



ELITE GROUP

INSPECTION PROFESSIONALS

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RESIDENTIAL



PROPERTY LOCATION: 737 W 145th St Gardena, CA 90247

INSPECTION REPORT

CLIENT: Lorena Yasuda - AGENT: Mindy Fang Re/Max Estate Properties

Date of Inspection: 5/15/2024 at 12:00 PM

Year Built: 1945 Sq Ft: 1708

Weather: Cloudy, warm and dry

Order ID: 337681

Inspector: Chris Gilstrap

(951) 305-1300

chrsgilstrap@eliteinspections.com



customerservice@eliteinspections.com



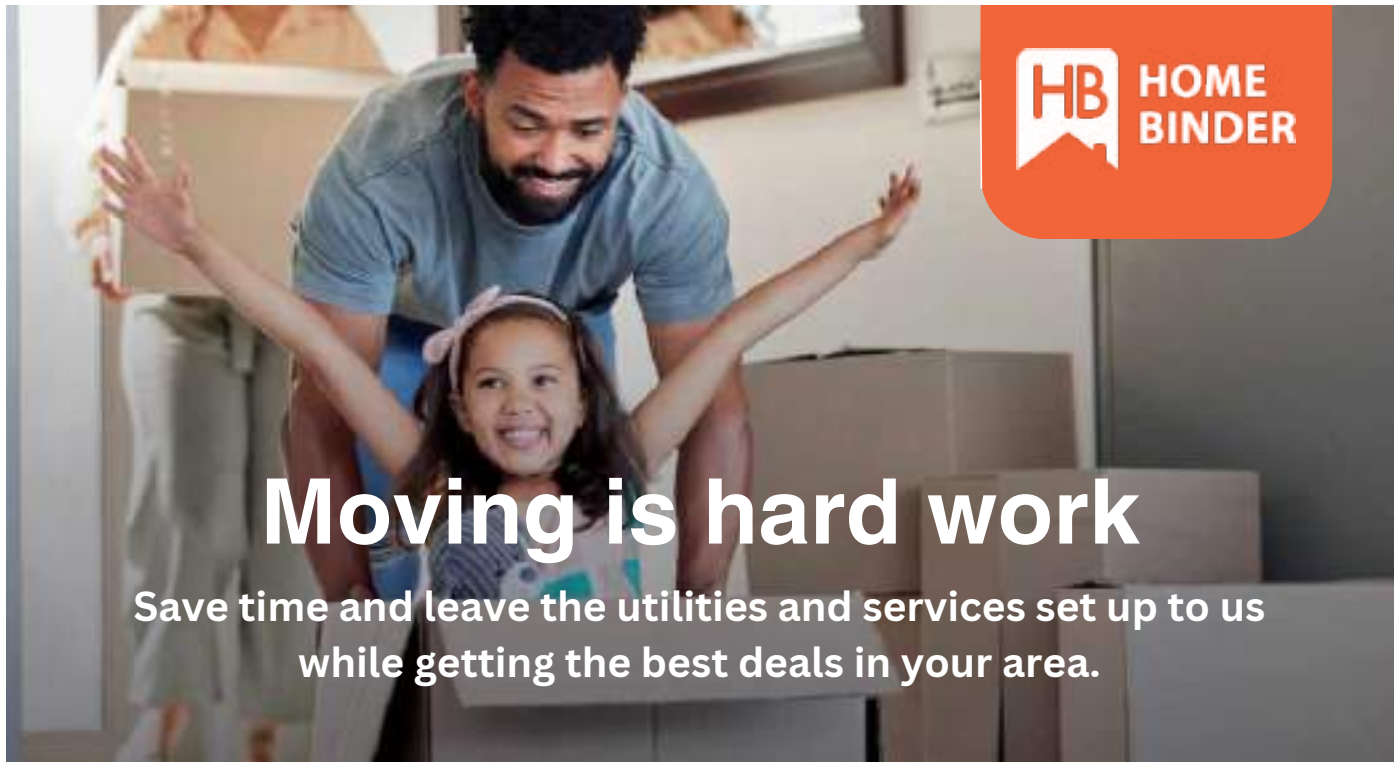
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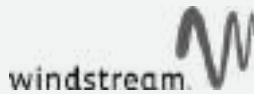


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About HomeBinder

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 12 Item: 3	Ceiling Conditions	<ul style="list-style-type: none"> Evidence of possible roof leak at bedroom north - needs to be serviced/further evaluated
Page 13 Item: 5	Floor Conditions	<ul style="list-style-type: none"> Moisture damaged at jack and Jill bathroom area - needs to be serviced Worn/stained heavily in areas - recommend servicing
Page 14 Item: 6	Window Conditions	<ul style="list-style-type: none"> Evidence of possible moisture entry point - needs to be serviced/further evaluated
Page 14 Item: 7	Doors	<ul style="list-style-type: none"> Did not latch properly/sticks at jamb hall bathroom area - recommend servicing
Page 17 Item: 14	Smoke Detectors	<ul style="list-style-type: none"> Missing at hall - needs to be installed
Page 17 Item: 15	Carbon Monoxide Detectors	<ul style="list-style-type: none"> Missing at hall - needs to be installed
BATHROOMS		
Page 20 Item: 6	Bath Tubs	<ul style="list-style-type: none"> Tub fixture leaks when operated - recommend maintenance or replacement Tub fixture drips when valve is off - needs to be serviced
Page 21 Item: 8	Shower Walls	<ul style="list-style-type: none"> Irregular installation/workmanship at hall - needs to be serviced
Page 22 Item: 11	Plumbing	<ul style="list-style-type: none"> Visible leaking under sink jack and jill - recommend licensed plumbing contractor for further evaluation and repair Irregular materials/installation/workmanship used at drain under sink hall - needs to be serviced
Page 23 Item: 14	Exhaust Fans	<ul style="list-style-type: none"> Exhaust fan did not operate at hall - needs to be serviced
KITCHEN		
Page 25 Item: 3	Sinks	<ul style="list-style-type: none"> Fixture seized/stuck in position - not functional - recommend service
Page 26 Item: 5	Garbage Disposals	<ul style="list-style-type: none"> Evidence of leakage observed under sink - needs to be serviced - hidden defects may exist Heavily damaged - needs to be serviced
LAUNDRY AREA		
Page 30 Item: 5	Electrical	<ul style="list-style-type: none"> Outlet hot wired in reverse with neutral - recommend further evaluation by a licensed electrician
HEATING/AIR CONDITIONING		
Page 32 Item: 1	Heaters	<ul style="list-style-type: none"> Red-tagged by gas company - needs to be serviced/evaluated by HVAC contractor

