ELITE GROUP
INSPECTION PROFESSIONALS

800-494-8998

RESIDENTIAL



PROPERTY LOCATION: 4219 Artesia Blvd Torrance, CA 90504

INSPECTIONREPORT

CLIENT:Walter Bueno, Alina Bueno Nadsady and ElisaMarie Bueno Reynolds -AGENT: Thomas Mcmahan COMPAS

Date of Inspection: 8/10/2026 at 2:00 PM
Year Built: 1953 Sq Ft: 1504
Weather: Clear, Dry
Order ID: 405672

Inspector: Daniel Miller
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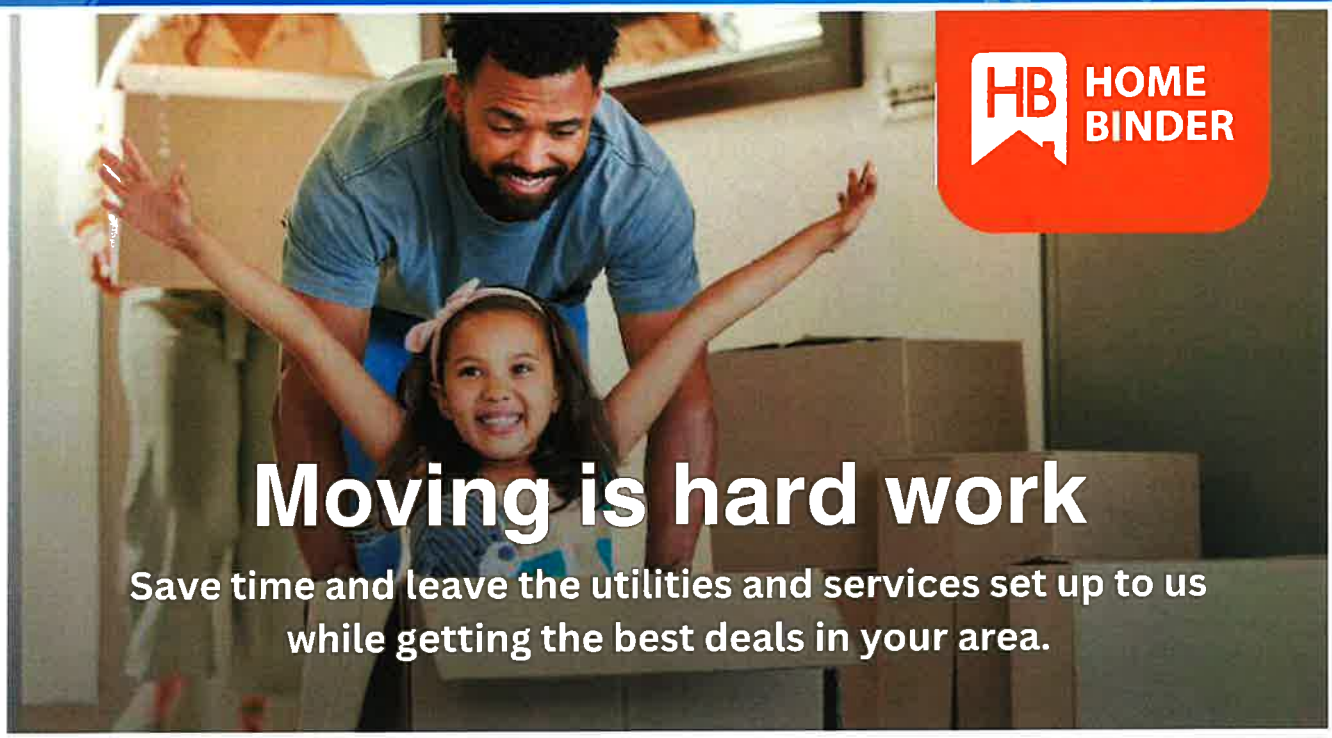

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About HomeBinder

Our goal is to simplify homeownership by centralizing information and connections. With HomeBinder, you can keep everything about your home in one simple and secure platform. Supported by thousands of business partnerships, HomeBinder was founded in 2012 and is a division of iGo.

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Summary Page

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

INTERIOR		
Page 15 Item: 3	Ceiling Conditions	• Large cracks or holes present – larger than typical - needs to be further evaluated/serviced
Page 17 Item: 5	Floor Conditions	• Cracked tile flooring- recommend further evaluation by a flooring contractor- Cracked tiles may be sharp - kitchen
Page 18 Item: 6	Window Conditions	• Broken or missing latch - needs to be serviced - master bathroom, southwest bedroom • Visible internal condensation or hazy glass inside window - needs to be serviced/evaluated by a window contractor - recommend all windows be checked as others may exist - master bedroom • Microbial growth/irregular staining present- further evaluation is recommended - master bathroom
Page 20 Item: 7	Window-Wall A/C or Heat Units	• Did not operate needs to be serviced or further evaluated
Page 22 Item: 12	Fireplaces	• No damper stop clamp - required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel
Page 25 Item: 16	Smoke Detectors	• Did not operate - needs to be serviced or replaced - southwest bedroom • Missing at hall - needs to be installed - north hall, south hall
Page 26 Item: 17	Carbon Monoxide Detectors	• No carbon monoxide detector present - we recommend installation per requirements prior to the close of escrow
BATHROOMS		
Page 27 Item: 2	Counters	• Missing backsplash - needs to be serviced - master
Page 27 Item: 4	Sinks	• Drain operated slowly - needs to be serviced - master • Low pressure at fixture when operating hot valve - needs to be serviced/further evaluated - hall bathroom
Page 28 Item: 6	Bath Tubs	• Low pressure at tub fixture - needs to be serviced - master • Drain operated slowly - needs to be serviced - hall bathroom
Page 29 Item: 7	Showers	• Shower fixture leaks when operating - needs to be serviced - master bathroom • Shower head pipe loose in wall - needs to be serviced - hall bathroom
Page 33 Item: 14	Exhaust Fans	• Exhaust fan did not operate - needs to be serviced - master

KITCHEN		
Page 34 Item: 1	Counters	• Cracked tile(s) - needs to be serviced
Page 34 Item: 2	Cabinets	• Stained/blistered area(s) - moisture present at time of inspection - needs to be serviced/further evaluated
HEATING/AIR CONDITIONING		
Page 42 Item: 8	Filters	• Filter(s) heavily soiled and restricting air flow to blower motor - recommend immediate replacement or cleaning
WATER HEATERS		
Page 45 Item: 1	Water Heaters Condition	• Pilot door/combustion chamber door/shield was missing/loose - needs to be serviced
Page 45 Item: 2	Venting	• Draft hood is loose and not properly secured over the water heater exhaust area - needs to be serviced
Page 46 Item: 6	Overflow Line/s	• Line is loose/not properly secured - recommend strapping as needed to secure line
Page 47 Item: 7	Water Heater Temperature	• Temperature was above 120 F at one or more fixtures within the structure, this a potential scald hazard - needs to be serviced/adjusted - consult a plumber
Page 47 Item: 8	Strapping	• Existing straps are not the proper type - requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom
Page 47 Item: 9	Gas Supply Valves and Pipes	• Valve is not readily or easily accessible - needs to be serviced
Page 48 Item: 12	Enclosures	• Metal enclosure is not properly fastened to the wall - needs to be serviced
ELECTRICAL/GAS SERVICE		
Page 49 Item: 1	Main Panel	• Heavy rusting or rust damage present - needs to be serviced • ***Manufacture of panel a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues - recommend further evaluation by a licensed electrician***
Page 50 Item: 2	Sub Panels	• Equipment grounds and neutrals not isolated to separated bus bar (required at sub panel) - needs to be serviced • Double tapped/lugged breakers present are a sign of an overloaded panel – recommend licensed electrician for evaluation
Page 51 Item: 3	Panel Wiring	• Aluminum wiring present at panel – recommend qualified electrician for complete evaluation of electrical system
Page 52 Item: 6	Cable Feeds	• Cable clearance over roof is not to proper height (must be 3 feet from roof, 8 feet from flat roof, 10 feet from balcony) - needs to be serviced
Page 52 Item: 7	Main Gas Valve	• Irregular installation - needs to be serviced - multiple valves present
Page 53 Item: 8	Gas Pipes and Valves	• Significant rusting - needs to be serviced
ATTIC AREA		
Page 54 Item: 2	Structure	• Stains present on wood members of structure - evidence of past moisture entering structure - recommend further inquiry, consult seller and disclosures for past leaks

Page 55 Item: 3	Insulation	• Evidence of rodent/bird/pest activity in the attic - recommend further evaluation by pest services company
Page 55 Item: 5	Vent Screens	• Soffit vent screens damaged/missing - needs to be serviced - south side of structure
GARAGE AND/OR CARPORT		
Page 58 Item: 1	Roof Condition	• Deteriorated materials present - will require replacement at any time - consult with a licensed roofer to determine remaining life • Damaged shingles at ridge/hip - needs to be serviced • Tree branches rub roof - needs to be serviced
Page 60 Item: 3	Main Automotive Doors	• Door weatherstripping is missing or damaged - recommend servicing
Page 61 Item: 6	Garage Doors Reverse Safety Status	• No light beam system present - needs to be installed for safety
Page 64 Item: 17	Electrical	• Outlet cover missing - needs to be serviced • Junction box missing cover - needs to be serviced • Exposed wires - potential hazard - needs to be serviced
EXTERIOR AREAS		
Page 68 Item: 6	Eaves & Fascia	• Pest nesting materials present in areas - recommend pest control inspection beyond this home inspection - east side of structure • Deteriorated in areas - needs to be serviced - consult the termite report
FOUNDATION		
Page 74 Item: 4	Posts and Girders	• Posts off centered and not aligned over concrete piers - recommend brackets for added support • Irregular installation/patching/workmanship - needs to be serviced
Page 76 Item: 7	Ventilation	• Ground is damp along perimeter near foundation walls - needs further evaluation/service • Faulty/irregular grading under structure - recommend further evaluation by qualified contractor • Irregularly dry/heavily cracked/expansive soil under structure - recommend further evaluation by qualified contractor
Page 77 Item: 9	Electrical	• Wires/conduit lying on ground - potential hazard - needs to be serviced • Cover missing at junctions box(es) exposing connections - needs to be serviced
Page 78 Item: 10	Plumbing	• Galvanized steel and cast iron plumbing drain piping present - we recommend that licensed plumber further evaluate due to the age of the materials present
GROUNDS		
Page 79 Item: 1	Driveways and Walkways	• Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced
Page 81 Item: 5	Stairs & Handrails	• Separation cracks at stairs/steps area - needs to be serviced - west side of structure

Page 84 Item: 10	Water Pressure	• Approximate pounds per square inch: 85 - recommend servicing
Page 85 Item: 14	Gates	• Gate not closing/latching properly - recommend servicing - south side front of property
Page 86 Item: 15	Planters	• Trees or vegetation too close to structure areas - recommend servicing
ROOF		
Page 88 Item: 1	Condition	• Wavy areas present are a sign of deflection - needs further evaluation by licensed roofer
Page 90 Item: 2	Flashings	• Re-roof covers flashings - irregular installation - needs further evaluation by a licensed roofer
Page 90 Item: 4	Vents and Vent Caps	• Rusted - needs to be serviced • Vent does not terminate at proper height – needs to be serviced
Page 91 Item: 5	Chimneys	• Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal

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

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

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

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

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

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

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

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

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

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

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

ABOUT YOUR INSPECTION CONTINUED

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

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

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

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

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

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

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

During the inspection, the water is turned on at all visible and/or accessible fixtures at the structure. In most cases, no water fixtures should be left unattended while turned on. There is no set standard time frame for how long each fixture should be operated. The Inspector will operate the water fixtures as long as is needed to determine if both the hot and/or cold water is operating at the designated fixture. Leaks can only be documented if they are visible at the time of operating the designated fixture. Future leaks cannot be predicted! A home inspector cannot determine if there are plumbing leaks inside walls or ceilings unless visible moisture or explicit signs of moisture are present and visible at the time of the inspection. This inspection does not include confirmation of water conservation devices at any fixture.
Note that this report is a snapshot in time and not a prediction of future conditions. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. Conditions can change at any time during escrow time periods. You are 100% responsible for verifying all conditions prior to close of escrow.

