

RE: 2565 Date Circle
Torrance, CA 90505

Items completed after the inspection from Elite Inspection Professionals dated 1/19/2026 and termite report from The Termite Guy dated 1/8/2026 + 2/6/2026

1. New paint interior and exterior
2. New vinyl and carpet
3. Items 2D and 2E completed by "THE TERMITE GUY"
4. Glazed tub and shower
5. Repair tile on shower
6. Repair 2 front doors
7. Repaired 3 sliding glass door systems, rollers and locks and tracks
8. Replaced outlet covers
9. Bi-fold doors correct function of hardware. Knob locations broken drill for new locations and new knobs
10. New Smoke and carbon monoxide detectors
11. Repaired bathtub hot water seals for tub valve
12. Repaired shower diverter operation
13. Removed frame and filled holes and trash-Shower glass doors
14. Repaired restroom sink upstairs
15. Corrected leak issue-Under kitchen/dishwasher lines
16. Serviced dishwasher
17. New garbage disposal
18. Replaced cooktop
19. Removed double built-in oven
20. Replaced several light fixtures
21. Repaired plumbing in garage repair-laundry area
22. Serviced Furnace
23. Reset and block water heater
24. Main electrical panel cover repaired
25. Ceiling repaired-garage area at laundry location
26. Repaired drywall plaster in garage at laundry location
27. Door to garage added self closer
28. Terminated wash basin area plumbing in garage
29. Corrected exposed wires at light fixture exterior
30. Repaired kitchen sink cleanout drain line, cap/rubber plug
31. Roof tune up completed by a licensed contractor
32. Cleaned out rain gutters
33. 2 new toilets
34. Replaced 3 light switches
35. Bondo and epoxy downstairs restroom sink
36. Kitchen sink scrape old sealant and reseal

Valerie Shubin 

Date 3/25/2026

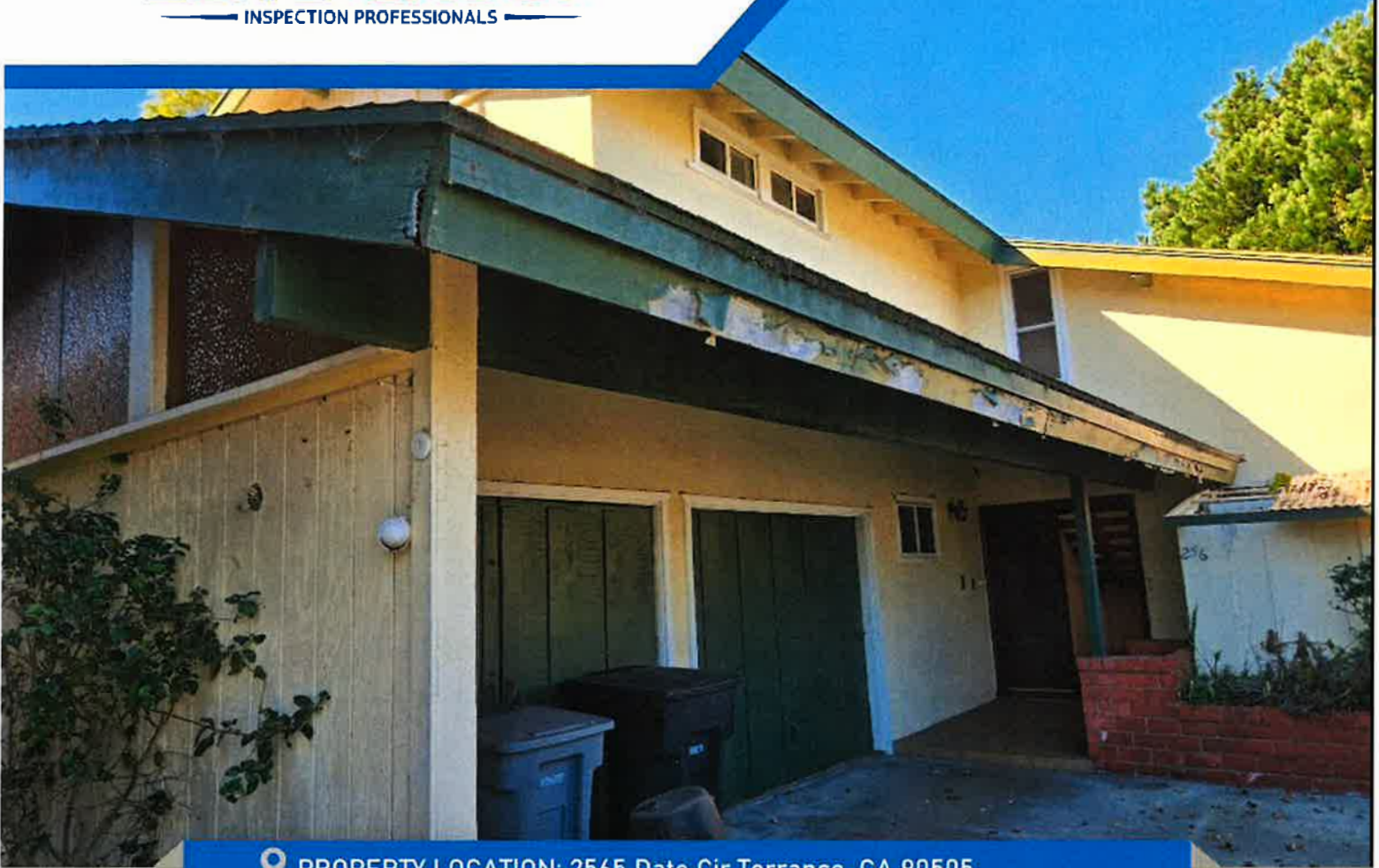


ELITE GROUP
INSPECTION PROFESSIONALS



800-494-8998

RESIDENTIAL



PROPERTY LOCATION: 2565 Date Cir Torrance, CA 90505

INSPECTION REPORT

CLIENT: Valerie Shubin - AGENT: Thomas McMahan COMPASS (Millman Team - Torrance)

Date of Inspection: 1/19/2026 at 1:00 PM

Year Built: 1964 Sq Ft: 2392

Weather:

