

# ELITE GROUP

INSPECTION PROFESSIONALS



1821 Harper Ave, Hermosa Beach, CA 90254  
Inspection prepared for: Michelle Lau  
Real Estate Agent: Michelle Lau - Estates Royale/ Glorias Co.

Date of Inspection: 4/8/2022 Time: 9:00 AM  
Age of Home: 1976 Size: 1810  
Weather: Sunny  
Order ID: 281093

Inspector: Don McMahon  
Phone: 909-643-4823



800-494-8998

EliteInspections.com



## Summary Page

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Further evaluation is recommended for any item written in red text or marked "needs to be serviced" on this report -- further evaluation often times will allow a contractor to find additional items needing repair beyond the scope of the home inspection. Failure to further evaluate any item as recommended releases us of any liability.

INTERIOR		
Page 9 Item: 10	Fireplaces	<ul style="list-style-type: none"> <li>• No damper stop clamp - required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel</li> </ul>
Page 10 Item: 17	Carbon Monoxide Detectors	<ul style="list-style-type: none"> <li>• No carbon monoxide detector present - we recommend installation per requirements prior to the close of escrow</li> </ul>
BEDROOMS		
Page 11 Item: 6	Security Bars	<ul style="list-style-type: none"> <li>• Not openable at bedroom window - unsafe - needs to be serviced</li> </ul>
Page 11 Item: 7	Doors	<ul style="list-style-type: none"> <li>• Did not latch properly - needs to be serviced-south • Sticks at jamb - needs to be serviced-north</li> </ul>
KITCHEN		
Page 16 Item: 7	Sinks	<ul style="list-style-type: none"> <li>• Fixture leaks when operating - needs to be serviced • Hot water does not operate properly - needs to be serviced • Sink corroded/rusted at underside - needs to be serviced</li> </ul>
Page 17 Item: 15	Ranges	<ul style="list-style-type: none"> <li>• Left front element/burner not operating - needs to be serviced</li> </ul>
Page 18 Item: 19	Exhaust Vents	<ul style="list-style-type: none"> <li>• Does not operate - needs to be serviced</li> </ul>
HEATING/AIR CONDITIONING		
Page 21 Item: 4	Gas Supply Valves and Pipes	<ul style="list-style-type: none"> <li>• Flexible connector through sheet metal cabinet - needs to be serviced</li> </ul>
ELECTRICAL/GAS SERVICE		
Page 25 Item: 1	Main Panel	<ul style="list-style-type: none"> <li>• Not accessible due to locked panel - not opened or inspected • Recommend further evaluation by licensed electrician</li> </ul>
Page 25 Item: 3	Panel Wiring	<ul style="list-style-type: none"> <li>• Unable to determine if this panel is properly grounded - recommend further evaluation by a licensed electrician • Could not inspect wiring due to panel locked - not inspected - needs further evaluation</li> </ul>
GARAGE AND/OR CARPORT		
Page 27 Item: 2	Rafters & Ceilings	<ul style="list-style-type: none"> <li>• Stains present – not accessible for moisture testing – monitor for possible moisture intrusion</li> </ul>
Page 27 Item: 6	Garage Doors Reverse Safety Status	<ul style="list-style-type: none"> <li>• No light beam system present - needs to be installed for safety</li> </ul>
Page 28 Item: 8	Fire Doors	<ul style="list-style-type: none"> <li>• Door did not properly self-close and latch - needs to be serviced</li> <li>• Door is not a fire rated - needs to be replaced with a fire rated door</li> </ul>
Page 28 Item: 15	Electrical	<ul style="list-style-type: none"> <li>• Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services • Exposed non-metallic wire (romex/cloth) below eight feet - needs to be serviced • Recommend licensed electrician to further evaluate</li> </ul>
GROUNDS		