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

THANK YOU FOR USING ELITE GROUP INSPECTION PROFESSIONALS

INSPECTION AGREEMENT

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

SCOPE OF THE INSPECTION / REPORT

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

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

IF YOU DISCOVER A DEFECT FOR WHICH YOU THINK WE MAY BE LIABLE TO YOU, YOU MUST NOTIFY US AND GIVE US A REASONABLE OPPORTUNITY TO RE-INSPECT THE PROPERTY BEFORE YOU REPAIR THE DEFECT. FAILURE TO FOLLOW THIS PROCESS WILL RESULT IN VOIDING THIS AGREEMENT AND CONTRACT. YOUR NOTICE MUST BE IN WRITING, INCLUDE A SIGNED COPY OF THIS AGREEMENT, AND BE MAILED TO OUR CORPORATE OFFICE:
Elite Group Inspection Professionals/Attn: Inspector Supervisor 9480 Utica Ave Ste 608 Rancho Cucamonga, CA 91730

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

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

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

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

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

CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

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

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

OVERVIEW

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

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

Single Family Residence

Front door faces South (approximate)

All Utilities are ON for this inspection

Vacant structure

Evidence of remodeling in areas - check all building permits to ensure that all remodeled areas were completed properly to city/county code

2. Main Utilities Location

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

3. Who is present at the inspection?

- Buyer not present during inspection
- Buyer's agent not present during inspection
- Lock box code provided to Inspector

4. Wall materials throughout the structure

Drywall

5. Ceiling materials throughout the structure

Drywall

6. Floor materials throughout the structure

Carpet • Tile

7. Window materials/type throughout the structure

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

8. IMPORTANT NOTES

- This inspection is intended to identify major material defects only. Minor and cosmetic issues are excluded from inspection and report, but may be included in some comments as a courtesy. Small nail holes, drywall nail pops, small cracks, chipped areas, dirty areas and cosmetic blemishes are considered cosmetic in most cases.
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.
- It is common for many Sellers to patch, paint or touch up areas of the structure prior to selling. Recent paint or patching may cover known past defects not detectable by the Inspector - consult the seller/disclosures for all past repairs. It is beyond the scope of the inspection for the Inspector to note all patched areas locations or to try to determine the reason for any patches or past repairs.
- RECOMMEND A COMPLETE MICROBIAL GROWTH AND MOISTURE EVALUATION. Contact our office to schedule at 800-494-8998. Upon inspection the Home Inspector found reason to believe that this structure

needs further evaluation for microbial growth and moisture.

- There is evidence to suggest that this structure has been modified, altered or additions have been added to the original structure. Do not mistake this inspection for a building CODE inspection. You are advised to check all necessary building permits for this structure and all associated components. You are further advised to consult with your Realtor and the Seller to understand the details of any and all alterations to the structure and / or contractor warranties that may apply to the alterations.
- Additional Notes: While inspecting, at about 4pm, power suddenly turned off at the structure on its own. Power did not come back on after flipping main breaker at main panel or GFCI breakers at subpanel. After about an hour and subsequent attempts to reset power at GFCI breakers, power turned back on at the structure. Recommend further evaluation of electrical system at the property.

INTERIOR

Interior page will include all bedroom items and the walls, ceilings, floors, windows, and doors of bathrooms, kitchen, and laundry area. "Needs to be serviced" and/or "recommend servicing" is a common phrase used throughout this report and means, in the Inspector's opinion, maintenance, repair, or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; general maintenance, repair, and/or replacement by an appropriate licensed contractor may be required. If any area of this section is marked in red, we recommend further evaluation prior to the close of escrow. Please consult a licensed professional as noted; if you need a trusted Drywall contractor 909-488-4426, Flooring 626-828-2582, Microbial/Mold Inspection 800-494-8998, Windows/Doors 909-655-5224, Electrical 909-487-5019.

1. Bedroom Locations

Master • Middle • Southeast • Southwest

2. Wall Conditions

Observations:
- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Patched/partial painted areas present - consult seller regarding patched areas
- Peeling/blistered/cracking paint in areas
- Worn tile/grout - recommend servicing - master bathroom



















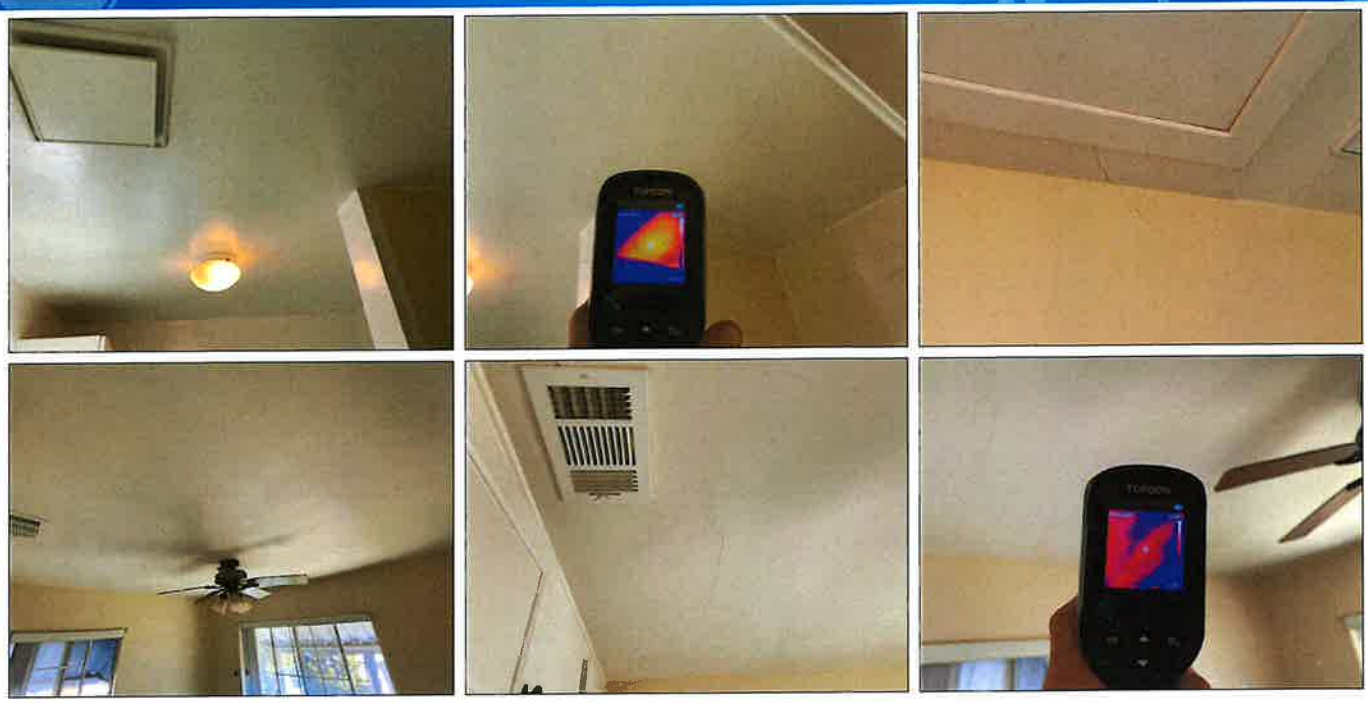

3. Ceiling Conditions

Observations:

- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Patched/partial painted areas present - consult seller regarding patched areas
- Heat on thermal may indicate poor insulation - recommend further evaluation
- Large cracks or holes present – larger than typical - needs to be further evaluated/serviced







Large cracks or holes present – larger than typical - needs to be further evaluated/serviced







Large cracks or holes present – larger than typical - needs to be further evaluated/serviced

4. Ceiling Fans

Observations:
- Note: It is not possible to determine the method of attachment to the ceiling. These units are heavy and due to the designed movement, must have the proper style mounting boxes for correct and safe attachment. Recommend confirming the method of attachment prior to use. This may require the removal of the fan or insulation to visually verify proper support.
- Operated at time of inspection
- Worn/older unit(s) - typical wear for age







5. Floor Conditions

Observations:
- Worn and stained areas- typical for age of the material
- Small or hairline cracks in areas, recommend maintenance as needed

- Scratched/worn areas - typical for age and use
- Loose carpet, recommend maintenance to prevent further loosening
- Missing flooring transition(s) - needs to be serviced - north hall, hall bathroom
- Cracked tile flooring- recommend further evaluation by a flooring contractor- Cracked tiles may be sharp - kitchen








Missing flooring transition(s) - needs to be serviced - north hall

Missing flooring transition(s) - needs to be serviced - hall bathroom



Cracked tile flooring- recommend further evaluation by a flooring contractor- Cracked tiles may be sharp - kitchen

6. Window Conditions

Observations:

- Accessible windows were tested and operated at time of inspection
- Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age
- Recommend general window maintenance/lubrication and weather tight service
- Small cracks/worn areas/chipped paint observed around sill or frame
- Difficult to operate or slide - needs to be serviced
- Secondary locks present, may indicate issues with existing latches
- Broken or missing latch - needs to be serviced - master bathroom, southwest bedroom
- Visible internal condensation or hazy glass inside window - needs to be serviced/evaluated by a window contractor - recommend all windows be checked as others may exist - master bedroom
- Microbial growth/irregular staining present- further evaluation is recommended - master bathroom





Visible internal condensation or hazy glass inside window - needs to be serviced/evaluated by a window contractor - recommend all windows be checked as others may exist - master bedroom





Broken or missing latch - needs to be serviced - master bathroom

Microbial growth/irregular staining present- further evaluation is recommended - master bathroom













Broken or missing latch - needs to be serviced - southwest bedroom

7. Window-Wall A/C or Heat Units

Observations:
- Very old and worn unit - life expectancy limited
- Irregular noise when operating - needs to be serviced
- Did not operate needs to be serviced or further evaluated






8. Doors

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

• Recommend routine maintenance on hardware and weather seals on all exterior doors





9. Screen Doors

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








10. Sliding Glass Doors

Observations:
• Slider operated at the time of the inspection
• Worn door with loose/worn hardware/frames/rollers/tracks - typical for age







11. Sliding Door Screens

Observations:
• Not installed, recommend installation and confirmation of proper screen door operation

12. Fireplaces

Location/s: Living room
Mason built • Prefabricated
Observations:
• The fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and a Gas Company evaluation of the fireplace prior to operating the fireplace.
• Recommend fireplace professional evaluate and repair any issues found before attempting to use fireplace
• Small cracks/worn areas present - typical for age
• Recommend fire caulk/sealing any holes/gaps/cracks
• Damper was tested and operated at the time of the inspection
• Damper was worn/rusted/dirty - recommend cleaning
• Glass/screen door operated at the time of the inspection
• Gas valve tested and operated at the time of the inspection
• No damper stop clamp - required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel










13. Electrical

Observations:
• Only the visible and accessible switches/outlets are testing during this inspection, personal items/furnishings are not moved to access any outlets/switches behind them.
• A representative number of receptacles and switches were tested and found to be operational at time of inspection
• Loose/worn outlets/switches - typical for age consider upgrading



