



# ELITE GROUP

INSPECTION PROFESSIONALS

*Inspecting to a Higher Standard Since 1984*



800-494-8998

RESIDENTIAL



PROPERTY LOCATION: 28450 Evening Breeze Dr Yorba Linda, CA 92887

# INSPECTION REPORT

CLIENT: Marlene Roberts -AGENT:

Date of Inspection: 3/31/2023 at 2:00 PM

Year Built: 1989 Sq Ft: 2465

Weather: 65 degrees. Hazy. Calm

Order ID: 309086

Inspector: John Suh

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www.eliteinspections.com



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## Summary Page

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

INTERIOR		
Page 12 Item: 14	Smoke Detectors	• Did not operate - needs to be serviced or replaced. Downstairs
BEDROOMS		
Page 15 Item: 5	Window Conditions	• Broken sash cables or springs- unsafe - needs to be serviced
Page 16 Item: 9	Closets	• Bypass door guides missing at base - needs to be serviced
BATHROOMS		
Page 18 Item: 2	Wall Conditions	• Microbial growth/irregular staining present - further evaluation is recommended
KITCHEN		
Page 29 Item: 12	Plumbing	• Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair
Page 32 Item: 18	GFCIs	• Test did not operate - needs to be serviced
WATER HEATERS		
Page 39 Item: 1	Water Heaters Condition	• Unit old and appears to be nearing end of useful life - we recommend that you budget for a replacement
Page 39 Item: 3	Plumbing	• Shutoff valve is corroded - needs to be serviced
Page 40 Item: 5	Overflow Line/s	• None - needs to be serviced/installed
Page 40 Item: 6	Water Heater Temperature	• Temperature was above 120 F at one or more fixtures within the structure, this a potential scald hazard - needs to be serviced/adjusted - consult a plumber
GARAGE AND/OR CARPORT		
Page 48 Item: 5	Garage Door Openers	• Could not test due to vehicle obstruction/personal items/storage present
EXTERIOR AREAS		
Page 51 Item: 1	Stucco	• Cracking/chipping/holes more than typical - needs to be serviced
Page 52 Item: 5	Eaves & Fascia	• Deteriorated in areas - needs to be serviced - consult the termite report
GROUNDS		
Page 55 Item: 2	Patio and Porch Roofs	• Wood deterioration observed - consult termite report
Page 56 Item: 3	Exterior Electrical	• Non- energized (dead) outlet(s) - needs to be serviced
Page 57 Item: 9	Fencing and Walls	• Rust/rust damage at metal fence materials - needs to be serviced
Page 58 Item: 11	Planters	• Loose/cracked materials present - needs to be serviced



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

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

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

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

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

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

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

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

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

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

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





**ABOUT YOUR INSPECTION CONTINUED**

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

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

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

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

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

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

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

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

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

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

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

## INSPECTION AGREEMENT

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

### SCOPE OF THE INSPECTION / REPORT

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

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

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

Elite Group Inspection Professionals/Attn: Inspector Supervisor 9480 Utica Ave Ste 608 Rancho Cucamonga, CA 91730

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

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

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

Additional questions or concerns can be addressed through our Customer Service website: <https://eliteinspections.com/explanation-of-limited-guarantee>

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

### CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

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

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



# OVERVIEW

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

Inspection type: **Elite** Home Inspection (Standard Inspection)

Single Family Residence

Front door faces 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).

## 2. Main Utilities Location

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

## 3. Who is present at the inspection?

- Buyer's agent present during inspection
- Tenant present during inspection
- Termite Inspector present during the inspection (see additional report/notes from this contractor regarding this structure)
- Other: photographers

## 4. Wall materials throughout the structure

Drywall

## 5. Ceiling materials throughout the structure

Drywall • Cathedral style (vaulted) in areas

## 6. Floor materials throughout the structure

Carpet • Tile • Wood laminate

## 7. Window materials/type throughout the structure

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



## 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:

- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Recent paint or patching may cover known past defects - consult the seller/disclosures for all past repairs
- Some areas not accessible or visible due to access limitations or personal items/furnishings
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



## 2. Ceiling Conditions

Observations:

- No major visible defects observed at the time of inspection
- Skylight worn/weathered
- Recent paint or patching may cover known past defects - consult the seller/disclosures for all past repairs
- Some areas not fully visible due to height/angle/natural lighting/shadowing - **N/A**
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



Skylight worn/weathered

## 3. Floor Conditions

Observations:

- Normal wear for age - no major visible defects at the time of the inspection
- Consult termite report for wood floors
- Area rugs present - some areas of floors not visible
- Personal items/furnishings prevent complete inspection in areas

#### 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
- Only visible and accessible windows are tested and evaluated, windows not accessible due to any access limitations are not inspected or evaluated.
- Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film prevent an accurate inspection of the window glass areas
- Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure)



#### 5. Doors

Observations:

- Operated at time of inspection
- Weathered/worn door(s) - typical for age
- Only accessible doors were tested during this inspection, personal items were not disturbed or moved to test all doors.

#### 6. Sliding Glass Doors

Observations:

- Slider operated at the time of the inspection
- Worn door with loose/worn hardware/frames/rollers/tracks - typical for age
- Single pane
- Tempered glass label observed
- Recommend service/lubrication and general maintenance to extend the life of the slider. Moisture in slider.



