

(800) 494-8998

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THE ELITE GROUP

HOME INSPECTIONS - MOLD INSPECTIONS - COMMERCIAL INSPECTIONS



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



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.

INTERIOR		
Page 5 Item: 11	Sliding Glass Door/s	• Difficult to slide/operate- needs to be serviced - living room
Page 8 Item: 20	Carbon Monoxide Detector/s	• No carbon monoxide detector present - we recommend installation per requirements prior to the close of escrow
BEDROOM/S		
Page 13 Item: 15	Smoke Detector/s	• Missing - needs to be installed - all bedrooms
BATHROOM/S		
Page 16 Item: 13	Bath Tub/s	• Cold water knob stuck in position in master - needs to be serviced
KITCHEN		
Page 26 Item: 17	Microwave/s	• Chipped/rusted/exposed metal inside at walls - needs to be serviced • Door handle missing/damaged - needs to be serviced
LAUNDRY AREA		
Page 31 Item: 15	Electrical	• Faulty switches/outlets present- needs to be serviced - outlet left of plumbing
WATERHEATER/S		
Page 35 Item: 1	Water Heater/s Condition	• Hot water cooled off quickly - needs to be serviced
Page 37 Item: 11	Enclosure/s	• Deteriorated wood present - enclosure door
ATTIC AREA		
Page 40 Item: 2	Insulation	• Attic insulation is in contact with recessed light. These older recessed ceiling cans trap heat, degrading the in-contact surrounding insulation, thereby increasing its combustion potential. This is a fire hazard. A minimum of 3" clearance is required from insulation material. Recommend a qualified contractor review these recessed lights and repair as needed.
GARAGE AND/OR CARPORT		
Page 42 Item: 2	Rafters & Ceilings	• Holes large - needs to be serviced
Page 44 Item: 8	Fire Door/s	• Self- closing device not operating - needs to be serviced
Page 44 Item: 9	Firewall/s	• Holes present - needs to be serviced to retain integrity of fire separation
Page 45 Item: 12	Slab	• Cracked more than typical - needs to be serviced
Page 45 Item: 13	Electrical	• Using extension cord for power - needs to be serviced

ABOUT YOUR INSPECTION

In order for you to receive the full value of this inspection, please read 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

During this inspection your inspector did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. Areas that are hidden 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. The Elite Group inspections are performed with consideration given to the age of the structure. Defects will be indicated and marked as such regardless if the condition is normal for the age. These defects 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. Your report does not include all items covered in the REAL ESTATE TRANSFER DISCLOSURE FORM.

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

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. It's recommended the client have the property tested by a certified expert in these areas, in all cases.

PHOTO DOCUMENTATION

Your report also includes digitally imaged photos of certain problem areas (should they exist). Also included are pictures (General Views) to establish location and identification.

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 portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

Note that this report is a snapshot in time. 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 change during escrow time periods.

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

THANK YOU FOR USING THE ELITE GROUP PROPERTY INSPECTION SERVICE, INC.



SEWERGARD

MOLD SAFE

RecallChek

INTERIOR

See bedrooms, bathrooms, kitchen, and laundry area pages of the report for additional interior information. INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Utilities / General Comments

- All Utilities are ON
- Occupied structure - personal items throughout the structure may prevent access or view to some areas
- Seller's agent present during inspection • Owner present during inspection

2. Walls Constructed of/Coverings

Drywall

3. Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Occupied structure some areas not accessible due to personal items • No major visible defects observed at the time of inspection • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



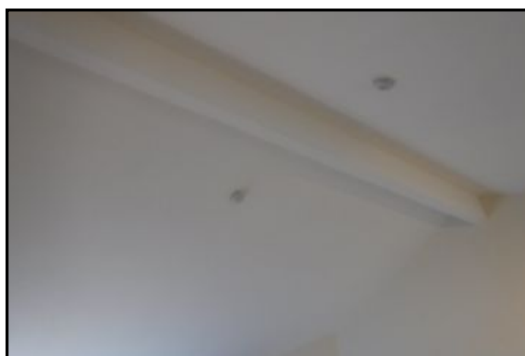
4. Ceilings Constructed of/Coverings

Drywall • Cathedral style (vaulted) in areas

5. Ceilings

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No major visible defects at time of inspection • 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.



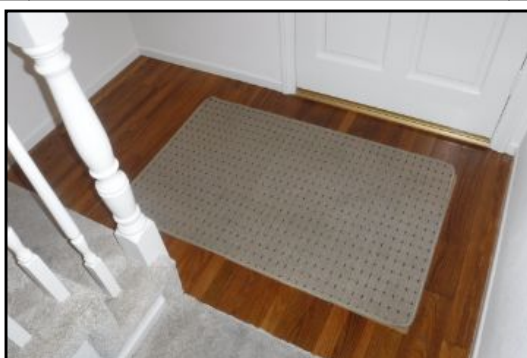
6. Floor Coverings

Carpet • Floating laminate

7. Floors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Personal items prevent complete inspection in areas • Area rugs present - some areas of floors not visible • Normal wear for age - no major visible defects at the time of the inspection

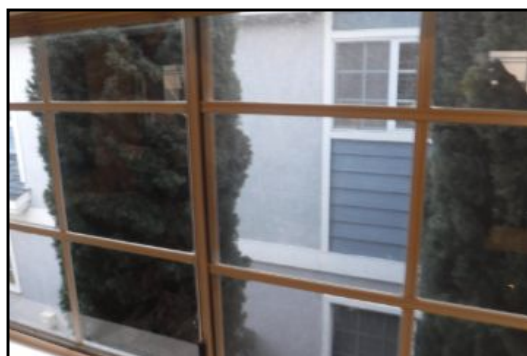
**8. Windows Constructed of**

Single pane • Aluminum framed

9. Windows

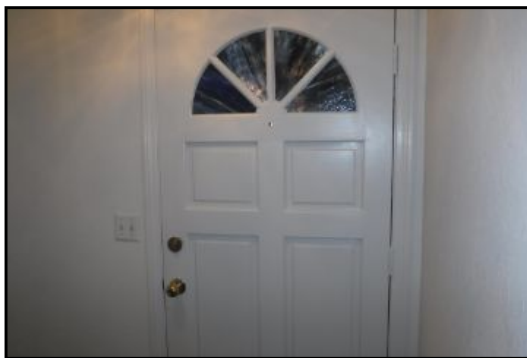
INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure) • 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

**10. Doors**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

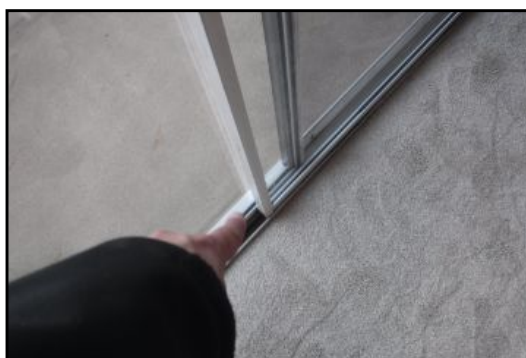
Operated at time of inspection • Normal wear for age - no major visible defects at the time of the inspection



11. Sliding Glass Door/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Single pane • Cannot determine if tempered • **Difficult to slide/operate- needs to be serviced - living room**

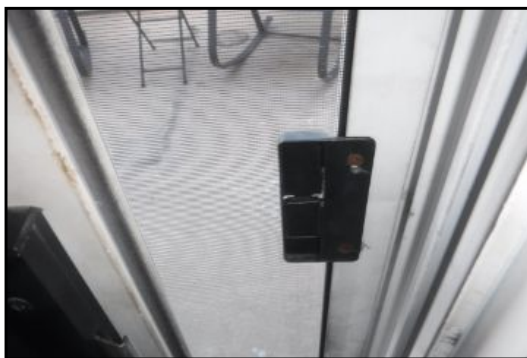


Difficult to slide/operate- needs to be serviced - living room

12. Sliding Door Screen/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operated at time of inspection • Worn screens with loose/worn hardware/frame/rollers/tracks - typical for age



13. Fireplace/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location/s: Living room
Prefabricated

Note: 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. • 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 log lighter present



14. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

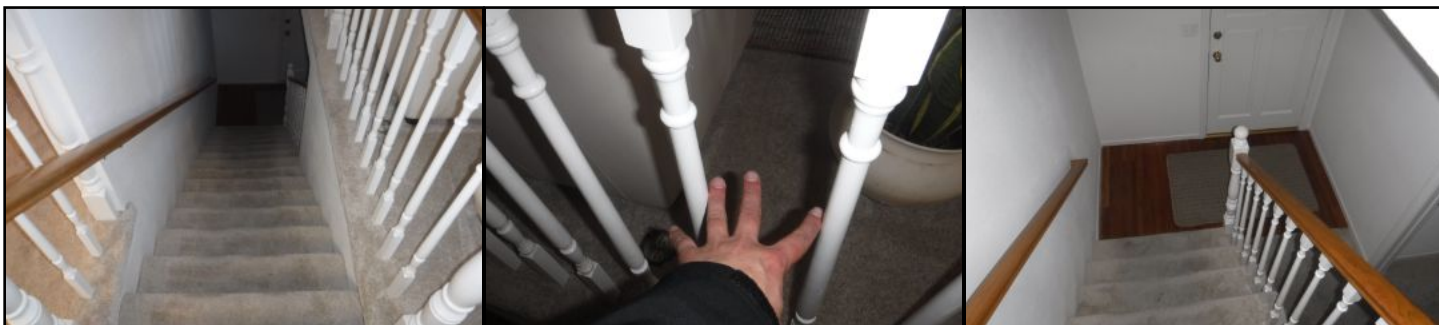
Note: Only the visible and accessible switches/outlets are testing during this inspection, personal items are not moved to access any outlets/switches behind them. • Some outlets not accessible - not inspected • Loose/worn outlets/switches - typical for age consider replacement