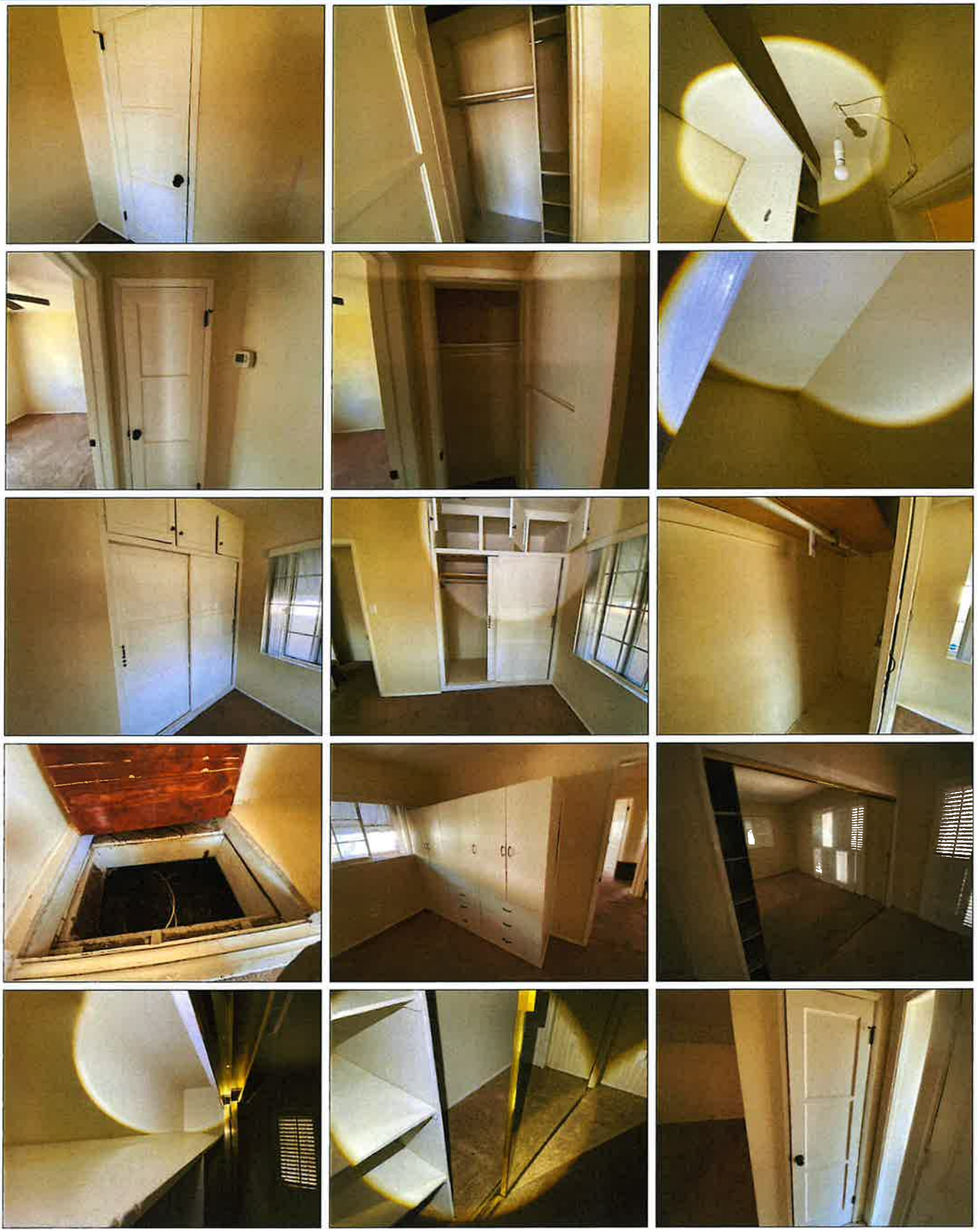






14. Closets

Observations:
• Worn closets with loose/worn hardware - typical for age





15. Door Bells

Observations:
- Operated at time of inspection front, video type doorbell present

16. Smoke Detectors

Observations:
- Operational at time of inspection via factory installed test button
- Worn/older model suggest replacement with modern devices
- Recommend upgrading all smoke detectors to the new 10-year battery life units
- Did not operate - needs to be serviced or replaced - southwest bedroom
- Missing at hall - needs to be installed - north hall, south hall





Missing at hall - needs to be installed - south hall



Missing at hall - needs to be installed - north hall









Did not operate - needs to be serviced or replaced - southwest bedroom

17. Carbon Monoxide Detectors

Observations:
- Carbon monoxide detectors are tested via the accessible test button only, they are not tested/measured/evaluated per manufacturer specifications for installation height or suggested locations.
- For safety purposes we recommend that carbon monoxide detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple carbon monoxide detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert.
- No carbon monoxide detector present - we recommend installation per requirements prior to the close of escrow

BATHROOMS

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1. Locations

Master • Hall

2. Counters

Observations:
- Counter is worn and has typical wear for age
- Recommend grout/sealer/stone maintenance
- Scratched/Worn/Chipped/Stained areas - signs of age and wear
- Missing backsplash - needs to be serviced - master



Missing backsplash - needs to be serviced - master

3. Cabinets

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

4. Sinks

Observations:
- Fixture operated at the time of the inspection
- Worn fixture/sink - typical for the age
- Surface cracking present in sink - signs of age/wear
- Drain stopper operated at the time of the inspection - master
- Drain stopper not operating properly - needs to be serviced - half bathroom
- Hot water above 120 degrees, recommend adjusting the temperature at the water heater
- Drain operated slowly - needs to be serviced - master
- Low pressure at fixture when operating hot valve - needs to be serviced/further evaluated - hall bathroom





Low pressure at fixture when operating hot valve - needs to be serviced/further evaluated - hall bathroom





Drain operated slowly - needs to be serviced - master



5. Mirrors

Observations:
- Mirror functional at time of inspection
- Worn/older - typical wear for age

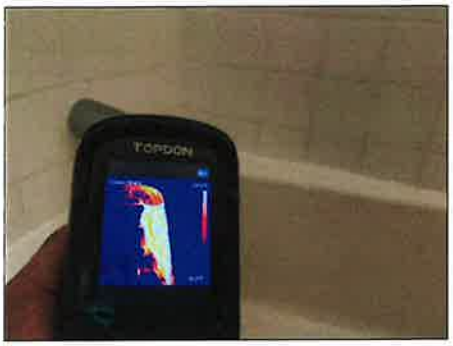
6. Bath Tubs

Observations:
- Fixture was tested and operating at the time of the inspection
- Fixture was in a worn/older condition at the time of the inspection - typical for age
- Tub is worn/older/stained/scratched/chipped - typical for the age
- Tub appears to be refinished/painted - special care may be needed
- Drain stopper missing - needs to be serviced - hall bathroom
- Low pressure at tub fixture - needs to be serviced - master
- Drain operated slowly - needs to be serviced - hall bathroom





Drain operated slowly - needs to be serviced - hall bathroom

7. Showers

Observations:

- 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
- Tub/Shower combo present - see tub notes for additional information
- Shower arm faceplate is loose at the wall - recommend securing and sealing this area
- Shower fixture leaks when operating - needs to be serviced - master bathroom
- Shower head pipe loose in wall - needs to be serviced - hall bathroom









Shower head pipe loose in wall - needs to be serviced - hall bathroom




Shower fixture leaks when operating - needs to be serviced - master bathroom

8. Shower Walls

Observations:

- The shower pan and shower walls are not waterproof tested for leaks. The Home Inspector cannot determine if shower walls or shower pans leak through or behind tile, fiberglass or other solid surface materials. The Inspector cannot see behind walls, floors or ceilings. We strongly recommend that you have all shower pans water tested for leaks. Cracking/missing grout, degraded or missing caulking may lead to leaks and should be immediately addressed in all cases and discoveries.
- Shower pans are not long-term water tested for leaking - consult the termite report
- Solid surface (fiberglass/plastic/etc.) shower pan present
- Tile and grout present
- Wall materials in a worn/stained-faded/old condition - typical for age - recommend routine grout and sealer maintenance
- Shower pan is in a worn/stained/older condition - typical for the age - recommend routine grout and sealer maintenance
- Small surface type cracks were observed at the inspection - signs of wear/age
- Recommend maintenance and sealing holes & gaps at all wall/plumbing junctures to prevent water infiltration into walls








9. Enclosures / Shower doors

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





10. Toilets

Observations:
- Tested and operational at time of inspection via normal fixture controls, flush test performed
- Toilet is in a worn and older condition at the time of the inspection - typical for age
- No visible leaking at the time of inspection and flush testing
- Water shutoff under toilet corroded - needs to be serviced - this will be an ongoing maintenance issue for ALL plumbing valves







11. Plumbing

Observations:
- 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 with no major visible defects
- Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures
- No visible leaks found at the time of the inspection after running water at fixtures



12. Electrical

Observations:
- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Loose/worn outlets/switches - typical for age consider upgrading
- Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate

13. GFCIs

Observations:
- Tested and operational at time of inspection via normal control





14. Exhaust Fans

Observations:
- Operated at time of inspection - hall bathroom
- Worn/older fan - typical wear for age
- Exhaust fan did not operate - needs to be serviced - master





Exhaust fan did not operate - needs to be serviced - master

15. Heating

Observations:
- See HVAC page for more information about this section

KITCHEN

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1. Counters

Observations:
- Counter is worn and has typical wear for age
- Recommend grout/sealer/stone maintenance
- Scratched/Worn/Chipped/Stained areas - signs of age and wear
- Small cracking - did not affect performance
- Cracked tile(s) - needs to be serviced



Cracked tile(s) - needs to be serviced



Cracked tile(s) - needs to be serviced





2. Cabinets

Observations:
- Worn cabinets with loose/worn hardware - typical for age
- Stained/blistered area(s) - moisture present at time of inspection - needs to be serviced/further evaluated





Stained/blistered area(s) - moisture present at time of inspection - needs to be serviced/further evaluated



3. Sinks

Observations:
- Fixture operated at the time of the inspection
- Worn fixture/sink - typical for the age
- Surface cracking present in sink - signs of age/wear
- Hot water above 120 degrees - recommend adjusting the temperature at the water heater





4. Dishwashers

Observations:
- None installed

5. Garbage Disposals

Observations:
- The garbage disposal has a limited inspection, the Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or adequacies of the internal blades is not determined during the home inspection.
- Tested and operational at time of inspection via normal controls
- Worn/older unit - typical wear for age and use

- No visible leaks at the time of the inspection
- Minor corrosion - typical of age and use



6. Plumbing

Observations:
- Operational at time of inspection via normal fixture controls with no major visible defects
- Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures
- No visible leaks found at the time of the inspection after running water at fixtures





7. Ranges

Observations:
- None installed



8. Ovens

Observations:
- None installed

9. Microwaves

Observations:
- Portable (non built-in type) unit present - not tested



10. Exhaust Vents

Hood with fan
Observations:
• The exhaust fan/vent is tested using the normal controls only. No smoke testing or other testing is done to determine the CFMs or how well the unit evacuates air. The home inspector cannot predict the remaining life left in the unit.
• Tested and operational at time of inspection via normal controls
• Worn/older unit - typical wear for age and use
• Recommend vent that extends to exterior





11. Electrical

Observations:
• A representative number of receptacles and switches were tested and found to be operational at time of inspection
• Loose/worn outlets/switches - typical for age
• Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate

12. GFCIs

Observations:
• Tested and operational at time of inspection via normal control





LAUNDRY AREA

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1. Laundry Area Location

Separate laundry room present - garage area

2. Counters

Observations:
- Counter is worn and has typical wear for age





3. Dryer Vent

Observations:
- Dryer vent should be cleaned periodically to prevent lint fire hazards
- Could not fully inspect the dryer vent in the laundry area, it is obscured by cabinetry/washer/dryer
- Worn exterior cover - typical for age
- Recommend sealing exterior cover at wall with exterior caulking





4. Plumbing

Observations:
- Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas
- Visible fixtures were worn/old - typical wear for age
- Angle stops/valves/hoses are worn/older - recommend upgrading these areas with new fixtures



5. Gas Valve

Observations:
• The inspector does not check for gas leaks, consult the Gas Company to evaluate all gas areas prior to occupancy
• Worn valve - recommend upgrading to newer style valve



6. Electrical

Observations:
• Loose/worn outlets/switches - typical for age consider upgrading
• Bulb defective or missing - recommend changing bulb and testing fixture - consult electrician as needed if fixture does not operate properly
• Three prong outlets not grounded - needs to be serviced





7. GFCIs

Observations:
• None installed recommend upgrade for increased safety

8. Exhaust Fan

Observations:
• None

HEATING/AIR CONDITIONING

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1. Heaters

Location: Attic
Type: Gas fired forced hot air
Observations:
- Operated at time of inspection
- Visible areas of unit are worn and older - recommend seasonal service and maintenance to extend the life of the unit
- This unit is not original to the structure - check all installation permits to ensure that this unit was installed to proper code
- Limited inspection covers could not be removed - a visual internal inspection was not completed