		<ul style="list-style-type: none"> • Gas heater located in a bedroom - recommend removal for safety - consult a HVAC contractor to further evaluate • Pilot not lit could not test - needs to be serviced
Page 33 Item: 3	Gas Supply Valves and Pipes	<ul style="list-style-type: none"> • Old brass type gas line present - recommend immediate upgrade • Aluminum gas line is present - immediate upgrade to appropriate flexible gas line is recommended
ATTIC AREA		
Page 41 Item: 2	Structure	<ul style="list-style-type: none"> • Large stains present on wood members of structure - needs to be serviced and further evaluated for possible leak • Visible daylight can be seen in areas - recommend contractor to evaluate and seal any holes/gaps
Page 43 Item: 6	Exhaust Vents	<ul style="list-style-type: none"> • Heat exhaust vent does not have proper clearance from combustibles - needs to be serviced
GARAGE AND/OR CARPORT		
Page 45 Item: 4	Hardware/Springs	<ul style="list-style-type: none"> • Did not operate properly - needs to be serviced/further evaluated
Page 46 Item: 6	Exterior Doors	<ul style="list-style-type: none"> • Sticks at jamb - needs to be serviced • Irregular installation/materials/workmanship - needs to be serviced • Did not lock - needs to be serviced • Evidence of moisture entering - needs to be serviced
Page 47 Item: 7	Firewalls	<ul style="list-style-type: none"> • Holes present - needs to be serviced to retain integrity of fire separation • Nonmetallic sheathed wiring penetrating firewall areas - needs to be serviced to retain firewall integrity
Page 48 Item: 10	Slab	<ul style="list-style-type: none"> • Evidence of rodents/pests - recommend pest services inspection for further evaluation
EXTERIOR AREAS		
Page 50 Item: 1	Siding	<ul style="list-style-type: none"> • Gaps in siding at joints and around windows/doors - recommend servicing to prevent moisture entry • Loose in areas - needs to be serviced
Page 51 Item: 2	Eaves & Fascia	<ul style="list-style-type: none"> • Water stains at fascia/eaves may indicate roof leakage - recommend further evaluation • Loose in areas - needs to be serviced
Page 52 Item: 3	Exterior Paint	<ul style="list-style-type: none"> • Heavily damaged/deteriorated/peeling - needs to be serviced • Exposed wood surfaces, wood rot & deterioration can occur - recommend servicing
FOUNDATION		
Page 54 Item: 1	Access Panels	<ul style="list-style-type: none"> • Irregular installation/workmanship - needs to be serviced
Page 56 Item: 8	Ventilation	<ul style="list-style-type: none"> • Moisture present under structure at rear addition area - needs to be serviced
Page 56 Item: 11	Plumbing	<ul style="list-style-type: none"> • Copper tubing discolored - recommend complete water distribution system evaluation by a licensed plumber • Copper to galvanized plumbing missing proper insulation - needs to be serviced by licensed plumber • Corrosion at supply piping - recommended further evaluation by a licensed plumber

GROUNDS

Page 58 Item: 1	Driveways and Walkways	<ul style="list-style-type: none">• Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced• Tree/roots affecting driveway/walkways in areas - recommend servicing
Page 59 Item: 4	Patio and Porch Decks	<ul style="list-style-type: none">• Displaced/lifted/uneven areas trip hazard - needs to be serviced

ROOF

Page 64 Item: 1	Condition	<ul style="list-style-type: none">• Missing/damaged shingles/tiles in areas - needs to be serviced• Tree branches rub roof - needs to be cut back
Page 66 Item: 3	Gutters and Down Spouts	<ul style="list-style-type: none">• Missing gutter/downspout section(s) - needs to be serviced



ABOUT YOUR INSPECTION - [PLEASE READ ALL OF THE INFORMATION WE PROVIDE BELOW](#)

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

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

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

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

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

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

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

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

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

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



ABOUT YOUR INSPECTION CONTINUED

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

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

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

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

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

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

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

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

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

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

THANK YOU FOR USING ELITE GROUP INSPECTION PROFESSIONALS

INSPECTION AGREEMENT

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

SCOPE OF THE INSPECTION / REPORT

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

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

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

Elite Group Inspection Professionals/Attn: Inspector Supervisor 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)

Single Family Residence

Front door faces South (approximate)

All Utilities are ON for this inspection

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

Evidence of remodeling in areas - check all building permits to ensure that all remodeled areas were completed properly to city/county code

2. Who is present at the inspection?

- Owner present during inspection

3. Wall materials throughout the structure

Drywall • Plaster • Wall paper • Wood

4. Ceiling materials throughout the structure

Drywall • Plaster • Open beam ceiling construction in areas • Cathedral style (vaulted) in areas

5. Floor materials throughout the structure

Carpet • Vinyl • Vinyl tile

6. Window materials/type throughout the structure

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

7. 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. Bedroom Locations

East • Southeast • Upstairs north • Upstairs northeast

2. Wall Conditions

Observations:

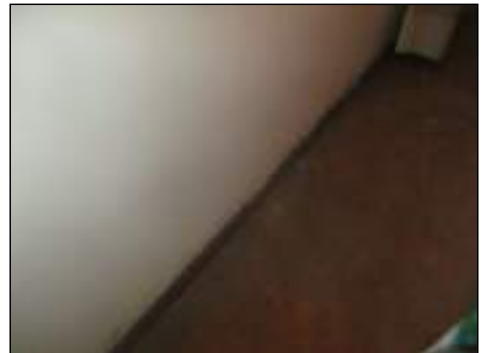
- No major visible defects observed at the time of inspection
- Small cracks/holes/chipped/dirty areas/protruding nails/cosmetic blemishes observed - typical for age of structure
- Stains/blistered areas - tested dry with moisture meter/thermal Imaging device at time of inspection - monitor area for moisture



Stains/blistered areas - tested dry with moisture meter/thermal Imaging device at time of inspection - monitor area for moisture