Order ID: 388062

Inspector: Dallas Pelissero

951-858-4185

DallasPelissero@eliteinspections.com

customer@eliteinspections.com

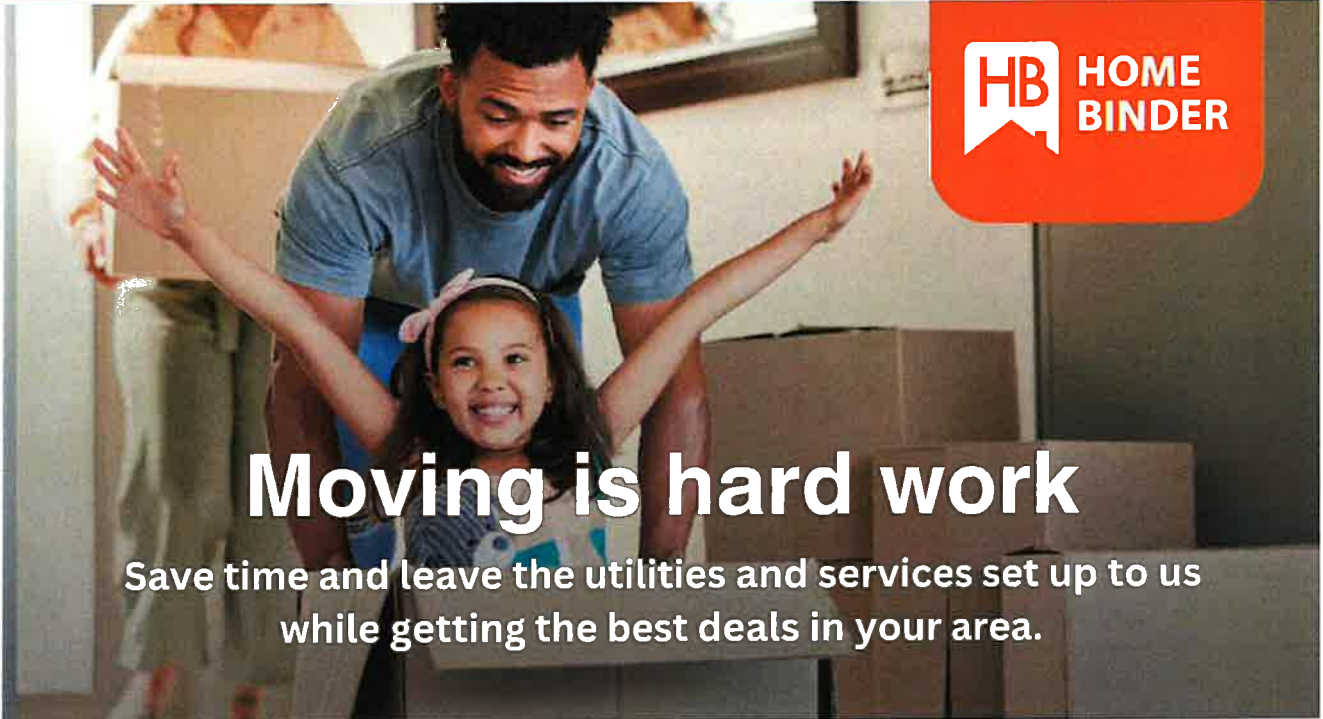
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Summary Page

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

| INTERIOR. | | |
|------------------|---------------------------|--|
| Page 13 Item: 1 | Wall Conditions | <ul style="list-style-type: none"> • Large cracks or holes present – larger than typical - needs to be further evaluated/serviced • Loose material present - needs to be serviced |
| Page 17 Item: 2 | Ceiling Conditions | <ul style="list-style-type: none"> • Wood deterioration in areas/ needs servicing and further evaluation |
| Page 20 Item: 3 | Floor Conditions | <ul style="list-style-type: none"> • Worn/stained heavily in areas - needs to be serviced • Damaged flooring – service needed • Open seams/gaps in areas - recommend sealing any cracks or voids in flooring • Loose carpet- needs to be serviced - potential trip hazard • Worn/stained areas near doors - evidence of past moisture entry point - needs to be serviced • Evidence of rodents/pests - recommend pest services inspection for further evaluation |
| Page 23 Item: 4 | Window Conditions | <ul style="list-style-type: none"> • Cracked glass- needs to be serviced • Hole in glass- needs to be serviced • Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion • Deteriorated frame(s)- needs to be serviced • Damaged/ heavily deteriorated frames/ needs servicing and further evaluation |
| Page 26 Item: 6 | Sliding Glass Doors | <ul style="list-style-type: none"> • Difficult to slide/operate- needs to be serviced |
| Page 27 Item: 8 | Fireplaces | <ul style="list-style-type: none"> • Damper door is stuck - needs to be serviced • Gas valve did not function - needs to be serviced |
| Page 28 Item: 9 | Electrical | <ul style="list-style-type: none"> • Outlet cover missing - needs to be serviced • Switch cover missing - needs to be serviced • Charred/evidence of overheating at outlet(s) - needs to be serviced |
| Page 29 Item: 10 | Stairs & Handrails | <ul style="list-style-type: none"> • Rail opening too wide- unsafe - needs to be serviced |
| Page 30 Item: 11 | Closets | <ul style="list-style-type: none"> • Bypass door guides missing at base - needs to be serviced |
| Page 31 Item: 12 | Smoke Detectors | <ul style="list-style-type: none"> • Missing - needs to be installed |
| Page 31 Item: 13 | Carbon Monoxide Detectors | <ul style="list-style-type: none"> • Missing at upstairs hall - needs to be installed • Missing at downstairs hall - needs to be installed |



BATHROOMS.

| | | |
|------------------|---------------------------|---|
| Page 32 Item: 2 | Cabinets | <ul style="list-style-type: none"> • Stained/blistered area(s) - moisture present at time of inspection - needs to be serviced/further evaluated |
| Page 34 Item: 5 | Bath Tubs | <ul style="list-style-type: none"> • Hot water does not operate properly - needs to be serviced |
| Page 35 Item: 6 | Showers | <ul style="list-style-type: none"> • Diverter does not properly divert water to shower head - needs to be serviced |
| Page 36 Item: 7 | Shower Walls | <ul style="list-style-type: none"> • Broken/loose tile(s) - needs to be serviced |
| Page 36 Item: 8 | Enclosures / Shower doors | <ul style="list-style-type: none"> • Missing or no door is present |
| Page 37 Item: 9 | Toilets | <ul style="list-style-type: none"> • Toilet loose at floor - needs to be serviced • Toilet did not flush - needs to be serviced |
| Page 37 Item: 10 | Plumbing | <ul style="list-style-type: none"> • Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair • Shutoffs under sink corroded - needs to be serviced - this will be an ongoing maintenance issue for ALL plumbing valves • Older style metal traps present - traps can leak at any time due to corrosion |
| Page 40 Item: 12 | GFCIs | <ul style="list-style-type: none"> • GFCI not grounded - typical for old ungrounded system pre-1965 |

KITCHEN.

| | | |
|------------------|-------------------|---|
| Page 41 Item: 2 | Cabinets | <ul style="list-style-type: none"> • Stained/blistered area(s) - moisture present at time of inspection - needs to be serviced/further evaluated |
| Page 42 Item: 4 | Dishwashers | <ul style="list-style-type: none"> • Not operating - needs to be serviced |
| Page 43 Item: 5 | Garbage Disposals | <ul style="list-style-type: none"> • Leaking under sink - needs to be serviced |
| Page 43 Item: 6 | Plumbing | <ul style="list-style-type: none"> • Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber • Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair |
| Page 44 Item: 7 | Ranges | <ul style="list-style-type: none"> • Not operating - needs to be serviced |
| Page 44 Item: 8 | Ovens | <ul style="list-style-type: none"> • Upper burner/element did not operate - needs to be serviced |
| Page 45 Item: 10 | Electrical | <ul style="list-style-type: none"> • Lights flicker when operating - needs to be serviced |

LAUNDRY AREA.

| | | |
|-----------------|----------|---|
| Page 47 Item: 2 | Plumbing | <ul style="list-style-type: none"> • Irregular materials/installation/workmanship used - evidence of leaking/ needs further evaluation |
|-----------------|----------|---|

HEATING/AIR CONDITIONING.