Page 33 Item: 7	Exterior Electrical	<ul style="list-style-type: none"><li>• Outlet hot wired in reverse with neutral - needs to be serviced</li></ul>
Page 34 Item: 14	Fencing and Walls	<ul style="list-style-type: none"><li>• Earth to wood contact present and will reduce the life of wood fencing</li><li>• Rust/rust damage at metal fence materials - needs to be serviced</li></ul>
Page 35 Item: 15	Gates	<ul style="list-style-type: none"><li>• Rust/rust damage present - needs to be serviced</li></ul>



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

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

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

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

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

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

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

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

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

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

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



**ABOUT YOUR INSPECTION CONTINUED**

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

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

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

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

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

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

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

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

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

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

**THANK YOU FOR USING ELITE GROUP INSPECTION PROFESSIONALS**

## INSPECTION AGREEMENT

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

### SCOPE OF THE INSPECTION / REPORT

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

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

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

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

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

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

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

Additional questions or concerns can be addressed through our Customer Service website: [eliteinspections.com/customersupport](http://eliteinspections.com/customersupport)

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

### CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

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

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







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# OVERVIEW

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

Inspection type: Elite Home Inspection (Basic)

Single Family Residence

Front door faces East (approximate)

All Utilities are ON for this inspection

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

## 2. Main Utilities Location

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

## 3. Who is present at the inspection?

- Buyer not present during inspection
- Buyer's agent not present during inspection

## 4. Wall materials throughout the structure

Drywall • Wall paper

## 5. Ceiling materials throughout the structure

Drywall • Acoustic

## 6. Floor materials throughout the structure

Carpet • Vinyl

## 7. Window materials/type throughout the structure

Single pane • Aluminum framed • Horizontal sliding type (one window slides while the other remains stationary)

## 8. IMPORTANT NOTES

- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



## INTERIOR

See bedrooms, bathrooms, kitchen, and laundry area pages of the report for additional interior information. "Needs to be serviced" is a common phrase used throughout this report and means, in the inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and/or replacement by an appropriate licensed contractor may be required.

### 1. Wall Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Stains/blistered areas present - tested dry with moisture meter at time of inspection



### 2. Ceiling Conditions

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

### 3. Floor Conditions

Worn and stained areas- typical for age of the material

### 4. Window Conditions

Accessible windows were tested and operated at time of inspection • Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age

### 5. Security Bars

Security bars are present and do not have safety releases because other means of emergency egress exist

### 6. Doors

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

### 7. Screen Doors

Operated at time of inspection

### 8. Sliding Glass Doors

Slider operated at the time of the inspection • Worn door with loose/worn hardware/frames/rollers/tracks - typical for age • Cannot determine or verify if tempered

### 9. Sliding Door Screens

Operated at time of inspection

### 10. Fireplaces

**Location/s:** Living room

Prefabricated

Damper was tested and operated at the time of the inspection • Damper was worn/rusted/dirty - recommend cleaning • Gas log lighter present • **No damper stop clamp - required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel**



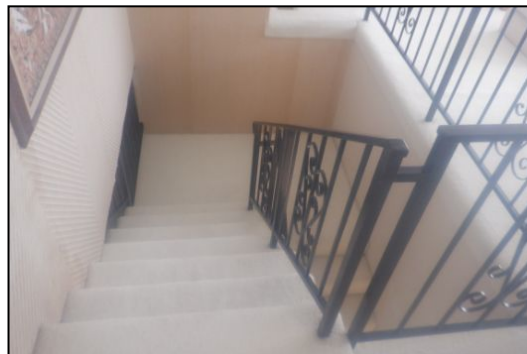
### 11. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Some switches have unknown function - not inspected, inquire with seller regarding operation



### 12. Stairs & Handrails

Functional at time of inspection



### 13. Closets

Worn closets with loose/worn hardware - typical for age

### 14. Cabinets

Worn cabinets with loose/worn hardware - typical for age

### 15. Door Bells

Operated at time of inspection front

### 16. Smoke Detectors

Operational at time of inspection via factory installed test button

**17. Carbon Monoxide Detectors**

No carbon monoxide detector present - we recommend installation per requirements prior to the close of escrow



