection

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



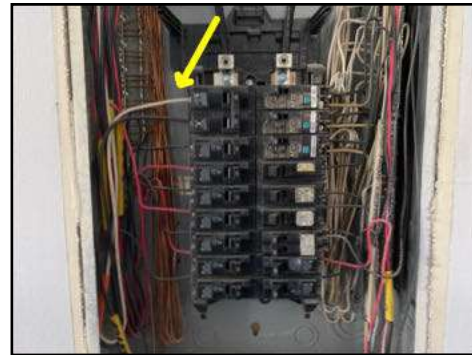
4. Breakers

Observations:

- Labels are present on panel cover - the inspector does not confirm accuracy of labels
- Loose/worn breakers - typical for age
- **White or green wires at breaker(s) - needs to be serviced/further evaluated by an electrician**
- 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
- Thermal Image View - Normal temperature readings with no visible signs of overheating at time of inspection



Labels are present on panel cover - the inspector does not confirm accuracy of labels



White or green wires at breaker(s) - needs to be serviced/further evaluated by an electrician

5. Breaker Amp Capacity

Observations:

- Could not determine - Area maintained by HOA - consult HOA for Amp Capacity
- No labels present
- 50 amp - this is considered to be low capacity by today's standards - recommend upgrading service
- 90 amp - this is considered to be low capacity by today's standards - recommend upgrading service



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



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

6. Cable Feeds

Observations:

- Underground feed not visible for inspection

7. Main Gas Valve

Location: We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection. •

Common area/closet - North

Observations:

- We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home at any time during the inspection.
- Natural gas present
- The Inspector cannot determine if gas piping is properly protected in the ground - consult the Gas Company for further evaluation
- Worn valve - typical for age
- 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.



8. Gas Pipes and Valves

Observations:

- Common Area - Maintained by HOA
- Worn meter/piping - typical for age and exterior weathering

ATTIC AREA

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1. Access Entries

Observations:

- Inspection method: Inspected from access HOLE only - access limitations prevented complete entry into the attic - limited inspection
- Location of access: roof
- Access door is dirty with cosmetic blemishes present



2. Structure

Observations:

- Limited attic inspection - many areas are not accessible to to limited space, lack of proper walk boards, electrical, plumbing, ductwork, etc.
- Consult termite report for all wood areas in the attic
- Conventional framing present, normal wear at time of inspection - no major visible defects



3. Insulation

Material type: None

4. Ventilation

Observations:

- Existing ventilation appeared to be adequate on the day of the inspection
- Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction

5. Vent Screens

Observations:

- Visible ventilation screens appeared to be functional at time of inspection

6. Exhaust Vents

Observations:

- Vent(s) appear to be in normal condition where visible - no major visible defects



7. Duct Work

Observations:

- Older/worn ducts present - recommend routine maintenance and cleaning to extend the life of the existing ducts
- Compressed/squashed ductwork - needs to be serviced
- Recommend evaluation by Heating & A/C contractor



Compressed/squashed ductwork - needs to be serviced

8. Electrical

Observations:

- Most electrical not accessible and not inspected

9. Plumbing

Observations:

- Fire sprinkler piping present and is beyond the scope of this inspection - not inspected/evaluated
- Vents only no other visible plumbing in the attic



Fire sprinkler piping present and is beyond the scope of this inspection - not inspected/evaluated

10. Chimneys

Observations:

- Chimney is not fully visible/not accessible for inspection



GARAGE AND/OR CARPORT

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1. Roof Condition

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

2. Rafters & Ceilings

Observations:

- Drywall present – no visible access to view rafters (see firewall notes for additional information)

3. Main Automotive Doors

Type: Metal sectional

Observations:

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



4. Hardware/Springs

Observations:

- Garage doors require periodic maintenance and is recommended to ensure that all hardware is properly lubricated and secured
- Normal wear at time of inspection - no major visible defects



5. Garage Door Openers

Observations:

- Opener(s) were tested using the normal wall button on the day of the inspection (remote controls are not tested)
- One unit present
- Opener(s) operated at the time of the inspection
- Normal wear at time of inspection - no major visible/functional defects



6. Garage Doors Reverse Safety Status

Observations:

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

7. Fire Doors

Observations:

- Operated at the time of inspection
- Normal wear at time of inspection - no major visible defects
- No deadbolt on exterior door - recommend installation for optimum safety



No deadbolt on exterior door - recommend installation for optimum safety

8. Firewalls

Observations:

- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - needs to be sealed to retain firewall protection



9. Slab

Observations:

- Small cracks/chipped areas - typical for the age of the materials



10. Ventilation

Observations:

- Current Ventilation appears to be adequate at the time of the inspection

11. Vent Screens

Observations:

- Normal wear on the day of the inspection

12. Windows

Constructed of: Double pane • Vinyl framed • Fixed framed

Observations:

- Normal wear at the time of inspection - no major visible defects



EXTERIOR AREAS

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1. Stucco

Observations:

- Common areas are not inspected - consult HOA
- Some not accessible for inspection due to vegetation/personal items/height/limited access - these areas cannot be visually inspected
- Recommend sealing any holes/gaps or cracks to prevent moisture or pest entry
- Small cracking/chipping/holes present in areas - recommend stucco service/maintenance
- **Cracking/chipping/holes more than typical - needs to be serviced**



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

2. Weep Screeds

Observations:

- Common areas are not inspected - consult HOA
- Some areas not accessible for inspection due to vegetation/personal items - not visible for inspection
- Inspector does not use specialized instruments to detect moisture, if any, under stucco surface
- Worn/weathered areas - typical for the age

3. Eaves & Fascia

Observations:

- Common area – consult Home Owner's Association
- Normal wear at time of inspection where visible - no major visible defects
- Eaves/**fascia** are covered by stucco - material not completely visible
- 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

4. Soffits

Observations:

- Some not accessible or visible for inspection due to vegetation/personal items
- Inspector does not determine wood destroying organism presence or damage - always obtain a termite inspection
- Normal wear at time of inspection - no major visible defects

5. Exterior Paint

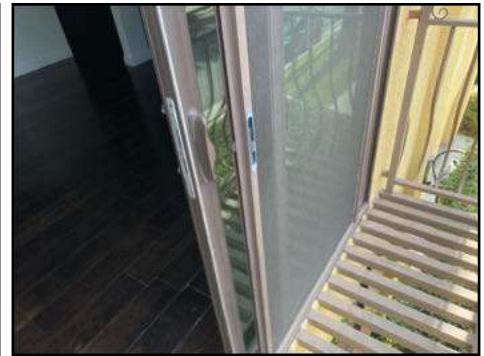
Observations:

- Common area – consult Home Owner’s Association
- Normal wear at time of inspection - no major visible defects

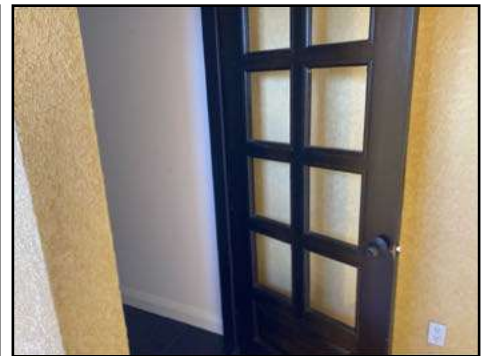
6. Exterior Doors

Observations:

- Consult the termite report for all wood doors/frames at this structure
- Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals
- All visible and accessible doors were tested during this inspection
- Worn/weathered – recommend weather tight service/maintenance
- No deadbolt on exterior door - recommend installation for optimum safety
- Door(s) swing outward with hinges exposed to the exterior (possible security concern) - recommend installing security hinges/pins to prevent easy removal



Door(s) swing outward with hinges exposed to the exterior (possible security concern) - recommend installing security hinges/pins to prevent easy removal



Door(s) swing outward with hinges exposed to the exterior (possible security concern) - recommend installing security hinges/pins to prevent easy removal

Door(s) swing outward with hinges exposed to the exterior (possible security concern) - recommend installing security hinges/pins to prevent easy removal



No deadbolt on exterior door - recommend installation for optimum safety

7. Exterior Windows

Observations:

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



8. Exterior Closet(s)

Observations:

- Worn closets with loose/worn hardware - typical for age
- Door(s) weathered/deteriorated - recommend servicing



FOUNDATION

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1. Slab Foundation

Observations:

- Slab not visible due to floor coverings - not visible for inspection, see interior floor area notes

2. Exterior Foundation Perimeter

Observations:

- Common areas are not inspected - consult HOA
- Slab perimeter is covered by stucco/siding - some/most reas are not visible for inspection



GROUNDS

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1. Driveways and Walkways

Constructed of: Concrete

Observations:

- Common area – likely maintained by Home Owner's Association - not inspected - consult HOA

2. Balconies

Observations:

- Inspector cannot determine if balcony is/are watertight, no water testing is performed, we recommend weather tight service and maintenance to all necessary areas to prevent water intrusion
- Worn and stained areas - typical for age of the material
- Stained and worn - will likely require re- waterproofing in the near future
- Tile and grout present in areas, tile surfaces may be slippery when wet
- Recommend appropriate licensed contractor for further evaluation



Stained and worn - will likely require re-waterproofing in the near future

3. Balcony and Deck Railing

Observations:

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



4. Exterior Plumbing and Faucets

Observations:

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



5. Main Water Valve

Observations:

- Common area – likely maintained by Home Owner's Association - consult HOA
- This inspection cannot determine certain plumbing defects such as pinhole leaks due to concealment in walls ceilings, floors, concrete slabs, etc. This inspection also does not determine or identify geographic areas that are prone to this issue. Consult seller's disclosures and qualified professionals/contractors if concerns exist in this area.

- Main water shutoff is visibly inspected only - the valve(s) is not tested for operation due to the potential for leakage

6. Water Pressure

Observations:

- Recommended water pressure is between 55 to 80 pounds per square inch (psi)
- Water Pressure can fluctuate depending upon time of day and municipal service adjustments
- Approximate pounds per square inch: 60



Approximate pounds per square inch: 60

7. Pressure Regulator

Observations:

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

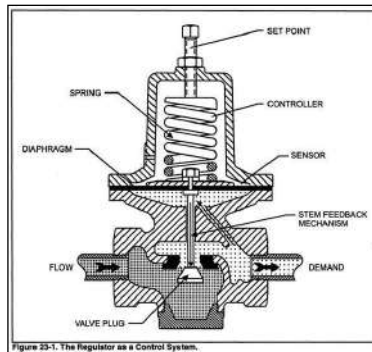


Figure 23-1. The Regulator as a Control System.

8. Sprinklers

Observations:

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

9. Planters

Observations:

- 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
- Common area – likely maintained by Home Owner's Association - consult HOA
- Recommend pruning or remove any plants or trees that are in contact or proximity to structure to eliminate pathways of wood destroying insects and moisture

10. Grading

Observations:

- Underground drains present - not tested for performance, nor is output location confirmed with this inspection. Note underground drains will require periodic maintenance



11. Out Structures

Observations:

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

ROOF

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1. Condition

Information: Information: 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. To schedule a roofing consultation with a licensed roofer please call our office at 800-494-8998. This applies to all roof areas evaluated during this inspection • Inspection method - from the balcony only • Access limited - possibility of damage - not completely visible for inspection - Limited inspection - some areas are not visible due to height/angle - recommend roofer to evaluate as needed • Common area/roof - Likely maintained by Homeowner's Association (consult **CC&Rs**) - **Not Inspected**

Constructed of: Concrete tile

Observations:

- Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance
- Cracked/chipped tiles/mortar - typical for age/materials - recommend seasonal roof maintenance
- Debris present in areas - recommend cleaning roof area of all debris





Cracked/chipped tiles/mortar - typical for age/materials - recommend seasonal roof maintenance

2. Flashings

Observations:

- Common area/roof - Likely maintained by Homeowner's Association (consult CC&Rs) - Not Inspected
- Worn/weathered/rusted/bent - typical for age - recommend seasonal mastic maintenance to prevent moisture intrusion

3. Gutters and Down Spouts

Observations:

- Common area/roof - Likely maintained by Homeowner's Association (consult CC&Rs)

4. Vents and Vent Caps

Observations:

- Common area/roof - Likely maintained by Homeowner's Association (consult CC&Rs) - **Not Inspected**
- Worn/weathered/dented/minor rust cap(s) – recommend seasonal maintenance to ensure that caps do not become loose or develop other defects
- Mastic at vent(s) is weathered/cracked/missing - needs to be serviced and resealed at all penetration points



Mastic at vent(s) is weathered/cracked/missing - needs to be serviced and resealed at all penetration points

5. Chimneys

Observations:

- Common area/roof - Likely maintained by Homeowner's Association (consult CC&Rs) - Not Inspected

6. Spark Arrestors

Observations:

- Common area/roof - Likely maintained by Homeowner's Association - Not Inspected

7. Sky Lights

Observations:

- Common area/roof - Likely maintained by Homeowner's Association - Not Inspected

8. Solar Light Globes

Observations:

- Common area/roof - Likely maintained by Homeowner's Association - Not Inspected

9. Ducting on Roof

Observations:

- Common area/roof - Likely maintained by Homeowner's Association - Not Inspected



ENERGY REPORT

The energy report data is only used to produce an Energy Raven Report. Did you know new funds are coming in 2024 for home upgrades? Energy Raven is a new property-specific, AI-powered energy analysis that helps you unlock free money for upgrading outdated systems, reducing energy bills, understanding solar and EV readiness, and more! If you ordered a Plus or Platinum inspection this energy analysis will be emailed to you within 48 hours of the inspection and payment. If you did not order Plus or Platinum and would like the energy analysis and possible tax savings it can be purchased by clicking this link:

<https://eliteinspections.com/energy-raven> **NOTE: The Inspector CAN NOT determine the current age of the appliances. It is a guesstimate of the age of the appliances to the best of the inspector's knowledge. Consult the owner for the accurate age of the appliances.**

Address: 500 Orlando Ave #101 West Hollywood, CA 90048 Client: Karen Versace Email: versacekaren@gmail.com, realtorkarenversace@gmail.com

1. Energy Report Data

Heater fuel type gas
Ducted heating Yes
Heater is less than 15 years old
Heater system: Furnace
Ducting insulation adequate
Furnace vent metal
Cooling type condenser
Cooling system is less than 15 years old
Water heater type gas tank
Water heater is more than 10 years old
Hot water pipe insulation adequate
Main living area ceiling height 10ft
Attic type finished
Foundation type slab
Primary siding material stucco
Most windows type double pane non-metal
Window airtightness rating 5 no drafts
No visible gaps around exterior doors and windows
No visible gaps around air registers for ducted systems
Electrical Panel less than 200 amps
Solar panels not present
Dishwasher is less than 10 years old
Range
Appliance fuel type gas
Cooking appliance gas hookup present? Yes
Cooking appliance is less than 10 years old
Refrigerator is less than 10 years old
Washer is less than 10 years old
Dryer age is less than 10 years old
Dryer gas hookup present? Unknown could not access



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. |
| CC&Rs | Covenants, Conditions & Restrictions (CC&Rs) are limits and rules placed on a group of homes or condominium complex by a builder, developer, neighborhood association, or homeowners association. When living in a home or condominium that is restricted by CC&Rs, an owner gives up certain freedoms in order to be part of a shared community. For example, most condominium building associations have smoking restrictions, parking and noise level rules, aesthetic guidelines for paint color, height restrictions, and minimum and maximum square footage requirements. Sometimes buyers can get access to the documents before making an offer, but in most cases, buyers get a complete list of CC&Rs and community restrictions promptly after signing the initial Purchase and Sale Agreement. |
| CSST | Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks. NOTE: Proper bonding or grounding cannot be confirmed by the Inspector, we advise you to check permits for installation of this type of gas line and that proper bonding or grounding has been completed. |
| Check permits | Home Inspectors cannot determine modification or alterations dates within any structure. The Home Inspector cannot determine building code violations. You are advised to check with the local city or county building and safety office regarding any planned or paid for construction/alterations permits to ensure that any alterations made to the structure were installed and or built to the proper building code standards for the date of the alteration. You are further advised to consult with your Realtor and the Seller/disclosures to understand the details of any and all alterations to the structure and/or contractor warranties that may apply to the alterations. |
| Combustion Air | The air flow openings designed to bring fresh outside air to the furnace and/or hot water heater or other appliances to be used in the combustion of fuels and the process of venting combustion gases. Normally, two separate supplies of air are brought in: one high and one low. |
| Expansion Tank | An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion. |