| | | |
|-----------------|-----------|--|
| Page 49 Item: 1 | Heaters | <ul style="list-style-type: none"> • Blowing intermittently/ needs servicing |
| Page 51 Item: 8 | Registers | <ul style="list-style-type: none"> • Ghosting marks around register areas - needs to be serviced/further evaluated • No air flow present at the registers - recommend further evaluation by a licensed HVAC technician |

WATER HEATERS

| | | |
|-----------------|-----------|--|
| Page 54 Item: 8 | Strapping | <ul style="list-style-type: none"> • Loose strapping - needs to be serviced |
|-----------------|-----------|--|

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|-------------------------------|-----------------------|---|
| Page 55 Item: 11 | Platforms/Bases | <ul style="list-style-type: none"> Irregular materials/installation/workmanship used- needs to be serviced |
| ELECTRICAL/GAS SERVICE | | |
| Page 56 Item: 1 | Main Panel | <ul style="list-style-type: none"> Outer door missing/loose/damaged - needs to be serviced |
| Page 57 Item: 3 | Breakers | <ul style="list-style-type: none"> No visible labeling for breakers on panel cover - needs to be serviced |
| GARAGE AND/OR CARPORT | | |
| Page 62 Item: 1 | Rafters & Ceilings | <ul style="list-style-type: none"> Stains present - tested dry at time of inspection - monitor for possible moisture intrusion Pull down ladder access is worn/loose/difficult to operate- / irregular counter weight/ recommend maintenance Hole in the ceiling is a breach in the fire protection - needs to be serviced Stains present - tested positive for moisture at time of inspection - recommend further evaluation Wood deterioration observed - consult termite report for any wood areas in garage area |
| Page 63 Item: 2 | Main Automotive Doors | <ul style="list-style-type: none"> Deteriorated wood present - needs to be serviced - consult termite report |
| Page 64 Item: 4 | Exterior Doors | <ul style="list-style-type: none"> Worn/weathered door - typical for age. Deteriorated areas/ recommend servicing Evidence of moisture intrusion/ needs servicing and further evaluation |
| Page 64 Item: 5 | Fire Doors | <ul style="list-style-type: none"> Missing air tight seals - needs to be serviced Door did not properly self-close and latch - needs to be serviced |
| Page 65 Item: 7 | Walls | <ul style="list-style-type: none"> Stains present - tested dry for moisture at time of inspection Moisture damage - needs to be further evaluated Microbial growth/irregular staining present- further evaluation is recommended |
| Page 66 Item: 10 | Slab | <ul style="list-style-type: none"> Efflorescence present heavy - needs to be further evaluated |
| Page 67 Item: 11 | Electrical | <ul style="list-style-type: none"> Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate |
| Page 67 Item: 12 | Ventilation | <ul style="list-style-type: none"> Vents obstructed - drywall/panel covered - needs to be serviced |
| Page 68 Item: 13 | Windows | <ul style="list-style-type: none"> Deteriorated frames - recommend servicing |
| Page 68 Item: 14 | Wash Basin/Plumbing | <ul style="list-style-type: none"> Corroded plumbing - may require repair soon, recommend servicing Leaking plumbing - needs to be serviced Galvanized water piping present - recommend complete evaluation of water distribution system Not operating/ needs servicing |
| EXTERIOR AREAS | | |
| Page 70 Item: 1 | Stucco | <ul style="list-style-type: none"> Stained/discolored areas - recommend rain gutters or ground cover in these areas to prevent splashing and staining |
| Page 72 Item: 3 | Weep Screeds | <ul style="list-style-type: none"> Weep screeds encapsulated in concrete - needs to be serviced Condensation/moisture damage - needs to be serviced |

| | | |
|------------------|-------------------------------|---|
| Page 72 Item: 4 | Eaves & Fascia | <ul style="list-style-type: none"> • Condensation/moisture damage - needs to be serviced - consult the termite report • Heavily damaged - needs to be replaced • Paint deteriorated - recommend servicing |
| Page 74 Item: 7 | Exterior Windows | <ul style="list-style-type: none"> • Deteriorated frames - needs to be serviced |
| Page 75 Item: 8 | Exterior Closet(s) | <ul style="list-style-type: none"> • Moisture damage - needs to be serviced - hidden defects may exist • Heavily damaged - needs to be serviced |
| GROUNDS | | |
| Page 78 Item: 2 | Exterior Electrical | <ul style="list-style-type: none"> • Exposed wires/connections - potential hazard - needs to be serviced |
| Page 79 Item: 4 | Exterior Plumbing and Faucets | <ul style="list-style-type: none"> • Clean out cap for sewer damaged/missing - recommend servicing • Galvanized water piping present - recommend complete water distribution system evaluation beyond the scope of this inspection due to age/type |
| Page 80 Item: 6 | Water Pressure | <ul style="list-style-type: none"> • Approximate pounds per square inch: 100 - needs to be serviced |
| Page 80 Item: 7 | Pressure Regulator | <ul style="list-style-type: none"> • None visible and pressure is above 80 PSI - needs to be serviced – rec. adding pressure regulator to allow adjustments to water pressure |
| Page 81 Item: 8 | Fencing and Walls | <ul style="list-style-type: none"> • Damaged fencing/walls - needs to be serviced |
| Page 82 Item: 9 | Gates | <ul style="list-style-type: none"> • Wood deterioration - recommend servicing • Moisture damaged - recommend servicing • Heavily damaged - needs to be serviced |
| Page 83 Item: 11 | Grading | <ul style="list-style-type: none"> • Stained areas show evidence of ponding water or poor drainage – recommend further evaluation |
| ROOF | | |
| Page 88 Item: 4 | Vents and Vent Caps | <ul style="list-style-type: none"> • Rusted - needs to be serviced |
| Page 89 Item: 5 | Chimneys | <ul style="list-style-type: none"> • Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal • Cement chimney cap deteriorated - needs to be serviced • Loose bricks/mortar - needs to be evaluated by a CSIA or other certified chimney sweep |

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

All Utilities are ON for this inspection

Vacant structure

2. Who is present at the inspection?

- Lock box code provided to Inspector

3. 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.
- **This property was found to be severely distressed and/or unmaintained - further evaluation by licensed contractors beyond the scope of this inspection is highly advised.**



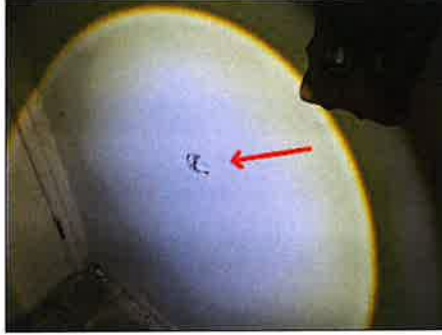
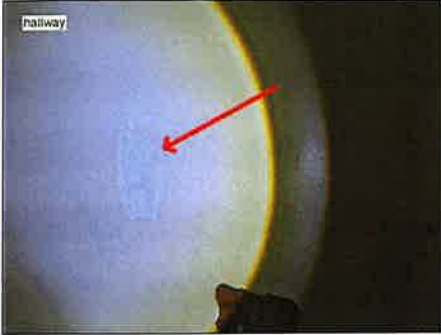
INTERIOR.