15. Stairs & Handrails

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Functional at time of inspection • Rail opening too wide - normal for the age of the structure - recommend upgrading railings for increased safety

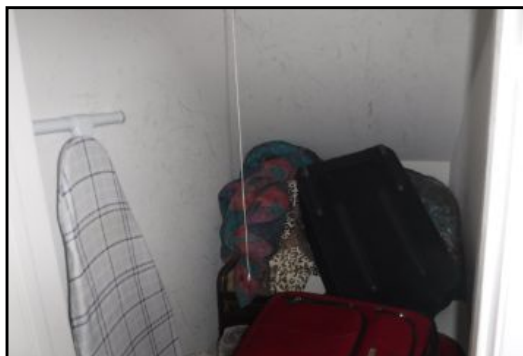
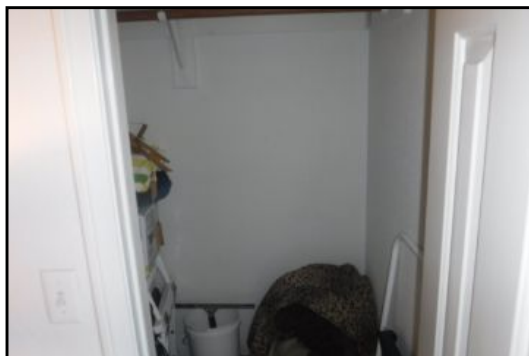


Rail opening too wide - normal for the age of the structure - recommend upgrading railings for increased safety

16. Closet/s

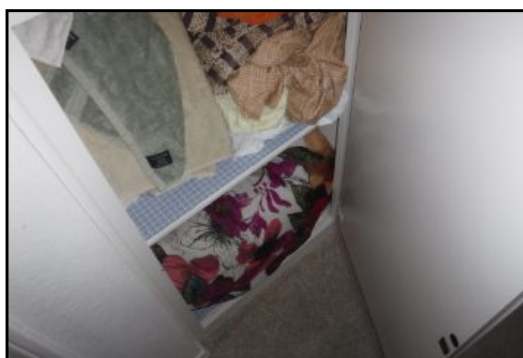
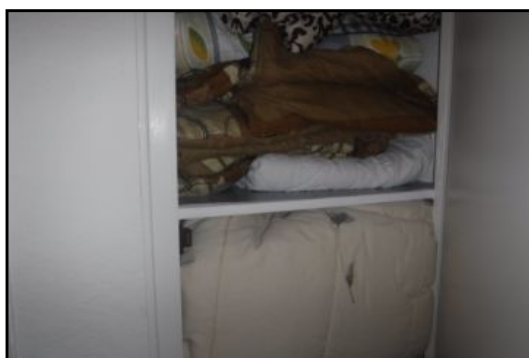
INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**17. Cabinet/s**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some interior cabinet areas not visible for inspection due to personal storage • Normal wear for age of material - no major visible defects

**18. Door Bell/s**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operated at time of inspection front

**19. Smoke Detector/s**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: 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. • Operational at time of inspection via factory installed test button • Worn/older model suggest replacement with modern devices



20. Carbon Monoxide Detector/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

BEDROOM/S

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Location/s

Master • Downstairs east • Downstairs west

2. Walls Constructed of/Coverings

Drywall

3. Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Occupied structure some areas not accessible due to personal items • No major visible defects observed at the time of inspection • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

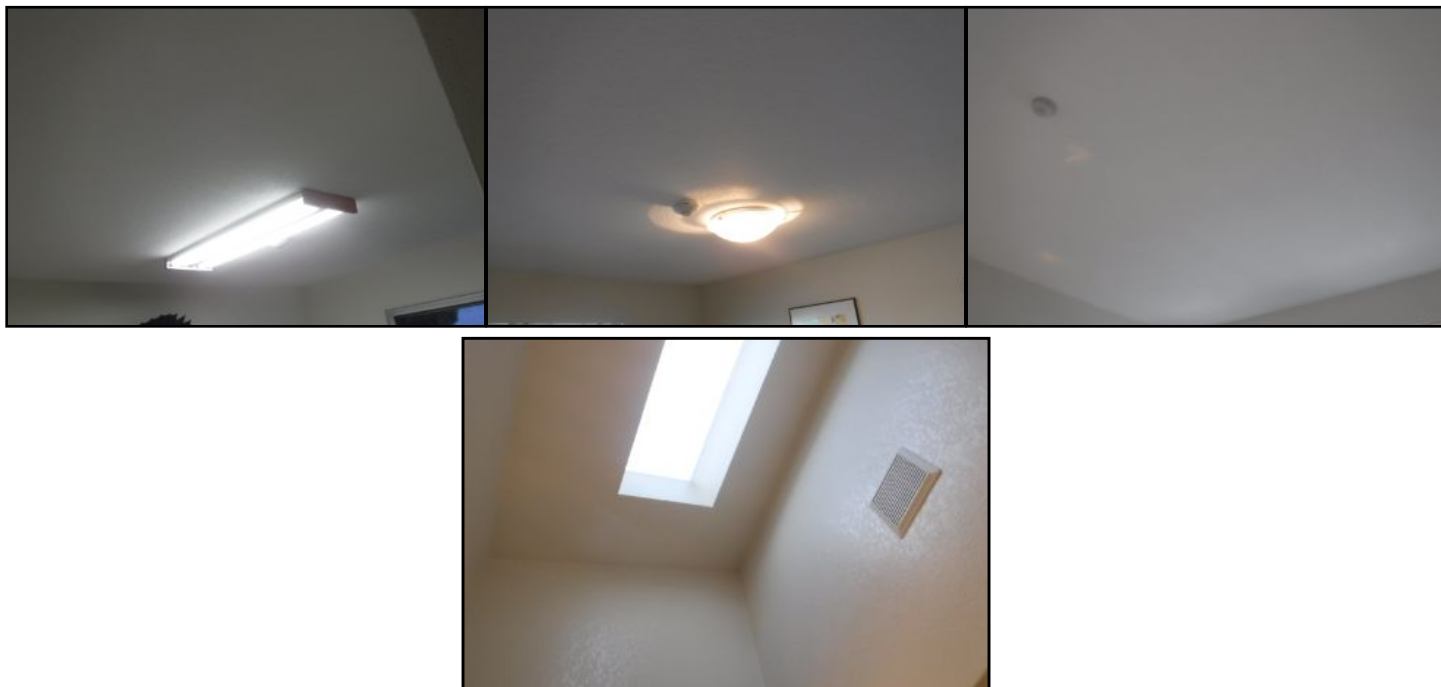
**4. Ceilings Constructed of/Coverings**

Drywall

5. Ceilings

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some areas not fully visible due to height/angle/natural lighting/shadowing - N/A • No major visible defects at time of inspection • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