2. A/C Evaporator Coil Box

Observations:
- None present - n/a

3. Venting

Observations:
- The visible areas of the vent are worn/older - typical for the age of the material, recommend upgrading
- Small/minor dented areas on vent piping
- Recommend securing and sealing all vent connections





4. Air Supply

Observations:
• *Recommend seasonal service and maintenance to ensure that all areas are sealed/cleaned/dry and functioning normally at all times*
• Could not access/see all areas within the air return chamber - recommend routine cleaning of this area as part of preventative maintenance



5. Gas Supply Valves and Pipes

Observations:
• Normal wear at time of inspection - no major visible defects
• No sediment trap at gas supply - may have not been required at time of original installation, but is recommended



6. Electrical

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

7. Thermostats

Observations:
• Digital type present - functional day of the inspection
• Location - hallway



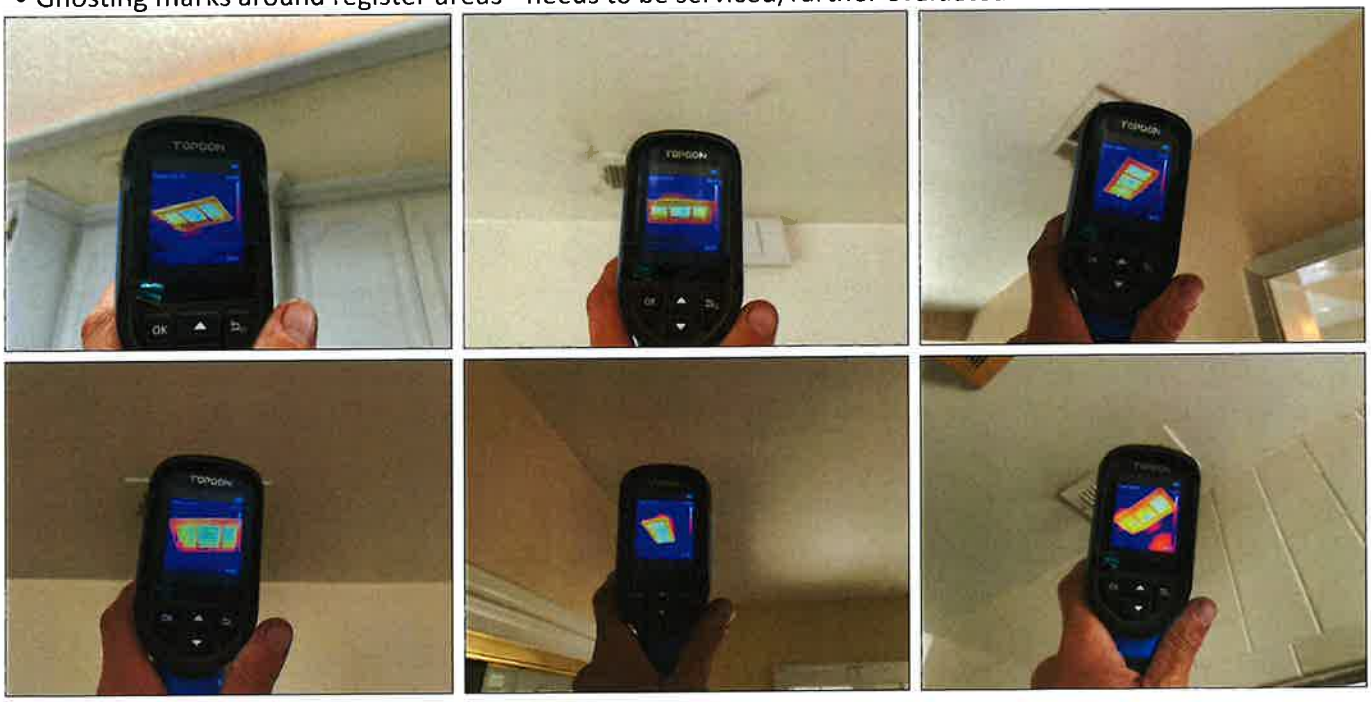
8. Filters

Location: Filter size: 20 x 20 x 1 • Located in a filter grill in hall ceiling
Observations:
• A seasonal HVAC service contract is recommended to ensure that all filters are changed/cleaned regularly or as needed
• We recommend that the filters be changed or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems
• Filter(s) removed by inspector due to condition - recommend licensed HVAC contractor to evaluate
• Filter(s) heavily soiled and restricting air flow to blower motor - recommend immediate replacement or cleaning



9. Registers

Observations:
• Heater Temperature at Registers: 145
• Temperature at Air Return: 90
• Representative number tested and functional day of the inspection
• Visible register covers are worn and older - consider upgrading to newer style registers
• Dirty/dusty registers - possible sign that ducts need cleaning - needs to be serviced
• Ghosting marks around register areas - needs to be serviced/further evaluated









10. Combustion Air

Observations:
• Combustion air appears to be adequate at the time of the inspection

11. Heater Enclosures

Observations:
• Visible areas of the enclosure are worn/dirty - typical for age - recommend having this unit and enclosure professionally cleaned and tuned to ensure proper and safe operation
• Service light in attic operated at the time of the inspection

12. Platforms/Bases

Observations:
• Visible areas are worn/dirty - recommend cleaning the base areas and sealing the base of the unit as part of the preventative maintenance
• Horizontal heater in the attic, we recommend adding a heat shield below this unit to prevent any heat damage to the materials below the unit.



13. Refrigerant Lines

Observations:
• Not present/visible – N/A

14. Air Conditioning Compressors

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

WATER HEATERS

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1. Water Heaters Condition

Number of gallons: 40 gallons
Location/s: Exterior Metal Enclosure • East side of structure
Observations:
• Operated at the time of the inspection - Gas unit
• This unit is not original to this structure - check all installation permits to ensure that this unit was installed to city code and manufacturer specifications
• The unit is worn/older - consult a plumber for general maintenance recommendations to extend the life of the unit
• Pilot door/combustion chamber door/shield was missing/loose - needs to be serviced





MFD November 2019



Pilot door/combustion chamber door/shield was missing/loose - needs to be serviced

2. Venting

Observations:
• Vent is worn and older - consider upgrading vent
• Recommend sealing all connections at venting
• Missing screws at vent connections - needs to be serviced, three screws are recommended at all vent connections
• Draft hood is loose and not properly secured over the water heater exhaust area - needs to be serviced





Draft hood is loose and not properly secured over the water heater exhaust area - needs to be serviced

3. Plumbing

Material type: Copper • Galvanized - recommend complete water distribution system evaluation due to age • Stainless steel flex lines • Copper flex lines
Observation:
• Worn valve/piping/connections - typical for age - no visible leaks found at the time of the inspection
• Corrosion present - signs of wear - monitor for moisture





4. Electrical

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

5. Temperature Pressure Release Valves

Observations:
• Worn/older valve present - consider upgrading

6. Overflow Line/s

Material type: Copper
Observations:
• Worn piping - typical for age
• Line is loose/not properly secured - recommend strapping as needed to secure line





Line is loose/not properly secured - recommend strapping as needed to secure line

7. Water Heater Temperature

Observations:
- Temperature was above 120 F at one or more fixtures within the structure, this a potential scald hazard - needs to be serviced/adjusted - consult a plumber

8. Strapping

Obserations:
- Canvas/Nylon type straps area present - recommend upgrading to two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom
- Straps do not wrap water heater - needs to be serviced
- Existing straps are not the proper type - requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom

9. Gas Supply Valves and Pipes

Observations:
- Not visible/accessible due to installation/enclosure
- Valve is not readily or easily accessible - needs to be serviced



10. Combustion Air

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





11. Platforms/Bases

Observations:
- None/not applicable - unit is sitting on concrete

12. Enclosures

Observations:
- Metal enclosure is worn/bent/damaged - typical for age and weather exposure
- Metal enclosure is not properly fastened to the wall - needs to be serviced





Metal enclosure is not properly fastened to the wall - needs to be serviced

ELECTRICAL/GAS SERVICE

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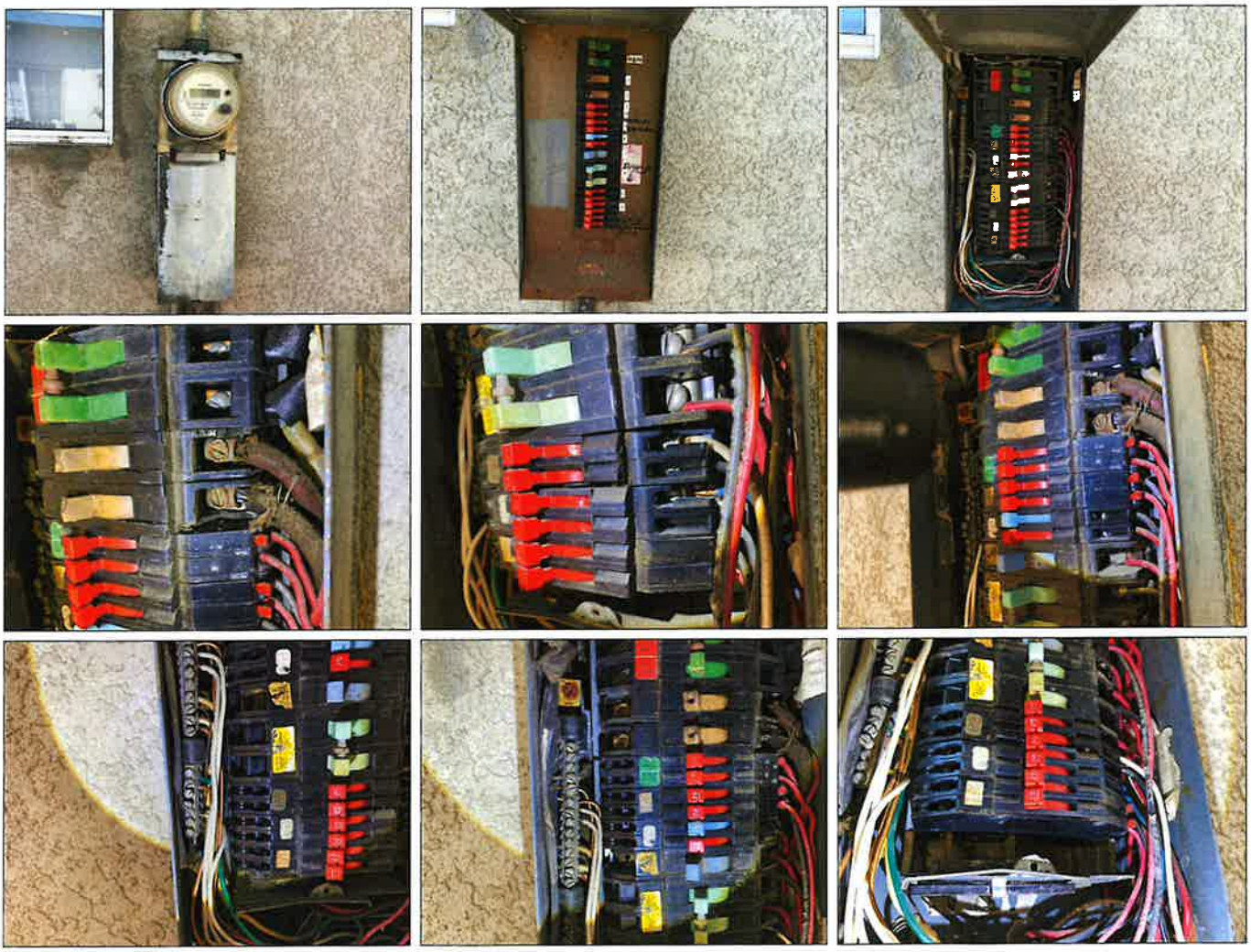
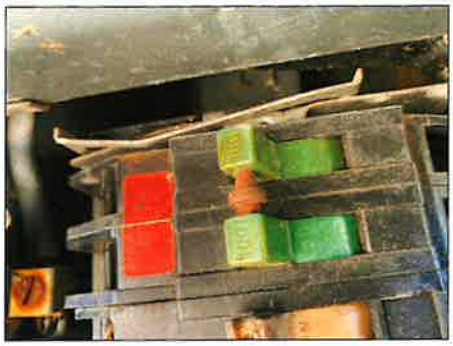
1. Main Panel

