



ELITE GROUP

INSPECTION PROFESSIONALS

Inspecting to a Higher Standard Since 1984



800-494-8998

RESIDENTIAL



PROPERTY LOCATION: 700 E 50th St Los Angeles, CA 90011

INSPECTION REPORT

CLIENT: The Miller Family - AGENT:

Date of Inspection: 7/1/2024 at 2:00 PM

Year Built: 1922 Sq Ft: 1126

Weather: Sunny, Warm, Dry

Order ID: 343004

Inspector: Jonah McCann

909-282-4675

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www.eliteinspections.com



Table Of Contents

| | |
|--------------------------|-------|
| Summary Page | 2-7 |
| OVERVIEW | 8-9 |
| INTERIOR | 10-12 |
| BEDROOMS | 13-16 |
| BATHROOMS | 17-22 |
| KITCHEN | 23-27 |
| LAUNDRY AREA | 28-29 |
| HEATING/AIR CONDITIONING | 30-31 |
| WATER HEATERS | 32-34 |
| ELECTRICAL/GAS SERVICE | 35-39 |
| ATTIC AREA | 40-42 |
| GARAGE AND/OR CARPORT | 43 |
| EXTERIOR AREAS | 44-47 |
| FOUNDATION | 48-53 |
| GROUNDS | 54-60 |
| ROOF | 61-64 |
| Glossary | 65-66 |



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 10 Item: 4 | Window Conditions | <ul style="list-style-type: none"> Hole in glass- needs to be serviced Deteriorated frame(s)- needs to be serviced |
| Page 11 Item: 8 | Electrical | <ul style="list-style-type: none"> Outlet hot wired in reverse with neutral - needs to be serviced |
| Page 12 Item: 11 | Smoke Detectors | <ul style="list-style-type: none"> Missing at hall - needs to be installed (by east bedroom) |
| Page 12 Item: 12 | Carbon Monoxide Detectors | <ul style="list-style-type: none"> Missing at hall - needs to be installed (by east bedroom) |
| BEDROOMS | | |
| Page 16 Item: 12 | Smoke Detectors | <ul style="list-style-type: none"> Missing - needs to be installed |
| BATHROOMS | | |
| Page 18 Item: 9 | Sinks | <ul style="list-style-type: none"> Hot & cold reversed - needs to be serviced (hall south) |
| Page 19 Item: 12 | Showers | <ul style="list-style-type: none"> Diverter does not properly divert water to shower head - needs to be serviced (hall south) |
| Page 20 Item: 15 | Toilets | <ul style="list-style-type: none"> Toilet loose at floor - needs to be serviced (half) |
| KITCHEN | | |
| Page 27 Item: 16 | Electrical | <ul style="list-style-type: none"> Outlet hot wired in reverse with neutral - needs to be serviced Non-energized (dead) outlet(s) - needs to be serviced |
| LAUNDRY AREA | | |
| Page 28 Item: 3 | Dryer Vent | <ul style="list-style-type: none"> Flexible vent under structure - needs to be serviced |
| HEATING/AIR CONDITIONING | | |
| Page 30 Item: 1 | Heaters | <ul style="list-style-type: none"> Did not operate or respond to thermostat commands - needs to be serviced/further evaluated Unit is older with signs of deterioration and appears to be nearing end of useful life - recommend consulting with a HVAC contractor to determine remaining life |
| Page 30 Item: 2 | Venting | <ul style="list-style-type: none"> Older cement (AKA transite) flue pipe present - it is recommended to upgrade these areas |
| Page 31 Item: 3 | Gas Supply Valves and Pipes | <ul style="list-style-type: none"> Aluminum gas line is present - immediate upgrade to appropriate flexible gas line is recommended |
| WATER HEATERS | | |
| Page 33 Item: 5 | Overflow Line/s | <ul style="list-style-type: none"> PVC is an improper material for this overflow line due to it's potential for melting - needs to be serviced/upgraded to an approved material immediately |



| | | |
|-------------------------------|--------------------------|---|
| Page 33 Item: 6 | Water Heater Temperature | <ul style="list-style-type: none"> • Temperature was above 120 F at the unit, this a potential scald hazard - needs to be serviced/adjusted - consult a plumber |
| Page 34 Item: 7 | Strapping | <ul style="list-style-type: none"> • Missing one strap, two are required - needs to be serviced |
| ELECTRICAL/GAS SERVICE | | |
| Page 35 Item: 1 | Main Panel | <ul style="list-style-type: none"> • Manufacture of panel a brand (Federal Pacific) known for frequent issues - recommend further evaluation by a licensed electrician |
| Page 35 Item: 2 | Sub Panels | <ul style="list-style-type: none"> • Evidence of pests inside panel - needs to be serviced, cleaned and preventative measures taken to prevent pest entry • Manufacture of panel a brand (Federal Pacific) known for frequent issues - recommend further evaluation by a licensed electrician |
| Page 37 Item: 4 | Breakers | <ul style="list-style-type: none"> • Manufacturer of breakers/panel is a brand (Federal Pacific) known for frequent issues - recommend further evaluation by a licensed electrician |
| Page 37 Item: 5 | Breaker Amp Capacity | <ul style="list-style-type: none"> • 40 amp - this is considered to be low capacity by today's standards - recommend upgrading service |
| Page 38 Item: 7 | Main Gas Valve | <ul style="list-style-type: none"> • No seismic safety valve present - recommend installation for increased safety |
| ATTIC AREA | | |
| Page 40 Item: 2 | Structure | <ul style="list-style-type: none"> • No visible roof sheeting at rafters - this is an irregular roofing installation and needs further evaluation by a roofer |
| Page 41 Item: 6 | Exhaust Vents | <ul style="list-style-type: none"> • Masonry/cement/transite type vent pipe in the attic - needs to be serviced and possibly upgraded to newer style vents |
| GARAGE AND/OR CARPORT | | |
| Page 43 Item: 1 | Roof Condition | <ul style="list-style-type: none"> • Shingles exhibited extensive/abnormal granule loss - needs to be serviced/evaluated by a roofer • Materials appear to be nearing end of useful life - consult with a licensed roofer to determine remaining life |
| Page 43 Item: 2 | Main Automotive Doors | <ul style="list-style-type: none"> • Locked could not test - garage not entered or inspected |
| EXTERIOR AREAS | | |
| Page 44 Item: 2 | Siding | <ul style="list-style-type: none"> • Cracking/chipping/holes more than typical - needs to be serviced |
| Page 45 Item: 4 | Eaves & Fascia | <ul style="list-style-type: none"> • Cracking/deterioration - more than normal - needs to be serviced • Heavily damaged - needs to be replaced |
| FOUNDATION | | |
| Page 49 Item: 5 | Sub Flooring | <ul style="list-style-type: none"> • Moisture damage in areas - needs to be serviced |
| Page 50 Item: 6 | Posts and Girders | <ul style="list-style-type: none"> • Posts in contact with soil - needs to be serviced - consult the termite report |
| Page 51 Item: 9 | Ventilation | <ul style="list-style-type: none"> • Evidence of rodent/pest activity in the crawlspace - recommend further evaluation by pest services company |
| Page 52 Item: 12 | Plumbing | <ul style="list-style-type: none"> • Leak found under toilet - needs to be serviced • Corrosion/cysts at one or more locations of the metal drain lines or distribution piping - recommended further evaluation by a licensed plumber |

| GROUNDS | | |
|------------------|-----------------------|--|
| Page 55 Item: 2 | Patio and Porch Roofs | <ul style="list-style-type: none">• Structure attached to fascia board – irregular installation – recommend licensed contractor to evaluate• Post base dented/buckling - needs to be serviced• Recommend evaluation and costs of repair from a licensed roofer/contractor |
| Page 56 Item: 4 | Stairs & Handrails | <ul style="list-style-type: none">• Loose rails - unsafe - needs to be serviced |
| Page 57 Item: 9 | Water Pressure | <ul style="list-style-type: none">• Approximate pounds per square inch: 115 - needs to be serviced |
| Page 58 Item: 11 | Fencing and Walls | <ul style="list-style-type: none">• Damaged fencing/walls - needs to be serviced |
| ROOF | | |
| Page 61 Item: 1 | Condition | <ul style="list-style-type: none">• Materials appear to be nearing end of useful life - needs to be further evaluated by a licensed roofer• Missing/damaged shingles/tiles in areas - needs to be serviced |
| Page 64 Item: 2 | Flashings | <ul style="list-style-type: none">• Re-roof covers flashings - irregular installation - needs further evaluation by a licensed roofer |

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 North (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. Main Utilities Location

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

3. Who is present at the inspection?

- Seller's agent left before completion
- Owner not present during inspection
- Tenant present during inspection

4. Wall materials throughout the structure

Drywall • Plaster • Paneling • Wood planks • Tile

5. Ceiling materials throughout the structure

Plaster • Cathedral style (vaulted) in areas

6. Floor materials throughout the structure

Tile • Wood laminate

7. Window materials/type throughout the structure

Single pane • Wood framed • Vertical sliding type (one window slides while the other remains stationary) • Hinged type (swing in)

8. IMPORTANT NOTES

- This inspection is intended to identify major material defects only. Minor and cosmetic issues are excluded from inspection and report, but may be included in some comments as a courtesy. Small nail holes, drywall nail pops, small cracks, chipped areas, dirty areas and cosmetic blemishes are considered cosmetic in most cases.
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.
- It is common for many Sellers to patch, paint or touch up areas of the structure prior to selling. Recent paint or patching may cover known past defects not detectable by the Inspector - consult the

seller/disclosures for all past repairs. It is beyond the scope of the inspection for the Inspector to note all patched areas locations or to try to determine the reason for any patches or past repairs.