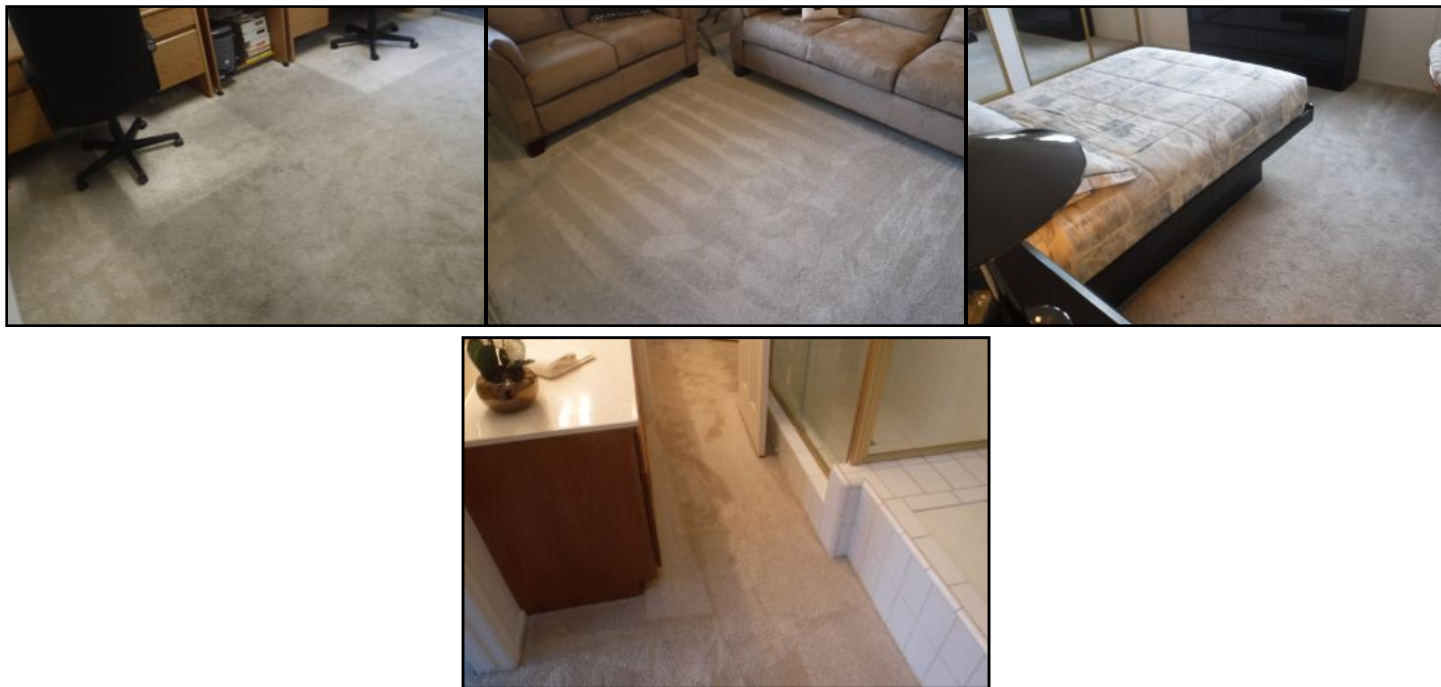
6. Floor Coverings

Carpet

7. Floors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Personal items prevent complete inspection in areas • Area rugs present - some areas of floors not visible • Worn and stained areas- typical for age of the material



8. Windows Constructed of

Single pane • Aluminum framed

9. Windows

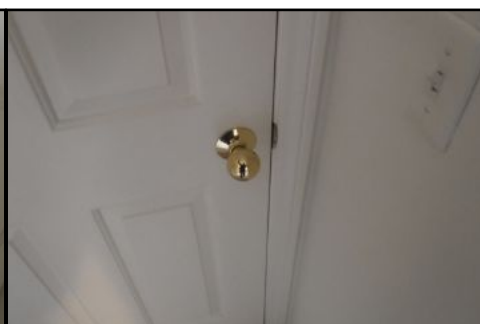
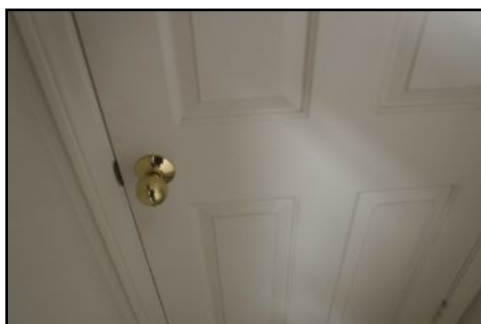
INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

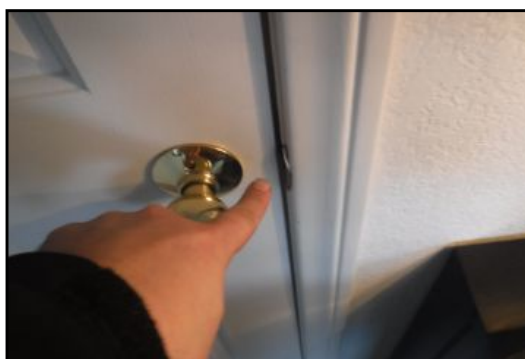
**10. Doors**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Did not latch - needs to be serviced - master • Sticks at jamb - minor - master



Sticks at jamb - minor - master



Did not latch - needs to be serviced - master

11. Sliding Glass Door/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and operated at the time of the inspection • Worn slider/tracks/frames/hardware - typical for age • Cannot determine if tempered • Single pane



12. Sliding Door Screen/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and operated at the time of the inspection • Normal wear for age - no major visible defects at the time of the inspection

13. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

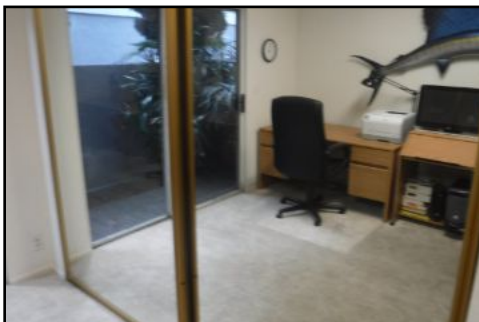
Note: Only the visible and accessible switches/outlets are testing during this inspection, personal items are not moved to access any outlets/switches behind them. • Some outlets not accessible - not inspected • Loose/worn outlets/switches - typical for age, consider upgrading



14. Closet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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





15. Smoke Detector/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Missing - needs to be installed - all bedrooms

BATHROOM/S

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Location/s

Master • Downstairs

2. Walls Constructed of/Coverings

Drywall

3. Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Occupied structure some areas not accessible due to personal items • No major visible defects observed at the time of inspection • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



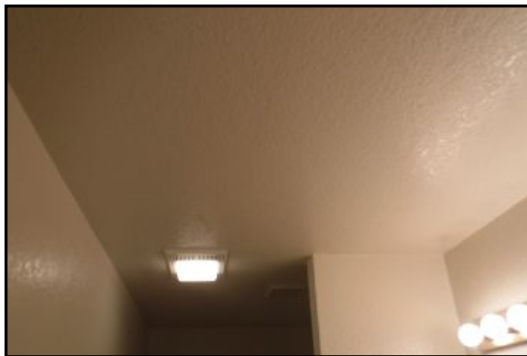
4. Ceilings Constructed of/Coverings

Drywall • Cathedral style (vaulted) in areas

5. Ceilings

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No major visible defects at time of inspection • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



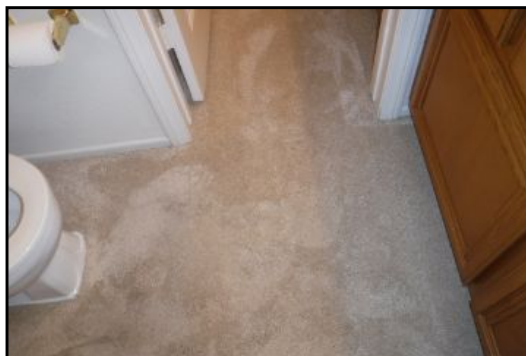
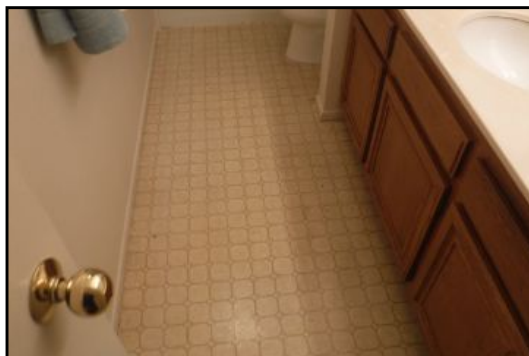
6. Floor Coverings

Carpet • Vinyl tile

7. Floors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

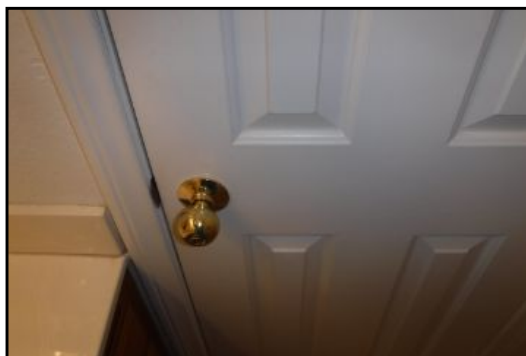
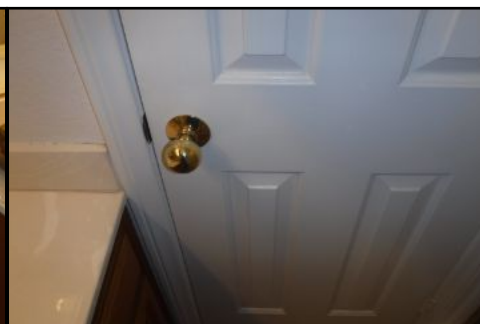
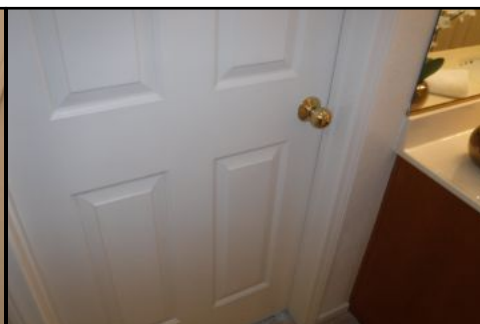
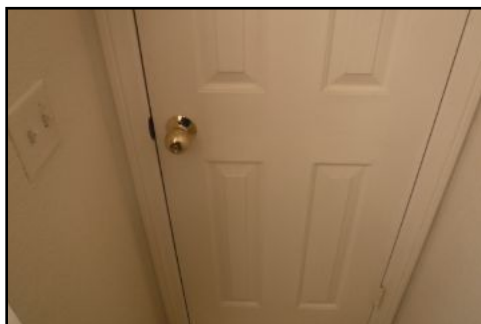
Personal items prevent complete inspection in areas • Area rugs present - some areas of floors not visible • Normal wear for age at the time of the inspection - no major visible defects