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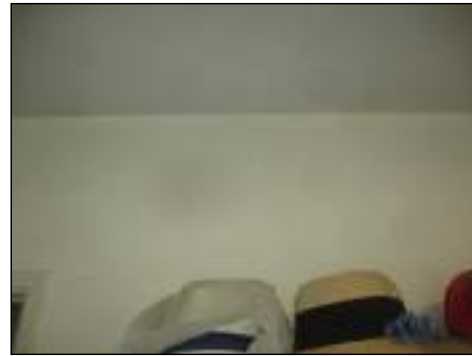
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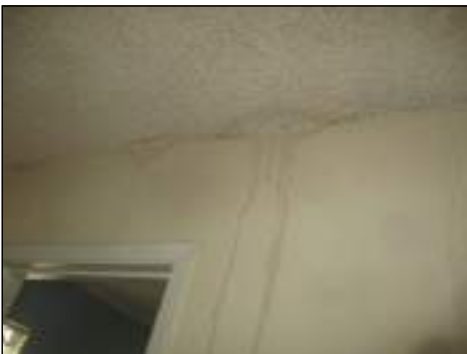


Small cracks/holes/chipped/dirty areas/protruding nails/cosmetic blemishes observed - typical for age of structure

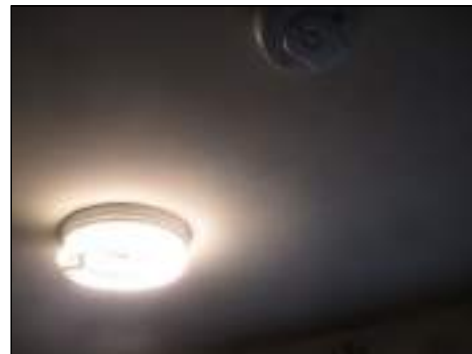
3. Ceiling Conditions

Observations:

- No major visible defects observed at the time of inspection
- Small cracks/holes/chipped/dirty areas/protruding nails/cosmetic blemishes observed - typical for age of structure
- Evidence of possible roof leak at bedroom north - needs to be serviced/further evaluated



Evidence of possible roof leak at bedroom north - needs to be serviced/further evaluated



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

4. Ceiling Fans

Observations:

- Worn/older unit(s) - typical wear for age
- Note: It is not possible to determine the method of attachment to the ceiling. These units are heavy and due to the designed movement, must have the proper style mounting boxes for correct and safe attachment. Recommend confirming the method of attachment prior to use. This may require the removal of the fan or insulation to visually verify proper support.
- Improper electrical installation - needs to be serviced/further evaluated



Improper electrical installation - needs to be serviced/further evaluated

5. Floor Conditions

Observations:

- Normal wear for age - no major visible defects at the time of the inspection
- Worn and stained areas- typical for age of the material
- Recommend flooring contractor review for repair or replacement as necessary
- **Moisture damaged at jack and Jill bathroom area - needs to be serviced**
- **Worn/stained heavily in areas - recommend servicing**



Worn/stained heavily in areas - recommend servicing



Moisture damaged at jack and Jill bathroom area - needs to be serviced



Moisture damaged at jack and Jill bathroom area - needs to be serviced



Moisture damaged at jack and Jill bathroom area - needs to be serviced

6. Window Conditions

Observations:

- Accessible windows were tested and operated at time of inspection
- Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age
- Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion
- Microbial growth/irregular staining present - further evaluation is recommended
- Recommend window contractor for further evaluation

• Evidence of possible moisture entry point - needs to be serviced/further evaluated



Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion



Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion



Microbial growth/irregular staining present - further evaluation is recommended



Evidence of possible moisture entry point - needs to be serviced/further evaluated



Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion



Evidence of possible moisture entry point - needs to be serviced/further evaluated



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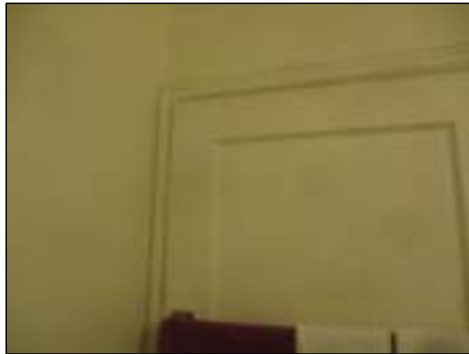
7. Doors

Observations:

- Operated at time of inspection
- Normal wear for age - no major visible defects at the time of the inspection
- Recommend routine **maintenance** on hardware and weather seals on all exterior doors
- **Did not latch properly/sticks at jamb hall bathroom area - recommend servicing**



Did not latch properly/sticks at jamb hall bathroom area - recommend servicing



Did not latch properly/sticks at jamb hall bathroom area - recommend servicing

8. Screen Doors

Observations:

- Security screen present - regular maintenance is recommended
- Operated at time of inspection
- Normal wear for age with no major visible defects



9. Sliding Glass Doors

Observations:

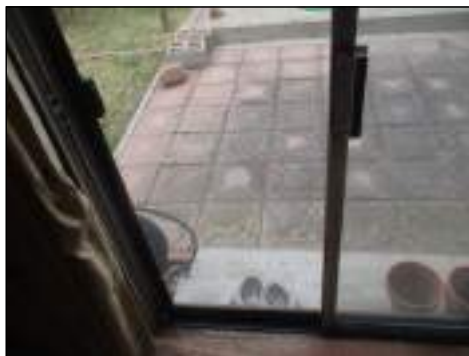
- Slider operated at the time of the inspection
- Worn door with loose/worn hardware/frames/rollers/tracks - typical for age
- Recommend service/lubrication and general maintenance to extend the life of the slider



10. Sliding Door Screens

Observations:

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



11. Electrical

Observations:

- Only the visible and accessible switches/outlets are testing during this inspection, personal items/furnishings are not moved to access any outlets/switches behind them.
- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Worn/loose outlets/switches - typical for age consider upgrading
- Missing fixture globes or covers
- Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services



A representative number of receptacles and switches were tested and found to be operational at time of inspection



Worn/loose outlets/switches - typical for age consider upgrading



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

12. Closets

Observations:

- Normal wear for age with no major visible defects



13. Cabinets

Observations:

- Normal wear for age of material - no major visible defects
- Worn cabinets with loose/worn hardware - typical for age

14. Smoke Detectors

Observations:

- For safety purposes we recommend that smoke 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 smoke 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 at rear and bedrooms
- **Missing at hall - needs to be installed**



Operational at time of inspection via factory installed test button at rear and bedrooms



Missing at hall - needs to be installed



Operational at time of inspection via factory installed test button at rear and bedrooms

15. 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 at rear
- **Missing at hall - needs to be installed**



Operational at time of inspection via factory installed test button at rear

BATHROOMS

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1. Locations

Hall • Jack & Jill (shared between rooms) • Upstairs guest

2. Counters

Observations:

- Counter has normal wear for age at time of inspection with no major visible defects



3. Cabinets

Observations:

- Normal wear for age of material - no major visible defects
- Worn cabinets with loose/worn hardware - typical for age
- Stained/blistered area(s) - tested dry at time of inspection - monitor area for moisture



4. Sinks

Observations:

- Fixture operated at the time of the inspection
- Normal wear at fixture/sink for age of material with no major visible defects
- Drain stopper did not operate properly or missing - recommend installation/maintenance to prevent clogging or slow drain



Drain stopper did not operate properly or missing - recommend installation/maintenance to prevent clogging or slow drain



5. Mirrors

Observations:

- Mirror functional at time of inspection
- Worn/older - typical wear for age - recommend upgrading
- Fading spots/scratched areas present on mirror(s) - typical of age

6. 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
- **Tub fixture leaks when operated - recommend maintenance or replacement**
- **Tub fixture drips when valve is off - needs to be serviced**



Tub fixture drips when valve is off - needs to be serviced



Tub fixture leaks when operated - recommend maintenance or replacement

7. Showers

Observations:

- Fixture was tested and operating at time of inspection via normal fixture controls
- Fixture had normal wear for age of material - no major visible defects



8. Shower Walls

Observations:

- Fiberglass surround present
- Plastic panel surround present
- Shower walls have normal wear for age at the time of the inspection - no major visible defects - recommend routine grout and sealer maintenance
- Surface microbial growth/irregular staining is present in areas on nonporous surfaces - recommend cleaning and sealing materials regularly
- Irregular installation/workmanship at hall - needs to be serviced



Irregular installation/workmanship at hall - needs to be serviced

Irregular installation/workmanship at hall - needs to be serviced

9. Enclosures / Shower doors

Observations:

- Shower curtain - **N/A**



10. 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

11. 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
- **Visible leaking under sink jack and jill - recommend licensed plumbing contractor for further evaluation and repair**
- **Irregular materials/installation/workmanship used at drain under sink hall - needs to be serviced**



Irregular materials/installation/workmanship used at drain under sink hall - needs to be serviced



Visible leaking under sink jack and jill - recommend licensed plumbing contractor for further evaluation and repair

12. Electrical

Observations:

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Loose/worn outlets/switches - typical for age consider upgrading
- Missing/damaged outlet/switch covers - recommend installation/replacement of all covers for safety
- Missing fixture globes or covers



A representative number of receptacles and switches were tested and found to be operational at time of inspection



Missing fixture globes or covers



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



Missing/damaged outlet/switch covers - recommend installation/replacement of all covers for safety

13. GFCIs

Observations:

- Recommend upgrading all receptacle to **GFCI** protection within 6 feet of all potential wet locations



14. Exhaust Fans

Observations:

- Worn/older fan - typical wear for age
- Exhaust fan did not operate at hall - needs to be serviced



Exhaust fan did not operate at hall - needs to be serviced

15. Heating

Observations:

- No heating element present in the bathroom - recommend heating element be installed for optimum comfort
- Gravity
- Wall gas

KITCHEN

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1. Counters

Observations:

- Some counter areas not visible for inspection due to personal storage
- Counter has normal wear for age at time of inspection with no major visible defects
- Recommend grout/sealer/stone maintenance



2. Cabinets

Observations:

- Normal wear for age of material - no major visible defects
- Worn cabinets with loose/worn hardware - typical for age



3. Sinks

Observations:

- Fixture operated at the time of the inspection
- **Fixture seized/stuck in position - not functional - recommend service**



Fixture seized/stuck in position - not functional - recommend service

4. Spray Wands

Observations:

- Operational at time of inspection

5. Garbage Disposals

Observations:

- The garbage disposal has a limited inspection, the Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or adequacies of the internal blades is not determined during the home inspection.
- Evidence of leakage observed under sink - needs to be serviced - hidden defects may exist
- Heavily damaged - needs to be serviced



Evidence of leakage observed under sink - needs to be serviced - hidden defects may exist



Heavily damaged - needs to be serviced

6. Plumbing

Observations:

- Operational at time of inspection via normal fixture controls with no major visible defects
- Angle stops/hoses/drain pipes are in a normal condition for their age - no major visible defects



7. Ranges

Observations:

- The range or cooktop has a limited inspection, the Inspector cannot predict the remaining life of the unit nor determine the BTUs output by each burner or if/how well the burners will cook food. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.
- Gas supplied unit
- Normal wear for age - no major visible defects



8. Ovens

Observations:

- Personal storage/pots/pans inside - unit was not tested
- Gas supplied unit
- Normal wear for age - no major visible defects
- Anti-tip device is not visible/not tested - we recommend that an anti-tip device be installed to prevent a possible tip hazard



9. Microwaves

Observations:

- The microwave is tested with a microwave tester or damp sponge/cloth only. No other features of the microwave are tested or evaluated for cooking. The home inspector cannot predict the remaining life left in the unit.
- Tested and operational at time of inspection via normal controls
- Worn/older unit - typical wear for age and use
- Stained/dirty inside - needs to be serviced and cleaned



10. Exhaust Vents

Recirculating • Microwave with fan

Observations:

- The exhaust fan/vent is tested using the normal controls only. No smoke testing or other testing is done to determine the CFMs or how well the unit evacuates air. The home inspector cannot predict the remaining life left in the unit.
- Tested and operational at time of inspection via normal controls
- Normal wear for age - no major visible defects



11. Electrical

Observations:

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Outlets/switches had normal wear for age - no major visible defects
- Missing/damaged outlet/switch/globe covers - recommend installation/replacement of all covers for safety



Missing/damaged outlet/switch/globe covers - recommend installation/replacement of all covers for safety



A representative number of receptacles and switches were tested and found to be operational at time of inspection



Outlets/switches had normal wear for age - no major visible defects

12. GFCIs

Observations:

- Tested and operational at time of inspection via normal control



LAUNDRY AREA

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1. Laundry Area Location

Kitchen area

2. Dryer Vent

Observations:

- None present - N/A

3. Plumbing

Observations:

- Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas
- Visible fixtures had normal wear for age at the time of the inspection - no major visible defects
- Drain trap is not visible at the time of the inspection - n/a - note: laundry drains are not water or pressure tested during this inspection



4. Gas Valve

Observations:

- No gas present

5. Electrical

Observations:

- Representative number of receptacles and switches tested and operational at time of inspection
- **Outlet hot wired in reverse with neutral - recommend further evaluation by a licensed electrician**



Outlet hot wired in reverse with neutral - recommend further evaluation by a licensed electrician

6. GFCIs

Observations:

- Recommend upgrading all receptacle to GFCI protection within 6 feet of all potential wet locations, unless the receptacles are on a dedicated circuit for appliances.