INTERIOR

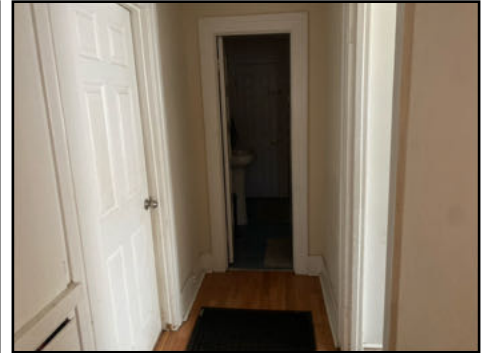
See bedrooms, bathrooms, kitchen, and laundry area pages of the report for additional interior information

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

1. Wall Conditions

Observations:

- No major visible defects observed at the time of inspection
- Patched/partial painted areas present - consult seller regarding patched areas



2. Ceiling Conditions

Observations:

- No major visible defects observed at the time of inspection

3. Floor Conditions

Observations:

- Worn and stained areas- typical for age of the material
- Scratched/worn areas - typical for age and use
- Recommend grout and sealer maintenance
- Uneven areas- needs to be serviced - cause could no be determined, addition hidden defects may exist - consult with a licensed contractor for further evaluation

4. 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
- Recommend general window **maintenance**/lubrication and weather tight service
- Small cracks/worn areas/chipped paint observed around sill or frame
- Dirty tracks or hardware - needs to be serviced/cleaned/lubricated
- **Hole in glass- needs to be serviced**
- **Deteriorated frame(s)- needs to be serviced**



Hole in glass- needs to be serviced

5. Security Bars

Observations:

- Security bars are present at this structure and should be further evaluated by the local Fire Marshal for code compliance and safety.

6. Doors

Observations:

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

7. Screen Doors

Observations:

- Operated at time of inspection front
- Loose/worn hardware - typical for age

8. 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
- **Outlet hot wired in reverse with neutral - needs to be serviced**



Outlet hot wired in reverse with neutral - needs to be serviced

9. Cabinets

Observations:

- Worn cabinets with loose/worn hardware - typical for age



10. Door Bells

Observations:

- Did not operate front - needs to be serviced

11. Smoke Detectors

Observations:

- Smoke and Carbon Monoxide combo unit is present
- Detector out of reach and not tested
- **Missing at hall - needs to be installed (by east bedroom)**



12. Carbon Monoxide Detectors

Observations:

- Smoke and Carbon Monoxide combo unit is present
- Detector out of reach and not tested
- **Missing at hall - needs to be installed (by east bedroom)**

BEDROOMS

"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. Locations

North • South • East

2. Wall Conditions

Observations:

- No major visible defects observed at the time of inspection
- Patched/partial painted areas present - consult seller regarding patched areas



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



3. Ceiling Conditions

Observations:

- No major visible defects observed at the time of inspection
- Patched/partial painted areas present - consult seller regarding patched areas



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



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



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

4. Ceiling Fans

Observations:

- Operated at time of inspection
- Bulb defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate
- 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.



5. Floor Conditions

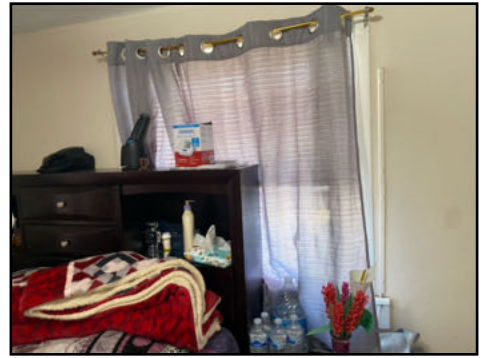
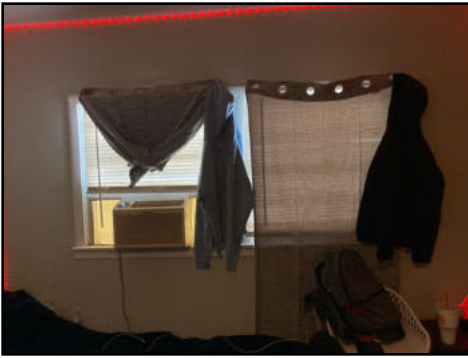
Observations:

- Worn and stained areas- typical for age of the material
- Scratched/worn areas - typical for age and use
- Recommend grout and sealer maintenance
- Uneven areas- needs to be serviced - cause could not be determined - additional hidden defects may exist, consult with a licensed contractor to further evaluate

6. Window Conditions

Observations:

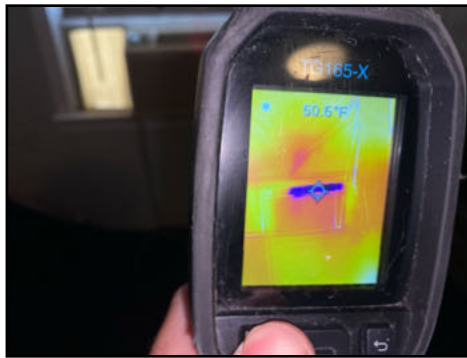
- Accessible windows were tested and operated at time of inspection
- Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age
- Recommend general window maintenance/lubrication and weather tight service
- Small cracks/worn areas/chipped paint observed around sill or frame
- Dirty tracks or hardware - needs to be serviced/cleaned/lubricated



7. Window-Wall A/C or Heat Units

Observations:

- Operated at time of inspection using normal controls
- Unit is worn/older - typical wear for age, recommend cleaning and maintenance to extend unit life
- Dirty and dusty unit - needs to be cleaned and serviced



8. Doors

Observations:

- Operated at time of inspection
- Weathered/worn door(s) - typical for age
- Loose/worn hardware needs minor service - typical for age
- Recommend routine maintenance on hardware and weather seals on all exterior doors
- Drags on floor slightly (south)

9. Electrical

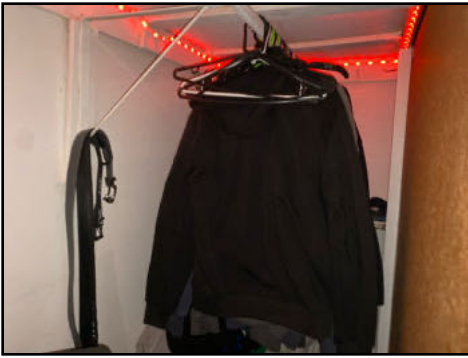
Observations:

- 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
- 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.

10. Closets

Observations:

- Worn closets with loose/worn hardware - typical for age



11. Cabinets

Observations:

- Worn cabinets with loose/worn hardware - typical for age



12. Smoke Detectors

Observations:

- Operational at time of inspection via factory installed test button (east)
- **Missing - needs to be installed**



13. Carbon Monoxide Detectors

Observations:

- Current safety standards do not require a carbon monoxide detector in bedrooms.