1. 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
- Recommend patching/painting
- Missing base boards in areas - needs to be serviced
- Stains/blistered areas present - tested dry with moisture meter at time of inspection
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.
- **Large cracks or holes present – larger than typical - needs to be further evaluated/serviced**
- **Loose material present - needs to be serviced**

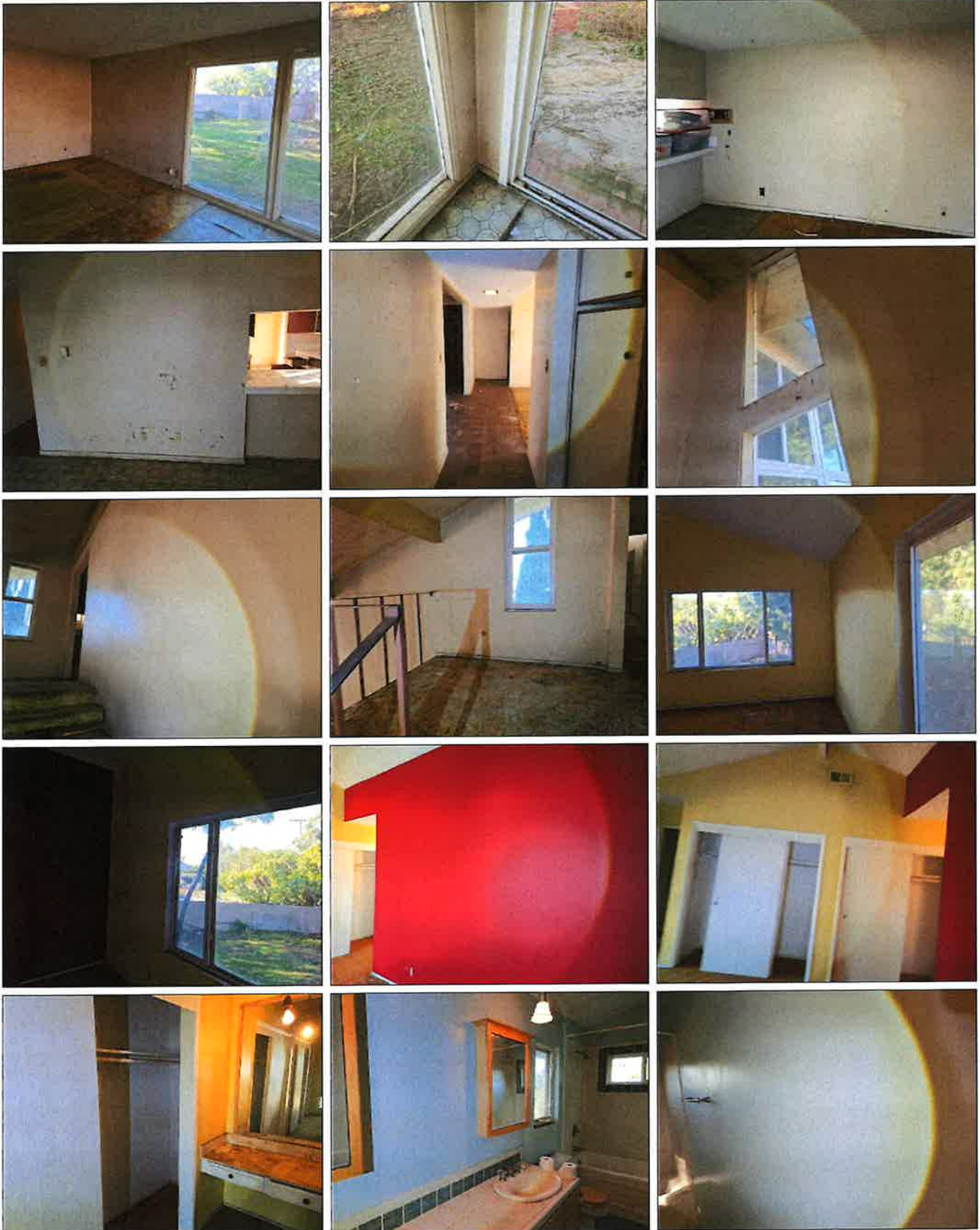




Large cracks or holes present – larger than typical - needs to be further evaluated/serviced