7. 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: Living room • Family room • Bedroom

Type: Single sided wall heater • Double sided wall heater • Double sided floor heater • Gravity style system (no mechanical blower device visible)

Observations:

- Recommend licensed HVAC contractor to evaluate
- Operated at time of inspection
- Visible areas of unit are worn and older - we recommend that you budget for a replacement and more efficient unit - recommend seasonal service and maintenance to extend the life of the unit
- Floor heater is very old/worn - these types of heating systems are considered out dated - consider upgrading the heating system for this structure
- Recommend a complete evaluation by licensed heating contractor due to the age/condition of the unit
- Red-tagged by gas company - needs to be serviced/evaluated by HVAC contractor
- Gas heater located in a bedroom - recommend removal for safety - consult a HVAC contractor to further evaluate
- Pilot not lit could not test - needs to be serviced



Operated at time of inspection

Visible areas of unit are worn and older - we recommend that you budget for a replacement and more efficient unit - recommend seasonal service and maintenance to extend the life of the unit



Pilot not lit could not test - needs to be serviced



Floor heater is very old/worn - these types of heating systems are considered out dated - consider upgrading the heating system for this structure



Gas heater located in a bedroom - recommend removal for safety - consult a HVAC contractor to further evaluate



Red-tagged by gas company - needs to be serviced/evaluated by HVAC contractor



Red-tagged by gas company - needs to be serviced/evaluated by HVAC contractor



Pilot not lit could not test - needs to be serviced



2. Venting

Observations:

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



3. Gas Supply Valves and Pipes

Observations:

- Recommend licensed heating contractor or Gas Co. to evaluate
- Old brass type gas line present - recommend immediate upgrade
- Aluminum gas line is present - immediate upgrade to appropriate flexible gas line is recommended



Old brass type gas line present - recommend immediate upgrade



Old brass type gas line present - recommend immediate upgrade



Old brass type gas line present - recommend immediate upgrade



Aluminum gas line is present - immediate upgrade to appropriate flexible gas line is recommended

4. Thermostats

Observations:

- Standard mechanical type present - functional day of the inspection



5. 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

WATER HEATERS

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1. Water Heaters Condition

Number of gallons: Tankless demand unit

Location/s: Garage

Observations:

- Operated at the time of the inspection - Gas unit
- Visible areas of unit have normal wear for the age at the time of the inspection with no major visible defects
- This is a newer unit (not original to this structure) - check all installation permits to ensure that this unit was installed to city code and manufacturer specifications
- Tankless water heaters require annual service for maintenance and internal descaling. Consult a qualified tankless water heater specialist for service as needed. Consult seller for maintenance records.



Operated at the time of the inspection - Gas unit

2. Venting

Observations:

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



3. Plumbing

Material type: Copper has been added/upgraded (not original) - check all installation permits

Observation:

- Normal wear at time of inspection - no major visible defects or leaks found at the time of the inspection
- Water distribution pipes not insulated - recommend upgrade
- Corrosion present - signs of wear and a slow leak - monitor for moisture



4. Electrical

Observations:

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



5. 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



6. 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:

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



7. Water Heater Temperature



8. Strapping

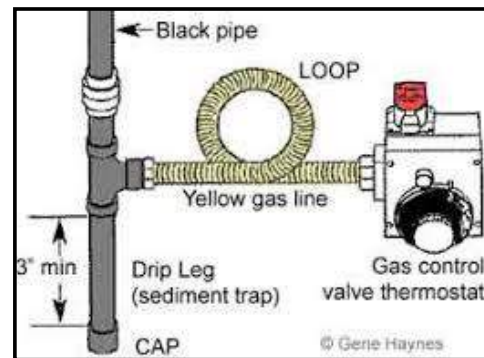
Observations:

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

9. 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



10. Combustion Air

Observations:

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

ELECTRICAL/GAS SERVICE

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1. Main Panel

Location/s: North side of the structure

Observations:

- Panel appears to have been upgraded/newer panel present – check all installation permits for electrical upgrades to ensure that all items are installed to code
- Normal wear for age at time of inspection - no major visible defects



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

2. Panel Wiring

Observations:

- Wiring type: copper and multi-strand aluminum at 240-Volt circuits
- 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



3. Breakers

Observations:

- Panel is partially labeled - the inspector does not confirm accuracy of labels, it is recommended to label all breakers
- Normal wear for age at time of inspection - no major visible defects



4. Breaker Amp Capacity

Observations:

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



5. Cable Feeds

Observations:

- Overhead - normal wear for the age on day of the inspection - no major visible defects



6. Main Gas Valve

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

Observations:

- Natural gas present
- Valve has normal wear for age at the time of inspection - no major visible defects
- No seismic safety valve present - some counties require seismic valves, check residential building codes - recommend installation for increased safety



Natural gas present



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

7. Gas Pipes and Valves

Observations:

- Normal wear for age at the time of inspection - no major visible defects
- Minor rusting - typical for age - recommend rust treatment
- Exterior gas lines, fire pits, BBQs, etc. are not included as part of this inspection - consult your gas supplier company to further evaluate these areas and **check permits** for any added gas lines, fire pits, BBQs, etc.