Location/s: East side of the structure

Observations:

- Worn/older panel - consider upgrading services
- Heavy rusting or rust damage present - needs to be serviced
- ***Manufacture of panel a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues - recommend further evaluation by a licensed electrician***







2. Sub Panels

Location: Exterior wall - east side of structure
Observations:
- Worn/older panel - consider upgrading services
- Significant rusting - needs to be serviced
- Wiring type: copper
- Wiring method: non-metallic sheathed cable (romex)
- Visible wiring is worn and older - consider upgrading the electrical services
- Number of breakers in off position: 0
- Number of unused breakers: 0
- Panel is partially labeled - the inspector does not confirm accuracy of labels, it is recommended to label all breakers
- Worn/old breakers - may require replacement at any time
- Equipment grounds and neutrals not isolated to separated bus bar (required at sub panel) - needs to be serviced
- Double tapped/lugged breakers present are a sign of an overloaded panel – recommend licensed electrician for evaluation







Equipment grounds and neutrals not isolated to separated bus bar (required at sub panel) - needs to be serviced





Double tapped/lugged breakers present are a sign of an overloaded panel – recommend licensed electrician for evaluation

3. Panel Wiring

Observations:
- Wiring type: copper
- Wiring method: non-metallic sheathed cable (cloth) - older wiring system present - consider upgrading
- Wiring method: non-metallic sheathed cable (romex)
- Wiring method: flexible conduit
- Unable to determine if this panel is properly grounded - recommend further evaluation by a licensed electrician
- ***Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965)***
- Visible wiring is worn and older - consider upgrading the electrical services
- Evidence of electrical alterations in the panel - check permits to ensure that these alterations were installed to proper building/electrical codes.
- Aluminum wiring present at panel – recommend qualified electrician for complete evaluation of electrical system



Aluminum wiring present at panel – recommend qualified electrician for complete evaluation of electrical system

4. Breakers

Observations:
- Number of breakers in off position: 0
- Number of unused breakers: 0
- Panel is partially labeled - the inspector does not confirm accuracy of labels, it is recommended to label all breakers
- Worn/old breakers - may require replacement at any time
- Manufacturer of breakers/panel is a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues - recommend further evaluation by a licensed electrician

5. Breaker Amp Capacity

Observations:
• 100 amp - while common for many structures, this may be considered low capacity for today's electrical uses - consider upgrading services

6. Cable Feeds

Observations:
• Overhead - worn/weathered - needs service/maintenance
• Service entrance cable too close to roof - needs to be serviced
• Cable clearance over roof is not to proper height (must be 3 feet from roof, 8 feet from flat roof, 10 feet from balcony) - needs to be serviced





Cable clearance over roof is not to proper height (must be 3 feet from roof, 8 feet from flat roof, 10 feet from balcony) - needs to be serviced

7. Main Gas Valve

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

• Worn valve - typical for age
• Recommend gas valve wrench be placed near valve for optimal preparedness
• Minor rusting - typical for exterior weathering - recommend rust treatment
• No seismic safety valve present - recommend installation for increased safety
• Irregular installation - needs to be serviced - multiple valves present

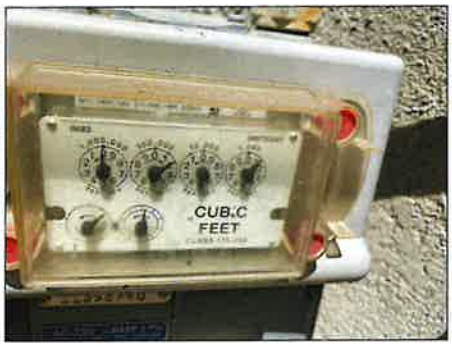


Irregular installation - needs to be serviced - multiple valves present

8. Gas Pipes and Valves

Observations:
- Worn meter/piping - typical for age and exterior weathering
- Significant rusting - needs to be serviced







Significant rusting - needs to be serviced

ATTIC AREA

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1. Access Entries

Observations:
- Inspection method: Partially traversed: Flooring walk boards not installed in attic - inspection limited due to potential for damage to insulation or other components, areas without walk boards or clear footing were not traversed
- Location of access: Hall ceiling
- Access door is dirty with cosmetic blemishes present
- Insufficient insulation on top of entry panel



2. Structure

Observations:
- **Framing has been altered or modified and is not original to the structure - check all building permits to ensure that all framing was installed to code**
- **Consult termite report for all wood areas in the attic**
- Cracking small at wood members - typical for age
- Stains present on wood members of structure - evidence of past moisture entering structure - recommend further inquiry, consult seller and disclosures for past leaks













3. Insulation

Material type: Blown in fiberglass
Approximate depth: 3 to 4 inches - more recommended
Observations:
- All visible insulation is worn/older/dirty - typical for the age of the structure
- Debris throughout attic lying on insulation - recommend cleaning the attic and insulation of all debris
- This structure would benefit from new insulation
- Loose/displaced insulation in areas - recommend repair/replacement as needed for best efficiency
- Evidence of rodent/bird/pest activity in the attic - recommend further evaluation by pest services company

4. Ventilation

Observations:
- Existing ventilation appeared to be adequate on the day of the inspection




5. Vent Screens

Observations:
- Recommend maintaining vent screen to prevent pest intrusion
- Torn mesh/screens - recommend servicing to prevent pest entry
- Soffit vent screens damaged/missing - needs to be serviced - south side of structure



Soffit vent screens damaged/missing - needs to be serviced - south side of structure

6. Exhaust Vents

Observations:
- Visible vents are older and worn - typical for the age of the structure - consider upgrading
- Exhaust vent appears to be abandoned - recommend service for removal



Exhaust vent appears to be abandoned - recommend service for removal

7. Duct Work

Observations:
- New/newer duct work present, evidence of alterations observed - check all installation permits to ensure that all areas were installed to city/county building codes
- All visible/accessible duct areas have normal wear for age at the time of the inspection - no major visible defects







8. Electrical

Observations:
- Visible wiring in attic is in a worn and older condition typical for the age the of structure
- Unsecured wiring/electrical - needs to be serviced
- Attic light operated via normal fixture control





9. Plumbing

Observations:
- No visible plumbing vents or piping in the attic space - not inspected

10. Chimneys

Observations:
- Chimney is not fully visible/not accessible for inspection
- Visible areas of the chimney appear to be in worn/older condition at the time of the inspection - typical for the age of the structure
- We recommend that you have an internal chimney inspection due to the age or conditions of the chimney - A CSIA or other Certified Chimney inspection is recommended annually





GARAGE AND/OR CARPORT

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1. Roof Condition

Notes: Detached structure with a separate roof • Inspection method - roof was walked
Constructed of: Asphalt shingles • Rolled materials
Observations:
• Worn and weathered materials present - typical for age and weather exposure - **roof needs maintenance**
• Shingles exhibited extensive/abnormal granule loss - needs to be serviced/evaluated by a roofer
• Ponding/evidence of past ponding in areas - needs to be serviced - signs of poor drainage
• Deteriorated materials present - will require replacement at any time - consult with a licensed roofer to determine remaining life
• Damaged shingles at ridge/hip - needs to be serviced
• Tree branches rub roof - needs to be serviced







Ponding/evidence of past ponding in areas - needs to be serviced - signs of poor drainage











Damaged shingles at ridge/hip - needs to be serviced



Deteriorated materials present - will require replacement at any time - consult with a licensed roofer to determine remaining life



Deteriorated materials present - will require replacement at any time - consult with a licensed roofer to determine remaining life



Deteriorated materials present - will require replacement at any time - consult with a licensed roofer to determine remaining life





2. Rafters & Ceilings

Observations:

- **Exposed wood rafters/joists - consult termite report for all wood areas**
- Cosmetic blemishes observed
- Cracking small - typical for age, recommend patching
- Stains present – not accessible for moisture testing – monitor for possible moisture intrusion




3. Main Automotive Doors

Type: Metal sectional
Observations:
- Worn/weathered door - typical for age and exposure to weather
- Recommend weather tight service/maintenance to prevent moisture intrusion around main door areas
- Door weatherstripping is missing or damaged - recommend servicing



4. Hardware/Springs

Observations:
- ***Garage doors require periodic maintenance and is recommended to ensure that all hardware is properly lubricated and secured***
- Worn/older hardware present - we recommend upgrading to more modern hardware







5. Garage Door Openers

Observations:
- Opener(s) were tested using the normal wall button on the day of the inspection (remote controls are not tested)
- One unit present
- Opener(s) operated at the time of the inspection
- Normal wear at time of inspection - no major visible/functional defects



6. Garage Doors Reverse Safety Status

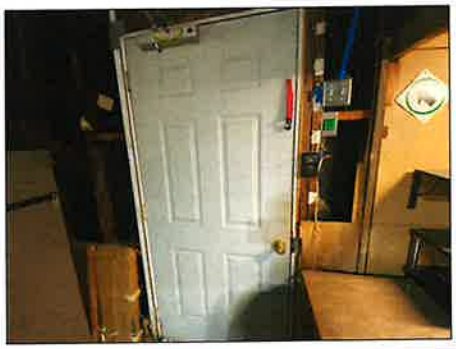
Observations:
- No light beam system present - needs to be installed for safety



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

7. Exterior Doors

Observations:
- Could not access door on east side due to personal items - **not inspected or tested**
- Front exterior door operated at the time of inspection


8. Exterior Door Screens

Observations:
- NONE PRESENT

9. Fire Doors

Observations:
- Detached garage - no fire door present - N/A

10. Firewalls

Observations:
- Detached structure - no firewall exists - N/A

11. Stairs & Handrails

Observations:
- None

12. Walls

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






13. Anchor Bolts

Observations:
- Present - worn/old/rusted



14. Cabinets

Observations:
- Loose/worn hardware - worn cabinets - typical for age
- Stained/worn areas at interior of cabinets

15. Counters

Observations:
- Counter has worn areas typical for age





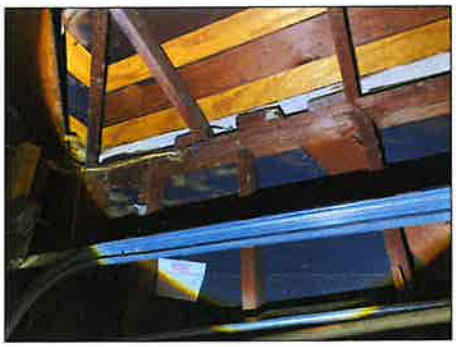
16. Slab

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




17. Electrical

Observations:
- **Evidence of electrical alterations in the garage - check all permits for electrical alterations to ensure that all electrical was installed to city/county electrical code**
- Loose/worn outlets/switches - typical for age consider upgrading
- Using extension cord for power - needs to be serviced
- Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate
- Outlet cover missing - needs to be serviced
- Junction box missing cover - needs to be serviced
- Exposed wires - potential hazard - needs to be serviced







Exposed wires - potential hazard - needs to be serviced



Junction box missing cover - needs to be serviced





Outlet cover missing - needs to be serviced

18. GFCIs

Observations:
- Tested and operational at time of inspection via normal control



19. 240 Volt Receptacle

Observations:
- Not present/visible - not inspected or tested

20. Ventilation

Observations:
- None present - consult local building department/authority regarding ventilation requirements
- Two vent openings are recommended at a minimum for garage ventilation