BATHROOMS

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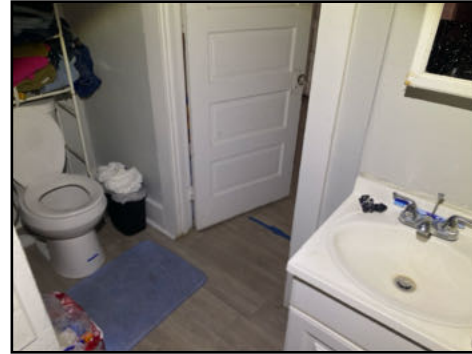
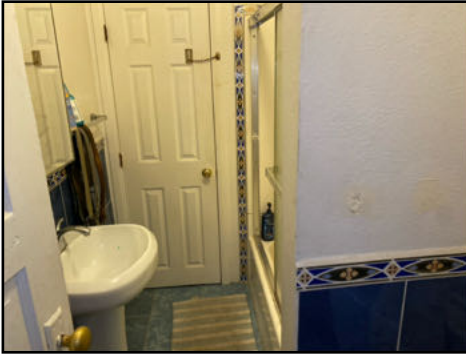
1. Locations

Hall • Half bath

2. Wall Conditions

Observations:

- No major visible defects observed at the time of inspection



3. Ceiling Conditions

Observations:

- No major visible defects observed at the time of inspection
- Patched/partial painted areas present - consult seller regarding patched areas



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

4. Floor Conditions

Observations:

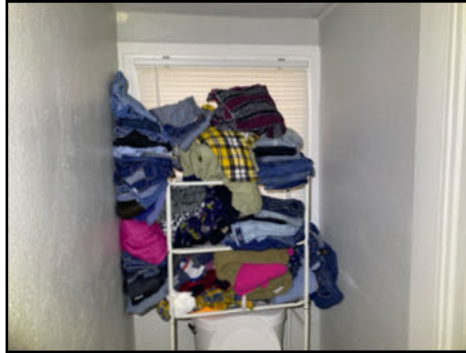
- Worn and stained areas- typical for age of the material
- Scratched/worn areas - typical for age and use
- Worn tile and grout - recommend grout and sealer maintenance
- Uneven areas- needs to be serviced - hidden defects may exist

5. Window Conditions

Observations:

- None
- Accessible windows were tested and operated at time of inspection
- Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age
- Recommend general window maintenance/lubrication and weather tight service

- Small cracks/worn areas/chipped paint observed around sill or frame
- Dirty tracks or hardware - needs to be serviced/cleaned/lubricated



6. Doors

Observations:

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

7. Counters

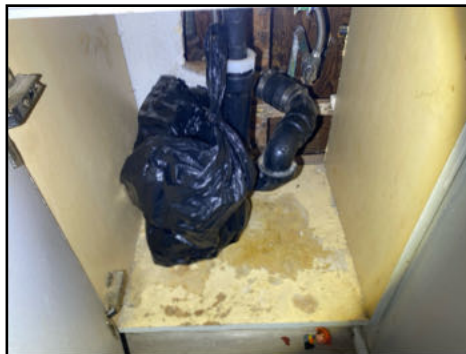
Observations:

- Counter is worn and has typical wear for age
- Recommend grout/sealer/stone maintenance

8. Cabinets

Observations:

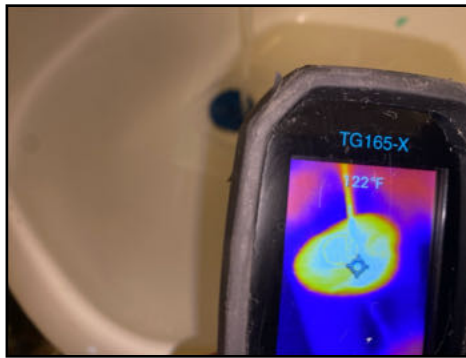
- Worn cabinets with loose/worn hardware - typical for age



9. Sinks

Observations:

- Fixture operated at the time of the inspection
- Worn fixture/sink - typical for the age
- Corrosion present at fixture(s) - signs of wear - downstairs hall bathroom
- Drain stopper not operating properly - needs to be serviced
- **Hot & cold reversed - needs to be serviced (hall south)**



10. Mirrors

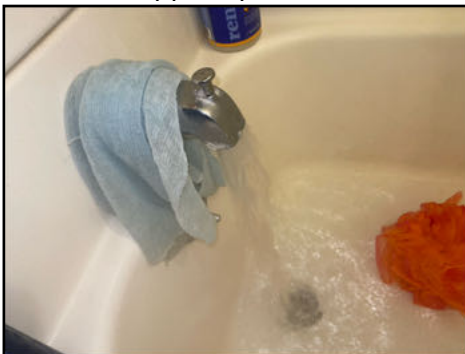
Observations:

- Worn/older - typical wear for age

11. 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
- Loose fixture(s) - needs to be serviced
- Corrosion at fixture(s) - needs to be serviced
- Irregular spray at fixture - needs to be serviced
- Tub has normal wear for age at the time of the inspection - no major visible defects
- Drain stopper operated at the time of the inspection



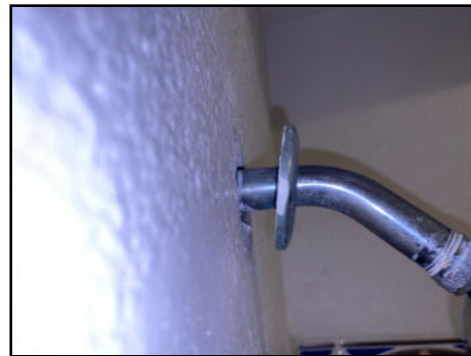
12. Showers

Observations:

- Tub/Shower combo present - see tub notes for additional information
- Fixture was in a worn and older condition - typical for the age
- Shower arm faceplate is loose at the wall - recommend securing and sealing this area - all three
- Shower head pipe loose in wall - needs to be serviced
- Corrosion present at fixture(s) - needs to be serviced
- **Diverter does not properly divert water to shower head - needs to be serviced (hall south)**



Diverter does not properly divert water to shower head - needs to be serviced (hall south)



Shower arm faceplate is loose at the wall - recommend securing and sealing this area - all three

13. Shower Walls

Observations:

- Solid surface material present
- Shower walls have normal wear for age at the time of the inspection - no major visible defects - recommend routine grout and sealer maintenance
- Recommend grout and sealer maintenance



14. Enclosures / Shower doors

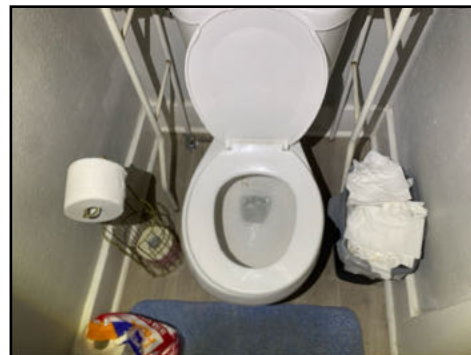
Observations:

- 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

Observations:

- Tested and operational at time of inspection via normal fixture controls, flush test performed
- Toilet is in a worn and older condition at the time of the inspection - typical for age
- No visible leaking at the time of inspection and flush testing
- Toilet loose at floor - needs to be serviced (half)

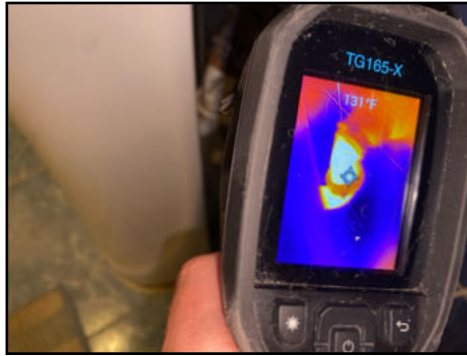


Toilet loose at floor - needs to be serviced (half)

16. Plumbing

Observations:

- Operational at time of inspection via normal fixture controls with no major visible defects
- Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures
- No visible leaks found at the time of the inspection after running water at fixtures
- Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber
- Rubber drain connections present - these are not for long term use - recommend upgrading connections



Rubber drain connections present - these are not for long term use - recommend upgrading connections



Rubber drain connections present - these are not for long term use - recommend upgrading connections

17. 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
- Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate

18. GFCIs

Observations:

- Recommend upgrading all receptacle to **GFCI** protection within 6 feet of all potential wet locations
- None installed recommend upgrade for increased safety

19. Exhaust Fans

Observations:

- None (half)
- Operated at time of inspection
- Worn/older fan - typical wear for age
- Recommend upgrading the existing fan(s) for optimum moisture ventilation

- Dirty/dusty unit - recommend cleaning
- Missing cover



Missing cover

20. Heating

Observations:

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

KITCHEN

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1. Wall Conditions

Observations:

- Appliances present and are not moved for inspection - limited inspection of walls, floors, cabinet areas covered by appliances
- No major visible defects observed at the time of inspection