Minor rusting - typical for age - recommend rust treatment



ATTIC AREA

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1. Access Entries

Observations:

- Location of access: Hall ceiling
- Normal wear at access door - no major visible defects



2. Structure

Observations:

- Framing has been altered or modified and is not original to the structure - check all building permits to ensure that all framing was installed to code
- Consult termite report for all wood areas in the attic
- Conventional framing present, normal wear at time of inspection - no major visible defects
- Large stains present on wood members of structure - needs to be serviced and further evaluated for possible leak
- Visible daylight can be seen in areas - recommend contractor to evaluate and seal any holes/gaps





Large stains present on wood members of structure - needs to be serviced and further evaluated for possible leak



Large stains present on wood members of structure - needs to be serviced and further evaluated for possible leak



Visible daylight can be seen in areas - recommend contractor to evaluate and seal any holes/gaps



Large stains present on wood members of structure - needs to be serviced and further evaluated for possible leak

3. Insulation

Material type: Fiberglass batts with kraft paper facing • Loose fill • Blown in **cellulose**

Approximate depth: 6-8 inches

Observations:

- All visible insulation appears to have normal wear for age with no major visible defects at the time of the inspection
- Loose/displaced insulation in areas - recommend repair/replacement as needed for best efficiency



4. Ventilation

Observations:

- Existing ventilation appeared to be adequate on the day of the inspection



5. Vent Screens

Observations:

- Visible ventilation screens appeared to be functional at time of inspection
- Recommend maintaining vent screen to prevent pest intrusion



6. Exhaust Vents

Observations:

- **Recommend appropriate licensed contractor for further evaluation**
- Bathroom or other exhaust fan duct appears to terminate in attic, have duct routed to exterior to minimize moisture
- **Heat exhaust vent does not have proper clearance from combustibles - needs to be serviced**



Bathroom or other exhaust fan duct appears to terminate in attic, have duct routed to exterior to minimize moisture



Heat exhaust vent does not have proper clearance from combustibles - needs to be serviced



Heat exhaust vent does not have proper clearance from combustibles - needs to be serviced

7. Electrical

Observations:

- Evidence of electrical alterations in the attic - check all permits for electrical alterations to ensure that all electrical was installed to city/county electrical code
- Visible electrical areas appear to have normal wear for age with no major visible defects at the time of the inspection



8. Plumbing

Observations:

- Visible piping areas appeared to be in normal condition for age - no major visible defects at the time of the inspection

GARAGE AND/OR CARPORT

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1. Roof Condition

Constructed of: Same as main structure - see main roof page

2. Rafters & Ceilings

Observations:

- Exposed wood rafters/joists - consult termite report for all wood areas
- Normal wear day of the inspection with no major visible defects
- Stains at roof framing - appear dry at time of inspection - inquire with seller regarding status or past history



3. Main Automotive Doors

Type: Metal sectional

Observations:

- Normal wear for age at the time of the inspection - no major visible defects
- Door weatherstripping is missing or damaged - recommend servicing
- Recommend weather tight service/maintenance to prevent moisture intrusion around main door areas



Door weatherstripping is missing or damaged - recommend servicing

4. Hardware/Springs

Observations:

- Garage doors require periodic maintenance and is recommended to ensure that all hardware is properly lubricated and secured
- **Did not operate properly - needs to be serviced/further evaluated**



Did not operate properly - needs to be serviced/further evaluated

5. Garage Door Openers

Observations:

- None installed - recommend further evaluation



6. Exterior Doors

Observations:

- Operated at the time of inspection
- Worn/weathered/small cracks/dents/holes/staining/blistered material/cosmetic blemishes - did not affect the performance of the door - recommend paint and patch as needed
- Slightly loose/worn/older hardware - recommend minor maintenance/adjustment/replacement
- Recommend contractor to further evaluate
- Sticks at jamb - needs to be serviced
- Irregular installation/materials/workmanship - needs to be serviced
- Did not lock - needs to be serviced
- Evidence of moisture entering - needs to be serviced



Irregular installation/materials/workmanship - needs to be serviced



Did not lock - needs to be serviced



Sticks at jamb - needs to be serviced



Evidence of moisture entering - needs to be serviced

7. Firewalls

Observations:

- Recommend sealing any holes/gaps/cracks/loose tape – all areas of the firewall should be properly sealed with the correct fire-rated materials
- Holes present - needs to be serviced to retain integrity of fire separation
- Nonmetallic sheathed wiring penetrating firewall areas - needs to be serviced to retain firewall integrity



Holes present - needs to be serviced to retain integrity of fire separation



Holes present - needs to be serviced to retain integrity of fire separation



Nonmetallic sheathed wiring penetrating firewall areas - needs to be serviced to retain firewall integrity



Holes present - needs to be serviced to retain integrity of fire separation



Holes present - needs to be serviced to retain integrity of fire separation

8. Walls

Observations:

- Normal wear at the time of the inspection - no major visible defects
- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Efflorescence present at masonry/concrete wall in the garage - this may be a sign of moisture intrusion or lack of drainage – further evaluation recommended

9. Anchor Bolts

Observations:

- Present - normal wear for age



10. Slab

Observations:

- Normal wear at time of inspection - no major visible defects
- Small cracks/chipped areas - typical for the age of the materials
- Worn and stained areas - typical for age of the material
- Evidence of rodents/pests - recommend pest services inspection for further evaluation



Evidence of rodents/pests - recommend pest services inspection for further evaluation

11. Electrical

Observations:

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Loose/worn outlets/switches - typical for age consider upgrading
- Missing/damaged outlet/switch cover - recommend installation of all covers for safety
- Using extension cord for power - this is not a recommended installation a more permanent installation should be done by a licensed electrician



Missing/damaged outlet/switch cover - recommend installation of all covers for safety



Using extension cord for power - this is not a recommended installation a more permanent installation should be done by a licensed electrician

12. GFCIs

Observations:

- Recommend upgrading all accessible receptacles below 8 feet to GFCI protection within 6 feet of all potential wet locations or where potential ungrounded power tools may be used, unless these outlets are on dedicated circuits meant for appliances.

13. 240 Volt Receptacle

Observations:

- Not present/visible - not inspected or tested

14. Ventilation

Observations:

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

EXTERIOR AREAS

"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. Siding

Constructed of: Wood • Stone • Vinyl

Observations:

- Recommend appropriate licensed contractor for further evaluation
- Worn/weathered/cracked materials where visible – recommend siding maintenance
- Consult termite report for all exterior wood
- Gaps in siding at joints and around windows/doors - recommend servicing to prevent moisture entry
- Loose in areas - needs to be serviced



Worn/weathered/cracked materials where visible – recommend siding maintenance



Gaps in siding at joints and around windows/doors - recommend servicing to prevent moisture entry



Gaps in siding at joints and around windows/doors - recommend servicing to prevent moisture entry



Loose in area - needs to be serviced



Loose in areas - needs to be serviced



Gaps in siding at joints and around windows/doors - recommend servicing to prevent moisture entry





Gaps in siding at joints and around windows/doors - recommend servicing to prevent moisture entry

2. Eaves & Fascia

Observations:

- Cracking/weathering/worn where visible - typical for age and weather exposure
- Weathering and staining present in areas
- Evidence of repair or patching - appears to function at the time of inspection - inquire with seller regarding all past repairs
- Inspector does not determine wood destroying organism presence or damage - always obtain a structural pest control inspection
- Water stains at **fascia**/eaves may indicate roof leakage - recommend further evaluation
- Loose in areas - needs to be serviced