8. Doors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



9. Counter/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some counter areas not visible for inspection due to personal storage • Counter has normal wear at time of inspection



10. Cabinet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some interior cabinet areas not visible for inspection due to personal storage • Normal wear for age of material - no major visible defects

**11. Sink/s**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**12. Mirror/s**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

13. Bath Tub/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 • Drain stopper missing - needs to be serviced - downstairs • Drain operated slowly - needs to be serviced - downstairs • Fixture loose/gapped at wall - recommend sealing all fixtures where attachments meet the wall to ensure that moisture does not enter the wall • **Cold water knob stuck in position in master - needs to be serviced**

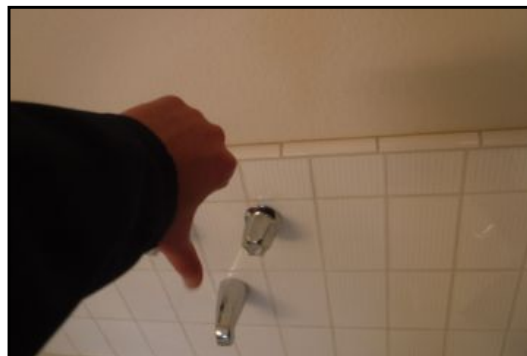


Drain stopper missing - needs to be serviced - downstairs

Fixture loose/gapped at wall - recommend sealing all fixtures where attachments meet the wall to ensure that moisture does not enter the wall



Drain operated slowly - needs to be serviced - downstairs



Cold water knob stuck in position in master - needs to be serviced

14. Shower/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 • Caulk maintenance needed at wall to fixture juncture

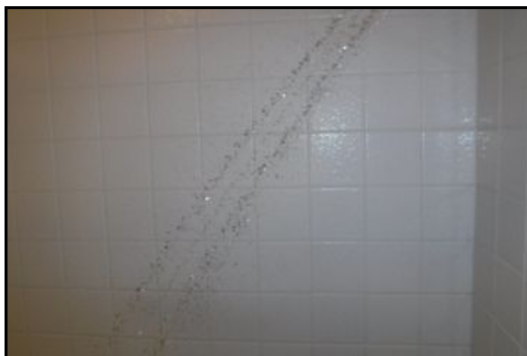


**Caulk maintenance needed at wall
to fixture juncture**

15. Shower Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Tile and grout present • Worn tile/grout • Recommend grout and sealer maintenance • Shower pan has normal wear for age at the time of the inspection - no major visible defects • Shower pan is in a worn/stained/older condition - typical for the age



16. Enclosures / Shower doors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Operational at time of inspection • Cannot determine if tempered • Enclosure door(s) in a worn/older condition with loose/worn hardware - typical for the age • Corrosion present in areas - signs of wear and moisture accumulation

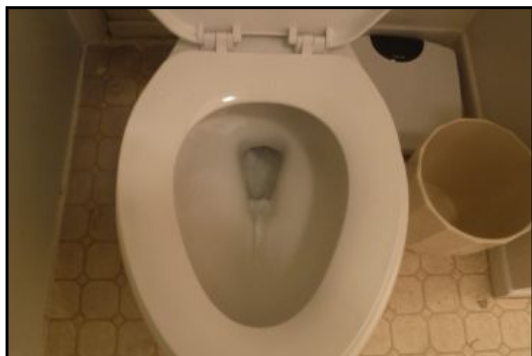


**Corrosion present in areas - signs of
wear and moisture accumulation**

17. Toilet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Tested and operational at time of inspection via normal fixture controls, flush test performed • Toilet has normal wear for age at the time of the inspection - no major visible defects • Toilet did not appear to be low water usage type - recommend upgrade - master • Toilet slightly loose- recommend tightening to prevent water damage - master



Toilet slightly loose- recommend tightening to prevent water damage - master

18. Plumbing

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). • Operational at time of inspection via normal fixture controls - no visible leaks observed • Angle stops/hoses/drain pipes are in a normal condition for their age - no major visible defects • No visible leaks found at the time of the inspection



19. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

20. GFCI/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and operational at time of inspection via normal control • Worn/loose **GFCI** outlet - needs to be serviced



Worn/loose GFCI outlet - needs to be serviced

21. Exhaust Fan/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



KITCHEN

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Walls Constructed of/Coverings

Drywall

2. Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Occupied structure some areas not accessible due to personal items/appliances • 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 • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



3. Ceilings Constructed of/Coverings

Drywall • Cathedral style (vaulted) in areas • Panel lighting

4. Ceilings

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some areas not fully visible due to height/angle/natural lighting/shadowing - N/A • No major visible defects at time of inspection • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



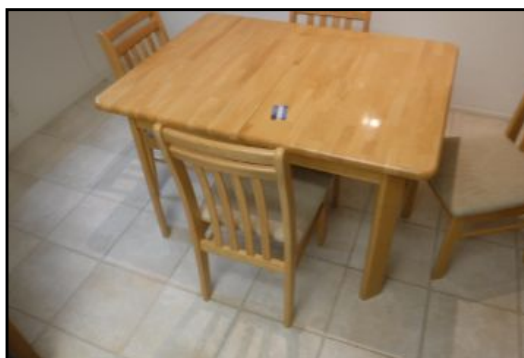
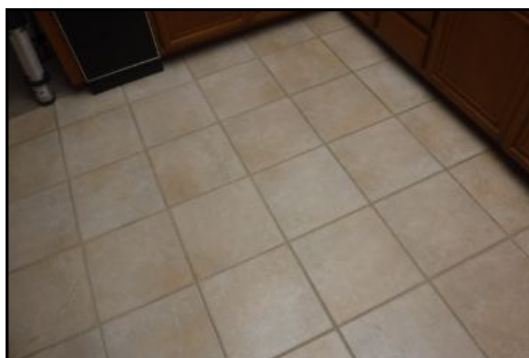
5. Floor Coverings

Tile

6. Floors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Personal items prevent complete inspection in areas • Normal wear for age - no major visible defects at the time of the inspection • Recommend grout and sealer maintenance



7. Windows Constructed of

Single pane • Aluminum framed

8. Windows

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

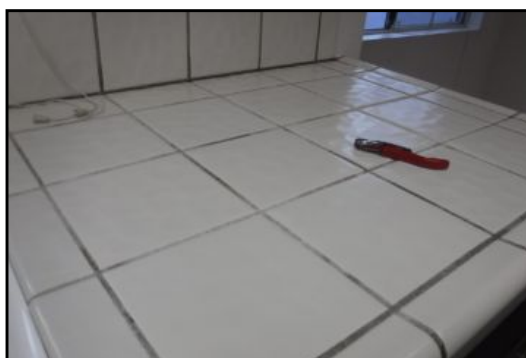
Operated at time of inspection • Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • Recommend general window maintenance/lubrication and weather tight service



9. Counters

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Counter has normal wear at time of inspection - no major visible defects • Tile and grout present • Worn tile and grout - recommend grout and sealer maintenance



10. Cabinet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



Drawer off track

11. Sink/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and functional at time of inspection via normal fixture controls • Normal wear at fixtures for age of material - no major visible defects • Normal wear at sink for age of material - no major visible defects

**12. Dishwasher/s**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: 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 dishes. • Tested and operational (not full cycle) at time of inspection via normal controls • Normal wear for age - no major visible defects • Drained properly during inspection • No visible leaks found at the time of the inspection



13. Garbage Disposal/s

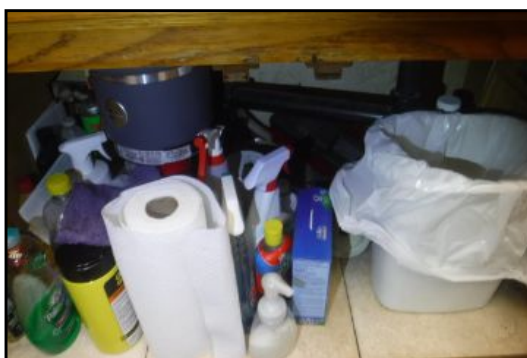
INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: 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

**14. Plumbing**

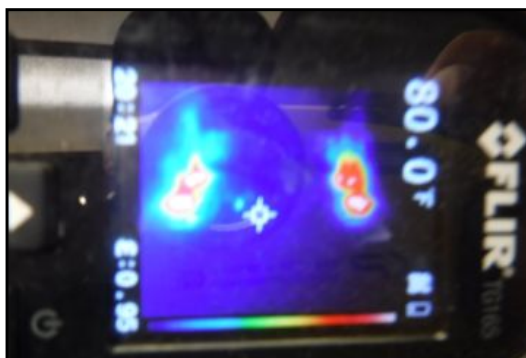
INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). • Operational at time of inspection via normal fixture controls - no visible leaks observed • Angle stops/hoses appear to be in normal condition at the time of inspection - no major visible defects • No visible leaks found at the time of the inspection