## BEDROOMS

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

### 1. Locations

Master • North • South

### 2. Wall Conditions

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



### 3. Ceiling Conditions

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

### 4. Floor Conditions

Worn and stained areas- typical for age of the material

### 5. Window Conditions

Accessible windows were tested and operated at time of inspection • Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age

### 6. Security Bars

**Not openable at bedroom window - unsafe - needs to be serviced**

### 7. Doors

Operated at time of inspection • Loose/worn hardware needs minor service - typical for age • **Did not latch properly - needs to be serviced-south** • **Sticks at jamb - needs to be serviced-north**

### 8. Sliding Glass Doors

Slider operated at the time of the inspection • Worn door with loose/worn hardware/frames/rollers/tracks - typical for age • Tempered glass label observed

### 9. Sliding Door Screens

Operated at time of inspection • Torn screen

### 10. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Some switches have unknown function - not inspected, inquire with seller regarding operation

### 11. Closets

Worn closets with loose/worn hardware - typical for age

## 12. Smoke Detectors

For safety purposes we recommend that smoke detectors be placed in all sleeping areas (bedrooms) on all levels of multi-level dwellings.





## BATHROOMS

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

### 1. Locations

Master • Hall

### 2. Wall Conditions

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



### 3. Ceiling Conditions

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

### 4. Floor Conditions

Worn and stained areas- typical for age of the material

### 5. Window Conditions

Accessible windows were tested and operated at time of inspection • Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age

### 6. Doors

Operated at time of inspection • Loose/worn hardware needs minor service - typical for age

### 7. Counters

Counter is worn and has typical wear for age

### 8. Cabinets

Worn cabinets with loose/worn hardware - typical for age • Some interior cabinet areas not visible for inspection due to personal storage

### 9. Sinks

Fixture operated at the time of the inspection • Worn fixture/sink - typical for the age



## 10. Mirrors

Normal wear for age of material with no major visible defects

## 11. Bath Tubs

Fixture was tested and operating at the time of the inspection • Fixture was in a worn/older condition at the time of the inspection - typical for age



## 12. Showers

Fixture was tested and operating at time of inspection via normal fixture controls • Fixture was in a worn and older condition - typical for the age



## 13. Shower Walls

The shower pan and shower walls are not waterproof tested for leaks. The Home Inspector cannot determine if shower walls or shower pans leak through or behind tile, fiberglass or other solid surface materials. The Inspector cannot see behind walls, floors or ceilings. We strongly recommend that you have all shower pans water tested for leaks. Cracking/missing grout, degraded or missing caulking may lead to leaks and should be immediately addressed in all cases and discoveries. • Tile and grout present • Wall materials in a worn/stained-faded/old condition - typical for age - recommend routine grout and sealer maintenance • Shower pan is in a worn/stained/older condition - typical for the age - recommend routine grout and sealer maintenance



#### 14. Enclosures / Shower doors

Shower curtain - **N/A** • Operational at time of inspection - Cannot determine if tempered • Enclosure door(s) in a worn/older condition with loose/worn hardware - typical for the age

#### 15. Toilets

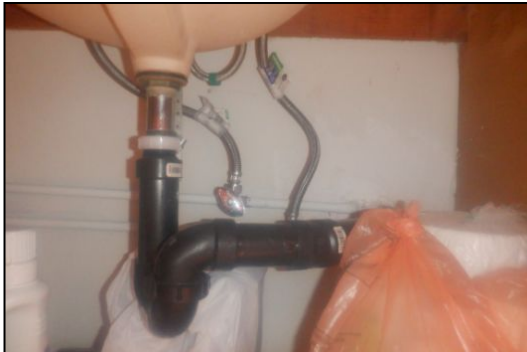
Tested and operational at time of inspection via normal fixture controls, flush test performed

#### 16. Bidets

None

#### 17. Plumbing

Operational at time of inspection via normal fixture controls with no major visible defects