Water stains at fascia/eaves may indicate roof leakage - recommend further evaluation



Water stains at fascia/eaves may indicate roof leakage - recommend further evaluation



Water stains at fascia/eaves may indicate roof leakage - recommend further evaluation



Inspector does not determine wood destroying organism presence or damage - always obtain a structural pest control inspection



Water stains at fascia/eaves may indicate roof leakage - recommend further evaluation

3. Exterior Paint

Observations:

- Paint is recommended to help maintain and seal the exterior areas of the structure
- Exterior paint will require maintenance every 3-5 years
- Recommend appropriate licensed contractor for further evaluation
- Heavily damaged/deteriorated/peeling - needs to be serviced
- Exposed wood surfaces, wood rot & deterioration can occur - recommend servicing



Heavily damaged/deteriorated/peeling - needs to be serviced



Heavily damaged/deteriorated/peeling - needs to be serviced



Exposed wood surfaces, wood rot & deterioration can occur - recommend servicing



Heavily damaged/deteriorated/peeling - needs to be serviced



Heavily damaged/deteriorated/peeling - needs to be serviced

4. 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
- Loose/worn hardware needs minor service and/or adjustment
- Worn/weathered – recommend weather tight service/maintenance
- Visible gaps around the door frame - missing weather stripping or damaged - recommend exterior water tight service to prevent possible moisture intrusion



Visible gaps around the door frame - missing weather stripping or damaged - recommend exterior water tight service to prevent possible moisture intrusion



Visible gaps around the door frame - missing weather stripping or damaged - recommend exterior water tight service to prevent possible moisture intrusion

5. Exterior Windows

Observations:

- Normal wear at time of inspection - no major visible defects
- Worn windows/screens - typical for age
- Torn/bent/worn screens - needs maintenance/repair
- Missing screens - screens are recommended at all openable windows
- Visible gaps around window frame - recommend exterior water tight sealant to prevent moisture entering the structure



Visible gaps around window frame - recommend exterior water tight sealant to prevent moisture entering the structure



Missing screens - screens are recommended at all openable windows

FOUNDATION

"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 before the close of escrow. All River Rock, block, or brick foundations and all foundations prior to 1964 we recommend further evaluation by a licensed foundation contractor.

1. Access Panels

Observations:

- Recommend adding a cover or drainage at the foundation access to prevent possible moisture entering the crawl space
- Solid access cover present, recommend installing a cover with a screen to assist in ventilating the space
- **Irregular installation/workmanship - needs to be serviced**



Irregular installation/workmanship - needs to be serviced



Irregular installation/workmanship - needs to be serviced

2. Foundation Walls

Observations:

- Constructed of: concrete
- Visible foundation wall areas have normal wear for the age of the structure on the day of the inspection with no major visible defects
- Efflorescence present - indicates past moisture accumulation - monitor for further moisture intrusion



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

3. Cripple Walls

Observations:

- None/not applicable

4. Sub Flooring

Observations:

- Subfloor has normal wear for age of structure where visible with no major visible defects at the time of inspection
- Stained areas present – consult termite report for any wood/moisture issues



5. Posts and Girders

Observations:

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



6. Sill Plate

Observations:

- Normal wear for age where visible with no major visible defect found at the time of the inspection

7. Anchor Bolts

Observations:

- Anchor bolts present and have normal wear for age with no major visible defects



8. Ventilation

Observations:

- Existing ventilation appeared to be adequate on the day of the inspection
- **Moisture present under structure at rear addition area - needs to be serviced**



Moisture present under structure at rear addition area - needs to be serviced

9. Vent Screens

Observations:

- Normal wear at time of inspection with no major visible defects - recommend routine maintenance or repairs on vent screens as needed to prevent pest entry to under structure areas
- Loose screens - recommend maintenance and repairs to prevent pest intrusion



Loose screens - recommend maintenance and repairs to prevent pest intrusion

10. Electrical

Observations:

- Evidence of electrical alterations under the structure - check all permits for electrical alterations to ensure that all electrical was installed to city/county electrical code
- Electrical areas appear to have normal wear for age with no major visible defects at the time of the inspection

11. Plumbing

Observations:

- Evidence of altered plumbing/piping under the structure - check all installation permits to ensure that all plumbing was installed to city/county building code. The home inspector is not a building code violation inspector.
- The inspector ran water during the inspection prior to inspecting under the structure
- Plumbing type: copper
- **Copper tubing discolored - recommend complete water distribution system evaluation by a licensed plumber**

- Copper to galvanized plumbing missing proper insulation – needs to be serviced by licensed plumber
- Corrosion at supply piping - recommended further evaluation by a licensed plumber



Copper tubing discolored - recommend complete water distribution system evaluation by a licensed plumber



Copper to galvanized plumbing missing proper insulation – needs to be serviced by licensed plumber



Copper to galvanized plumbing missing proper insulation – needs to be serviced by licensed plumber



Corrosion at supply piping - recommended further evaluation by a licensed plumber

GROUNDS

"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. Driveways and Walkways

Constructed of: Concrete

Observations:

- Moderate cracking in areas - recommend maintenance and patching as needed
- Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced
- Tree/roots affecting driveway/walkways in areas - recommend servicing



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



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

2. Patio and Porch Roofs

Constructed of: Shade type aluminum • Same as main structure - porch

Observations:

- Consult termite report for all exterior wood conditions
- Recommend seasonal water tight maintenance on all screw-heads/nails/open voids to prolong the life
- Worn/weathered/stained materials - typical for age - material in need of maintenance
- Visible staining underside or at the wall to cover juncture - recommend water tight maintenance to prevent possible moisture damage to the structure



Worn/weathered/stained materials - typical for age - material in need of maintenance

3. Balcony and Deck Railing

Observations:

- Wood railings present - consult termite report for all exterior wood
- Deteriorated wood - needs to be serviced - consult termite report



Deteriorated wood - needs to be serviced - consult termite report

4. Patio and Porch Decks

Observations:

- Worn with common cracks/chips - typical for age of material
- **Displaced/lifted/uneven areas trip hazard - needs to be serviced**



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

5. Stairs & Handrails

Observations:

- Stairs/steps have normal wear at time of inspection - no major visible defects

6. Exterior Electrical

Observations:

- The Inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/security systems are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches.
- Accessible lights/switches/outlets were tested on the day of the inspection
- All visible fixtures/switches/outlets were found to be in normal operating condition at the time of the inspection
- Missing fixture globe(s)



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



Missing fixture globe(s)

7. GFCIs

Observations:

- GFCI upgrades are recommended on exterior outlets for increased safety

8. Exterior Plumbing and Faucets

Observations:

- Exterior plumbing is present and not original to the structure - check all installation permits to ensure installation to building code
- Accessible exterior faucets operated with normal wear at time of inspection via normal fixture controls
- We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection



We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection

9. Main Water Valve

Type of plumbing: Copper piping is not original to the structure - check all permits to ensure piping was installed to city/county plumbing codes

Observations:

- Location: south side
- Main valve appears to have normal wear at the time of inspection - no major visible defects



Location: south side



Main valve appears to have normal wear at the time of inspection - no major visible defects

10. 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: 70



Approximate pounds per square inch: 70

11. Pressure Regulator

Observations:

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

12. Sprinklers

Observations:

- Sprinklers/irrigation systems on timers not inspected - consult seller/occupant/association/landscape contractor
- Dead vegetation in areas – the system may not be functioning properly – recommend servicing



13. Fencing and Walls

Constructed of: Block

Observations:

- Visible fencing/wall areas had normal wear on the day of the inspection - no major visible defects
- Small cracking/chipping - did not affect the performance of the fence - monitor for further cracking and repair as needed
- Loose/missing top caps/materials - recommend servicing



Loose/missing top caps/materials - recommend servicing



Small cracking/chipping - did not affect the performance of the fence - monitor for further cracking and repair as needed

14. Gates

Constructed of: Wood

Observations:

- Operated on the day of the inspection
- Weathered and worn materials - typical for age



15. Grading

Observations:

- No drains visible at the property at the time of the inspection, drains are recommended to divert water away from structure
- Small localized water ponding may occur in areas - monitor these areas as drains may be needed
- Low spots along the foundation - recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage



Low spots along the foundation - recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage



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

16. 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

"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. 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. Water intrusion and moisture staining is not always visible during the inspection and can appear after rain fall. 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.

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 - roof was walked •

Materials are not original to structure - check installation permits

Constructed of: Asphalt shingles

Observations:

- Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance
- Shingles exhibited visible granule loss - normal for age of material
- Moss growth present in areas - sign of moisture accumulation and lack of sunlight for drying - recommend servicing as part of seasonal maintenance
- Recommend roofing contractor to further evaluate
- Missing/damaged shingles/tiles in areas - needs to be serviced
- Tree branches rub roof - needs to be cut back



Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance



Shingles exhibited visible granule loss - normal for age of material



Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance

Shingles exhibited visible granule loss - normal for age of material



Missing/damaged shingles/tiles in areas - needs to be serviced

Missing/damaged shingles/tiles in areas - needs to be serviced



Missing/damaged shingles/tiles in areas - needs to be serviced



Tree branches rub roof - needs to be cut back





Missing/damaged shingles/tiles in areas - needs to be serviced



Moss growth present in areas - sign of moisture accumulation and lack of sunlight for drying - recommend servicing as part of seasonal maintenance

2. Flashings

Observations:

- Normal wear at time of inspection - no major visible defects - recommend seasonal mastic maintenance to prevent moisture intrusion
- Worn/weathered/rusted/bent - typical for age - recommend seasonal mastic maintenance to prevent moisture intrusion



3. Gutters and Down Spouts

Observations:

- Gutters are present at the structure - recommend cleaning and routine maintenance on gutter system to maintain good drainage
- Partial gutter systems in areas – recommend gutters on all feasible sides of structure to help divert water away from the structure
- Clogged/restricted by debris in areas - recommend servicing
- Plastic gutters present - subject to sun damage - recommend cleaning and routine maintenance on gutter system to maintain life expectancy
- **Missing gutter/downspout section(s) - needs to be serviced**



Missing gutter/downspout section(s) - needs to be serviced



Missing gutter/downspout section(s) - needs to be serviced



Missing gutter/downspout section(s) - needs to be serviced



Plastic gutters present - subject to sun damage - recommend cleaning and routine maintenance on gutter system to maintain life expectancy



Clogged/restricted by debris in areas - recommend servicing

4. Vents and Vent Caps

Observations:

- Normal at time of inspection - no major visible defects - recommend seasonal maintenance to ensure that caps do not become loose or develop other defects



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: 737 W 145th St Gardena, CA 90247 Client: Lorena Yasuda Email: reikoyas@gmail.com

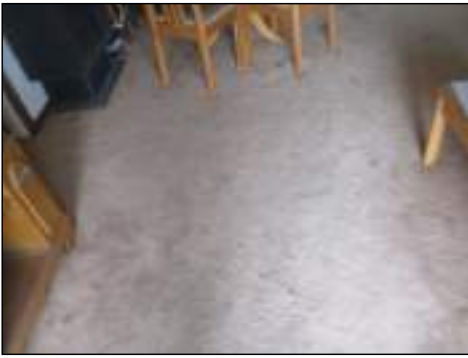
1. Energy Report Data

Heater fuel type gas
Ducted heating No
Heater is functional
Heater is older than 15 years
Heater system: Furnace
Furnace vent metal
Cooling type none
Water heater type gas tankless
Water heater is functional
Water heater is less than 10 years old
Hot water pipe insulation damaged/inadequate
Main living area ceiling height 8 ft
Attic type vented
Attic insulation adequate
Insulation material fiberglass
Insulation material cellulose
Insulation type batts/rolled
Insulation type loose fill
Estimated insulation depth 6 - 8 inches
crawlspce insulation adequate
Primary siding material stucco
Most windows type single pane metal
Window airtightness rating 4 few drafts
Some visible gaps around exterior doors and windows
Electrical Panel less than 200 amps
Most lights are incandescent
Solar panels not present
Dishwasher not present
Range
Cooking appliance functional
Appliance fuel type gas
Cooking appliance gas hookup present? Yes
Cooking appliance is older than 10 years old
Washer is older than 10 years old
Dryer not present



Photos









Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
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.
Efflorescence	Efflorescence is a crystalline or powdery deposit of salts often visible on the surface of concrete, brick, stucco, or natural stone surfaces. It occurs when water leaves behind salt deposits on the masonry surface.
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>
Maintenance	<p>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.</p>
N/A	Not accessible, not inspected
PEX	<p>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.</p>

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