

(800) 494-8998

www.EliteInspections.com



THE ELITE GROUP

HOME INSPECTIONS - MOLD INSPECTIONS - COMMERCIAL INSPECTIONS

This inspection report is for informational purposes only! Use it to determine your offer price comfort level if you intend to purchase this property.

You are strongly encouraged to have your own professional home inspection!

Buyer: _____ (Initials)

Date: _____

Buyer: _____ (Initials)

Date: _____

Buyers Agent: _____ (Initials)

Date: _____

2103 Phelan Lane, Redondo Beach, CA 90278
Inspection prepared for: William Schmidt
Real Estate Agent: -

Date of Inspection: 1/5/2017 Time: 3:00 PM

Age of Home: 1986 Size: 1683

Weather: cool,cloudy,dry

Order ID: 102836 Front door faces east

Elite Basic Home Inspection - Condo

Check permits for any alterations/remodels



Inspector: Phillip Guarnieri
Master Certified Home Inspector
Phone: 909.248.6722
Email: phillipguarnieri@yahoo.com
NACHI 14012611



CALIFORNIA'S LARGEST AND MOST *trusted* INSPECTION COMPANY SINCE 1984.

Contractors Invoice

WORK PERFORMED AT:

TO:

Bill Baird

2103 Phelan

Rancho Beach CA

DATE

1/14/2017

YOUR WORK ORDER NO.

OUR BID NO.

DESCRIPTION OF WORK PERFORMED

LIST OF REPAIRS MADE:

Pg. 5 ITEM 11 SLIDING GLASS DOOR: SERVICED TO OPERATE EASIER

Pg. 8 ITEM 20 CARBON MONOXIDE DETECTORS: INSTALLED

DOWNSTAIRS AND UPSTAIRS WITH 10-YEAR BATTERIES

Pg. 13 ITEM 15 SMOKE DETECTORS: INSTALLED IN ALL BEDROOMS

AND IN HALLWAYS.

Pg. 5 ITEM 13 FIREPLACE: INSTALLED DAMPER STOP

Pg. 27 ITEM 21 GFCI'S: INSTALLED GFCI'S IN KITCHEN AREA.

Pg. 31 ITEM 15 ELECTRICAL: INSTALLED GFCI'S IN LAUNDRY AREA

Pg. 42 ITEM 2 ROOFER AND CEILING: REPAIRED HOLES IN CEILING

Pg. 44 ITEM 9 FIREWALLS: PATCHED HOLES FOR FIREWALL

TOTAL COST OF MATERIAL AND LABOR \$550.00

PAID IN FULL

More doing.

All M
above

24451 CRENSHAW BLVD.
TORRANCE CA. 90505 (310) 325-9600

0618 00002 81188 01/13/17 09:31 AM
CASHIER DAMANY

047871096633 10YRSMVNG <A>
WK WF 10YR SNALRM PE SNR LIVING 99.88

4824.97
078477958612 WALLPLATE <A>
2G WHT NYL MIDWAY COMBO WALLPLT 1.58

078477211618 1G WP WH <A>
1G WHT NYL MIDWAY DECORA WALLPLT 390.79

047871114085 WF HW COMBO <A>
WK WF 10YR HDWR COMBO W/ DC BACK-UP 2.37

2859.97
078477714041 GFCI <A>
15A GFCI, WHITE 119.94

078477714119 GFCI <A>
3-PACK 15A GFCI, WHITE 13.97

33.00

SUBTOTAL 270.74
SALES TAX 23.69

TOTAL \$294.43
XXXXXXX4860 HOME DEPOT 294.43
AUTH CODE 013793/0022044 TA

ed in accordance with the drawings and specifications provided for the

greed sum of *FIVE HUNDRED FIFTY DOLLARS*

550.00

This

in accordance with our ☐ Agreement ☐ Proposal

No.

Dated

Day

Year

adams TC8122

Month

Day

Year

11-12