#### 18. Electrical

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

#### 19. GFCIs

None installed recommend upgrade for increased safety

#### 20. Exhaust Fans

Operated at time of inspection

#### 21. Heating

Heat lamps • Operated - Older/worn heating system

## KITCHEN

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

### 1. Wall Conditions

Appliances present and are not moved for inspection - limited inspection of walls, floors, cabinet areas covered by appliances • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure



### 2. Ceiling Conditions

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

### 3. Floor Conditions

Worn and stained areas- typical for age of the material

### 4. Window Conditions

Accessible windows were tested and operated at time of inspection • Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age

### 5. Counters

Counter is worn and has typical wear for age

### 6. Cabinets

Worn cabinets with loose/worn hardware - typical for age

### 7. Sinks

Fixture operated at the time of the inspection • Worn fixture/sink - typical for the age • **Fixture leaks when operating - needs to be serviced** • **Hot water does not operate properly - needs to be serviced** • **Sink corroded/rusted at underside - needs to be serviced**



### 8. Drinking Water Faucets

Tested and operational at time of inspection via normal fixture controls

### 9. Spray Wands

None

### 10. Hot Water Dispensers

None installed

### 11. Soap Dispensers

None installed

### 12. Dishwashers

The dishwasher inspection is limited and does not include an inspection of the water pump or any hoses inside or beneath the unit. The home inspector cannot predict the remaining life of the dishwasher or any parts within the dishwasher; nor can the home inspector tell you if or how well the dishwasher actually cleans or dries dishes. This inspection allows for one fill and one drain cycle only, the Inspector does not run the dishwasher for any full cycles. • No water present- not inspected or tested • Worn/older unit - typical wear for age and use

### 13. Garbage Disposals

The garbage disposal has a limited inspection, the Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or adequacies of the internal blades is not determined during the home inspection. • Tested and operational at time of inspection via normal controls

### 14. Plumbing

Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures



### 15. Ranges

The range or cooktop has a limited inspection, the Inspector cannot predict the remaining life of the unit nor determine the BTUs output by each burner or if/how well the burners will cook food. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection. • Gas supplied unit • Tested and operational at time of inspection via normal controls • **Left front element/burner not operating - needs to be serviced**





## 16. Ovens

The "Bake" feature is the only feature operated during a home inspection; convection, browning, rotisserie, warming drawers and other features are not tested during the oven inspection. Ovens are tested for basic heating element functionality. The oven cannot be tested to each incremental temperature setting or determine if adequate cooking temperatures can be achieved, nor if temperatures are calibrated with oven settings. We cannot determine if or how well the oven cooks food nor can we predict the remaining life left for the unit. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection. • Gas supplied unit • Tested and operational at time of inspection via normal controls



## 17. Microwaves

None installed

## 18. Trash Compactors

None installed

## 19. Exhaust Vents

Exterior vented

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. • **Does not operate - needs to be serviced**

## 20. Electrical

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

## 21. GFCIs

None installed recommend upgrade for increased safety

## LAUNDRY AREA

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

### 1. Laundry Area Location

See garage area

### 2. Wall Conditions

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



### 3. Ceiling Conditions

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

### 4. Floor Conditions

Worn and stained areas- typical for age of the material

### 5. Window Conditions

None

### 6. Cabinets

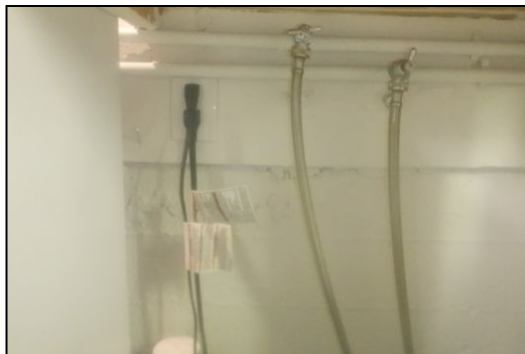
Worn cabinets with loose/worn hardware - typical for age