**Recommend service/lubrication and general maintenance to extend the life of the slider. Moisture in slider.**



**Recommend service/lubrication and general maintenance to extend the life of the slider. Moisture in slider.**

## 7. Sliding Door Screens

Observations:

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

## 8. Fireplaces

**Location/s:** Living room

Masonry

Observations:

- The fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and a Gas Company evaluation of the fireplace prior to operating the fireplace.
- No damper stop clamp - required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel
- Normal wear at the time of the inspection - no major visible defects
- Damper was tested and operated at the time of the inspection
- Glass/screen door operated at the time of the inspection
- Gas line capped - no test





**No damper stop clamp - required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel**

## 9. Electrical

Observations:

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Outlets/switches had normal wear for age - no major visible defects
- 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. Stairs & Handrails

Observations:

- Functional at time of inspection



## 11. Closets

Observations:

- Normal wear for age with no major visible defects
- Some closet areas not visible for inspection due to personal storage

## 12. Cabinets

Observations:

- Normal wear for age of material - no major visible defects



### 13. Door Bells

Observations:

- Operated at time of inspection

### 14. Smoke Detectors

Observations:

- Smoke detectors that are out of reach are not tested for functionality, all battery operated smoke detectors should be within reach for testing and maintenance.
- For safety purposes we recommend that smoke detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple smoke detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert.
- **Did not operate - needs to be serviced or replaced. Downstairs**



**Did not operate - needs to be serviced or replaced. Downstairs**

### 15. Carbon Monoxide Detectors

Observations:

- Carbon monoxide detectors are tested via the accessible test button only, they are not tested/measured/evaluated per manufacturer specifications for installation height or suggested locations.
- For safety purposes we recommend that carbon monoxide detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple carbon monoxide detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert.
- Operational at time of inspection via factory installed test button





# 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

Master • North • West • Downstairs

## 2. Wall Conditions

Observations:

- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Recent paint or patching may cover known past defects - consult the seller/disclosures for all past repairs
- Some areas not accessible or visible due to access limitations or personal items/furnishings
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



## 3. Ceiling Conditions

Observations:

- No major visible defects observed at the time of inspection
- Recent paint or patching may cover known past defects - consult the seller/disclosures for all past repairs
- Some areas not fully visible due to height/angle/natural lighting/shadowing - N/A
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

## 4. Floor Conditions

Observations:

- Normal wear for age - no major visible defects at the time of the inspection
- Cracked/loose/missing grout in areas - recommend grout and sealer maintenance
- Consult termite report for wood floors
- Area rugs present - some areas of floors not visible
- Personal items/furnishings prevent complete inspection in areas

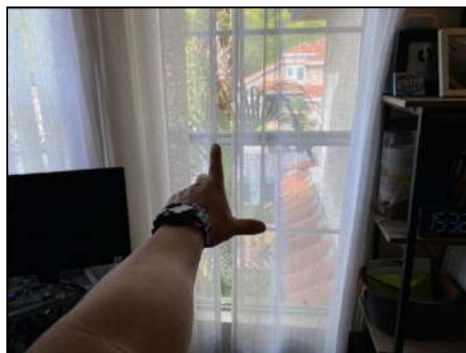


**Cracked/loose/missing grout in areas - recommend grout and sealer maintenance**

### 5. 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
- Only visible and accessible windows are tested and evaluated, windows not accessible due to any access limitations are not inspected or evaluated.
- Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film prevent an accurate inspection of the window glass areas
- Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure)
- **Broken sash cables or springs- unsafe - needs to be serviced**



**Broken sash cables or springs- unsafe - needs to be serviced**





## 6. Doors

Observations:

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

## 7. French Doors

Observations:

- Door(s) operated at the time of the inspection
- Normal wear at time of inspection with no major visible defects

## 8. Electrical

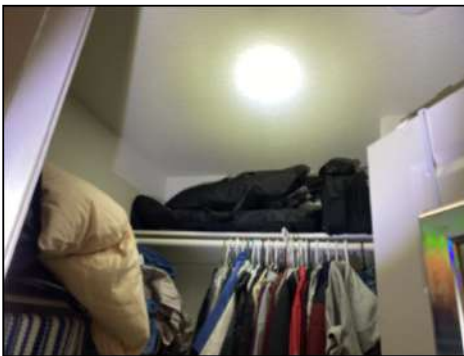
Observations:

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Outlets/switches had normal wear for age - no major visible defects
- 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.

## 9. Closets

Observations:

- Normal wear for age with no major visible defects
- Some closet areas not visible for inspection due to personal storage
- **Bypass door guides missing at base - needs to be serviced**



**Bypass door guides missing at base  
- needs to be serviced**

## 10. Smoke Detectors

### Observations:

- Smoke detectors that are out of reach are not tested for functionality, all battery operated smoke detectors should be within reach for testing and maintenance.
- For safety purposes we recommend that smoke detectors be placed in all sleeping areas (bedrooms) on all levels of multi-level dwellings.
- Operational at time of inspection via factory installed test button



## 11. Carbon Monoxide Detectors

### Observations:

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



# BATHROOMS

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

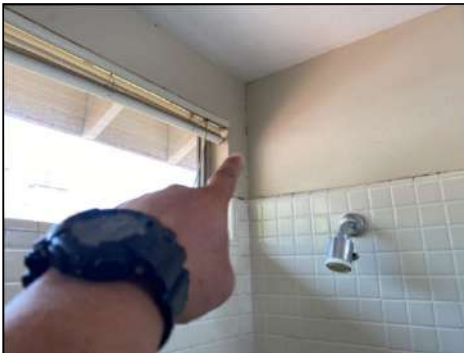
## 1. Locations

Master • Hall • Downstairs

## 2. Wall Conditions

Observations:

- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Recent paint or patching may cover known past defects - consult the seller/disclosures for all past repairs
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.
- **Microbial growth/irregular staining present - further evaluation is recommended**



**Microbial growth/irregular staining present - further evaluation is recommended**



**Microbial growth/irregular staining present - further evaluation is recommended**

## 3. Ceiling Conditions

Observations:

- No major visible defects observed at the time of inspection
- Recent paint or patching may cover known past defects - consult the seller/disclosures for all past repairs
- Some areas not fully visible due to height/angle/natural lighting/shadowing - N/A
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



#### 4. Floor Conditions

Observations:

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



#### 5. 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
- Only visible and accessible windows are tested and evaluated, windows not accessible due to any access limitations are not inspected or evaluated.
- Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film prevent an accurate inspection of the window glass areas
- Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure)



## 6. Doors

Observations:

- Operated at time of inspection
- Normal wear for age - no major visible defects at the time of the inspection
- Only accessible doors were tested during this inspection, personal items were not disturbed or moved to test all doors.