**15. Range/s**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: 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. • Gas - tested and operational at time of inspection via normal controls • Normal wear for age - no major visible defects



Thermal Image View

16. Oven/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: 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. • Electric - tested and operational at time of inspection via normal controls • Temperature control knob missing - needs to be serviced



Temperature control knob missing - needs to be serviced



Thermal Image View

17. Microwave/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: 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 • **Chipped/rusted/exposed metal inside at walls - needs to be serviced** • **Door handle missing/damaged - needs to be serviced**



Chipped/rusted/exposed metal
inside at walls - needs to be
serviced

Door handle missing/damaged -
needs to be serviced

18. Trash Compactor/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: The trash compactor is tested using the regular operating controls only. No other features of the compactor are tested or evaluated. The home inspector cannot predict the remaining life left in the unit. • Tested and operational at time of inspection via normal controls • Unit has normal wear for age - no major visible defects



19. Exhaust Vent/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Exterior vented • Hood with fan

Note: The exhaust fan/vent is testing using the normal controls only. No smoke testing or other testing is done to determine the CFMs or how well the unit evacuates air. The home inspector cannot predict the remaining life left in the unit. • Tested and operational at time of inspection via normal controls • Unit is worn/older - replacement/repairs/maintenance will be required in the near future



20. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Loose/worn outlets/switches - typical for age, consider replacement

**21. GFCI/s**

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

None installed recommend upgrade for increased safety

LAUNDRY AREA

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Laundry Area Location

NOTE: The laundry area receives a limited inspection: washer and dryer units (if present) are not operated or tested for functionality nor are they moved to inspect walls/ceilings/floors/etc beneath or around them. The interior areas of the dryer vent are not inspected for obstructions. The laundry plumbing supply valves are not operated. Water is not run through the laundry drain during this inspection. • Separate laundry room present

2. Walls Constructed of/Coverings

Drywall

3. Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Washer/dryer unit(s) present during inspection and obstruct the view of the wall areas • Occupied structure some areas not accessible due to personal items • Normal wear at the time of inspection - no major visible defects • NOTE: Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



4. Ceilings Constructed of/Coverings

Drywall

5. Ceilings

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No major visible defects at time of inspection • Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.



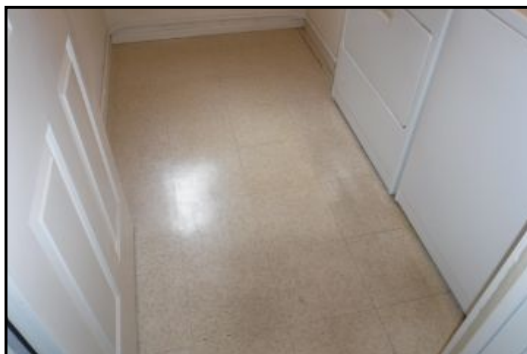
6. Floor Coverings

Vinyl tile

7. Floors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Washer/dryer unit(s) present during inspection and obstruct the view of the floor areas
• Personal items prevent complete inspection in areas • Worn and stained areas- typical for age of the material

**8. Windows Constructed of**

Single pane • Aluminum framed

9. Windows

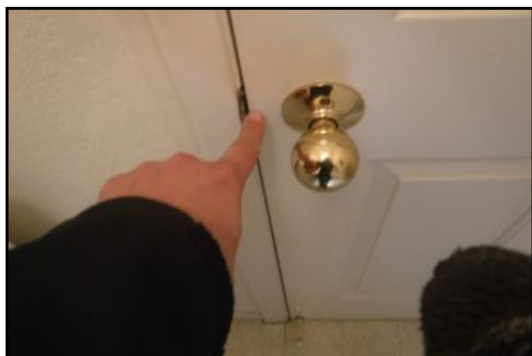
INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operated at time of inspection • Visible/accessible windows have worn hardware/frames/sills - typical for the age of the windows • Recommend general window maintenance/lubrication and weather tight service

**10. Doors**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Did not latch - needs to be serviced • Sticks at jamb - minor



Did not latch - needs to be serviced



Sticks at jamb - minor

11. Cabinet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some interior cabinet areas not visible for inspection due to personal storage • Normal wear for age of material - no major visible defects at the time of the inspection

**12. Dryer Vent/s**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Dryer vent should be cleaned periodically to prevent lint fire hazards • Normal wear on day of the inspection - no major visible defects

**13. Plumbing**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: 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. • Visible fixtures had normal wear for age at the time of the inspection - no major visible defects • Angle stops/valves/hoses are worn/older - recommend upgrading these areas with new fixtures • No visible leaks at time of inspection

**14. Gas Valve/s**

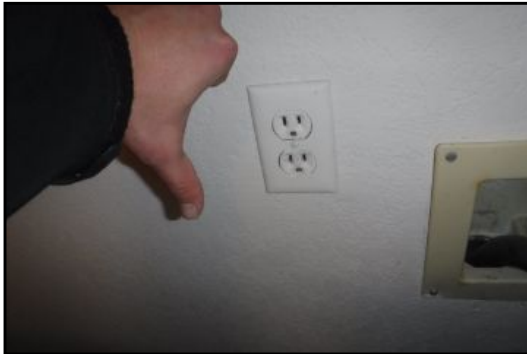
INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas

15. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Washer/dryer unit(s) present during inspection and obstruct the view of the wall/electrical areas • **Faulty switches/outlets present- needs to be serviced - outlet left of plumbing**



**Faulty switches/outlets present- needs to be serviced
- outlet left of plumbing**

HEATING/AIR CONDITIONING

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Heater/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Attic

Type: Gas fired forced hot air

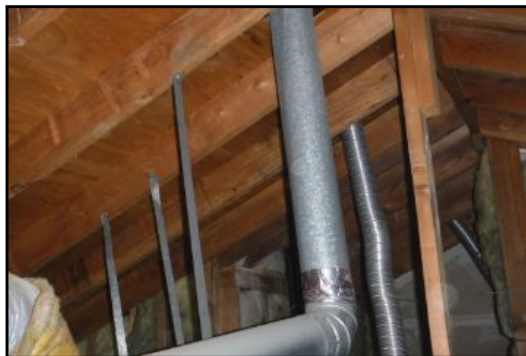
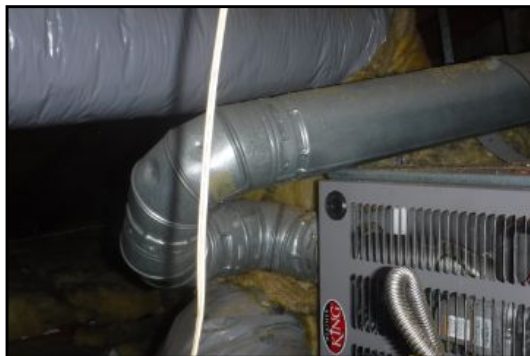
Note: Inspector does not examine heat exchanger or determine the presence of a cracked heat exchanger - this is not a complete evaluation of the internal areas of the heater - consult an HVAC contractor for further evaluation if you have concerns about the heat exchanger • Operated at time of inspection • Unit has normal wear for age at the time of the inspection - no major visible defects • This unit is a newer unit/not original to the structure - check all installation permits to ensure that this unit was installed to code



2. Venting

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The visible areas of the vent have normal wear at the inspection - no major visible defects



3. Gas Supply Valve/s and Pipe/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Worn valve, recommend upgrading to newer style valve

**4. Electrical**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

5. Thermostat/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Digital type present - functional day of the inspection

6. Filter/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

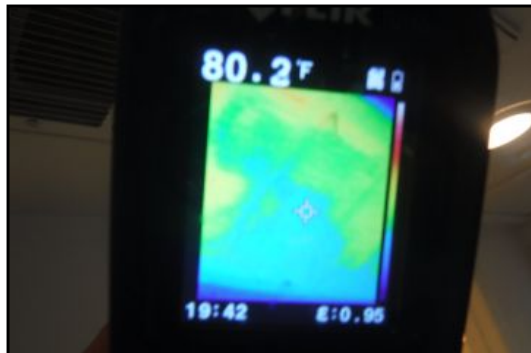
Located in a filter grill in hall ceiling

A seasonal HVAC service contract is recommended to ensure that all filters changed/cleaned regularly or as needed • We recommend that the filters be change 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

**7. Registers**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Adjustable louvers in registers are not tested for functionality - those closed for long periods of time may not operate properly • Visible register covers are worn and older - consider upgrading to newer style registers



Temperature at Air Return



Heater Temperature

8. Heater Enclosure/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

WATERHEATER/S

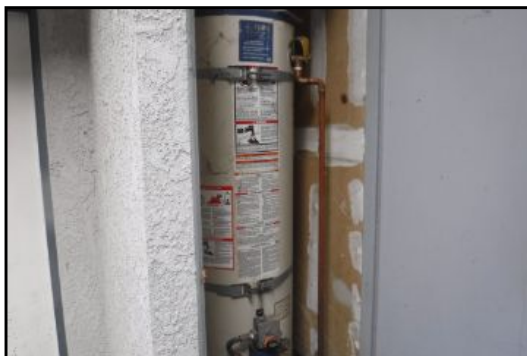
INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Water Heater/s Condition