2. Ceiling Conditions

Observations:

- No major visible defects observed at the time of inspection

3. Floor Conditions

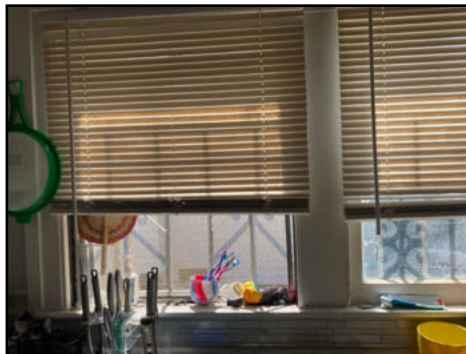
Observations:

- Worn and stained areas - typical for age of the material
- Scratched/worn areas - typical for age and use
- Recommend grout and sealer maintenance

4. 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
- Recommend general window maintenance/lubrication and weather tight service
- Small cracks/worn areas/chipped paint observed around sill or frame
- Dirty tracks or hardware - needs to be serviced/cleaned/lubricated



5. Doors

Observations:

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

6. Screen Doors

Observations:

- Operated at time of inspection
- Loose/worn hardware - typical for age

7. Counters

Observations:

- Counter is worn and has typical wear for age
- Recommend grout/sealer/stone maintenance

8. Cabinets

Observations:

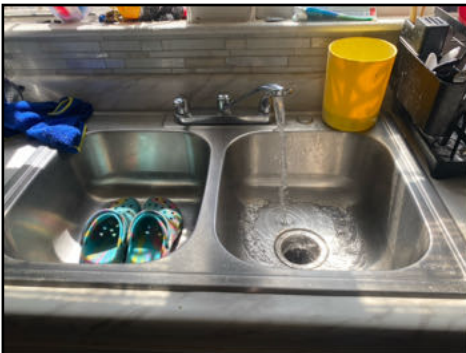
- Worn cabinets with loose/worn hardware - typical for age



9. Sinks

Observations:

- Fixture operated at the time of the inspection
- Worn fixture/sink - typical for the age
- Scratches in sink - did not affect performance
- Corrosion present at fixture(s) - signs of wear



10. Dishwashers

Observations:

- None installed

11. 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.
- Tested and operational at time of inspection via normal controls
- Worn/older unit - typical wear for age and use
- No visible leaks at the time of the inspection
- Minor corrosion - typical of age and use



12. Plumbing

Observations:

- Operational at time of inspection via normal fixture controls with no major visible defects
- Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures
- No visible leaks found at the time of the inspection after running water at fixtures
- Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber



13. Ranges

Observations:

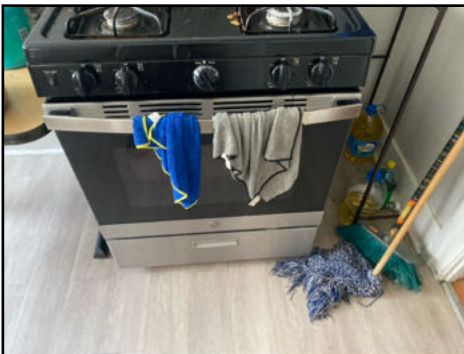
- The range or cooktop has a limited inspection, the Inspector cannot predict the remaining life of the unit nor determine the BTUs output by each burner or if/how well the burners will cook food. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.
- Gas supplied unit
- Tested and operational at time of inspection via normal controls
- Worn/older unit - typical wear for age and use
- Stained/dirty unit - needs to be serviced and cleaned



14. Ovens

Observations:

- Gas supplied unit
- Tested and operational at time of inspection via normal controls
- Worn/older unit - typical wear for age and use
- Stained/dirty inside - needs to be serviced and cleaned



Oven off

15. Exhaust Vents

Gravity type only - no mechanical fan present, typical for age of home

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.
- Worn/older unit - typical wear for age and use
- Greasy/dirty unit - recommend cleaning



Greasy/dirty unit - recommend cleaning

16. 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
- Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services
- **Outlet hot wired in reverse with neutral - needs to be serviced**
- **Non-energized (dead) outlet(s) - needs to be serviced**



Outlet hot wired in reverse with neutral - needs to be serviced



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

17. GFCIs

Observations:

- Recommend upgrading all receptacle to GFCI protection within 6 feet of all potential wet locations, unless the receptacle is on a circuit dedicated for a specific appliance.
- None installed recommend upgrade for increased safety

LAUNDRY AREA

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1. Laundry Area Location

Interior hall area

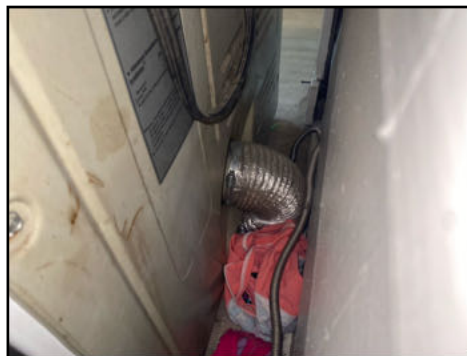
2. Wall Conditions



3. Dryer Vent

Observations:

- Dryer vent should be cleaned periodically to prevent lint fire hazards
- Worn exterior cover - typical for age
- Flexible vent under structure - needs to be serviced



Flexible vent under structure - needs to be serviced



Flexible vent under structure - needs to be serviced

4. Plumbing

Observations:

- Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas
- No visible leaks at time of inspection
- Angle stops/valves/hoses are worn/older - recommend upgrading these areas with new fixtures
- Flex drain present, these are subject to frequent clogging - recommend upgrading



Flex drain present, these are subject to frequent clogging - recommend upgrading

5. Gas Valve

Observations:

- The inspector does not check for gas leaks, consult the Gas Company to evaluate all gas areas prior to occupancy
- Not visible/accessible - not inspected



6. Electrical

Observations:

- Areas not visible/accessible - not inspected/tested

HEATING/AIR CONDITIONING

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1. Heaters

Location: Floor unit (these types of heating systems are considered out dated - consider upgrading the heating system for this structure)

Type: Single sided floor heater

Observations:

- Dirty/dusty unit - recommend cleaning/servicing unit prior to regular use
- Interior areas of the heater have rust/rust flakes present - needs to be serviced
- *Recommend regular service/maintenance to extend the life of the unit(s)*
- *Inspector does not examine heat exchanger or determine the presence of a cracked heat exchanger - this is not a complete evaluation of the internal areas of the heater - consult an HVAC contractor for further evaluation if you have concerns about the heat exchanger.*
- **Did not operate or respond to thermostat commands - needs to be serviced/further evaluated**
- **Unit is older with signs of deterioration and appears to be nearing end of useful life - recommend consulting with a HVAC contractor to determine remaining life**



2. Venting

Observations:

- The visible areas of the vent are worn/older - typical for the age of the material, recommend upgrading
- Recommend securing and sealing all vent connections
- **Older cement (AKA transite) flue pipe present - it is recommended to upgrade these areas**



Older cement (AKA transite) flue pipe present - it is recommended to upgrade these areas



Older cement (AKA transite) flue pipe present - it is recommended to upgrade these areas

3. Gas Supply Valves and Pipes

Observations:

- Worn valve, consider upgrading to newer style valve
- No sediment trap at gas supply - may have not been required at time of original installation, but is recommended
- **Aluminum gas line is present - immediate upgrade to appropriate flexible gas line is recommended**



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
- Worn/older model - recommend upgrading



5. Registers

Observations:

- Representative number tested and functional day of the inspection
- Visible register covers are worn and older - consider upgrading to newer style registers
- Dirty/dusty registers - possible sign that ducts need cleaning - needs to be serviced

6. Air Conditioning Compressors

Location: NO CENTRAL A/C PRESENT

WATER HEATERS

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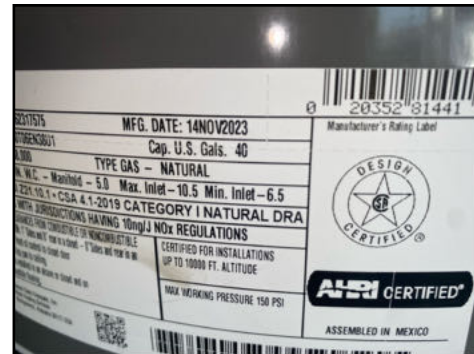
1. Water Heaters Condition

Number of gallons: 40 gallons

Location/s: Exterior Metal Enclosure

Observations:

- Operated at the time of the inspection - Gas unit
- Consult a plumber or manufacturers owner's manual for general maintenance recommendations to extend the life of the unit
- 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
- The unit is worn/older - consult a plumber for general maintenance recommendations to extend the life of the unit



2. Venting

Observations:

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



3. Plumbing

Material type: Copper • Copper flex lines

Observation:

- Worn valve/piping/connections - typical for age - no visible leaks found at the time of the inspection
- Corrosion present - signs of wear - monitor for moisture



4. Temperature Pressure Release Valves

Observations:

- Worn/older valve present - consider upgrading

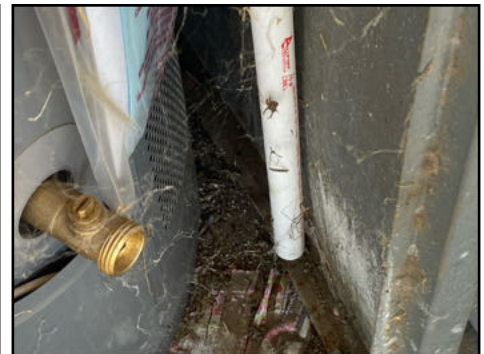


5. Overflow Line/s

Material type: PVC (not an approved material for overflow line)

Observations:

- Worn piping - typical for age
- PVC is an improper material for this overflow line due to it's potential for melting - needs to be serviced/upgraded to an approved material immediately



PVC is an improper material for this overflow line due to it's potential for melting - needs to be serviced/upgraded to an approved material immediately

6. Water Heater Temperature

Observations:

- Temperature was above 120 F at the unit, this a potential scald hazard - needs to be serviced/adjusted - consult a plumber

7. Strapping

Observations:

- Standard metal type straps present - normal wear on the day of the inspection - no major visible defects
- **Missing one strap, two are required - needs to be serviced**



8. Gas Supply Valves and Pipes

Observations:

- Worn valve, consider upgrading to newer style valve
- No sediment trap at gas supply - may have not been required at time of original installation, but is recommended



9. Combustion Air

Observations:

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

10. Platforms/Bases

Observations:

- None/not applicable - unit is sitting on concrete

11. Enclosures

Observations:

- Worn/dirty areas - recommend cleaning
- Recommend sealing any holes/gaps if otherwise discovered in this area

ELECTRICAL/GAS SERVICE

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1. Main Panel

Location/s: South side of the structure

Observations:

- Worn/weathered panel - typical for age and weather exposure
- Recommend upgrading services due to age of electrical system
- Thermal Image View - Normal temperature readings with no visible signs of overheating at time of inspection
- **Manufacture of panel a brand (Federal Pacific) known for frequent issues - recommend further evaluation by a licensed electrician**



Manufacture of panel a brand (Federal Pacific) known for frequent issues - recommend further evaluation by a licensed electrician



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

2. Sub Panels

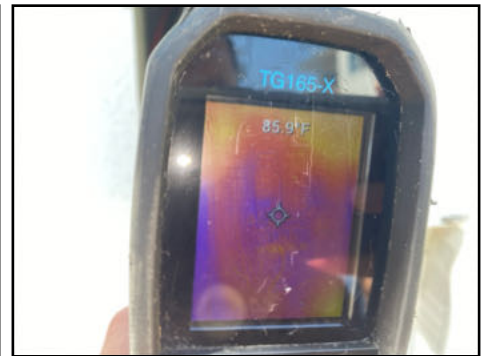
Location: By the main panel

Observations:

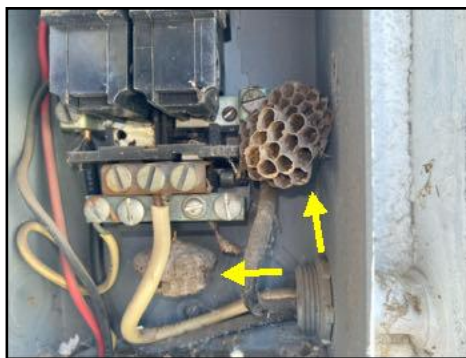
- Worn/older panel present - typical condition for age
- Recommend upgrading services due to age of electrical system
- Thermal Image View - Normal temperature readings with no visible signs of overheating at time of inspection
- **Evidence of pests inside panel - needs to be serviced, cleaned and preventative measures taken to prevent pest entry**
- **Manufacture of panel a brand (Federal Pacific) known for frequent issues - recommend further evaluation by a licensed electrician**



Manufacture of panel a brand (Federal Pacific) known for frequent issues - recommend further evaluation by a licensed electrician



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

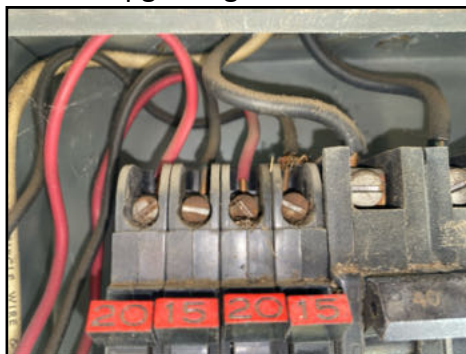
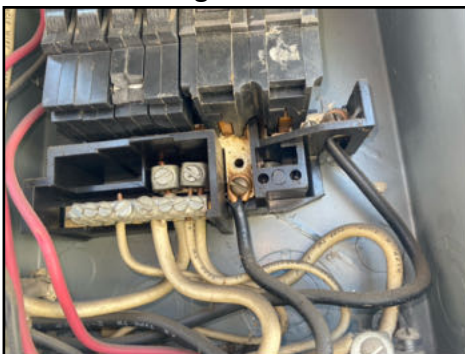


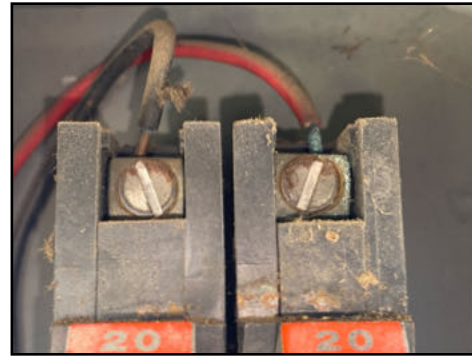
Evidence of pests inside panel - needs to be serviced, cleaned and preventative measures taken to prevent pest entry

3. Panel Wiring

Observations:

- Wiring type: copper
- Wiring method: non-metallic sheathed cable (romex)
- Unable to determine if this panel is properly grounded - recommend further evaluation by a licensed electrician
- Visible wiring is worn and older - consider upgrading the electrical services

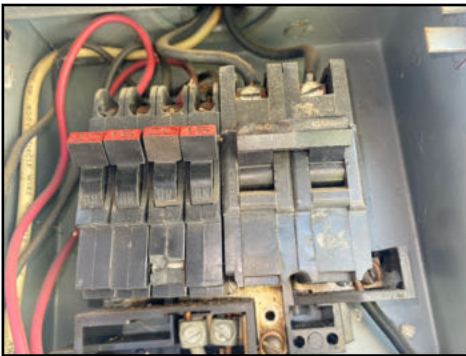




4. Breakers

Observations:

- No visible labeling for breakers on panel cover - needs to be serviced
- Loose/worn breakers - typical for age
- Breakers or panel may require upgrade soon due to age
- Manufacturer of breakers/panel is a brand (Federal Pacific) known for frequent issues - recommend further evaluation by a licensed electrician



5. Breaker Amp Capacity

Observations:

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



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

6. Cable Feeds

Observations:

- Overhead - worn/weathered - needs service/maintenance
- Older style wiring connections to the structure - it is recommended that you upgrade these areas



Older style wiring connections to the structure - it is recommended that you upgrade these areas

7. Main Gas Valve

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

Observations:

- Natural gas present
- Worn valve - typical for age
- Recommend gas valve wrench be placed near valve for optimal preparedness
- Minor rusting - typical for exterior weathering - recommend rust treatment
- ***The Inspector cannot determine if gas piping is properly protected in the ground - consult the Gas Company for further evaluation***
- ***Exterior gas lines, fire pits, BBQs, etc. are not included as part of this inspection - consult your gas supplier company to further evaluate these areas and check all permits for added gas lines, fire pits, BBQs, etc.***
- ***Main and other fuel gas supply valves are not tested or turned on/off during this inspection***
- ***We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home at any time during the inspection.***
- **No seismic safety valve present - recommend installation for increased safety**



No seismic safety valve present - recommend installation for increased safety

8. Gas Pipes and Valves

Observations:

- Worn meter/piping - typical for age and exterior weathering
- Cannot determine if gas piping is properly protected in the ground
- Minor rusting - typical for age - recommend rust treatment
- ***We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. Note: The Inspector cannot determine if a gas leak is present in any area of the home at any time during the inspection. Note: The inspector cannot***

determine if all gas lines are properly protected in the ground.