## 7. Counters

Observations:

- Counter is worn and has typical wear for age
- Tile and grout is worn - recommend grout and sealer maintenance
- Small cracking - did not affect performance
- Gaps at back or side where counter meets the wall - potential for moisture to get into these areas - needs to be serviced/sealed



**Gaps at back or side where counter meets the wall - potential for moisture to get into these areas - needs to be serviced/sealed**

## 8. Cabinets

Observations:

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

## 9. Sinks

Observations:

- Fixture operated at the time of the inspection
- Worn fixture/sink - typical for the age
- Hot water above 120 degrees, recommend adjusting the temperature at the water heater







## 10. Mirrors

### Observations:

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

## 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
- Hot water above 120 degrees, recommend adjusting the temperature at the water heater or upgrading fixture to anti-scald device
- Tub is worn/older/stained/scratched/chipped - typical for the age
- Bathtubs are not filled to overflow opening to test

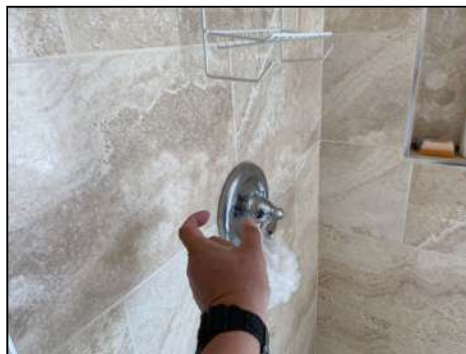




## 12. Showers

**Observations:**

- Tub/Shower combo present - see tub notes for additional information
- Fixture was tested and operating at time of inspection via normal fixture controls
- Fixture was in a worn and older condition - typical for the age
- Shower arm faceplate is loose at the wall - recommend securing and sealing this area
- Caulk maintenance needed at wall to fixture juncture
- Shower drains are not plugged and the pan long-term tested - consult termite report



**Caulk maintenance needed at wall to fixture juncture**

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





**Caulk maintenance needed at wall to fixture juncture**

**13. Shower Walls**

Observations:

- Tile and grout present
- Wall materials in a worn/stained-faded/old condition - typical for age - recommend routine grout and sealer maintenance
- Shower pan is in a worn/stained/older condition - typical for the age - recommend routine grout and sealer maintenance
- Surface microbial growth/irregular staining is present in areas on nonporous surfaces - recommend cleaning and sealing materials regularly
- Cracked/loose/missing grout in areas - recommend grout and sealer
- Shower pans are not long-term water tested for leaking - consult the termite report



**Cracked/loose/missing grout in areas - recommend grout and sealer**



**Surface microbial growth/irregular staining is present in areas on nonporous surfaces - recommend cleaning and sealing materials regularly**



**Surface microbial growth/irregular staining is present in areas on nonporous surfaces - recommend cleaning and sealing materials regularly**

**14. Enclosures / Shower doors**

Observations:

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

**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 flush valve was leaking - needs to be serviced



**Toilet flush valve was leaking - needs to be serviced**

**16. Plumbing**

**Observations:**

- 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
- Some areas not visible due to personal items
- The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed).



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



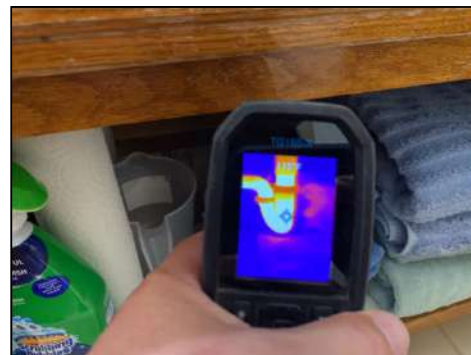
**Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber**





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

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



### 17. Electrical

Observations:

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Outlets/switches had normal wear for age - no major visible defects
- 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.

### 18. GFCIs

Observations:

- Recommend upgrading all receptacle to **GFCI** protection within 6 feet of all potential wet locations
- Tested and operational at time of inspection via normal control

### 19. Exhaust Fans

Observations:

- Operated at time of inspection
- Worn/older fan - typical wear for age

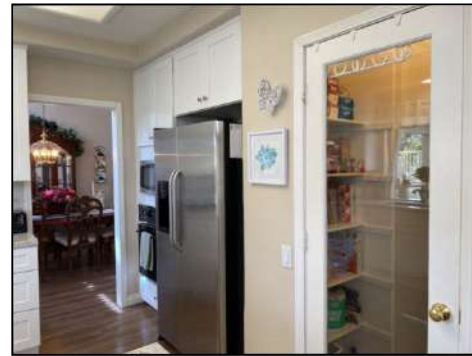
# KITCHEN

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

## 1. 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
- Recent paint or patching may cover known past defects - consult the seller/disclosures for all past repairs
- Some areas not accessible or visible due to access limitations or personal items/furnishings
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



## 2. Ceiling Conditions

Observations:

- No major visible defects observed at the time of inspection
- Drop ceiling present - condition above unknown - tiles are not lifted or removed - not inspected
- Recent paint or patching may cover known past defects - consult the seller/disclosures for all past repairs
- Some areas not fully visible due to height/angle/natural lighting/shadowing - N/A
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

## 3. Floor Conditions

Observations:

- Normal wear for age - no major visible defects at the time of the inspection
- Consult termite report for wood floors

## 4. Window Conditions

Observations:

- Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age
- Only visible and accessible windows are tested and evaluated, windows not accessible due to any access limitations are not inspected or evaluated.
- Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film prevent an accurate inspection of the window glass areas
- Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure)



## 5. Counters

Observations:

- Counter has normal wear for age at time of inspection with no major visible defects
- Gaps at back or side where counter meets the wall - potential for moisture to get into these areas - needs to be serviced/sealed



**Gaps at back or side where counter meets the wall - potential for moisture to get into these areas - needs to be serviced/sealed**

## 6. Cabinets

Observations:

- Normal wear for age of material - no major visible defects

## 7. Pantry

Observations:

- Normal wear for age with no major visible defects

## 8. 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





## 9. Spray Wands

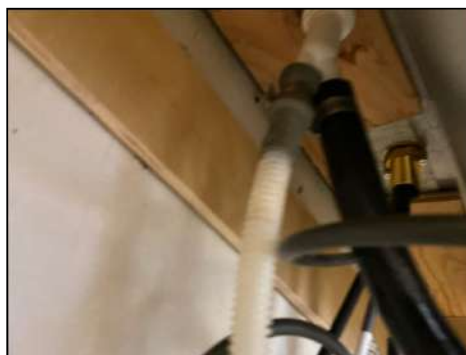
Observations:

- Operational at time of inspection
- Sprayer hose does not properly retract - needs to be serviced

## 10. Dishwashers

Observations:

- The dishwasher inspection is limited and does not include an inspection of the water pump or any hoses inside or beneath the unit. The home inspector cannot predict the remaining life of the dishwasher or any parts within the dishwasher; nor can the home inspector tell you if or how well the dishwasher actually cleans or dries dishes. This inspection allows for one fill and one drain cycle only, the Inspector does not run the dishwasher for any full cycles.
- Tested and operational (one fill and drain cycle only, not full cycle) at time of inspection via normal controls
- Worn/older unit - typical wear for age and use
- Drained properly during inspection
- No visible leaks found at the time of the inspection



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



## 12. Plumbing

Observations:

- Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures
- The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed).
- **Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair**



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



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

### 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
- Scratches in finish - did not affect performance



### 14. Ovens

#### Observations:

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







Control knobs not readable - needs to be serviced

## 15. Microwaves

### Observations:

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



## 16. Exhaust Vents

### Observations:

- None present - recommend installing an exhaust vent system



None present - recommend installing an exhaust vent system



## 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
- Ungrounded outlets present - consider upgrading electrical services
- 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.



**Ungrounded outlets present - consider upgrading electrical services**

## 18. 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.
- **Test did not operate - needs to be serviced**



**Test did not operate - needs to be serviced**

# LAUNDRY AREA

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## 1. Laundry Area Location

Separate laundry room present

## 2. Wall Conditions

Observations:

- No major visible defects observed at the time of inspection
- Recent paint or patching may cover known past defects - consult the seller/disclosures for all past repairs
- Washer/dryer unit(s) present during inspection and obstruct the view of the wall areas
- Some areas not accessible or visible due to access limitations or personal items/furnishings
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



## 3. Ceiling Conditions

Observations:

- No major visible defects observed at the time of inspection
- Recent paint or patching may cover known past defects - consult the seller/disclosures for all past repairs
- Some areas not fully visible due to height/angle/natural lighting/shadowing - N/A
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

## 4. Floor Conditions

Observations:

- Normal wear for age - no major visible defects at the time of the inspection
- Washer/dryer unit(s) present during inspection and obstruct the view of the floor areas

## 5. Doors

Observations:

- Operated at time of inspection
- Weathered/worn door(s) - typical for age
- Recommend routine maintenance on hardware and weather seals on all exterior doors
- Blistered paint - needs to be serviced
- Window in door operated
- Only accessible doors were tested during this inspection, personal items were not disturbed or moved to test all doors.

## 6. Cabinets

### Observations:

- Worn cabinets with loose/worn hardware - typical for age
- Some interior cabinet areas not visible for inspection due to personal storage
- Interior cabinet areas have been painted - paint or patching may cover known past defects - consult the seller/disclosures for all past repairs

## 7. Dryer Vent

### Observations:

- Dryer vent should be cleaned periodically to prevent lint fire hazards
- Worn exterior cover - typical for age



## 8. Plumbing

### Observations:

- Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas
- Visible fixtures were worn/old - typical wear for age
- No visible leaks at time of inspection
- Drain trap is not visible at the time of the inspection - n/a - note: laundry drains are not water or pressure tested during this inspection
- The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). The laundry drain cannot be tested at this inspection. The washer and dryer (if present) are not tested or inspected.



## 9. Wash Basin

### Observations:

- Operated with normal wear at time of inspection
- There were no visible leaks at the time of the inspection



## 10. Gas Valve

### Observations:

- The inspector does not check for gas leaks, consult the Gas Company to evaluate all gas areas prior to occupancy
- Normal wear at valve - no major visible defects at the time of the inspection
- Older type of flex line present - recommend upgrading to newer Teflon coated type
- No sediment trap present

## 11. Electrical

### Observations:

- Representative number of receptacles and switches tested and operational at time of inspection
- Visible switches/outlets have normal wear for their age - no major visible defects visible at the time of the inspection
- Washer/dryer unit(s) present during inspection and obstruct the view of the wall/electrical areas

## 12. GFCIs

### Observations:

- Recommend upgrading all receptacle to GFCI protection within 6 feet of all potential wet locations, unless the receptacles are on a dedicated circuit for appliances.
- Tested and operational at time of inspection via normal control

## 13. Exhaust Fan

### Observations:

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



# HEATING/AIR CONDITIONING

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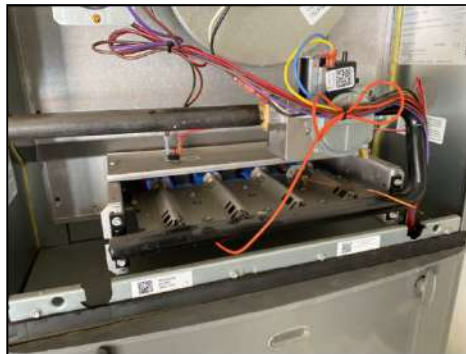
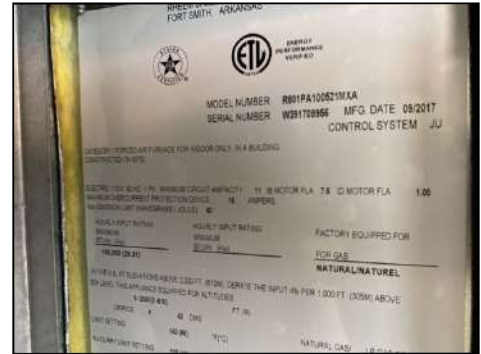
## 1. Heaters

**Location:** Garage

**Type:** Gas fired forced hot air • Split system

Observations:

- Operated at time of inspection
- Visible areas of unit have normal wear for age at the time of the inspection - no major visible defects - recommend seasonal service and maintenance to extend the life of the unit
- Newer unit/not original to the structure - check all installation permits to ensure that this unit was installed to proper code
- *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.*



## 2. A/C Evaporator Coil Box

Observations:

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



### 3. Venting

Observations:

- The visible areas of the vent have normal wear at the inspection - no major visible defects
- *Some areas not visible due to limited access and cannot be viewed for inspection*

### 4. Air Supply

Observations:

- *Recommend seasonal service and maintenance to ensure that all areas are sealed/cleaned/dry and functioning normally at all times*
- Visible areas have normal at time of inspection - no major visible defects
- Some areas not visible due access limitations or insulation outer wrapping

### 5. Gas Supply Valves and Pipes

Observations:

- Normal wear at time of inspection - no major visible defects
- Sediment trap present

### 6. Electrical

Observations:

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

### 7. Thermostats

Observations:

- Digital type present - functional day of the inspection

### 8. Filters

**Location:** Located inside heater cabinet below the blower motor

Observations:

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

### 9. Registers

Observations:

- Representative number tested and functional day of the inspection
- All visible register covers have normal wear at the time of the inspection - no major visible defects
- Dirty/dusty registers - possible sign that ducts need cleaning - needs to be serviced
- Adjustable louvers in registers are not tested for functionality - those closed for long periods of time may not operate properly
- Not all registers are tested for air flow due to location, access, etc.