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







Loose material present - needs to be serviced

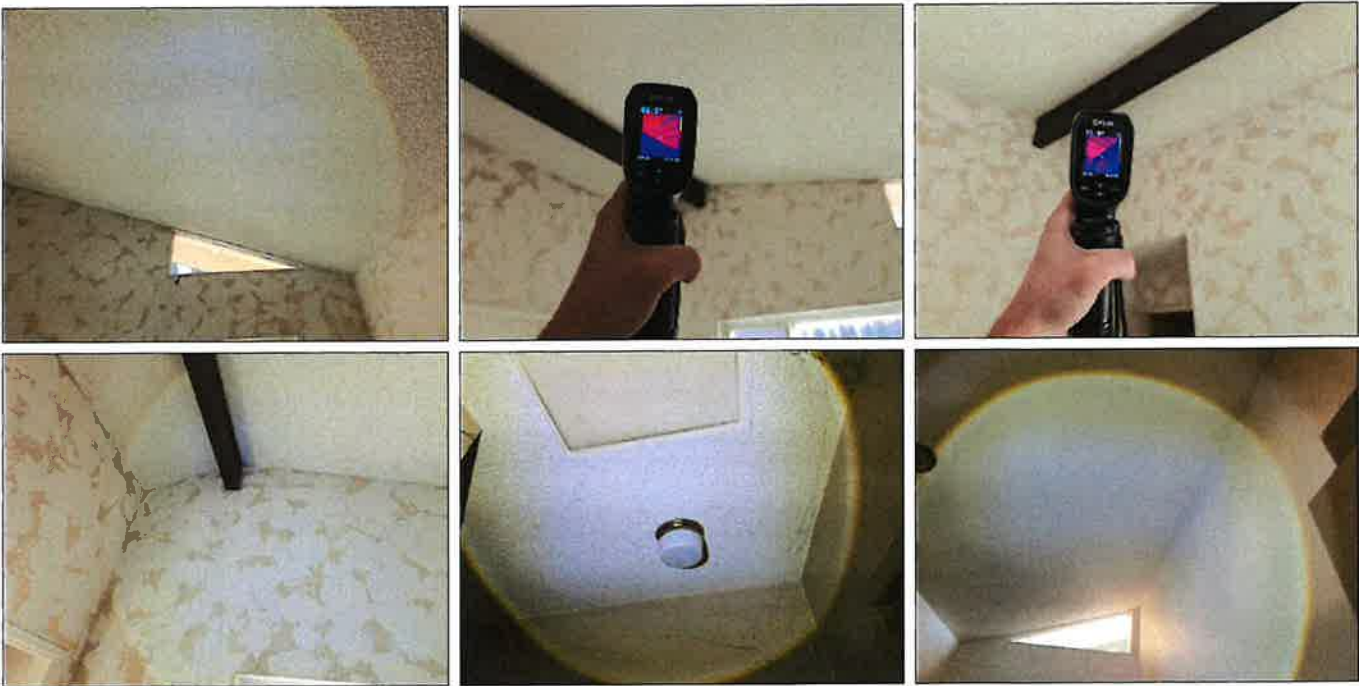


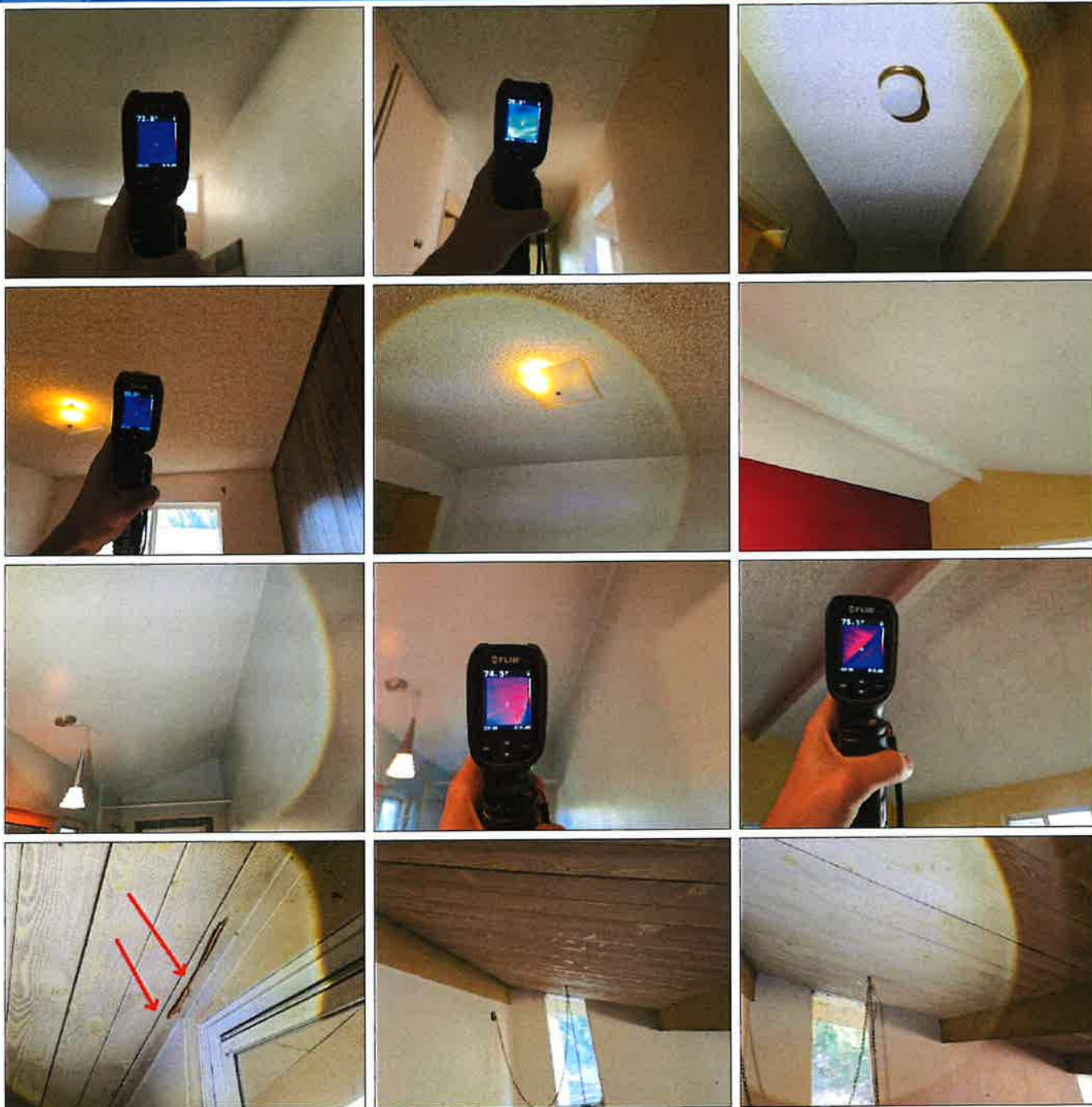


2. Ceiling Conditions

Observations:

- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Small cracks/dirty areas/cosmetic blemishes observed - typical for age of structure
- Stains/blistered areas present - tested dry with moisture meter at time of inspection
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.
- **Wood deterioration in areas/ needs servicing and further evaluation**





**Wood deterioration in areas/
needs servicing and further
evaluation**





living room



**Wood deterioration in areas/
needs servicing and further
evaluation**





Stains/blistered areas present - tested dry with moisture meter at time of inspection

3. Floor Conditions

Observations:

- Worn and stained areas- typical for age of the material
- Scratched/worn areas - typical for age and use
- Cracked/loose/missing grout in areas - recommend grout and sealer **maintenance**
- Missing flooring transition(s) - needs to be serviced
- Worn/stained heavily in areas - needs to be serviced
- Damaged flooring – service needed
- Open seams/gaps in areas - recommend sealing any cracks or voids in flooring
- Loose carpet- needs to be serviced - potential trip hazard
- Worn/stained areas near doors - evidence of past moisture entry point - needs to be serviced
- Evidence of rodents/pests - recommend pest services inspection for further evaluation



Damaged flooring – service needed



Damaged flooring – service needed

Worn/stained areas near doors - evidence of past moisture entry point - needs to be serviced