21. Vent Screens

Observations:
- No vents present - N/A

EXTERIOR AREAS

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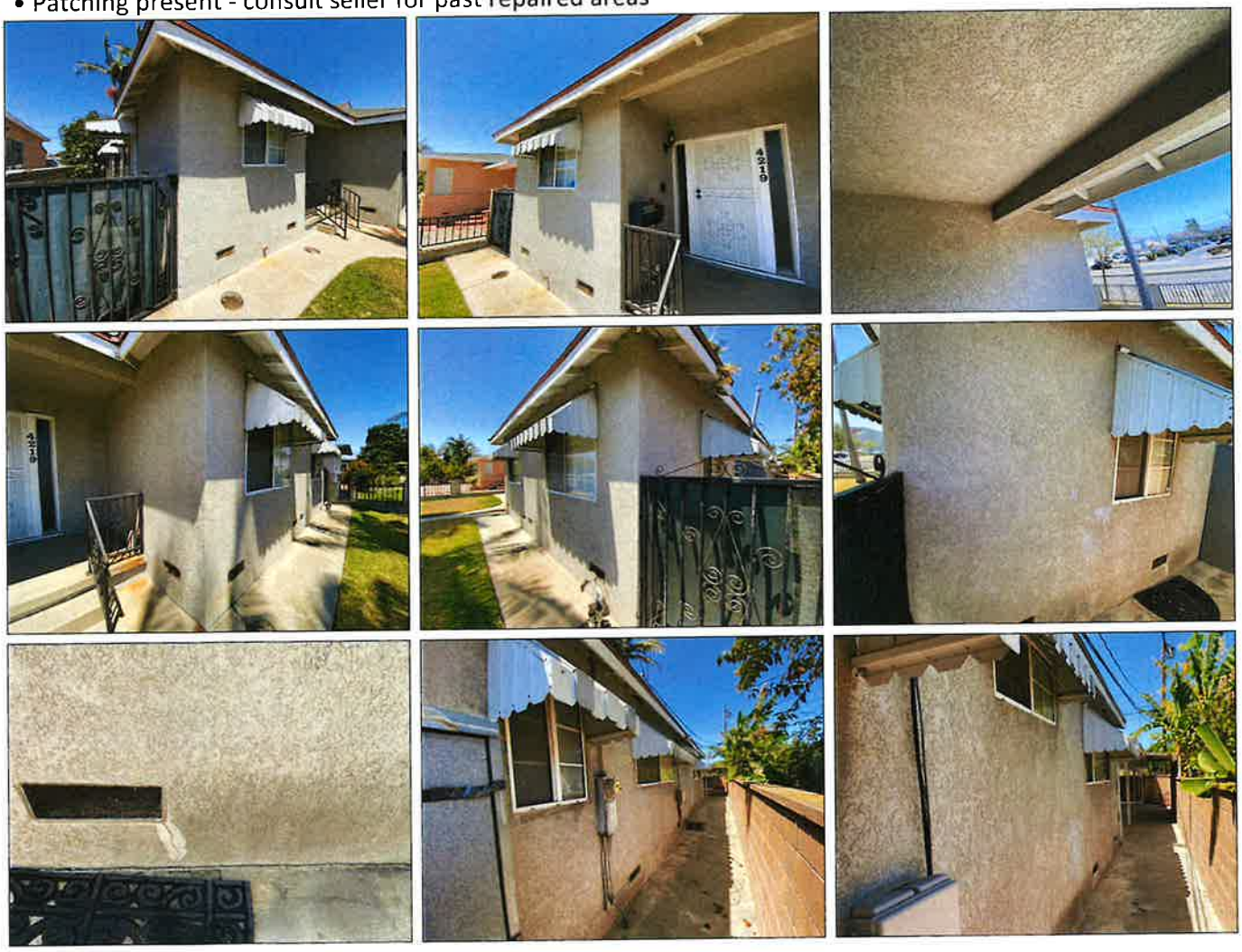
1. Stucco

Observations:
- Worn/weathered at time of inspection where visible
- Recommend sealing any holes/gaps or cracks to prevent moisture or pest entry
- Small cracking/chipping/holes present in areas - recommend stucco service/**maintenance**
- Cold joint cracking present - evidence of past patchwork or addition - check permits and seal joint regularly to ensure against moisture intrusion
- Patching present - consult seller for past repaired areas












2. Siding

Constructed of: Composition
Observations:
- **Consult termite report for all exterior wood**
- Worn/weathered/cracked materials where visible – recommend siding **maintenance**



3. Lower Half of Chimney

Observations:
- Worn/weathered at time of inspection where visible - typical for age
- Small cracking or chipping observed - typical of age - recommend **maintenance**/sealing






4. Wood Trim

Observations:
- **Consult termite report for all exterior wood**
- Recommend general trim **maintenance** and sealing any holes/gaps
- Weathering, cracking and staining present - typical for age and weather exposure - recommend **maintenance**

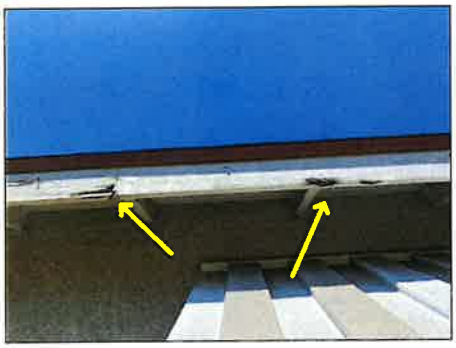
5. Weep Screeds

Observations:
- No weep screeds present - typical for age

6. Eaves & Fascia

Observations:
- **Consult termite report for all wood areas at the structure**
- Cracking/weathering/worn where visible - typical for age and weather exposure
- Pest nesting materials present in areas - recommend pest control inspection beyond this home inspection - east side of structure
- Deteriorated in areas - needs to be serviced - consult the termite report





Deteriorated in areas - needs to be serviced - consult the termite report

Deteriorated in areas - needs to be serviced - consult the termite report







Pest nesting materials present in areas - recommend pest control inspection beyond this home inspection - east side of structure

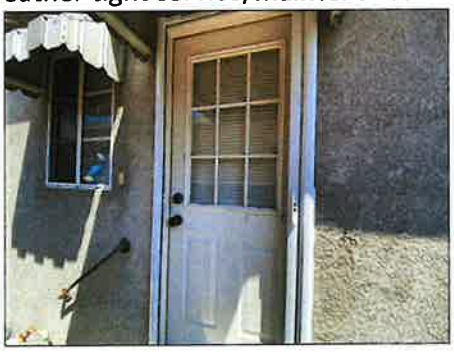
7. Exterior Paint

Observations:
- Weathered and worn areas - typical for age and weather exposure
- Doors/trim/fascia paint weathered - recommend servicing
- Recommend caulking around doors and windows as necessary seasonally

8. Exterior Doors

Observations:
- ***Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals***
- See interior section for more information
- All visible and accessible doors were tested during this inspection
- Loose/worn hardware and hinges - typical for age
- Worn/weathered – recommend weather tight service/**maintenance**








9. Exterior Windows

Observations:

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





FOUNDATION

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1. Access Panels

Observations:

- ***Limited inspection - some areas under the structure are not accessible/visible due to piping/electrical/duct work, insulation or inadequate service space – N/A***
- Access entry is worn/weathered/bent – recommend service/repair to prevent pest access to under structure
- Multiple access entries present; one on exterior, one in southeast bedroom closet

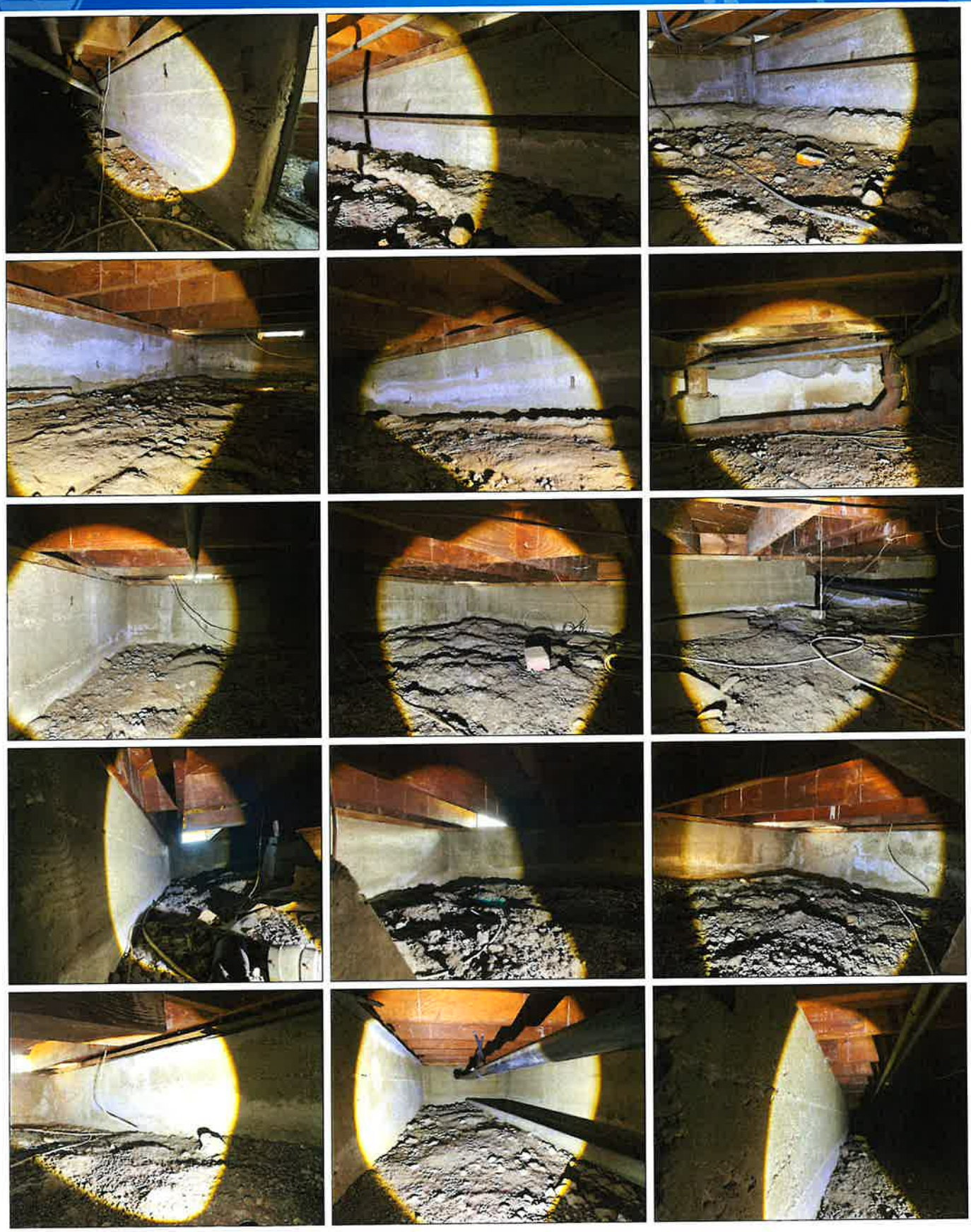





2. Foundation Walls

Observations:

- Constructed of: concrete
- Visible foundation wall areas are worn and stained areas - typical for age of the structure and material
- Cracked areas present - typical for age of material
- Stained/worn areas - typical for age
- Efflorescence present - indicates past moisture accumulation - monitor for further moisture intrusion
- Concrete deteriorated in areas - needs to be serviced
- Recommend foundation contractor to evaluate this foundation due the age of the structure









3. Sub Flooring

Observations:
- Wood is worn and stained in areas where visible - typical of a structure this age
- Stained areas present – consult termite report for any wood/moisture issues



4. Posts and Girders

Observations:
- Stained and worn areas - typical for age of structure
- Small cracking at wood members - typical for age of structure
- Brackets for all attachment points would benefit the structure
- Evidence of alterations under the structure - consult seller for any past repairs and check all permits
- Posts off centered and not aligned over concrete piers - recommend brackets for added support
- Irregular installation/patching/workmanship - needs to be serviced







Irregular installation/patching/workmanship - needs to be serviced

5. Sill Plate

Observations:
- Worn/stained/cracked materials - typical for the age of the structure
- Patched or altered areas - consult with seller/disclosures



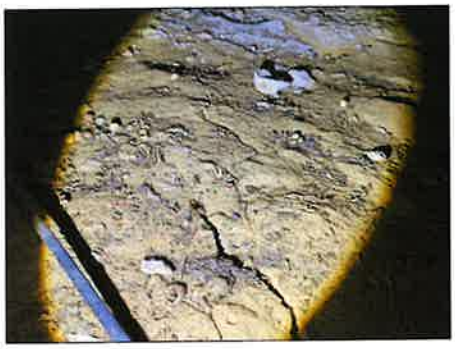

6. Anchor Bolts

Observations:
- Anchor bolts present - worn with rust present - typical for age
- Due to the age of this foundation, additional seismic bracing is recommended