| | |
|-------------|---|
| Fascia | A type of roof trim that is commonly used on houses. It is mounted on the exposed ends of rafters or the top of exterior walls to create a layer between the edge of the roof and the outside. In addition to serving an aesthetic function by creating a smooth, even appearance on the edge of the roof, it also protects the roof and the interior of the house from weather damage. Not all styles of home design feature this trim, but many do. |
| 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. |
| Galvanized | <p>Although galvanized pipes have a general life expectancy of 50 years, their lifespan depends on many factors, from the frequency of use to the amount of water pressure. As such, they might come in need of replacement sooner or later than expected.</p> <p>Defects in galvanized pipes can manifest in multiple ways. The mounting build-up of mineral deposits resulting from corrosion can obstruct water pressure. Low water pressure around the house is usually a sign of a massive build-up of mineral deposits in galvanized pipes. Besides obstructing water pressure, the mineral build-up can also contaminate the water. They can give rise to discoloration in the water. Sometimes, discolored water from rusty galvanized pipes can leave visible brown stains on a porcelain sink. And as the corrosion eats deeper into the pipes, it weakens their integrity, inducing leakages across them. If any part of the galvanized pipes in an old house is leaking, then you should see further evaluation by a licensed plumber for other leakage spots that could break forth owing to years of gradual corrosion.</p> |
| HOA | A homeowner's association (HOA) is an organization in a subdivision, planned community, or condominium building that makes and enforces rules for the properties and its residents. Those who purchase property within an HOA's jurisdiction automatically become members and are required to pay dues, known as HOA fees. We suggest that you work with your Realtor to obtain a copy of the CC&Rs (Covenants, Conditions and Restrictions) for your review and evaluation. Note: The Home Inspection does not cover items that are maintained by the HOA. |
| Maintenance | Performing unscheduled repairs to correct deficiencies that can occur during normal use and wear of building materials and/or systems within a building or home (this is called "corrective" maintenance). "Preventive" maintenance refers to regularly schedule inspections, services, adjustments and replacements to prevent damage or abnormal wear. Recurring maintenance are generally preventive maintenance items suggested by the manufacturer to help maintain life expectancy of building materials or components within a building or home. Emergency maintenance is considered to be an unscheduled repair to correct a deficiency that may lead to personal injury or property damage if left unaddressed. |
| PEX | PEX (or crosslinked polyethylene) is part of a water supply piping system that has several advantages over metal pipe (copper, iron, lead) or rigid plastic pipe (PVC, CPVC, ABS) systems. |

DISCLAIMERS

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

Interior: Limited inspection on all occupied/staged structures. Personal property, furniture, moving boxes or other items are not moved and will prevent a complete inspection (this applies to all areas inside and outside of the structure being inspected). We recommend checking for permits on all additional construction or alterations including, but not limited to: window replacements, patio roofs, out structures, garage and attic conversions, roof alterations, etc. performed on the property after original construction. If multiple people are present at or arrive during this inspection and enter areas or operate appliances or fixtures after they have already been inspected or reported on by the home inspector; the home inspector is not responsible for the condition of these items or areas after they are inspected; the home inspector does not go back and re-inspect the items/areas during this limited time inspection. The Inspector cannot determine if past or present hidden pet damage exists in any part of the structure. The inspector is not a code violation inspector and will not report on building code requirements in any way. Built-in central vacuum systems are not inspected. Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure). Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film (if present) can prevent an accurate inspection of the window glass areas. Only accessible windows and doors are inspected, personal items are not moved to access or test all doors and windows. Broken double pane seals cannot be determined with this inspection, dirty windows can hide signs of condensation between panes. Vertical operating windows are known to have sash cable/spring problems, although the problem may not exist at the time of the inspection, we recommend that you check them often and repair these windows upon discovery of any sash cable or spring problems. Only the visible and accessible switches/outlets are 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. Radiant heat is not inspected.

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 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