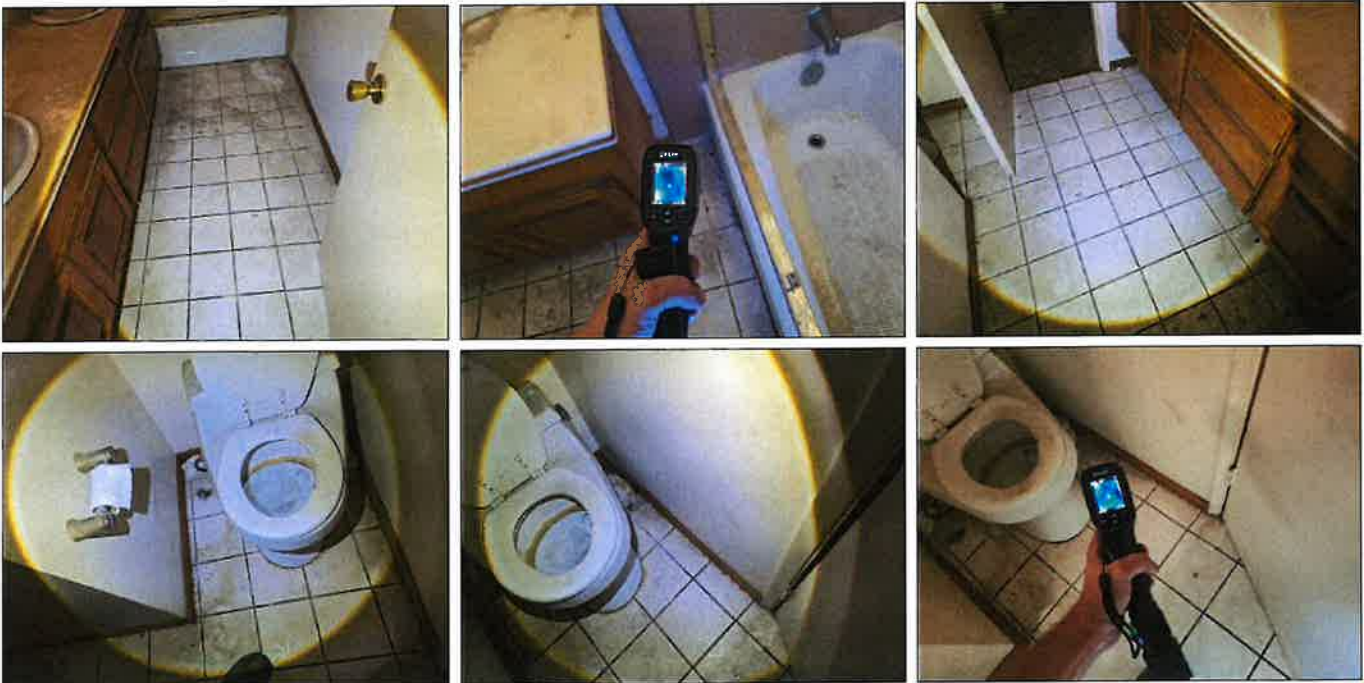


**Loose carpet- needs to be serviced
- potential trip hazard**





**Evidence of rodents/pests -
recommend pest services
inspection for further evaluation**





4. Window Conditions

Observations:

- Accessible windows were tested and operated at time of inspection
- Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age
- Recommend general window maintenance/lubrication and weather tight service
- Small cracks/worn areas/chipped paint observed around sill or frame
- **Cracked glass- needs to be serviced**
- **Hole in glass- needs to be serviced**
- **Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion**
- **Deteriorated frame(s)- needs to be serviced**
- **Damaged/ heavily deteriorated frames/ needs servicing and further evaluation**



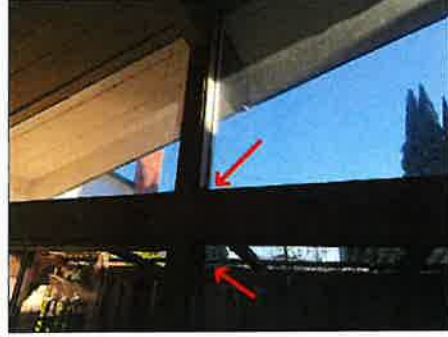
Hole in glass- needs to be serviced



Deteriorated frame(s)- needs to be serviced



Damaged/ heavily deteriorated frames/ needs servicing and further evaluation



Damaged/ heavily deteriorated frames/ needs servicing and further evaluation



Cracked glass- needs to be serviced



Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion





Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion



Stains/blisters at sill - tested dry for moisture at the time of the inspection - monitor the areas for moisture intrusion

5. Doors

Observations:

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





Loose/worn hardware needs minor service - typical for age



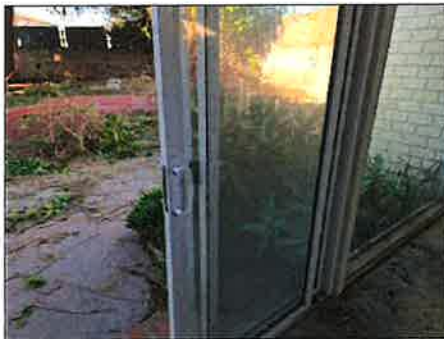
6. Sliding Glass Doors

Observations:

- Worn door with loose/worn hardware/frames/rollers/tracks - typical for age
- Glass is dirty in areas - internal condensation is not determinable - recommend cleaning and further inspection
- Dirty tracks - needs to be serviced
- **Difficult to slide/operate- needs to be serviced**



Difficult to slide/operate- needs to be serviced



Dirty tracks - needs to be serviced



Difficult to slide/operate- needs to be serviced

7. French Doors

Observations:

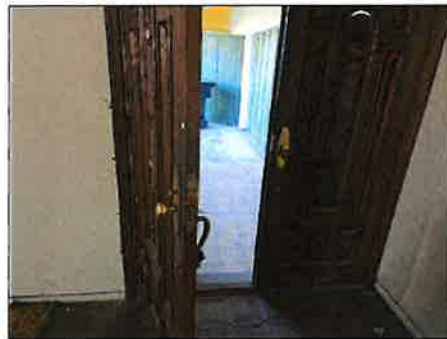
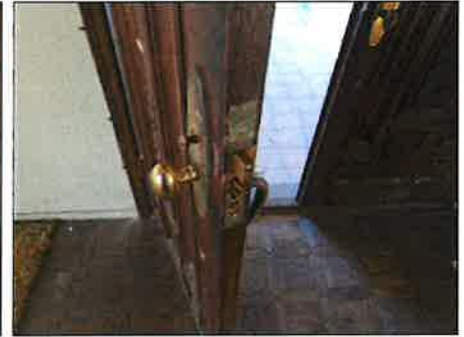
- Worn door(s) with loose/worn hardware/frames/secondary latches - typical for age
- Damaged _ needs to be serviced
- Secondary doors and latches may stick if not used often, double doors need routine maintenance and lubrication of all moving parts to operate properly.



Damaged _ needs to be serviced



Damaged _ needs to be serviced



8. Fireplaces

Location/s: Den

Masonry

Observations:

- The fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and a Gas Company evaluation of the fireplace prior to operating the fireplace.
- Recommend fireplace professional evaluate and repair any issues found before attempting to use fireplace
- Small cracks/worn areas present - typical for age
- Damper was worn/rusted/dirty - recommend cleaning
- Damper door is stuck - needs to be serviced
- Gas valve did not function - needs to be serviced



Damper door is stuck - needs to be serviced

Gas valve did not function - needs to be serviced

9. Electrical

Observations:

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Loose/worn outlets/switches - typical for age consider upgrading
- Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate
- Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services
- Outlet cover missing - needs to be serviced
- Switch cover missing - needs to be serviced
- Charred/evidence of overheating at outlet(s) - needs to be serviced