7. Ventilation

Observations:
- No visible signs of rodents found in the crawl space, however a complete pest inspection is highly recommended
- Existing ventilation appeared to be adequate on the day of the inspection
- Debris present under structure - recommend removal of debris to allow for optimal ventilation
- Ground is damp along perimeter near foundation walls - needs further evaluation/service
- Faulty/irregular grading under structure - recommend further evaluation by qualified contractor
- Irregularly dry/heavily cracked/expansive soil under structure - recommend further evaluation by qualified contractor





Irregularly dry/heavily cracked/expansive soil under structure - recommend further evaluation by qualified contractor



Faulty/irregular grading under structure - recommend further evaluation by qualified contractor

8. Vent Screens

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






9. Electrical

Observations:
- Evidence of electrical alterations under the structure - check all permits for electrical alterations to ensure that all electrical was installed to city/county electrical code
- Visible wiring under the structure is in a worn and older condition typical for the age the of structure
- Unsecured wiring - recommend servicing - All wiring should be properly secured to the framing.
- Wires/conduit lying on ground - potential hazard - needs to be serviced
- Cover missing at junctions box(es) exposing connections - needs to be serviced








Cover missing at junctions box(es) exposing connections - needs to be serviced

Wires/conduit lying on ground - potential hazard - needs to be serviced

10. Plumbing

Observations:
• Evidence of altered plumbing/piping under the structure - check all installation permits to ensure that all plumbing was installed to city/county building code. The home inspector is not a building code violation inspector.
• The inspector ran water during the inspection prior to inspecting under the structure
• Visible/accessible plumbing areas have worn and older piping in typical condition for the age of the structure
• Galvanized steel and cast iron plumbing drain piping present - we recommend that licensed plumber further evaluate due to the age of the materials present









11. Exhaust Vents

Observations:
• None present - N/A

GROUNDS

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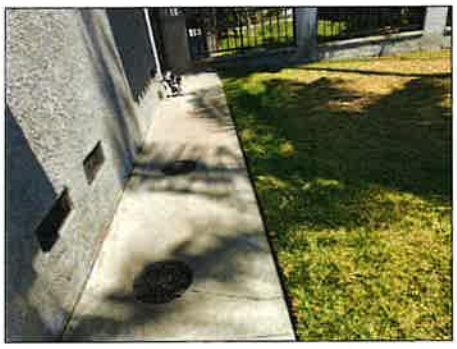
1. Driveways and Walkways

Constructed of: Concrete
Observations:
- Worn with common cracks/chips - typical for age of material
- Driveway stained in areas
- Walkways stained in areas
- Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced



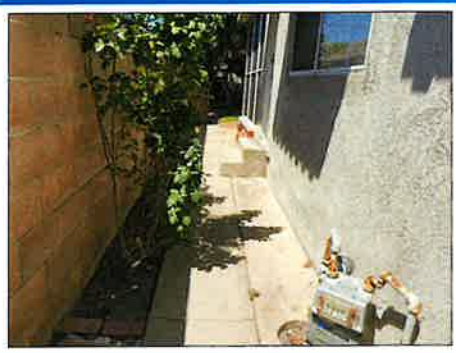


Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced



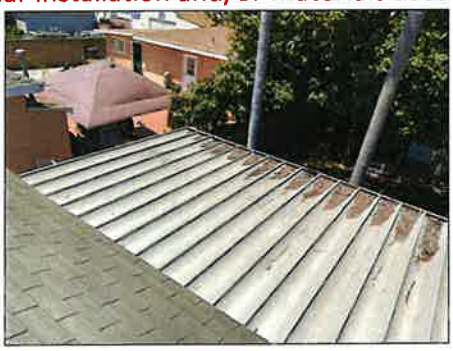
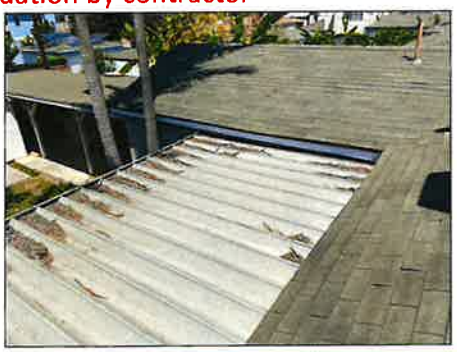


Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced




2. Patio and Porch Roofs

Constructed of: Shade type aluminum
Observations:
- Worn/weathered materials - typical for age
- Consult termite report for all exterior wood conditions
- No visible brackets used for support - typical for the age of this structure - we recommend adding brackets as needed for additional stability and support
- Irregular installation and/or materials used - recommend evaluation by contractor

3. Patio Enclosures

Observations:
- Check all permits for patio enclosure structure
- Worn and weathered exterior materials - typical for age of material
- Accessible windows tested - worn/weathered - typical for age
- Torn screens in areas - recommend servicing
- Accessible electrical switches and outlets tested - worn/older - consider upgrading
- No footings at posts - needs to be serviced









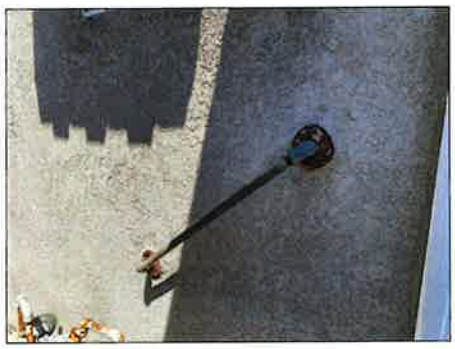

4. Patio and Porch Decks

Observations:
- Concrete Slab
- Worn with common cracks/chips - typical for age of material
- Stained/worn areas - typical for age and use

5. Stairs & Handrails

Observations:
- Stairs are worn/weathered - typical for the age of the materials
- Railings have normal wear at time of inspection - no major visible defects
- Guardrail recommended - recommend servicing - southeast corner
- Separation cracks at stairs/steps area - needs to be serviced - west side of structure





Separation cracks at stairs/steps area - needs to be serviced - west side of structure





Guardrail recommended - recommend servicing - southeast corner

6. Exterior Electrical

Observations:
- Accessible lights/switches/outlets were tested on the day of the inspection
- The visible and tested fixtures/switches/outlets were in a loose/worn condition - typical for age
- Some light(s) did not function (some may be on sensors or timers) - check bulbs first, then consult an electrician to further evaluate as needed
- Using extension cord for power - recommend servicing











7. GFCIs

Observations:
- Tested and operational at time of inspection via normal control



8. Exterior Plumbing and Faucets

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





9. Main Water Valve

Type of plumbing: Copper piping is not original to the structure - check all permits to ensure piping was installed to city/county plumbing codes • Galvanized water piping present - recommend complete water distribution system evaluation beyond the scope of this inspection due to age/type • Mix of plumbing material types - percentage is not determinable - consult a plumber for further evaluation if needed to better understand total percentage of each material present • Cast Iron drain piping present - This is a less than optimum drain material - recommend complete plumbing system evaluation, including a sewer drain scope inspection, by a qualified licensed plumbing contractor due to the presence of this type of material.
Observations:
• Location: north side
• Main valve appears to have normal wear at the time of inspection - no major visible defects
• Main ball valve is worn - typical for age





10. Water Pressure

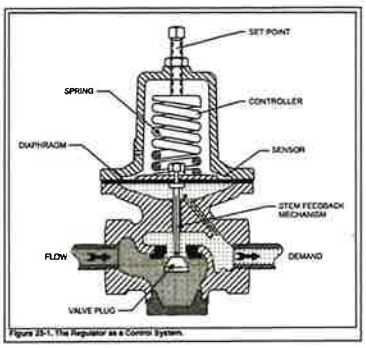
Observations:
• **Recommended water pressure is between 55 to 80 pounds per square inch (psi)**
• **Water Pressure can fluctuate depending upon time of day and municipal service adjustments**
• Recommend licensed plumber to evaluate high water pressure

• Approximate pounds per square inch: 85 - recommend servicing



11. Pressure Regulator

Observations:
• None visible and pressure is above 80 PSI - needs to be serviced – rec. adding pressure regulator to allow adjustments to water pressure



12. Sprinklers

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

13. Fencing and Walls

Constructed of: Block • Metal
Observations:
• Visible fencing/wall areas are worn and weathered - typical for the age of the materials
• Step cracking at concrete walls - needs to be serviced - south side exterior of fence







Step cracking at concrete walls - needs to be serviced - south side exterior of fence










14. Gates

Constructed of: Wood • Metal • Driveway gate present (electrical operating type; not tested)
Observations:
- Operated on the day of the inspection
- Weathered and worn materials - typical for age
- Gate sticks - recommend servicing
- Wood gate rubs on bottom/damaged/deteriorated/does not open/close properly - needs to be serviced - southeast corner
- Gate not closing/latching properly - recommend servicing - south side front of property





Gate not closing/latching properly - recommend servicing - south side front of property








Driveway gate present - not tested

15. Planters

Observations:
• Recommend pruning or remove any plants or trees that are in contact or proximity to structure to eliminate pathways of wood destroying insects and moisture
• Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness
• Recommend trimming trees or bushes that are in contact or proximity to home, as branches can abrade roofing or siding
• Trees or vegetation too close to structure areas - recommend servicing





16. Grading

Observations:
• No drains visible at the property at the time of the inspection, drains are recommended to divert water away from structure
• Small localized water ponding may occur in areas - monitor these areas as drains may be needed
• Large trees/bushes/vegetation around the structure areas may have a long term affect on structure perimeter areas and the underground plumbing (recommend a sewer scope inspection for underground plumbing as needed).



17. Out Structures

Observations:
• Out buildings, detached structures, play equipment, exterior BBQ areas, fire pits, bird baths, fountains/water features and above ground pools are not inspected. You are advised to check permits for any out structure(s) present - the home inspector is not a building code violation inspector

ROOF

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1. Condition

Information: Information: The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. Roof underlayment cannot be inspected, condition of underlayment cannot be determined with this inspection. Remaining roof life can only be determined by a licensed roofer. If there are concerns of possible roof leaks or to determine remaining roof life, please contact a licensed roofer to perform an additional inspection. To schedule a roofing consultation with a licensed roofer please call our office at 800-494-8998. This applies to all roof areas evaluated during this inspection • Inspection method - roof was walked • Materials are not original to structure - check installation permits

Constructed of: Asphalt shingles

Observations:

- Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance
- Evidence of prior repair/patching observed - consult seller for all past repairs and roof service history
- Patching observed in areas on roof materials - inspector is unable to guarantee the adequacy of these repairs - recommend maintaining a continuous water tight seal in these areas
- Shingles exhibited moderate granule loss - normal for age of material
- Multiple layers roof material present - unable to determine how many layers or added weight
- Wavy areas present are a sign of deflection - needs further evaluation by licensed roofer









Wavy areas present are a sign of deflection - needs further evaluation by licensed roofer

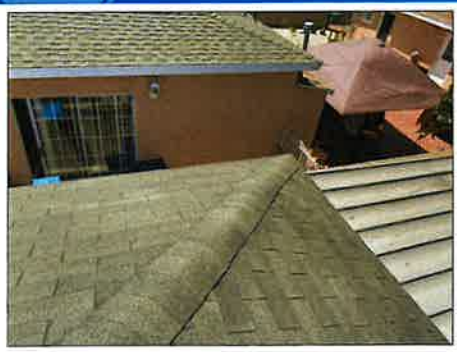














2. Flashings

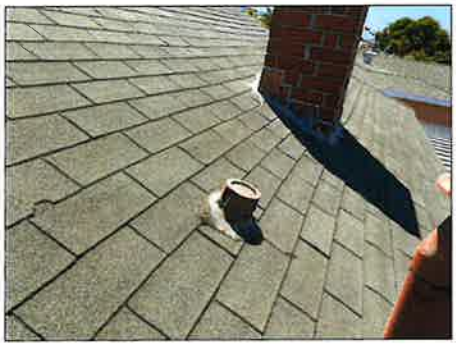
Observations:
- Flashings not visible due to type of roof coverings - N/A
- Re-roof covers flashings - irregular installation - needs further evaluation by a licensed roofer