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Number of gallons: 40 gallons

Note: 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 cannot predict the remaining life of the unit. • Operated at the time of the inspection • Consult a plumber or manufacturers owner's manual for general maintenance recommendations to extend the life of the unit • The unit is worn/older - consult a plumber for general maintenance recommendations to extend the life of the unit • **Hot water cooled off quickly - needs to be serviced**



2. Venting

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Vent is worn and older - consider upgrading vent

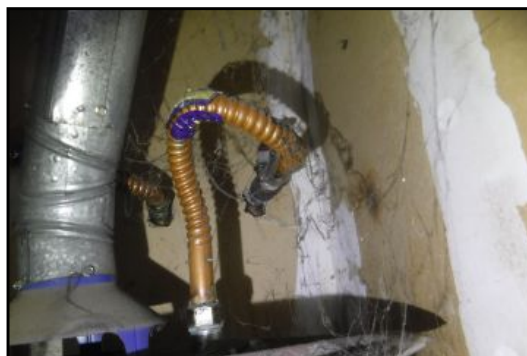


3. Plumbing

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Material type: Copper

Worn valve/piping/connections - typical for age



4. Temperature Pressure Release Valve/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

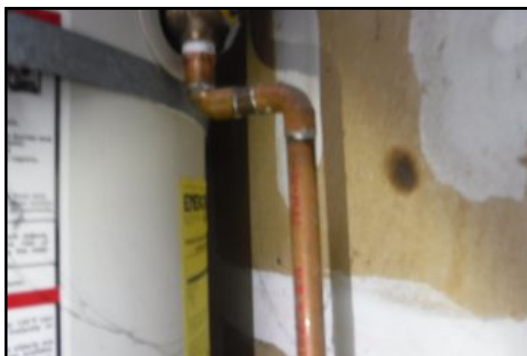
Note: The inspector visually inspects the TPRV only - this valve is not opened or tested during the inspection • Normal wear on the day of the inspection - no major visible defects

**5. Overflow Line/s**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

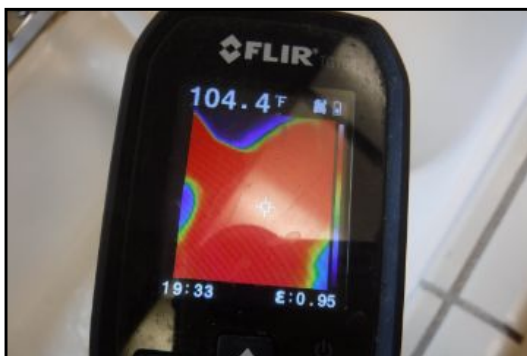
Material type: Copper

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

**6. Water Heater Temperature**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

105 F



105 F

7. Strapping

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



8. Gas Valve/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Worn valve - consider upgrading to newer style



9. Combustion Air

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

10. Platform/Base/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear at time of inspection - no major visible defects

11. Enclosure/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Consult termite report • **Deteriorated wood present - enclosure door**



Deteriorated wood present - enclosure door

Deteriorated wood present - enclosure door

ELECTRICAL/GAS SERVICE

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Main Panel

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common Area - Maintained by HOA

2. Sub Panel/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Laundry wall

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

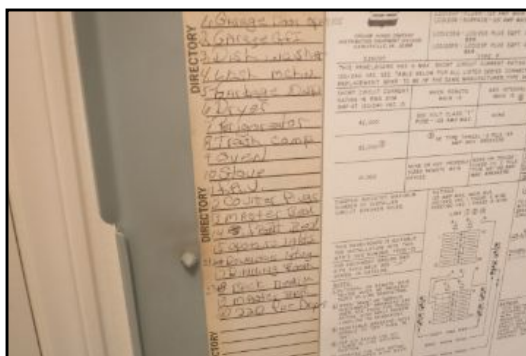


3. Breakers

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type of wiring: Copper

Normal wear for age at time of inspection - no major visible defects • Labels are present on panel cover - the inspector does not check for accuracy of labels

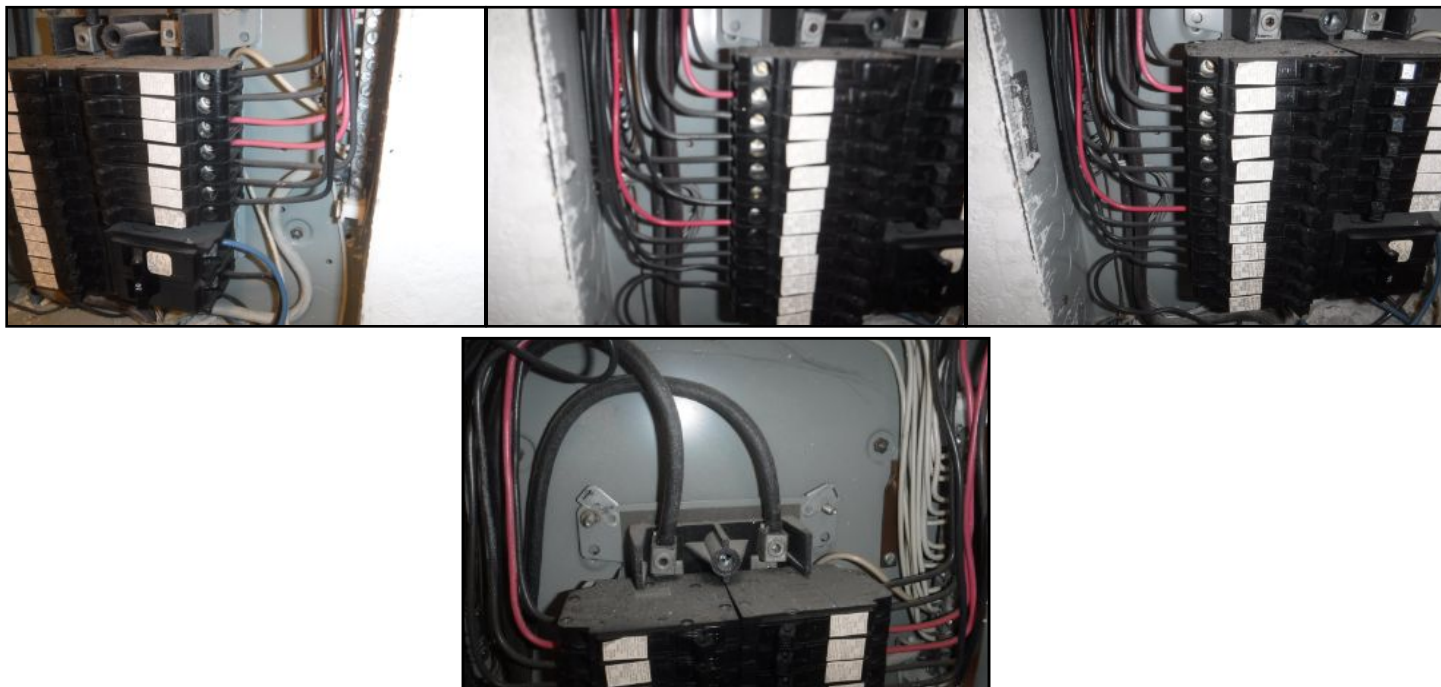


Labels are present on panel cover - the inspector does not check for accuracy of labels

4. Panel Wiring

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wiring type: copper

**5. Breaker Amp Capacity**

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Cable Feeds

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Underground - not accessible for inspection

7. Main Gas Valve

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common Area - Maintained by HOA

ATTIC AREA

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Structure

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



2. Insulation

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Material type: Unfinished fiberglass batts

Approximate depth: 6-8 inches

Note: The inspector does not determine the presence of asbestos or any other hazardous materials in the building • Note: The inspector does not determine R-value of the insulation • Note: Insulation generally blocks visible inspection access to framing below level of insulation • **Attic insulation is in contact with recessed light. These older recessed ceiling cans trap heat, degrading the in-contact surrounding insulation, thereby increasing its combustion potential. This is a fire hazard. A minimum of 3" clearance is required from insulation material. Recommend a qualified contractor review these recessed lights and repair as needed.**



Attic insulation is in contact with recessed light. These older recessed ceiling cans trap heat, degrading the in-contact surrounding insulation, thereby increasing its combustion potential. This is a fire hazard. A minimum of 3" clearance is required from insulation material. Recommend a qualified contractor review these recessed lights and repair as needed.