### 10. Combustion Air

Observations:

- **Combustion air** appears to be adequate at the time of the inspection
- Note: Good combustion air is an unconfined space that is one whose volume is not less than 50 cubic feet per 1,000 Btu/hr of the total input rating of all appliances installed in the space.

### 11. Platforms/Bases

Observations:

- Visible areas have normal wear at time of inspection - no major visible defects - recommend seasonal servicing and maintenance to ensure sealing holes and gaps in the heater base

### 12. Refrigerant Lines

Observations:

- Normal wear day of the inspection - no major visible defects - recommend annual/seasonal maintenance to check and service insulation on refrigerant lines as needed
- Some areas not visible due to personal items/storage/etc.

### 13. Air Conditioning Compressors

**Location:** Electric unit - backyard

Observations:

- Operated at the time of inspection
- Visible areas of unit have normal wear for age at the time of the inspection - no major visible defects - recommend seasonal service and maintenance to extend the life of the unit
- Unit is not secured - we recommend strapping the unit to a base
- Recommend regular service/maintenance to extend the life of the unit(s)
- This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size - consult a HVAC contractor for further evaluation as needed



**Unit is not secured - we recommend strapping the unit to a base**

# WATER HEATERS

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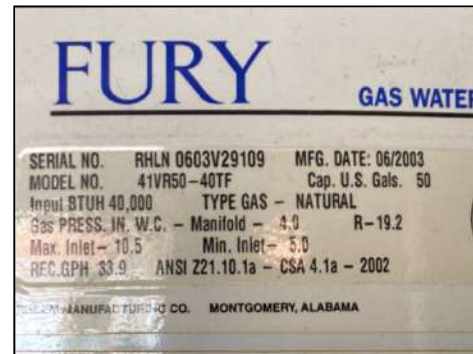
## 1. Water Heaters Condition

**Number of gallons:** 50 gallons

**Location/s:** Garage

Observations:

- Operated at the time of the inspection - Gas unit
- The Inspector cannot determine if any parts of/on/around the water heater unit contain asbestos - consult an asbestos testing company if there is concerns about asbestos
- The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. The Inspector does not estimate the age and cannot predict the remaining life of the unit.
- **Unit old and appears to be nearing end of useful life - we recommend that you budget for a replacement**



**Unit old and appears to be nearing end of useful life - we recommend that you budget for a replacement**

## 2. Venting

Observations:

- Vent is worn and older - consider upgrading vent
- Missing screws at vent connections - needs to be serviced, three screws are recommended at all vent connections



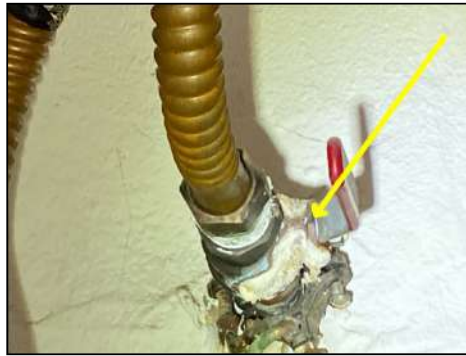
## 3. Plumbing

**Material type:** Copper • Copper flex lines • Recommend installing an **expansion tank** at the water heater due to the presence of a pressure regulator at the main water valve

Observation:

- Worn valve/piping/connections - typical for age - no visible leaks found at the time of the inspection
- **Shutoff valve is corroded - needs to be serviced**





Shutoff valve is corroded - needs to be serviced

#### 4. Temperature Pressure Release Valves

Observations:

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

#### 5. Overflow Line/s

**Material type:** None/Missing - needs to be installed

Observations:

- None - needs to be serviced/installed



None - needs to be serviced/installed

#### 6. Water Heater Temperature

Observations:

- **Note:** *Temperature can be taken at the exhaust draft diverter location, but may not represent the actual temperature at the interior fixtures within the structure - see all photos attached to the report*
- Temperature was above 120 F at one or more fixtures within the structure, 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
- Straps do not wrap water heater - needs to be serviced

## 8. Gas Supply Valves and Pipes

Observations:

- Normal wear at time of inspection - no major visible defects
- Older type of flex line is present - we recommend that you upgrade to a new Teflon coated flex line
- 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
- **Note: Good combustion air is an unconfined space that is one whose volume is not less than 50 cubic feet per 1,000 Btu/hr of the total input rating of all appliances installed in the space.**

## 10. Platforms/Bases

Observations:

- Normal wear at time of inspection - no major visible defects
- Recommend catch pan be installed the next time the water heater is changed