3. Gutters and Down Spouts

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

4. Vents and Vent Caps

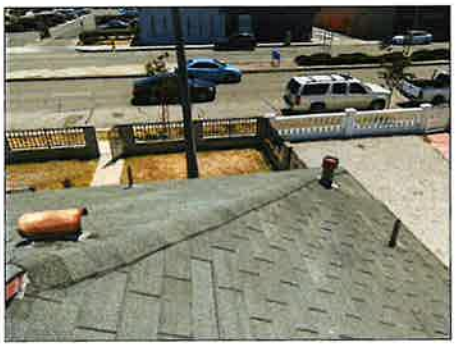
Observations:
- Worn/weathered cap(s) – recommend seasonal maintenance to ensure that caps do not become loose or develop other defects
- Mastic at vent(s) is weathered and cracked - needs to be serviced and resealed at all penetration points
- Rusted - needs to be serviced
- Vent does not terminate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





Vent does not terminate at proper height – needs to be serviced





5. Chimneys

Observations:
- Worn/weathered chimney – recommend seasonal maintenance and care
- Cracks in bricks - appear to be minor but should be sealed and monitored as part of regular home maintenance
- Minor deterioration - typical for age and weather exposure
- Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal







Cracks in bricks - appear to be minor but should be sealed and monitored as part of regular home maintenance

6. Spark Arrestors

Observations:
- Worn/weathered - typical for age and weather exposure

Glossary

Term	Definition
Check permits	Home Inspectors cannot determine modification or alterations dates within any structure. The Home Inspector cannot determine building code violations. You are advised to check with the local city or county building and safety office regarding any planned or paid for construction/alterations permits to ensure that any alterations made to the structure were installed and or built to the proper building code standards for the date of the alteration. You are further advised to consult with your Realtor and the Seller/disclosures to understand the details of any and all alterations to the structure and/or contractor warranties that may apply to the alterations.
Combustion Air	The air flow openings designed to bring fresh outside air to the furnace and/or hot water heater or other appliances to be used in the combustion of fuels and the process of venting combustion gases. Normally, two separate supplies of air are brought in: one high and one low.
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.
Galvanized	Although galvanized pipes have a general life expectancy of 50 years, their lifespan depends on many factors, from the frequency of use to the amount of water pressure. As such, they might come in need of replacement sooner or later than expected. Defects in galvanized pipes can manifest in multiple ways. The mounting build-up of mineral deposits resulting from corrosion can obstruct water pressure. Low water pressure around the house is usually a sign of a massive build-up of mineral deposits in galvanized pipes. Besides obstructing water pressure, the mineral build-up can also contaminate the water. They can give rise to discoloration in the water. Sometimes, discolored water from rusty galvanized pipes can leave visible brown stains on a porcelain sink. And as the corrosion eats deeper into the pipes, it weakens their integrity, inducing leakages across them. If any part of the galvanized pipes in an old house is leaking, then you should see further evaluation by a licensed plumber for other leakage spots that could break forth owing to years of gradual corrosion.
N/A	Not accessible, not inspected
consult termite report	Recommend evaluation by a licensed termite inspector. Our Termite vendor 562-573-1120.

ELITE GROUP
INSPECTION PROFESSIONALS

DISCLAIMERS

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

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

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

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

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

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

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

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

Pressure sensors/systems are generally not tested due to the risk of damage if they are not properly operating - we recommend having a general service completed prior to regular use. We recommend checking permits for any converted garage areas or additional walls/ceilings or other alterations made to the garage.
Heating & Air Conditioning: This report does not indicate if the heater is on recall, a follow up with RecallChek.com is recommended. Electronic or Ultra violet air filters are not inspected. Inspector cannot determine if there is a crack in the firebox or if carbon monoxide is leaking in any part of the system. Not all registers can be tested for pressure flow, due to location, condition and operation of the heating & air conditioning system. Adjustable registers that are closed are not opened by the Inspector. Missing manufacturer labels prevent RecallChek (this is true for all appliances/systems at the structure). Age, remaining life, size or efficiency cannot be determined by the Inspector. The air conditioning system freon or other refrigerant levels are not checked or determined if leaking by the Inspector. Heaters, coil boxes, condensers and air compressors are NOT disassembled to evaluate the internal working parts. This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size or any other mechanical efficiency. Radiant heat is not inspected.
Water Heater: The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. Circulation pumps, TPR Valves and pressure tanks cannot be tested with inspection. Solar water heaters are not inspected. Tankless units that are not original to the structure should be further evaluated by a qualified tankless technician as there are many aspects that are beyond of the scope of a general home inspection. Age, remaining life, size or efficiency cannot be determined by the Inspector. Gas lines are not measured or sized for water heater needs. The Inspector cannot light the pilot flame on the water heater or any other appliance where a pilot flame is not already on.
Roof: The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. If there are concerns or signs of possible roof leaks, please contact a licensed roofer to perform an additional inspection. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection. Tile roofs, metal roofs or roof areas not accessible with a 12-foot ladder will receive a limited inspection from the ground or eaves only. Tile, metal or other materials that can be damaged will not be walked on by the Inspector. Chimney cavities are excluded from this inspection, recommend an internal chimney inspection be performed beyond the scope of the home inspection. Solar panels and tube globes are excluded from this report. Solar panels will prevent inspection of roof areas beneath them.
Electrical/Gas: Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Some wire types cannot be determined due to wire casings cover wires entering the breakers. Panels with excess wiring are not completely visible due to amount of wires inside panel. Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly - including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern). Electrical and gas fires due to poor installation of wiring and faulty gas pipes cannot be determined by the inspector. Only accessible GFCIs with test and reset buttons are tested, the inspector does not determine which GFCI outlets may be linked to other areas of the structure. Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965) - this is not a defect. We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection. Carbon monoxide poisoning cannot be detected with this inspection, including all gas and propane systems interior and exterior of the structure. Gas supply valves are not turned or operated during this inspection. The internal condition of gas appliance ventilation exhaust pipes cannot be detected. Pilot lights and fire places are not lit by the inspector at any time, for any reason. It is the responsibility of the client to ensure that the main gas and electrical systems are on prior to the inspection. The requirement of gas line sediment traps is not determined by the inspector.
Exterior Areas: For all wood areas or damaged wooden areas and moisture problems (mold/mildew), consult the termite inspection report. See interior section of the report for additional window and door information. In no way, shape or form can the inspector determine if the exterior of the home is water tight or is built to prevent moisture intrusion, no hose or water testing is performed at this inspection. Stucco and siding require periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions. Fire pits, exterior fireplaces and exterior BBQ's are excluded from this inspection. We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection. Property boundary lines and encroachment determinations are beyond the scope of a home inspection and are not inspected or included in this report - Consult with another qualified professional as needed for evaluation if concerns exist in this area. Zero lot lines prevent a complete inspection of areas on other properties. Common areas controlled by Home Owner's Associations are not included in this inspection. Areas not visible or accessible due to height/angle/vegetation/other forms of limited access are not included in this inspection. Inspector does not use specialized instruments to detect moisture, if any, under stucco or siding surfaces.
Grounds: This inspection cannot determine if patio and porch roofs, balconies or patio enclosures are water tight, no water/hose

testing is performed. The Inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/security systems and electric outdoor heating systems are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches, this is not a defect. Sprinklers on timers are not inspected, consult
DISCLAIMERS CONTINUED

seller/HOA. Above ground pools, ponds, fountains, waterfalls, birdbaths, and associated equipment or pumps used for these items, are excluded from this report. Steep hillsides and inaccessible areas on the grounds are excluded from this report. It is highly recommend that all structures built on hillsides and slopes have a geological inspection performed to determine if the hillside/grading is stable.
This inspection cannot determine ground movement or drainage issues, the addition of drains may be needed in areas. Fences, walls or gates are not evaluated for security or design. The Inspector cannot determine if planter areas are leaking into the structure, consult seller disclosures or obtain further evaluation of these areas for any moisture intrusion issues.

Foundation: Sump pumps, septic tanks and sewer drain pipes from structure to street are excluded from this inspection. The Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction (this is also true for attic spaces). Some areas of a raised foundation may not be accessible due to limited space, plumbing piping, duct work obstructions, insulation, soil levels and stem walls. The inspector will not traverse any area deemed unsafe or where damage may be caused as a result, this is up to the sole discretion of the Inspector (this is also true for attic spaces). It is not always possible for the inspector to view every side/angle/connection of all plumbing pipes due to plumbing design/layout/approach angle/etc. Underground plumbing/pipes cannot be visually inspected. Pressure testing is not performed during this limited inspection. Drain scope inspections are recommended whether a defect is detected or not. Slab foundations are often covered and not visible; therefore the inspection is limited. Slab foundation leaks cannot be determined by the home inspector.
Pool: Solar panels/heating systems are excluded from report. Valves that are not labeled for the pool and/or spa jets are excluded from this report and may prevent proper testing and inspection. Underground plumbing cannot be inspected. Automatic pool fill float valves and electronic chlorine dispensers are excluded from this report. Ultraviolet light and/or salt chlorine generator type water treatment systems not included in this inspection. Water chemistry is not tested. Control panels/fixtures on the side of the pool or spa and any remote controls are not included in this inspection. Portable spas have a limited inspection - no internal parts are inspected. The inspector cannot determine if a pool or spa leaks. The inspector cannot determine the remaining life of any of the pool equipment. Safety pressure relief valves (if present) are not operated and are excluded from inspection; an internal evaluation of the heater parts is beyond the scope of this inspection. It is the buyer's full responsibility to ensure the pool area is in full compliance with the safety laws and codes. If there is no self containing fence around the pool, all doors from the structure leading to the pool and spa must be equipped with safety alarms and secondary latches above the reach of children. All gates leading to the pool must self close and be equipped with a latch five feet or higher from the ground. The fencing in all cases must be five feet tall.
Plumbing: Plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). Corrosion or rust is often a sign of slow leaking and should be further evaluated by a plumber if detected in the inspection or photos. If galvanized or cast iron plumbing is present in any part of the structure it is recommended that plumber further evaluate the plumbing system due to the age of the materials. Underground piping is not visible to the inspector, therefore cannot be evaluated by the inspector. Slab foundation leaks cannot be determined by the home inspector. The "plumbing type" section of the report includes a percentage approximation of the plumbing type, it is not a guarantee of the plumbing type in all areas. The inspector cannot see plumbing type or pinhole leaks inside walls, floors, slabs or other areas that may be covered. Leaks can occur after the inspection and are not the responsibility of the Inspector. Existing leaks, hidden leaks, or other leaks that occur from normal testing/inspection and and subsequent damage from plumbing leaks are not the responsibility of the Inspector. This inspection also does not determine or identify geographic areas that are prone to defective materials or pinhole leaking issues. Consult seller's disclosures and qualified professionals/contractors if concerns exist in this area. Septic tanks, wells, pumps and associated equipment, water supply quantity and quality are not included in this inspection.
***Contractor References**: This report may contain a contractor reference and contractor contact information. Choosing a contractor is done solely at the risk of the client. The Elite Group cannot control the events that take place between contractors and customers and therefore cannot be held liable for any problems that may occur. References to contractors, their products and services, are provided "as is" without warranty of any kind, either expressed or implied. In no event shall The Elite Group be held liable for any incidental, indirect or consequential damages of any kind resulting from the information provided by each company and any business conducted as a result of such information. It is highly recommended that you check with your local licensing or business board for up to date and accurate information. When you contact a contractor you should:
1. Ask for and contact at least two customer references.
2. Find out how long they have worked in your area (familiarity with local building codes is important).
3. Ask if they are bonded (insured for damages and injuries on the job) Get a signed estimate for all parts and labor/installation.
4. You may wish to contact more than one contractor to ensure you are getting the best service and materials for your money.

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

SEE CONTRACT FOR ADDITIONAL INFORMATION AND DESCRIPTION OF ITEMS