### 7. Dryer Vent

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

### 8. Plumbing

Visible fixtures were worn/old - typical wear for age



### 9. Gas Valve

Not visible/accessible - not inspected

**10. Electrical**

Representative number of receptacles and switches tested and operational at time of inspection

**11. GFCIs**

None installed recommend upgrade for increased safety

**12. Exhaust Fan**

None



## HEATING/AIR CONDITIONING

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### 1. Heaters

**Location:** Garage

**Type:** Gas fired forced hot air

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



### 2. Venting

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

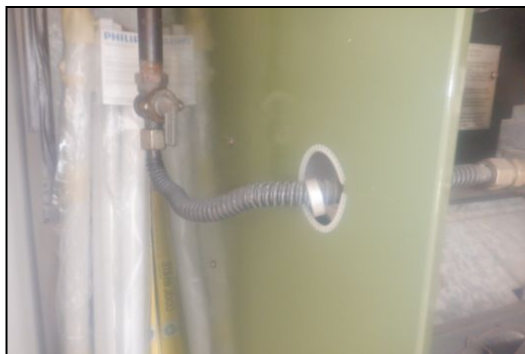


### 3. Air Supply

Visible areas have normal at time of inspection - no major visible defects

### 4. Gas Supply Valves and Pipes

**Flexible connector through sheet metal cabinet - needs to be serviced**



### 5. Electrical

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

### 6. Thermostats

Digital type present - functional day of the inspection • Worn/older model - recommend upgrading

### 7. Filters

Located below heater in a slot cut into the frame  
Filter has normal wear at the time of inspection

### 8. Registers

Heater Temperature at Registers: 100 degrees • Temperature at Air Return:75 degrees



### 9. Combustion Air

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

### 10. Platforms/Bases

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



### 11. Air Conditioning Compressors

**Location:** NO CENTRAL **A/C** PRESENT



## WATER HEATERS

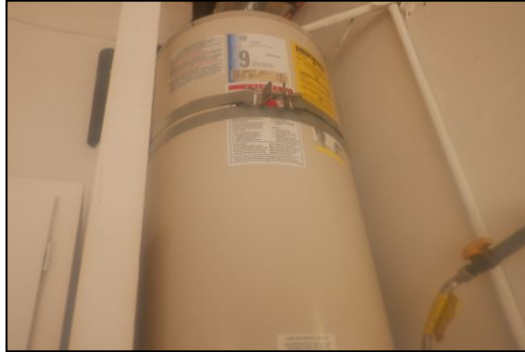
"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor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

### 1. Water Heaters Condition

**Number of gallons:** 50 gallons

**Location/s:** Garage

Operated at the time of the inspection - Gas unit • The unit is worn/older - consult a plumber for general maintenance recommendations to extend the life of the unit



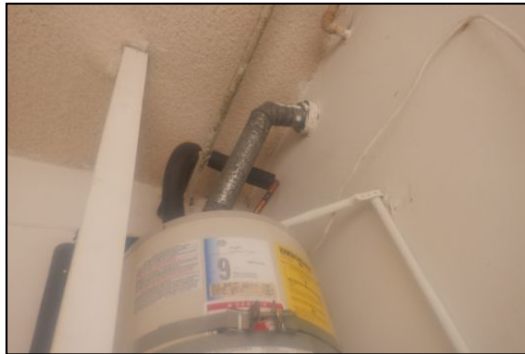
### 2. Venting

Normal wear day of the inspection - no major visible defects

### 3. Plumbing

**Material type:** Copper • Insulated lines - plumbing is not fully visible

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



### 4. Temperature Pressure Release Valves

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

### 5. Overflow Line/s

**Material type:** Copper

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

### 6. Water Heater Temperature

100 F (Average or approximate)



### 7. Strapping

Standard metal type straps present - normal wear on the day of the inspection - no major visible defects