3. Ventilation

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction • Existing ventilation appeared to be functional on the day of the inspection

4. Vent Screens

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

5. Exhaust Vent/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

All visible vents appear to be in normal condition where visible - no major visible defects

6. Duct Work

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: The inspector cannot determine efficiency or effectiveness of the duct layout - check all installation permits • All visible/accessible duct areas have normal wear for age at the time of the inspection - no major visible defects

7. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No major visible defects at the time of the inspection

8. Plumbing

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vents only - no other plumbing/piping is visible for inspection

9. Access Entry/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear at access door - no major visible defects

GARAGE AND/OR CARPORT

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Roof Condition

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area-maintained by Home Owners Association

2. Rafters & Ceilings

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Stains present - tested dry at time of inspection - monitor for possible moisture intrusion

- Holes large - needs to be serviced



Holes large - needs to be serviced

3. Main Automotive Door/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type: Wood tilt-up

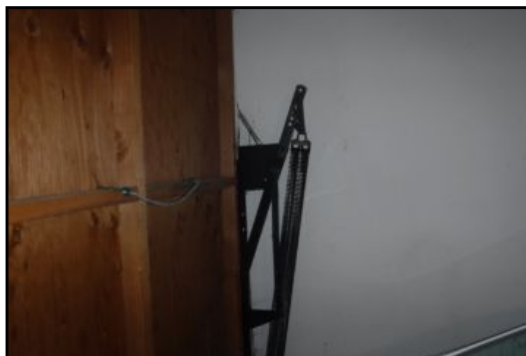
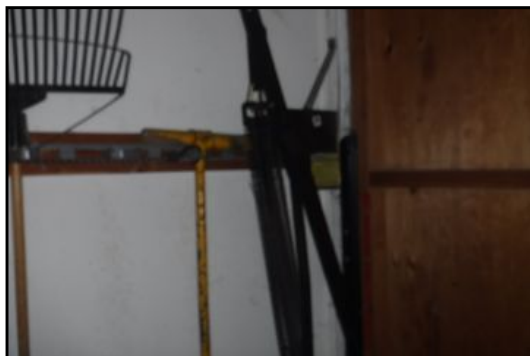
Worn/weathered door - typical for age and exposure to weather



4. Hardware/Springs

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Garage doors require periodic maintenance and is recommended to ensure that all hardware is properly lubricated and secured • Normal wear at time of inspection - no major visible defects



5. Garage Door Opener/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Opener(s) were tested using the normal wall button on the day of the inspection (remote controls are not tested) • One unit present • Missing/damaged light cover • Operated at the time of the inspection • Unit is worn/older/possible original to the structure • Worn/older model - suggest upgrading to modern unit • Note: Door opener activator button should be minimum 54-inches above floor for safety • Note: Door opener radio control devices not tested - inquire with seller regarding existence and operation



Unit is worn/older/possible original to the structure

6. Garage Door/s Reverse Safety Status

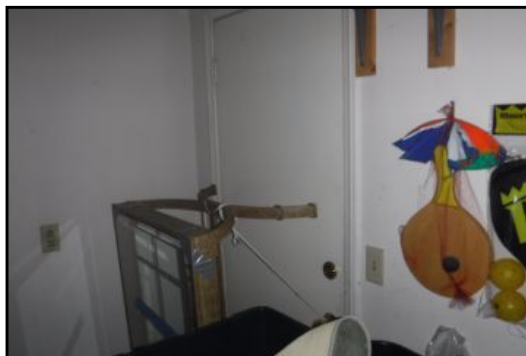
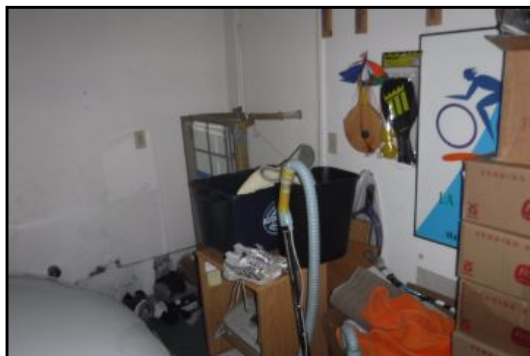
INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

No light beam system present, appears to be an older unit when these safety features were not included with openers - recommend upgrading to a newer model with all safety features included

7. Exterior Door/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

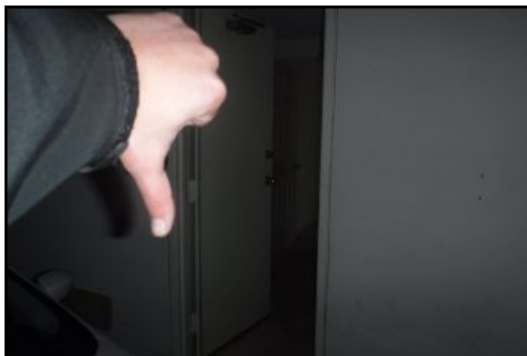
Worn/weathered door - typical for age



8. Fire Door/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Self- closing device not operating - needs to be serviced



Self- closing device not operating - needs to be serviced

9. Firewall/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



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

10. Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Personal items/storage/etc. are present and prevent a complete inspection of wall areas

- Consult termite report for any wood areas in garage
- Normal wear at the time of the inspection - no major visible defects
- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Patched areas - consult seller for past repairs



Patched areas - consult seller for past repairs

11. Anchor Bolts

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Not visible but assumed to exist due to estimated date of construction

12. Slab

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Cracked more than typical - needs to be serviced



Cracked more than typical - needs to be serviced

13. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Personal items/storage prevents access and complete inspection to some electrical areas • Using extension cord for power - needs to be serviced



Using extension cord for power - needs to be serviced

14. GFCI/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Tested and operational at time of inspection via normal control • Worn/older style GFCI - recommend GFCI upgrade for increased safety

15. Ventilation

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Wall vents are present • Vents obstructed - drywall/panel covered - needs to be serviced

16. Vent Screens

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear on the day of the inspection • Recommend maintaining vent screen to prevent pest intrusion

EXTERIOR AREAS

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Stucco

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area – consult Home Owner's Association

2. Siding

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area – maintained by Home Owner's Association

3. Wood Trim

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area – maintained by Home Owner's Association

4. Weep Screeds

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area – maintained by Home Owner's Association

5. Eaves & Facia

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area – maintained by Home Owner's Association

6. Exterior Paint

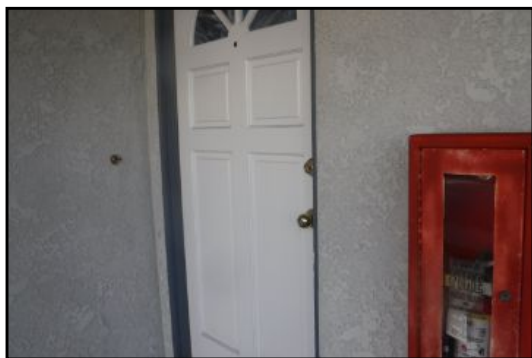
INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area – maintained by Home Owner's Association

7. Exterior Doors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Worn/weathered – recommend weather tight service/maintenance



8. Exterior Window/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: 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. • Worn windows/screens - typical for age • Recommend weather tight service/maintenance



CONCRETE SLAB FOUNDATION

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Slab Foundation

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Living space above garage/subterranean area - not inspected • No determination can be made regarding the condition of the interior concrete slab as it was covered with flooring, expect to find typical cracks up to 1/4-inch when it is exposed • Slab not visible due to floor coverings - not visible for inspection • See interior floor area notes • Personal items prevented complete inspection

2. Foundation Perimeter

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GROUNDS

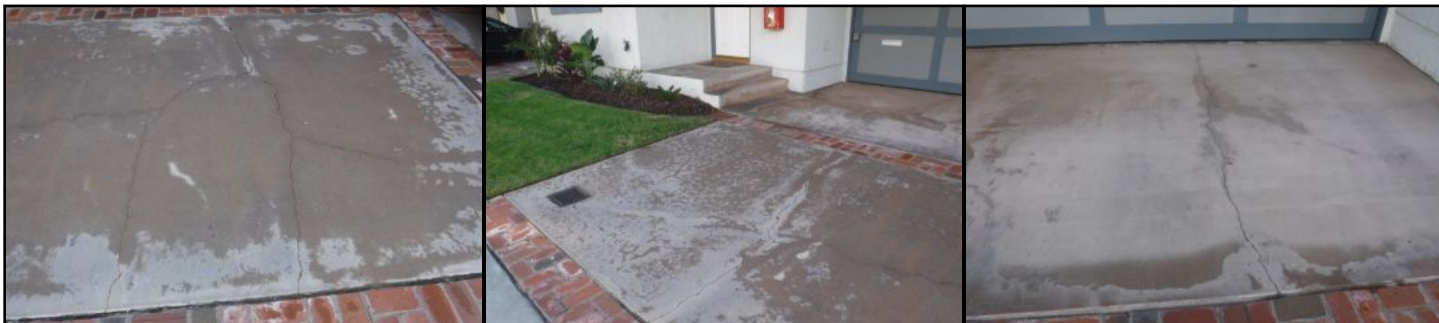
INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Driveway/s and Walkway/s

INSP	NINSP	NFE	NONE
X			

Constructed of: Concrete

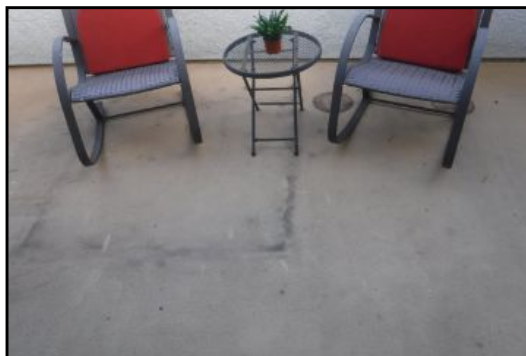
Worn with common cracks/chips - typical for age of material



2. Balcony/s

INSP	NINSP	NFE	NONE
X			

Note: Inspector cannot determine if balcony is/are watertight, no water testing is performed, we recommend weather tight service and maintenance to all necessary areas to prevent water intrusion • Personal items/outdoor carpet present - not completely visible for inspection • Consult termite report for all exterior wood • Normal wear at the time of the inspection - no major visible defects



3. Balcony and Deck Railing

INSP	NINSP	NFE	NONE
X			

Consult termite report for all exterior wood • Normal wear on the day of the inspection - no major visible defects



4. Patio and Porch Deck/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**5. Stairs & Handrails**

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear at time of inspection - no major visible defects

6. Exterior Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: The Inspector does not perform and stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/security systems are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches.