- *Exterior gas lines, fire pits, BBQs, etc. are not included as part of this inspection - consult your gas supplier company to further evaluate these areas and **check permits** for any added gas lines, fire pits, BBQs, etc.*



ATTIC AREA

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1. Access Entries

Observations:

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

2. Structure

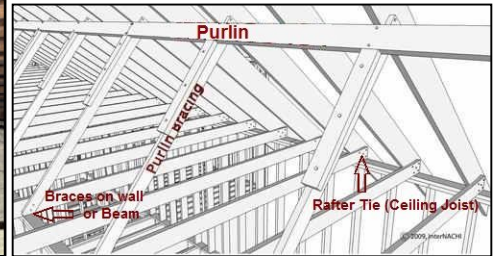
Observations:

- **Consult termite report for all wood areas in the attic**
- Conventional framing present, normal wear at time of inspection - no major visible defects
- Cracking small at wood members - typical for age
- This structure would benefit from the addition of collar ties, purlin bracing and/or brackets for added support
- **Stains present on wood members of structure - evidence of past moisture entering structure- monitor for future moisture intrusion**
- **No visible roof sheathing at rafters - this is an irregular roofing installation and needs further evaluation by a roofer**



No visible roof sheathing at rafters - this is an irregular roofing installation and needs further evaluation by a roofer





3. Insulation

Material type: Unfinished fiberglass batts • Loose fill

Approximate depth: 6-8 inches

Observations:

- No visible signs of rodents at this inspection - we recommend pest services seasonally as part of your regular home maintenance
- All visible insulation is worn/older/dirty - typical for the age of the structure
- This structure would benefit from new insulation
- Loose/displaced insulation in areas - recommend repair/replacement as needed for best efficiency
- Insulation was compressed in areas reducing effectiveness - recommend servicing/upgrading
- ***The inspector does not determine R-value of the insulation***



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:

- Visible vents are older and worn - typical for the age of the structure - consider upgrading
- **Masonry/cement/transite type vent pipe in the attic - needs to be serviced and possibly upgraded to newer style vents**



Masonry/cement/transite type vent pipe in the attic - needs to be serviced and possibly upgraded to newer style vents



Masonry/cement/transite type vent pipe in the attic - needs to be serviced and possibly upgraded to newer style vents



7. Electrical

Observations:

- Visible wiring in attic is in a worn and older condition typical for the age the of structure
- No attic light is present in the attic

8. Plumbing

Observations:

- Vents only - no other plumbing/piping is visible for inspection
- Worn/older piping system present - consider upgrading plumbing
- No visible leaking at the time of inspection



GARAGE AND/OR CARPORT

"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. Roof Condition

Notes: Detached structure with a separate roof • Inspection method - from the main structure roof area

Constructed of: Asphalt shingles

Observations:

- Recommend seasonal maintenance to extend the life of the current materials
- Worn and weathered materials present - typical for age and weather exposure - **roof needs maintenance**
- **Some areas not visible from inspection level - recommend further inspection/evaluation by licensed roofer**
- **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 of possible roof leaks, please contact a licensed roofer to perform an additional inspection and/or roof certification. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection.**
- **Shingles exhibited extensive/abnormal granule loss - needs to be serviced/evaluated by a roofer**
- **Materials appear to be nearing end of useful life - consult with a licensed roofer to determine remaining life**



2. Main Automotive Doors

Type: Barn door wood

Observations:

- **Locked could not test - garage not entered or inspected**



Locked could not test - garage not entered or inspected

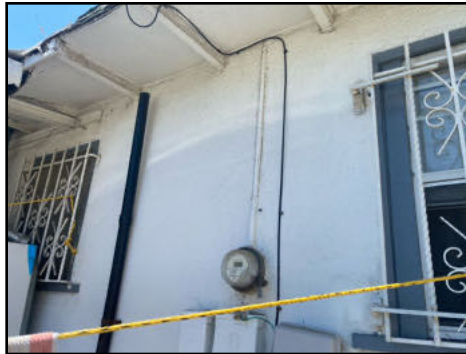
EXTERIOR AREAS

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1. Stucco

Observations:

- Worn/weathered at time of inspection where visible
- Recommend sealing any holes/gaps or cracks to prevent moisture or pest entry
- Small cracking/chipping/holes present in areas - recommend stucco service/**maintenance**
- **Blistered due to unknown reason - needs to be serviced**



**Blistered due to unknown reason -
needs to be serviced**



2. Siding

Constructed of: Wood

Observations:

- **Consult termite report for all exterior wood**
- Worn/weathered/cracked materials where visible – recommend siding **maintenance**
- Small cracking/chipping/holes present - recommend siding service/**maintenance** and sealing all holes and gaps
- Recommend **maintenance** to seal all gaps, cracks and openings
- **Cracking/chipping/holes more than typical - needs to be serviced**



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

3. Wood Trim

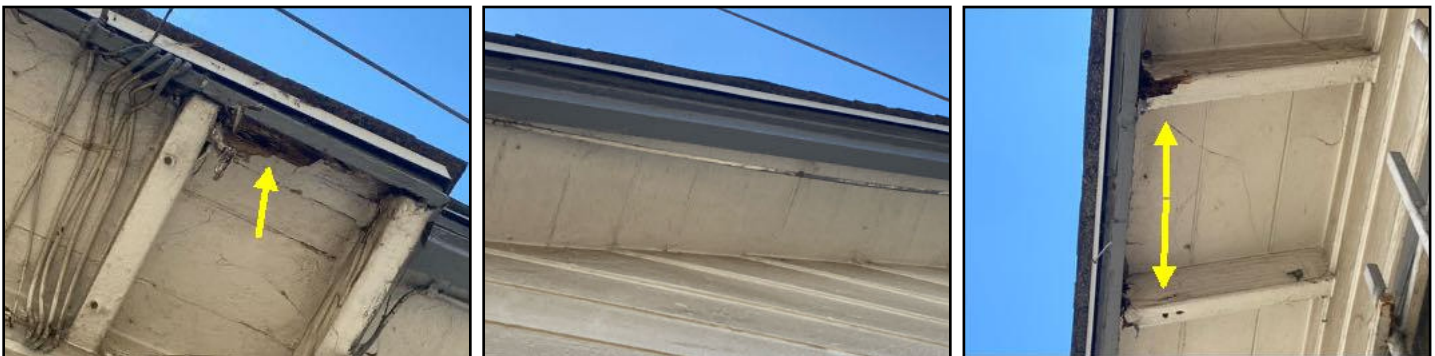
Observations:

- **Consult termite report for all exterior wood**
- Recommend general trim **maintenance** and sealing any holes/gaps
- Worn/weathered at time of inspection where visible – recommend service and water tight **maintenance**
- Weathering, cracking and staining present - typical for age and weather exposure - recommend **maintenance**

4. Eaves & Fascia

Observations:

- **Consult termite report for all wood areas at the structure**
- Cracking/weathering/worn where visible - typical for age and weather exposure
- Weathering and staining present in areas
- Exposed exterior wood requires periodic seasonal **maintenance** and paint - recommend servicing
- **Cracking/deterioration - more than normal - needs to be serviced**
- **Heavily damaged - needs to be replaced**

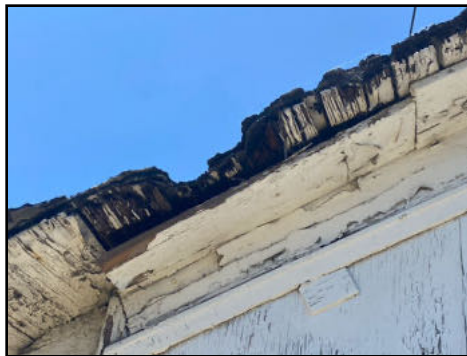


Cracking/deterioration - more than normal - needs to be serviced

Cracking/deterioration - more than normal - needs to be serviced



Heavily damaged - needs to be replaced



Heavily damaged - needs to be replaced



Heavily damaged - needs to be replaced



Heavily damaged - needs to be replaced



Cracking/deterioration - more than normal - needs to be serviced

5. Exterior Paint

Observations:

- Weathered and worn areas - typical for age and weather exposure, the structure would benefit from new paint
- Recommend caulking around doors and windows as necessary seasonally
- Paint faded and typical for the age
- ***Paint is recommended to help maintain and seal the exterior areas of the structure***
- ***Exterior paint will require maintenance every 3-5 years***

6. Exterior Doors

Observations:

- ***Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals***
- See interior section for more information

7. Exterior Windows

Observations:

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



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.