### 8. Gas Supply Valves and Pipes

Normal wear at time of inspection - no major visible defects



### 9. Combustion Air

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

### 10. Platforms/Bases

Worn/dirty – recommend cleaning

## ELECTRICAL/GAS SERVICE

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### 1. Main Panel

**Location/s:** North side of the structure

Not accessible due to locked panel - not opened or inspected • Recommend further evaluation by licensed electrician



### 2. Sub Panels

**Location:** No sub panel present  
None

### 3. Panel Wiring

Unable to determine if this panel is properly grounded - recommend further evaluation by a licensed electrician • Could not inspect wiring due to panel locked - not inspected - needs further evaluation

### 4. Cable Feeds

Underground - not accessible for inspection

### 5. Main Gas Valve

**Location:** North side of the structure  
Natural gas present

• Valve has normal wear for age at the time of inspection - no major visible defects • No seismic safety valve present - recommend installation for increased safety



### 6. Gas Pipes and Valves

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

## ATTIC AREA

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### 1. Access Entries

NO ATTIC PRESENT



## GARAGE AND/OR CARPORT

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### 1. Roof Condition

Roofing area is the same as main structure - see the main roof page  
Same as main structure see roof page for comments and recommendations

### 2. Rafters & Ceilings

Drywall present – no visible access to view rafters (see firewall notes for additional information) • **Stains present – not accessible for moisture testing – monitor for possible moisture intrusion**



### 3. Main Automotive Doors

**Type:** Metal sectional  
Worn/weathered door - typical for age and exposure to weather

### 4. Hardware/Springs

Normal wear at time of inspection - no major visible defects

### 5. Garage Door Openers

Opener(s) were tested using the normal wall button on the day of the inspection (remote controls are not tested)



### 6. Garage Doors Reverse Safety Status

**No light beam system present - needs to be installed for safety**

### 7. Exterior Doors

None



## 8. Fire Doors

Operated at the time of inspection • **Door did not properly self-close and latch - needs to be serviced** • **Door is not a fire rated - needs to be replaced with a fire rated door**



## 9. Firewalls

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

## 10. Walls

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



## 11. Anchor Bolts

Could not access - not inspected

## 12. Cabinets

Loose/worn hardware - worn cabinets - typical for age

## 13. Counters

Counter has worn areas typical for age

## 14. Slab

Small cracks/chipped areas - typical for the age of the materials • Worn and stained areas - typical for age of the material

## 15. Electrical

A representative number of receptacles and switches were tested and found to be operational at time of inspection • **Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services** • **Exposed non-metallic wire (romex/cloth) below eight feet - needs to be serviced** • **Recommend licensed electrician to further evaluate**



**16. GFCIs**

None visible - recommend upgrade for increased safety

**17. 240 Volt Receptacle**

Has 240v service - tested and operating at time of inspection

**18. Ventilation**

Wall vents are present • Current Ventilation appears to be adequate at the time of the inspection

**19. Vent Screens**

Normal wear on the day of the inspection

**20. Windows**

**Constructed of:** None  
None

## EXTERIOR AREAS

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### 1. Stucco

Worn/weathered at time of inspection where visible

### 2. Siding

**Constructed of:** Wood

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

### 3. Wood Trim

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

### 4. Weep Screeds

No weep screeds present - typical for age

### 5. Eaves & Fascia

Weathering and staining present in areas • Consult termite report for all wood areas at the structure

### 6. Corbels

Worn and weathered materials - typical for age

### 7. Soffits

Weathered and worn materials - typical for age

### 8. Exterior Paint

Weathered and worn areas - typical for age and weather exposure • Paint faded and typical for the age

### 9. Exterior Doors

All visible and accessible doors were tested during this inspection • Worn/weathered – recommend weather tight service/maintenance

### 10. Exterior Windows

Worn windows/screens - typical for age

## FOUNDATION

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### 1. Slab Foundation

No determination can be made regarding the condition of the interior concrete slab as it was covered with flooring, expect to find typical cracks up to 1/4-inch when it is exposed • Slab not visible due to floor coverings - not visible for inspection