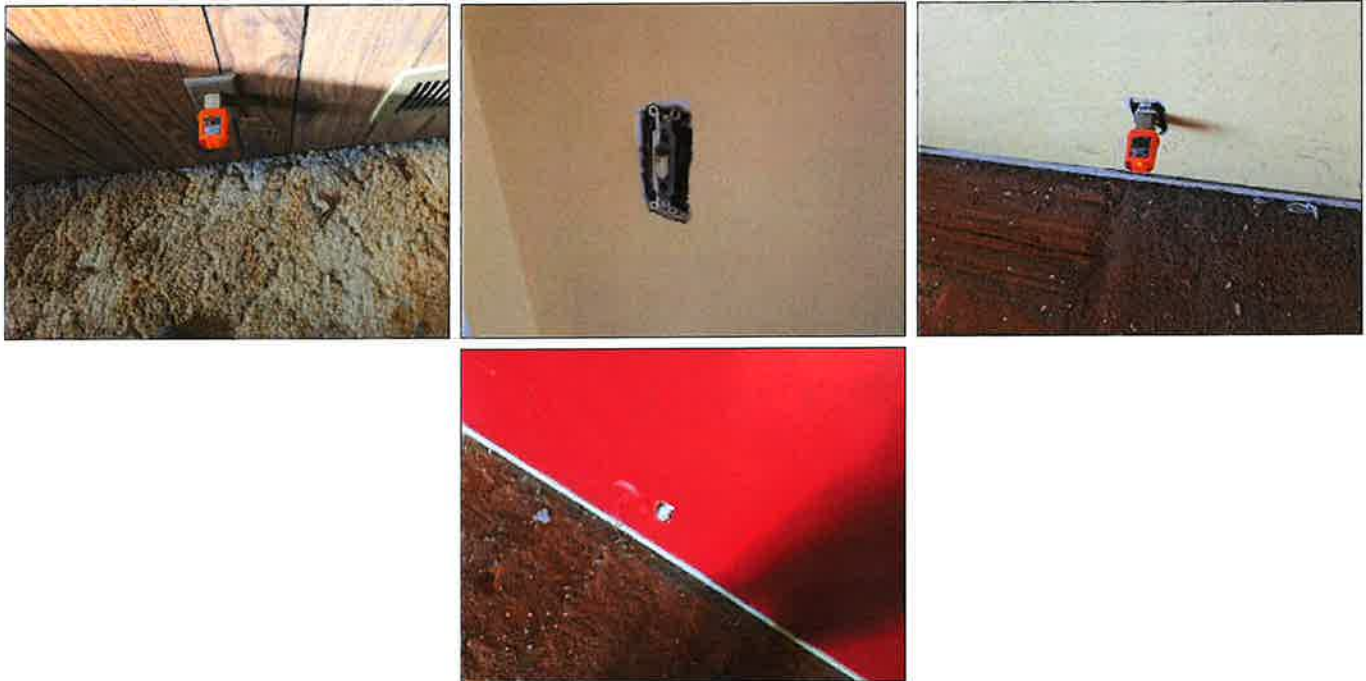


Charred/evidence of overheating at outlet(s) - needs to be serviced

Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services



Charred/evidence of overheating at outlet(s) - needs to be serviced



10. Stairs & Handrails

Observations:

- Rail opening too wide- unsafe - needs to be serviced



Rail opening too wide- unsafe - needs to be serviced

11. Closets

Observations:

- Worn closets with loose/worn hardware - typical for age
- Small holes or cracks present - typical for age - recommend patching and painting
- **Bypass door guides missing at base - needs to be serviced**





12. Smoke Detectors

Observations:

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

13. 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.
- **Missing at upstairs hall - needs to be installed**
- **Missing at downstairs hall - needs to be installed**

BATHROOMS.

1. Counters

Observations:

- Counter is worn and has typical wear for age
- Scratched/Worn/Chipped/Stained areas - signs of age and wear



2. Cabinets

Observations:

- Worn cabinets with loose/worn hardware - typical for age
- Stained areas below sink - dry at time of inspection
- Doors and drawers did not close properly - normal for age of materials
- Cracking/chipping present
- Evidence of past moisture in the cabinet under the sink(s) - needs to be serviced/further evaluated - hidden defects may exist
- **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:

- Worn fixture/sink - typical for the age
- Chips observed at sink - did not affect performance
- Rust present, signs of wear - recommend rust treatment/service
- Heavy rust present - needs to be serviced



Heavy rust present - needs to be serviced



4. Mirrors

Observations:

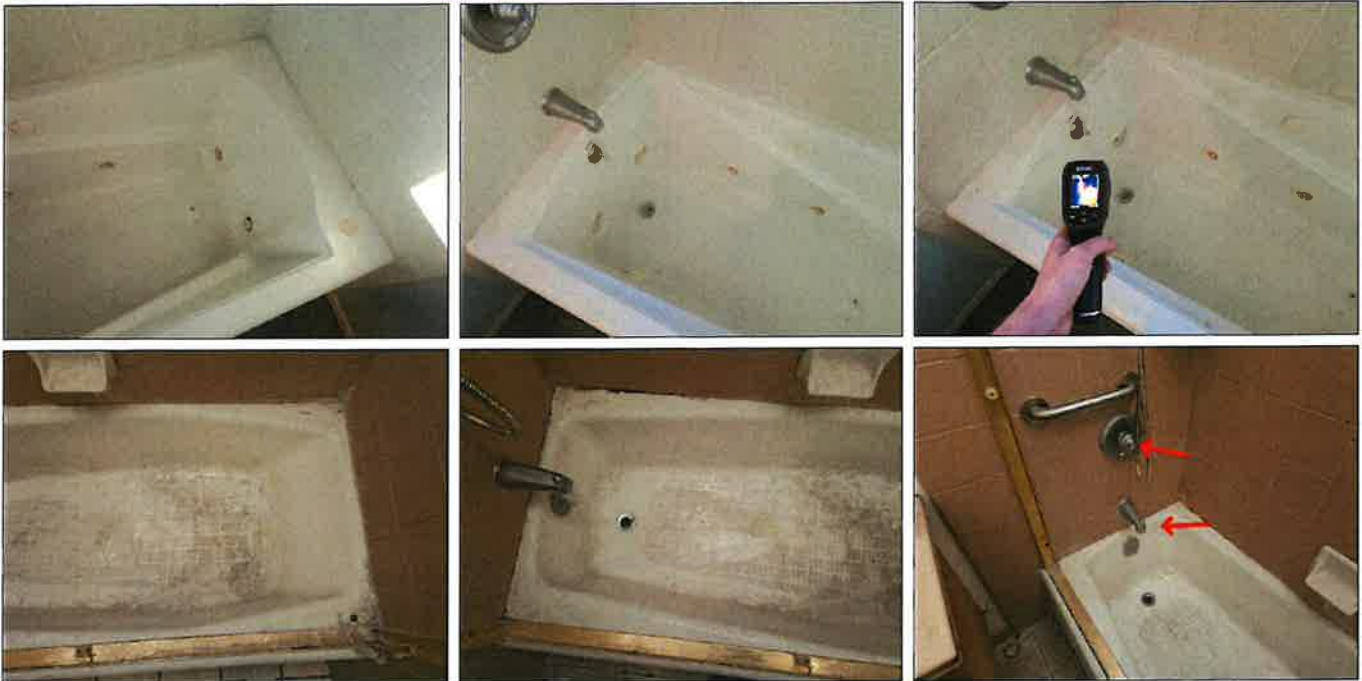
- Worn/older - typical wear for age



5. 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
- Hot water does not operate properly - needs to be serviced



Hot water does not operate properly - needs to be serviced

6. 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
- **Diverter does not properly divert water to shower head - needs to be serviced**



Diverter does not properly divert water to shower head - needs to be serviced

7. 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.
- Tile and grout present
- Wall materials in a worn/stained-faded/old condition - typical for age - recommend routine grout and sealer maintenance
- Worn tile/grout - typical for age - recommend routine grout and sealer maintenance
- **Broken/loose tile(s) - needs to be serviced**



Broken/loose tile(s) - needs to be serviced

8. Enclosures / Shower doors

Observations:

- **Missing or no door is present**



Missing or no door is present

9. Toilets

Observations:

- Toilet has normal wear for age at the time of the inspection - no major visible defects
- Toilet loose at floor - needs to be serviced
- Toilet did not flush - needs to be serviced



Toilet loose at floor - needs to be serviced



Toilet did not flush - needs to be serviced



10. Plumbing

Observations:

- Angle stops/hoses/drain pipes are worn/older - typical for age
- Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber
- Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair
- Shutoffs under sink corroded - needs to be serviced - this will be an ongoing maintenance issue for ALL plumbing valves
- Older style metal traps present - traps can leak at any time due to corrosion





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

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



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



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



12. GFCIs

Observations:

- **GFCI not grounded** - typical for old ungrounded system pre-1965



GFCI not grounded - typical for old ungrounded system pre-1965

13. Exhaust Fans

Observations:

- No exhaust fan is present - it is recommended to install an exhaust fan for optimal moisture ventilation

KITCHEN.