1. Slab Foundation

Observations:

- Raised foundation only

2. Access Panels

Observations:

- **Limited inspection - some areas under the structure are not accessible/visible due to piping/electrical/duct work, insulation or inadequate service space – N/A**
- Inspection method: crawlspace completely traversed
- Access entry is worn/weathered/bent – recommend service/repair to prevent pest access to under structure
- Loose cover - recommend servicing

3. Foundation Walls

Observations:

- Constructed of: concrete
- Visible foundation wall areas are worn and stained areas - typical for age of the structure and material
- Normal settlement present - no major visible cracks or deterioration found at the time of the inspection
- Cracked areas present - typical for age of material
- Cracks minor (less than 1/8-inch) - typical for age, monitor for further movement
- Stained/worn areas - typical for age





4. Cripple Walls

Observations:

- Cripple walls present and have corner cross bracing or let in braces present – this is normal for the age of the structure, however, additional bracing would benefit the cripple wall supports
- Stained areas present - consult termite report for any wood/moisture issues
- Cracking small at wood members - typical for age



5. Sub Flooring

Observations:

- Wood is worn and stained in areas where visible - typical of a structure this age
- Stained areas present – consult termite report for any wood/moisture issues
- Cracked wood - typical for age
- **Moisture damage in areas - needs to be serviced**



6. Posts and Girders

Observations:

- Stained and worn areas - typical for age of structure
- Small cracking at wood members - typical for age of structure
- Brackets for all attachment points would benefit the structure
- Posts off centered and not aligned over concrete piers - recommend brackets for added support
- Posts in contact with soil - needs to be serviced - consult the termite report



Posts in contact with soil - needs to be serviced - consult the termite report

Posts in contact with soil - needs to be serviced - consult the termite report



Posts in contact with soil - needs to be serviced - consult the termite report

Posts in contact with soil - needs to be serviced - consult the termite report

Posts in contact with soil - needs to be serviced - consult the termite report



7. Sill Plate

Observations:

- Worn/stained/cracked materials - typical for the age of the structure

8. Anchor Bolts

Observations:

- **None** - typical for homes built prior to 1935 - recommend adding bolts or earthquake retrofit steel plates

9. Ventilation

Observations:

- Existing ventilation appeared to be adequate on the day of the inspection
- **Evidence of rodent/pest activity in the crawlspace - recommend further evaluation by pest services company**



Evidence of rodent/pest activity in the crawlspace - recommend further evaluation by pest services company

10. Vent Screens

Observations:

- Worn/bent/small holes – recommend maintenance and repairs to prevent pest intrusion
- Dirty/restricted screens - recommend cleaning

11. Electrical

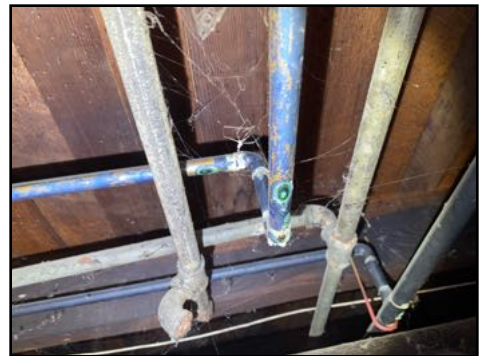
Observations:

- Visible wiring under the structure is in a worn and older condition typical for the age the of structure
- Unsecured wiring - recommend servicing - All wiring should be properly secured to the framing.

12. Plumbing

Observations:

- The inspector ran water during the inspection prior to inspecting under the structure
- Visible/accessible plumbing areas have worn and older piping in typical condition for the age of the structure
- Leak found under toilet - needs to be serviced
- Corrosion/cysts at one or more locations of the metal drain lines or distribution piping - recommended further evaluation by a licensed plumber



Leak found under toilet - needs to be serviced

Leak found under toilet - needs to be serviced





GROUNDS

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1. Driveways and Walkways

Constructed of: Concrete

Observations:

- Worn with common cracks/chips - typical for age of material
- Moderate cracking in areas - recommend maintenance and patching as needed
- Driveway stained in areas
- Walkways stained in areas
- Cracking/chipping small and typical for age
- Small localized water ponding may occur in areas - area drains may be needed, monitor and address as needed



2. Patio and Porch Roofs

Constructed of: Aluminum • Same as main structure - porch

Observations:

- Worn/weathered materials - typical for age
- ***Inspector cannot determine if patio/porch roofs are water-tight, no water testing of any kind is***

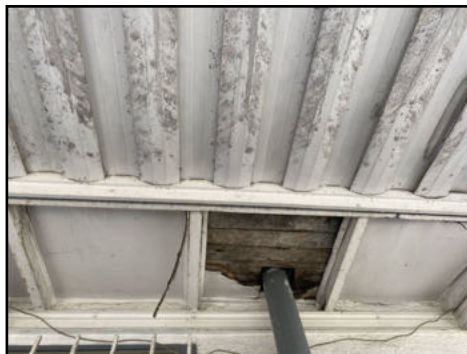
performed at this inspection

- Structure attached to **fascia** board – irregular installation – recommend licensed contractor to evaluate
- Post base dented/buckling - needs to be serviced
- Recommend evaluation and costs of repair from a licensed roofer/contractor



Post base dented/buckling - needs to be serviced

Structure attached to fascia board – irregular installation – recommend licensed contractor to evaluate



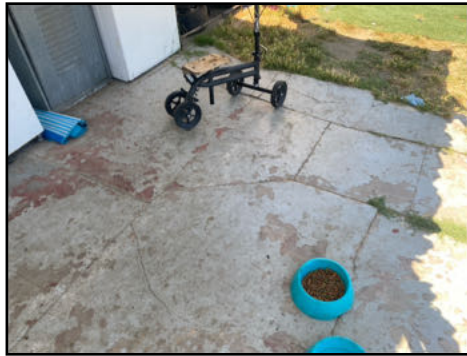
Structure attached to fascia board – irregular installation – recommend licensed contractor to evaluate

3. Patio and Porch Decks

Observations:

- Worn with common cracks/chips - typical for age of material
- Stained/worn areas - typical for age and use
- Cracking/chipping small and typical for age
- Moderate cracking - recommend maintenance and patching as needed
- Recommend grout and sealer maintenance on all exterior tile/stone areas
- Small localized water ponding may occur, additional drainage may be needed in areas

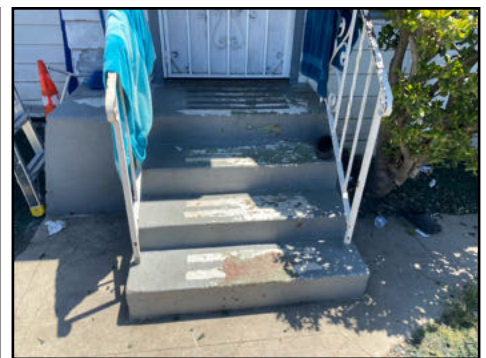
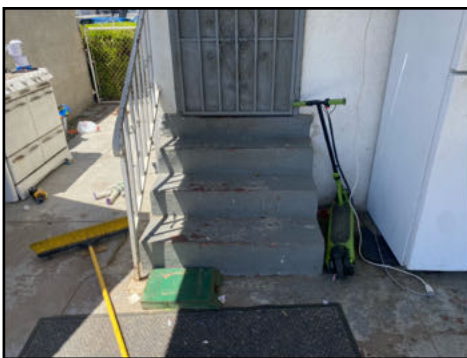




4. Stairs & Handrails

Observations:

- Stairs are worn/weathered - typical for the age of the materials
- Loose rails - unsafe - needs to be serviced



Loose rails - unsafe - needs to be serviced

5. Exterior Electrical

Observations:

- Accessible lights/switches/outlets were tested on the day of the inspection
- The visible and tested fixtures/switches/outlets were in a loose/worn condition - typical for age

6. GFCIs

Observations:

- GFCI upgrades are recommended on exterior outlets for increased safety
- None visible/installed recommend upgrade for increased safety

7. Exterior Plumbing and Faucets

Observations:

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

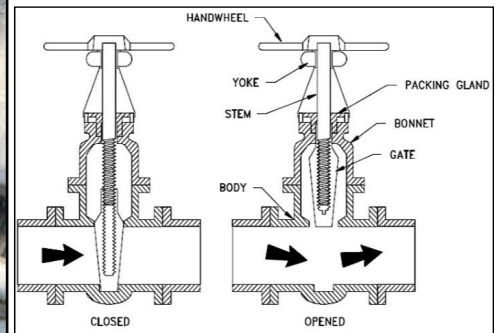


8. Main Water Valve

Type of plumbing: Copper

Observations:

- Location: west side
- No visible leaking found at the main valve area at the time of the inspection
- **Gate valve** present/worn (these types of valves are known to fail internally) - consider upgrading to a ball valve
- ***We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection***
- ***This inspection cannot determine certain plumbing defects such as pinhole leaks due to concealment in walls ceilings, floors, concrete slabs, etc. This inspection also does not determine or identify geographic areas that are prone to this issue. Consult seller's disclosures and qualified professionals/contractors if concerns exist in this area.***



Gate valve present/worn (these types of valves are known to fail internally) - consider upgrading to a ball valve

9. 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: 115 - needs to be serviced**



Approximate pounds per square inch: 115 - needs to be serviced

10. Pressure Regulator

Observations:

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

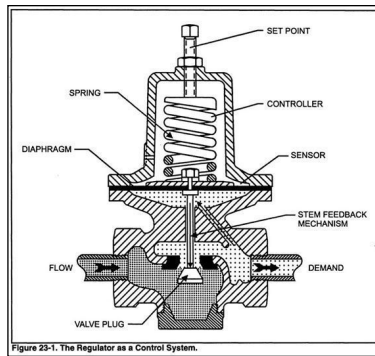


Figure 23-1. The Regulator as a Control System.

11. Fencing and Walls

Constructed of: Block • Wood • Metal • Chain link

Observations:

- Visible fencing/wall areas are worn and weathered - typical for the age of the materials
- Cracking/chipping small and typical for age at block - monitor for further cracking and repair as needed
- Earth to wood contact present and will reduce the life of wood fencing
- Wood is worn and stained - typical for age of material
- Cracked/deteriorated wood - recommend wood fencing maintenance
- Loose boards - recommend servicing
- **Damaged fencing/walls - needs to be serviced**

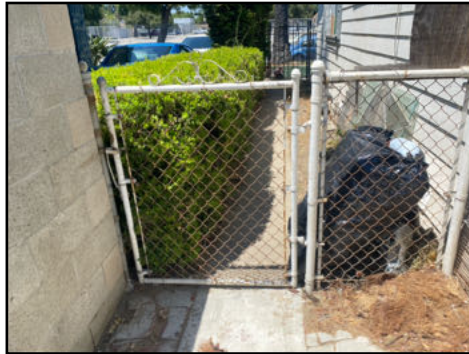


12. Gates

Constructed of: Metal • Chain link • Driveway gate present (manual operating type)

Observations:

- Gate(s) locked - not tested
- Operated on the day of the inspection
- Loose/worn hardware - typical for age
- Weathered and worn materials - typical for age



13. Planters

Observations:

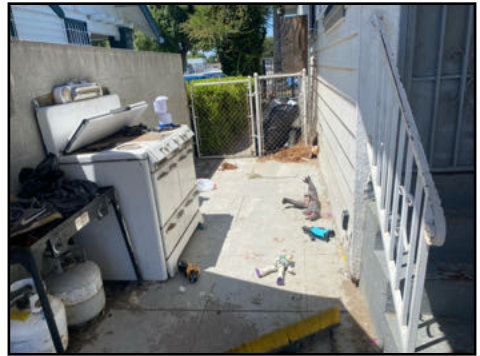
- Recommend adding drainage in planter areas to direct moisture away from the structure
- Recommend pruning or remove any plants or trees that are in contact or proximity to structure to eliminate pathways of wood destroying insects and moisture
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness
- Recommend trimming trees or bushes that are in contact or proximity to home, as branches can abrade roofing or siding



14. 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



15. 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 inspected. You are advised to check permits for any out structure(s) present - the home inspector is not a building code violation inspector
- Shed present



ROOF

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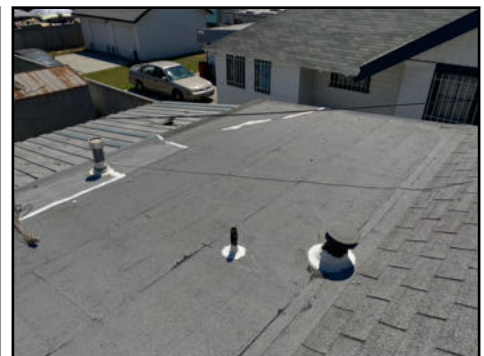
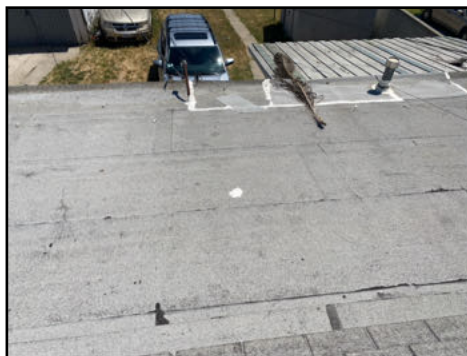
1. Condition

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. This applies to all roof areas evaluated during this inspection (including garages). • Inspection method - roof was walked

Constructed of: Asphalt shingles • Rolled materials

Observations:

- Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance
- Shingles exhibited moderate granule loss - normal for age of material
- Exposed nails/staples/screws on roofing material - recommend sealing all fastener heads
- Tree branches rub roof - 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
- Multiple layers roof material present - unable to determine how many layers or added weight
- Rolled **composition** roofing not considered a long-term material - regular maintenance is required
- Patching observed in areas on roof materials - inspector is unable to guarantee the adequacy of these repairs - recommend maintaining a continuous water tight seal in these areas
- **Materials appear to be nearing end of useful life - needs to be further evaluated by a licensed roofer**
- **Missing/damaged shingles/tiles in areas - needs to be serviced**





Patching observed in areas on roof materials - inspector is unable to guarantee the adequacy of these repairs - recommend maintaining a continuous water tight seal in these areas

Patching observed in areas on roof materials - inspector is unable to guarantee the adequacy of these repairs - recommend maintaining a continuous water tight seal in these areas



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



Exposed nails/staples/screws on roofing material - recommend sealing all fastener heads

2. Flashings

Observations:

- Worn/weathered/rusted/bent - typical for age - recommend seasonal mastic maintenance to prevent moisture intrusion
- Flashings lifting in areas - needs to be serviced as part of your preventative roof maintenance



- Mastic at flashings is weathered and cracked - needs to be serviced and resealed at all penetration points
- Re-roof covers flashings - irregular installation - needs further evaluation by a licensed roofer



Re-roof covers flashings - irregular installation - needs further evaluation by a licensed roofer

3. Gutters and Down Spouts

Observations:

- Partial gutter systems in areas – recommend gutters on all feasible sides of structure to help divert water away from the structure
- Worn/older gutters - typical wear for age and weather exposure - annual maintenance is recommended
- Clogged/restricted by debris in areas - recommend servicing

4. Vents and Vent Caps

Observations:

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



Glossary

| Term | Definition |
|----------------|---|
| A/C | Abbreviation for air conditioner and air conditioning |
| 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. |
| Composition | Composite siding is a building material used on the exterior of homes and commercial structures. Like other cladding products, composite siding is installed so that it covers the exterior of a building completely, providing no openings for water to enter the interior of the space. Siding is available in boards or planks, which can be layered over one another horizontally or vertically. Some varieties of composite siding are made from shredded wood or sawdust, with a bonding agent added for strength. Known as Oriented Strand Board (OSB). Like traditional wood products, OSB is susceptible to moisture damage, but offers a higher level of protection against termites and rot. Fiber cement board is another popular composite siding product. |
| 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. |

| | |
|-------------|---|
| Gate valve | <p>A valve that opens by lifting a barrier (gate) out of the path of the fluid. Gate valves require very little space along the pipe axis and hardly restrict flow of fluid when the gate is fully opened. While gate valves are commonly used in residential plumbing plans, these valves do have a history of sticking when left in the open or closed positions for long periods of time while under pressure. Sticking gate valves will often fail when attempting to turn off or on which is why we recommend upgrading a gate valve to a ball valve.</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 |
| PVC | Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines. |

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