### 2. Exterior Foundation Perimeter

Vegetation growing against structure prevents visibility or access to some areas of foundation perimeter for inspection • Worn and stained areas - typical for age of the structure

## GROUNDS

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### 1. Driveways and Walkways

**Constructed of:** Concrete

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



### 2. Patio and Porch Roofs

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

See main roof page for porch/patio areas • Worn/weathered materials - typical for age



### 3. Balconies

Worn and stained areas - typical for age of the material

### 4. Balcony and Deck Railing

Wood railings present - consult termite report for all exterior wood • Normal wear on the day of the inspection - no major visible defects



## 5. Patio and Porch Decks

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



## 6. Stairs & Handrails

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



## 7. Exterior Electrical

All visible fixtures/switches/outlets were found to be in normal operating condition at the time of the inspection • Some light(s) did not function (some may be on sensors or timers) - check bulbs first, then consult an electrician to further evaluate as needed • **Outlet hot wired in reverse with neutral - needs to be serviced**



## 8. GFCIs

None visible/installed recommend upgrade for increased safety

## 9. Exterior Plumbing and Faucets

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



## 10. Main Water Valve

**Type of plumbing:** Galvanized water piping present - recommend complete water distribution system evaluation beyond the scope of this inspection due to age/type • Unknown mix of plumbing types - percentage is not determinable - consult a plumber for further evaluation if needed  
Main valve appears to have normal wear at the time of inspection - no major visible defects



## 11. Water Pressure

Approximate pounds per square inch: 55



## 12. Pressure Regulator

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

## 13. Sprinklers

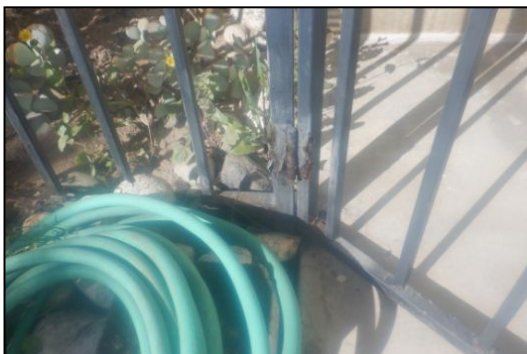
Sprinklers/irrigation systems on timers not inspected - consult seller/occupant/association/landscape contractor

## 14. Fencing and Walls

**Constructed of:** Block • Wood • Wrought iron

Visible fencing/wall areas are worn and weathered - typical for the age of the materials • **Earth to wood contact present and will reduce the life of wood fencing**

- **Rust/rust damage at metal fence materials - needs to be serviced**



**15. Gates**

**Constructed of:** Wood

Gate(s) locked - not tested • **Rust/rust damage present - needs to be serviced**

**16. Planters**

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

**17. Grading**

No drains visible at the property at the time of the inspection, drains are recommended to divert water away from structure



## ROOF

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### 1. Condition

Inspection method - roof was walked

**Constructed of:** Asphalt shingles

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



### 2. Flashings

Worn/weathered/rusted/bent - typical for age - recommend seasonal mastic maintenance to prevent moisture intrusion



### 3. Gutters and Down Spouts

Worn/older gutters - typical wear for age and weather exposure

### 4. Vents and Vent Caps

Worn/weathered cap(s) – recommend seasonal maintenance to ensure that caps do not become loose or develop other defects



**5. Chimneys**

Worn/weathered chimney – recommend seasonal maintenance and care



**6. Spark Arrestors**

Worn/weathered - typical for age

**7. Sky Lights**

None present

**8. Solar Light Globes**

None

## POOL AND/OR SPA

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## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
N/A	Not accessible, not inspected



## DISCLAIMERS

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

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

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

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

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

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

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

## DISCLAIMERS CONTINUED

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

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

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

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

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

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

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

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

## DISCLAIMERS CONTINUED

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

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

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

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

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

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

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

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

**SEE CONTRACT FOR ADDITIONAL INFORMATION AND DESCRIPTION OF ITEMS**