- Accessible lights/switches/outlets were tested on the day of the inspection
- Electrical fixtures should be caulked/sealed to wall attachments to help prevent moisture entry
- The visible and tested fixtures/switches/outlets were in a loose/worn condition - typical for age

**7. GFCI/s**

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

None visible/installed recommend upgrade for increased safety

8. Exterior Plumbing and Faucet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Sump pumps, septic tanks and associated piping and sewer drain pipes from structure to street are excluded from this inspection

- Note: We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection
- Exterior faucets operated/worn at time of inspection via normal fixture controls



9. Main Water Valve

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type of plumbing: Note: This section 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 inside walls, floor or other areas that may be covered. • Copper 100% (approximate)

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

• Gate valve present/worn - consider upgrading to a ball valve



Gate valve present/worn - consider upgrading to a ball valve

10. Water Pressure

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Recommended water pressure is between 55 to 80 pounds per square inch (psi) • Note: Water Pressure can fluctuate depending upon time of day and municipal service adjustments • Approximate pounds per square inch: 60



Approximate pounds per square inch: 60

11. Pressure Regulator

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

12. Sprinklers

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**13. Fencing and Walls**

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area – maintained by Home Owner's Association

14. Planter/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area – maintained by Home Owner's Association

15. Grading

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area – maintained by Home Owner's Association

ROOF

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1. Condition

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area/roof - Maintained by Homeowner's Association - Not Inspected

2. Flashing/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area/roof - Maintained by Homeowner's Association - Not Inspected

3. Gutters and Down Spout/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area/roof - Maintained by Homeowner's Association - Not Inspected

4. Vents and Vent Cap/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area/roof - Maintained by Homeowner's Association - Not Inspected

5. Chimney/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area/roof - Maintained by Homeowner's Association - Not Inspected

6. Spark Arrestor/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area/roof - Maintained by Homeowner's Association - Not Inspected

7. Sky Light/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common area/roof - Maintained by Homeowner's Association - Not Inspected

8. Solar Light Globe/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

INSPECTION AGREEMENT

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT AND THE TERMS AND CONDITIONS OF THE CONTRACT

SCOPE OF THE INSPECTION / REPORT

We will perform a non-invasive physical 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. We will also provide you with a report that describes and identifies the inspected systems, structures and components and identifies material defects. We may amend the report within twenty-four (24) hours after completing the inspection.

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 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. YOUR NOTICE MUST BE IN WRITING, INCLUDE A SIGNED COPY OF THIS AGREEMENT, AND BE MAILED TO:

Corporate Office
The Elite Group Property Inspection Service, Inc
Attn: Inspector Supervisor
21700 E Copley Suite 390 Diamond Bar, CA 91765
1(800) 494 - 8998

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 TEN (10) TIMES THE INSPECTION FEE.

TEGPIS 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. Contact your home warranty company.

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 BEFORE WE CAN DELIVER THE REPORT TO YOU.



DISCLAIMER

Interior: Limited inspection on all occupied/staged structures, personal property, furniture and moving boxes prevent a complete inspection. Recommend checking for permits on all additional construction including windows, patio roofs, out structures, garage and attic conversions, etc. performed on the property after original construction. Built-in central vacuum systems are not inspected.

Bathrooms: Leaking bathtub and sink overflow drains and spa tub jet hoses cannot be detected with this inspection. Shower pans are not leak tested consult the termite report. Exterior access panels are only inspected if readily accessible and operable (not sealed or painted or screwed shut).

Kitchen: This inspection cannot determine how well the dishwasher cleans the dishes. Disposal blades are not inspected. Water purifying systems and water softeners are not inspected. Non built-in appliances and built-in refrigerators are excluded from this report.

Laundry: 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. Supply valves cannot be tested whether a washing machine is present or not. Washer and dryer units not inspected.

Attic: The inspector cannot determine or test if asbestos materials exist throughout the structure. When attic insulation is covering ceiling joists, we cannot completely inspect due to inspector safety concerns. Most attics are not completely accessible due to limited space. Attic insulation and limited space prevent the inspector from performing a complete inspection of the attic area, not all areas are accessible and will be determined by the inspector discretion. Temperature sensors and fans for attic exhaust systems are not tested. Rodents: If there is visible evidence of rodents, it will be noted as such. Most rodent 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 whether or not evidence exists.

Heating & Air Conditioning: This report does not indicate if the heater is on recall, a follow up report will be emailed via RecallChk. Electronic air filters are not inspected. Inspector cannot determine a crack in the firebox. Not all registers can be tested for pressure flow, due to location, condition and operation of the heating & Air Conditioning system. Missing labels prevent RecallChk.

Water Heater: Circulating 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 out of the scope of a general home inspection.

Roof: Chimney cavities are excluded from this inspection, recommend a chimney scope inspection be performed. Solar panels and tube globes are excluded from this report. The inspector cannot determine whether a roof is water tight or not, under any condition.

Electrical: Electrical and gas fires due to poor installation of wiring and faulty gas pipes cannot be determined by the inspector.

Exterior Areas: For 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. Gas leaks or carbon monoxide poisoning cannot be detected with this inspection, including all gas and propane systems interior and exterior of the structure. The operation of gas appliance ventilation exhaust pipes cannot be detected. Recommend Gas Company to evaluate all gas areas before occupying the property. Fire pits and exterior BBQ's are excluded from this inspection. Recommend mold and moisture damaged areas be further evaluated by the appropriate licensed contractor throughout the structure.

Grounds: This report cannot determine if patio and porch roofs or patio enclosures are water tight. Low voltage lighting and motion-detected sensors on light fixtures are not inspected. Sprinklers on timers are not inspected consult seller/association. Above ground pools, ponds, waterfalls, birdbaths, and 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 recommend that all structures built on hillsides and slopes have a geological inspection performed to determine if the structure is stable. This inspection cannot determine ground movement or drainage issues.

Foundation: Sump pumps, septic tanks and sewer drain pipes from structure to street are excluded from this inspection. Soil levels and stem walls prevent complete inspection of the under house area. Drain scope inspections are recommended whether a defect is detected or not. Slab foundations are often covered and not visible; this is a limited inspection.

Pool: Solar panels are excluded from report. Valves that are not labeled for the pool and/or spa jets are excluded from this report. Automatic pool fill float valves and electronic chlorine dispensers are excluded from this report. Portable spas have a limited inspection. The inspector cannot determine pool or spa leaks. 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.

SEE CONTRACT FOR A COMPLETE DISCLAIMER OF ITEMS EXCLUDED FROM THIS INSPECTION

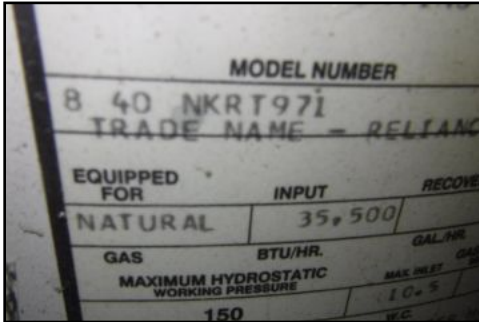


RECALLCHEK

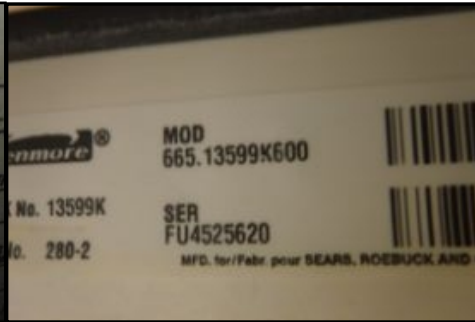
RecallChek - The inspector will only provide photos of stickers visible at time of inspection. You will get an email from RecallChek where you can enter in the following model numbers.

1. Appliances

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Water Heater



Dishwasher



Disposal



Trash Compactor

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is the house anchored or bolted to the foundation?			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. If the house has cripple walls:			
a. Are the exterior cripple walls braced?			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. If the house is built on a hillside:			
a. Are the exterior tall foundation walls braced?			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?			

EXECUTED BY:

(Seller)

(Seller)

Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer)

(Buyer)

Date



SEWERGARD

MOLDSAFE

RecallChek

Glossary

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