# ELECTRICAL/GAS SERVICE

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## 1. Main Panel

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

**Observations:**

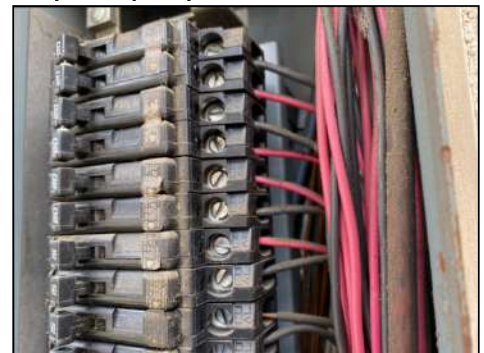
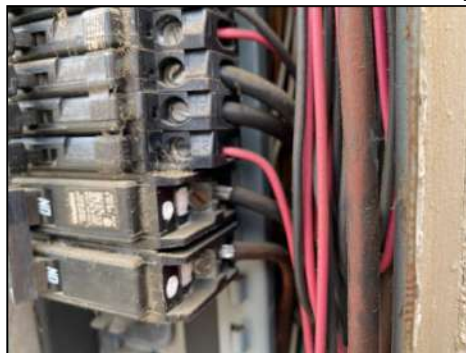
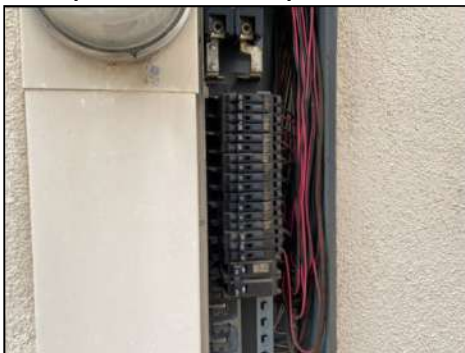
- Normal wear for age at time of inspection - no major visible defects
- ***Panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy***
- ***Electrical fires due to poor installation of wiring cannot be determined by inspector***



## 2. Panel Wiring

**Observations:**

- Wiring type: copper and multi-strand aluminum at 240-Volt circuits
- Wiring method: non-metallic sheathed cable (romex)
- Grounded panel - main ground/bonding wire observed and appears to be normal for the age of the panel
- Visible wiring has normal wear for age with no major visible defects at the time of the inspection
- ***Some wire types cannot be determined due to wire casings cover wires entering the breakers.***
- ***Inspector does not perform a load calculation to determine service capacity adequacy***

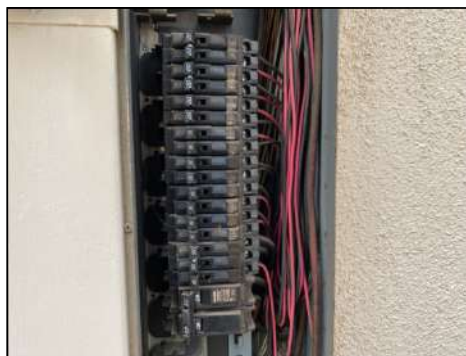




### 3. Breakers

Observations:

- Number of breakers in off position: 0
- Number of unused breakers: 0
- Labels are present on panel cover - the inspector does not confirm accuracy of labels
- Normal wear for age at time of inspection - no major visible defects
- **Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly (consult an electrician for further evaluation, if this is a concern)**
- Thermal Image View - Normal temperature readings with no visible signs of overheating at time of inspection



### 4. Breaker Amp Capacity

Observations:

- Panel rating label not legible or missing - main amp rating is unknown
- 200 amp



Panel rating label not legible or missing - main amp rating is unknown



## 5. Cable Feeds

Observations:

- Underground - not accessible for inspection

## 6. Main Gas Valve

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

Observations:

- Natural gas present
- Worn valve - typical for age
- Minor rusting - typical for exterior weathering - recommend rust treatment
- No seismic safety valve present - recommend installation for increased safety
- **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.**



## 7. Gas Pipes and Valves

Observations:

- Worn meter/piping - typical for age and exterior weathering
- 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

"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. Access Entries

Observations:

- Inspection method: Inspected from access hole only - access limitations prevented complete entry into the attic - limited inspection
- Location of access: Master closet ceiling
- Normal wear at access door - no major visible defects
- **Limited attic inspection - many areas are not accessible due to limited space, lack of proper walk boards, electrical, plumbing, ductwork, etc.**
- **Could not access all areas of the attic due to limited space or insulation covering joist chords**
- **Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires**



## 2. Structure

Observations:

- Conventional framing present, normal wear at time of inspection - no major visible defects
- Consult termite report for all wood areas in the attic
- No major visible staining found at the time of the inspection
- **Limited attic inspection - many areas are not accessible to to limited space, lack of proper walk boards, electrical, plumbing, ductwork, etc.**
- **Could not access all areas of the attic due to limited space or insulation covering joist chords**
- **Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires**



### 3. Insulation

**Material type:** Unfinished fiberglass batts

**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 appears to have normal wear for age with no major visible defects at the time of the inspection
- *The inspector does not determine R-value of the insulation*
- *Insulation generally blocks visible inspection access to framing or components below level of insulation*
- *Limited access/access hindrances prevent visible inspection of areas of insulation*

### 4. Ventilation

Observations:

- No visible vents

### 5. Exhaust Vents

Observations:

- Could not access any vents for inspection - N/A

### 6. Duct Work

Observations:

- Older/worn ducts present - recommend routine maintenance and cleaning to extend the life of the existing ducts
- *The inspector cannot determine efficiency or effectiveness of the duct layout - check all installation permits*
- *Some areas not visible due to access hindrances or limitations*
- *Limited inspection/access due to structure and duct layout*

### 7. Electrical

Observations:

- No attic light is present in the attic
- *Most electrical not accessible and not inspected*
- *Areas not visible due to insulation and/or ductwork are not inspected*

### 8. Plumbing

Observations:

- Vents only - no other plumbing/piping is visible for inspection
- Visible piping areas appeared to be in normal condition for age - no major visible defects at the time of the inspection
- *Some areas not visible due to access hindrances or limitations*

### 9. Chimneys

Observations:

- Chimney is not fully visible/not accessible for inspection



# GARAGE AND/OR CARPORT

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## 1. Roof Condition

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

## 2. Rafters & Ceilings

Observations:

- Drywall present – no visible access to view rafters (see firewall notes for additional information)
- Normal wear day of the inspection with no major visible defects



## 3. Main Automotive Doors

**Type:** Metal roll-up • Multiple garage doors present • Single pane windows at door panel

Observations:

- Worn/weathered door - typical for age and exposure to weather
- **Storage/vehicles blocked access - not completely visible and not tested**



## 4. Hardware/Springs

Observations:

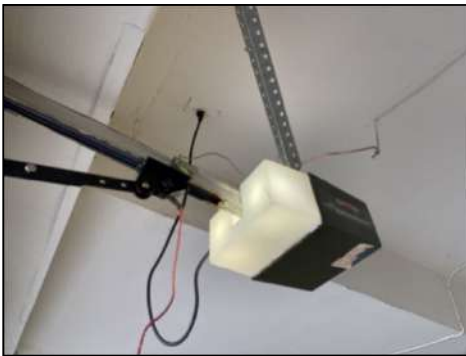
- ***Garage doors require periodic maintenance and is recommended to ensure that all hardware is properly lubricated and secured***
- **Personal items/storage/vehicles blocked access - not completely visible and not tested**
- Door hardware is in a worn or loose condition - recommend standard service/lubrication



## 5. Garage Door Openers

Observations:

- Opener(s) were tested using the normal wall button on the day of the inspection (remote controls are not tested)
- Multiple units present
- Opener(s) operated at the time of the inspection
- ***Battery back up systems cannot be confirmed without dismantling the opener unit - we recommend having a general garage door service completed prior to regular use. Installing a battery back up unit is an advised new addition that we recommend for safety.***
- ***Door opener activator button should be minimum 54-inches above floor for safety***
- ***Door opener radio control devices not tested - inquire with seller regarding existence and operation***
- **Could not test due to vehicle obstruction/personal items/storage present**



**Could not test due to vehicle obstruction/personal items/storage present**

## 6. Garage Doors Reverse Safety Status

Observations:

- Light beam was tested; the inspector interrupted the beam during closing, the door stopped and reversed back open on the day of the inspection
- ***Pressure sensors/systems are generally not tested due to the risk of damage if they are not properly operating - we recommend having a general service completed prior to regular use.***

## 7. Exterior Doors

Observations:

- Operated at the time of inspection
- Worn/weathered door - typical for age, dented areas
- Recommend weather tight service/maintenance to prevent moisture intrusion
- Blistered paint

## 8. Fire Doors

Observations:

- Operated at the time of inspection
- Normal wear at time of inspection - no major visible defects
- Door rating label painted over/missing - Inspector cannot determine fire rating

## 9. Firewalls

Observations:

- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- ***Personal items/storage/etc. are present and prevent a complete inspection of firewall areas***



## 10. Walls

Observations:

- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- ***Personal items/storage/etc. are present and prevent a complete inspection of wall areas***



## 11. Anchor Bolts

Observations:

- Could not access or not visible due to wall coverings - **not inspected**

## 12. Slab

Observations:

- Worn and stained areas - typical for age of the material
- ***Personal items/storage/vehicles prevent complete inspection of floor areas***



## 13. Electrical

Observations:

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Outlets/switches had normal wear for age - no major visible defects
- ***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.***

#### 14. GFCIs

Observations:

- **Recommend upgrading all accessible receptacles below 8 feet to GFCI protection within 6 feet of all potential wet locations or where potential ungrounded power tools may be used, unless these outlets are on dedicated circuits meant for appliances.**
- None visible - recommend upgrade for increased safety

#### 15. 240 Volt Receptacle

Observations:

- Not present/visible - not inspected or tested

#### 16. Ventilation

Observations:

- Wall vents are present
- Current Ventilation appears to be adequate at the time of the inspection
- **Personal storage prevented complete inspection - present where visible**

#### 17. Vent Screens

Observations:

- Small holes present - recommend repair to prevent pest entry
- **Personal storage prevented complete inspection - present where visible**



# EXTERIOR AREAS

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## 1. Stucco

Observations:

- Worn/weathered at time of inspection where visible
- *Stucco requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions*
- *Inspector does not use specialized instruments to detect moisture, if any, under stucco surface*
- *Some not accessible for inspection due to vegetation/personal items/height/limited access - these areas cannot be visually inspected*
- **Cracking/chipping/holes more than typical - needs to be serviced**



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

## 2. Siding

**Constructed of:** Brick

Observations:

- Normal wear at time of inspection where visible - no major visible defects
- *Siding requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions*
- *Some not accessible for inspection due to vegetation/personal items/height/limited access - these areas cannot be visibly inspected*
- *Inspector does not use specialized instruments to detect moisture, if any, under siding surface*

## 3. Wood Trim

Observations:

- Worn/weathered at time of inspection where visible – recommend service and water tight maintenance
- *For damaged wooden areas and moisture problems always obtain a structural pest control inspection; Inspector does not determine wood destroying organism presence or damage - always obtain a structural pest control inspection; Inspector does not use specialized instruments to detect moisture, if any, under siding/trim surface*
- *Some not accessible for inspection due to vegetation/personal items/height/limited access - not visible for inspection*

## 4. Weep Screeds

Observations:

- Worn/weathered areas - typical for the age
- Exposed areas of weep screed due to stucco chipping - recommend servicing/covering these areas
- *Some areas not accessible for inspection due to vegetation/personal items - not visible for inspection*
- *Inspector does not use specialized instruments to detect moisture, if any, under stucco surface*





## 5. Eaves & Fascia

Observations:

- Cracking/weathering/worn where visible - typical for age and weather exposure
- Recommend paint and **maintenance** repair
- **Consult termite report for all wood areas at the structure**
- **Inspector does not determine wood destroying organism presence or damage - always obtain a structural pest control inspection**
- **Inspector does not use specialized instruments to detect moisture, if any, under siding/trim surface**
- **Some not accessible or visible for inspection due to vegetation/personal items/height/angle**
- **Deteriorated in areas - needs to be serviced - consult the termite report**

## 6. Exterior Paint

Observations:

- Weathered and worn areas - typical for age and weather exposure, the structure would benefit from new paint
- Doors/trim/**fascia** paint weathered - recommend servicing
- Recommend caulking around doors and windows as necessary seasonally
- **Paint is recommended to help maintain and seal the exterior areas of the structure**
- **Exterior paint will require maintenance every 3-5 years**
- **Some areas not accessible or visible due to vegetation/personal items**



Doors/trim/fascia paint weathered - recommend servicing

## 7. Exterior Doors

Observations:

- **Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals**
- See interior section for more information
- Worn/weathered – recommend weather tight service/**maintenance**



Worn/weathered – recommend weather tight service/**maintenance**

## 8. 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

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## 1. Slab Foundation

Observations:

- No determination can be made regarding the condition of the interior concrete slab as it was covered with flooring, expect to find typical cracks up to 1/4-inch when it is exposed. Any cracking larger than 1/4" wide should be addressed upon discovery.
- Slab not visible due to floor coverings - not visible for inspection, see interior floor area notes
- Personal items and/or furnishings prevent complete inspection

## 2. Exterior Foundation Perimeter

Observations:

- Slab perimeter is covered by stucco - most areas are not visible for inspection - N/A

# GROUNDS

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## 1. Driveways and Walkways

**Constructed of:** Concrete • Brick • Grass

Observations:

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



## 2. Patio and Porch Roofs

**Constructed of:** Wood

Observations:

- Worn/weathered materials - typical for age
- Consult termite report for all exterior wood conditions
- ***Inspector cannot determine if patio/porch roofs are water-tight, no water testing of any kind is performed at this inspection***
- **Wood deterioration observed - consult termite report**



Wood deterioration observed - consult termite report

Wood deterioration observed - consult termite report

Wood deterioration observed - consult termite report



### 3. Exterior Electrical

Observations:

- The visible and tested fixtures/switches/outlets were in a loose/worn condition - typical for age
- Using extension cord for power - recommend servicing
- ***The Inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/security systems are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches.***
- **Non- energized (dead) outlet(s) - needs to be serviced**



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

**Using extension cord for power - recommend servicing**

### 4. GFCIs

Observations:

- GFCI upgrades are recommended on exterior outlets for increased safety
- Tested and operational at time of inspection via normal control

### 5. Exterior Plumbing and Faucets

Observations:

- Accessible exterior faucets operated/worn at time of inspection via normal fixture controls
- ***Some areas not visible due to personal items/vegetation obstructing view/access***
- ***Sump pumps, septic tanks and associated piping and sewer drain pipes from structure to street are excluded from this inspection***

### 6. Main Water Valve

**Type of plumbing:** Copper

Observations:

- Location: north side
- ***Main water shutoff is visibly inspected only - the valve(s) is not tested for operation due to the potential for leakage***
- ***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.***



## 7. 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: 80



## 8. Pressure Regulator

Observations:

- Location: at main valve area
- Regulator appears to have normal wear on the day of the inspection - no major visible defects
- ***Visibly inspected only - the regulator is not tested for adjustment operation due to the potential for leakage***

## 9. Fencing and Walls

**Constructed of:** Block • Stucco

- Metal

Observations:

- Visible fencing/wall areas are worn and weathered - typical for the age of the materials
- Large stains- needs to be serviced - hidden defects may exist
- **Rust/rust damage at metal fence materials - needs to be serviced**



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

Large stains- needs to be serviced - hidden defects may exist

### 10. Gates

**Constructed of:** Metal

Observations:

- Operated on the day of the inspection
- Weathered and worn materials - typical for age
- **Gates are not evaluated for security adequacy**

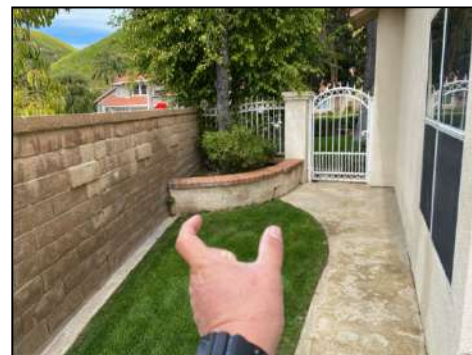
### 11. Planters

Observations:

- Recommend adding drainage in planter areas to direct moisture away from the structure
- No drain(s) visible for planter, recommend confirm or installation - recommend servicing
- **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**
- **Loose/cracked materials present - needs to be serviced**



Loose/cracked materials present - needs to be serviced



Loose/cracked materials present - needs to be serviced

### 12. Grading

Observations:

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

### 13. 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**
- Exterior BBQ area 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 -

Drone camera inspection

**Constructed of:** Clay/Spanish tile

Observations:

- Visible materials show signs of normal wear for the age of the materials at time of inspection - no major visible defects - Regular seasonal maintenance is recommended to extend the life of the roof
- Cracked/chipped tiles/mortar - typical for age/materials - recommend seasonal roof maintenance
- ***Some areas are not visible due to height/angle - recommend roofer to evaluate as needed***







## 2. Flashings

Observations:

- Worn/weathered/rusted/bent - typical for age - recommend seasonal mastic maintenance to prevent moisture intrusion
- Vegetation on roof - not fully visible for inspection - recommend servicing/cutting back vegetation away from roof areas



**Vegetation on roof - not fully visible for inspection - recommend servicing/cutting back vegetation away from roof areas**

### 3. Gutters and Down Spouts

Observations:

- None present- recommend gutters on all feasible sides of the structure/roof areas to help to divert water away from the structure

### 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

### 5. Chimneys

Observations:

- Normal wear at the time of inspection - no major visible defects
- ***Chimney inspection includes all exterior accessible areas of chimney - interior cavity/flue is not inspected, consult a licensed chimney sweep contractor for further investigation and inspection of the internal areas of the chimney.***



### 6. Spark Arrestors

Observations:

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

### 7. Sky Lights

Observations:

- Worn/weathered – recommend seasonal maintenance and sealing of all areas to ensure no water intrusion





## 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.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
Fascia	A type of roof trim that is commonly used on houses. It is mounted on the exposed ends of rafters or the top of exterior walls to create a layer between the edge of the roof and the outside. In addition to serving an aesthetic function by creating a smooth, even appearance on the edge of the roof, it also protects the roof and the interior of the house from weather damage. Not all styles of home design feature this trim, but many do.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Maintenance	Performing unscheduled repairs to correct deficiencies that can occur during normal use and wear of building materials and/or systems within a building or home (this is called "corrective" maintenance). "Preventive" maintenance refers to regularly schedule inspections, services, adjustments and replacements to prevent damage or abnormal wear. Recurring maintenance are generally preventive maintenance items suggested by the manufacturer to help maintain life expectancy of building materials or components within a building or home. Emergency maintenance is considered to be an unscheduled repair to correct a deficiency that may lead to personal injury or property damage if left unaddressed.
N/A	Not accessible, not inspected



## DISCLAIMERS

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

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

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

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

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

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

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

## DISCLAIMERS CONTINUED

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

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

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