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



2. Cabinets

Observations:

- Worn cabinets with loose/worn hardware - typical for age
- Stained areas below sink - dry at time of inspection
- Doors and drawers did not close properly - normal for age of materials
- Drawers difficult to operate - needs to be serviced
- Cracking/chipping present
- **Stained/blistered area(s) - moisture present at time of inspection - needs to be serviced/further evaluated**



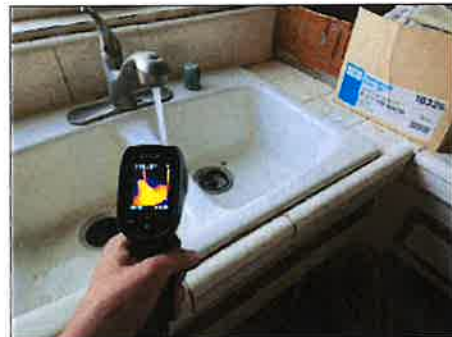


Stained/blistered area(s) - moisture present at time of inspection - needs to be serviced/further evaluated

3. Sinks

Observations:

- Worn fixture/sink - typical for the age
- Chips observed at sink - did not affect performance
- Caulk maintenance needed at sink to countertop juncture



4. Dishwashers

Observations:

- Worn/older unit - replacement/repairs/maintenance will be required in the near future
- **Not operating - needs to be serviced**



Not operating - needs to be serviced

5. Garbage Disposals

Observations:

- Tested and operational at time of inspection via normal controls
- Worn/older unit - typical wear for age and use
- **Leaking under sink - needs to be serviced**



Leaking under sink - needs to be serviced

6. Plumbing

Observations:

- Angle stops/hoses/drain pipes are worn/older - typical for age
- **Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber**
- **Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair**



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



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

7. Ranges

Observations:

- Gas supplied unit
- Worn/older unit - replacement/repairs/maintenance will be required in the near future
- **Not operating - needs to be serviced**



8. Ovens

Observations:

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





9. Exhaust Vents

Exterior vented

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 - replacement/repairs/maintenance will be required in the near future
- Light/lamp did not function - needs to be serviced, check bulb(s) first, then consult an electrician to further evaluate



10. Electrical

Observations:

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



**Lights flicker when operating -
needs to be serviced**



LAUNDRY AREA.

1. Dryer Vent

Observations:

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



2. Plumbing

Observations:

- Visible fixtures were worn/old - typical wear for age
- Irregular materials/installation/workmanship used - evidence of leaking/ needs further evaluation



Irregular materials/installation/workmanship used - evidence of leaking/ needs further evaluation

3. Gas Valve

Observations:

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



4. Electrical

Observations:

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



HEATING/AIR CONDITIONING.

1. Heaters

Location: Garage

Type: Gas fired forced hot air

Observations:

- Operated at time of inspection
- Visible areas of unit are worn and older - we recommend that you budget for a replacement and more efficient unit - recommend seasonal service and maintenance to extend the life of the unit
- *Inspector does not examine heat exchanger or determine the presence of a cracked heat exchanger - this is not a complete evaluation of the internal areas of the heater - consult an HVAC contractor for further evaluation if you have concerns about the heat exchanger.*
- **Blowing intermittently/ needs servicing**



2. Venting

Observations:

- The visible areas of the vent are worn/older - typical for the age of the material, recommend upgrading
- *Some areas not visible due to limited access and cannot be viewed for inspection*



3. Air Supply

Observations:

- *Recommend seasonal service and maintenance to ensure that all areas are sealed/cleaned/dry and functioning normally at all times*
- Dry stains in the return air chamber - monitor for future moisture
- Air return chamber is dirty - recommend cleaning



4. Gas Supply Valves and Pipes

Observations:

- Worn valve, consider upgrading to newer style valve
- Recommend grommet at flex line entry to unit casing



Recommend grommet at flex line entry to unit casing

5. Electrical

Observations:

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

6. Thermostats

Observations:

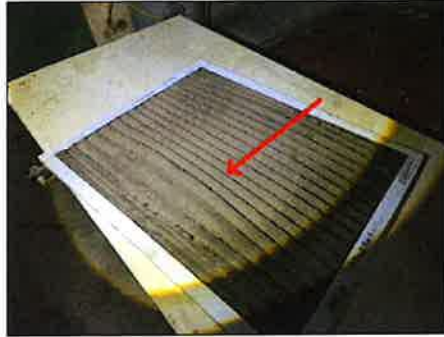
- Worn/older model - recommend upgrading



7. Filters

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) removed by inspector due to condition - recommend licensed HVAC contractor to evaluate

8. Registers

Observations:

- Heater Temperature at Registers: 100 degrees
- Temperature at Air Return: 65 degrees
- 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**
- **No air flow present at the registers - recommend further evaluation by a licensed HVAC technician**



Ghosting marks around register areas - needs to be serviced/further evaluated





9. Combustion Air

Observations:

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

10. 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
- The inspector cannot determine if asbestos exists in any part of the HVAC system - consult an asbestos testing company if you have concerns about asbestos

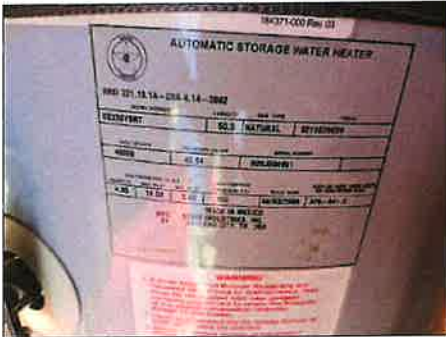
WATER HEATERS

1. Water Heaters Condition

Number of gallons: 50 gallons

Observations:

- Consult a plumber or manufacturers owner's manual for general maintenance recommendations to extend the life of the unit
- The unit is worn/older - consult a plumber for general maintenance recommendations to extend the life of the unit
- **The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. The inspector does not estimate the age and cannot predict the remaining life of the unit.**



2. Venting

Observations:

- Vent is worn and older - typical of age



3. Plumbing

Observation:

- Worn valve/piping/connections - typical for age - no visible leaks found at the time of the inspection



4. Electrical

Observations:

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

5. Temperature Pressure Release Valves

Observations:

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



6. Overflow Line/s

Material type: Copper



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

Observations:

- Recommend blocking in areas where the water heater is not touching the walls
- 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
- Loose strapping - needs to be serviced



9. Gas Supply Valves and Pipes

Observations:

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



10. Combustion Air

Observations:

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

11. Platforms/Bases

Observations:

- Worn/dirty – recommend cleaning
- Irregular materials/installation/workmanship used- needs to be serviced



Irregular materials/installation/workmanship used- needs to be serviced

ELECTRICAL/GAS SERVICE

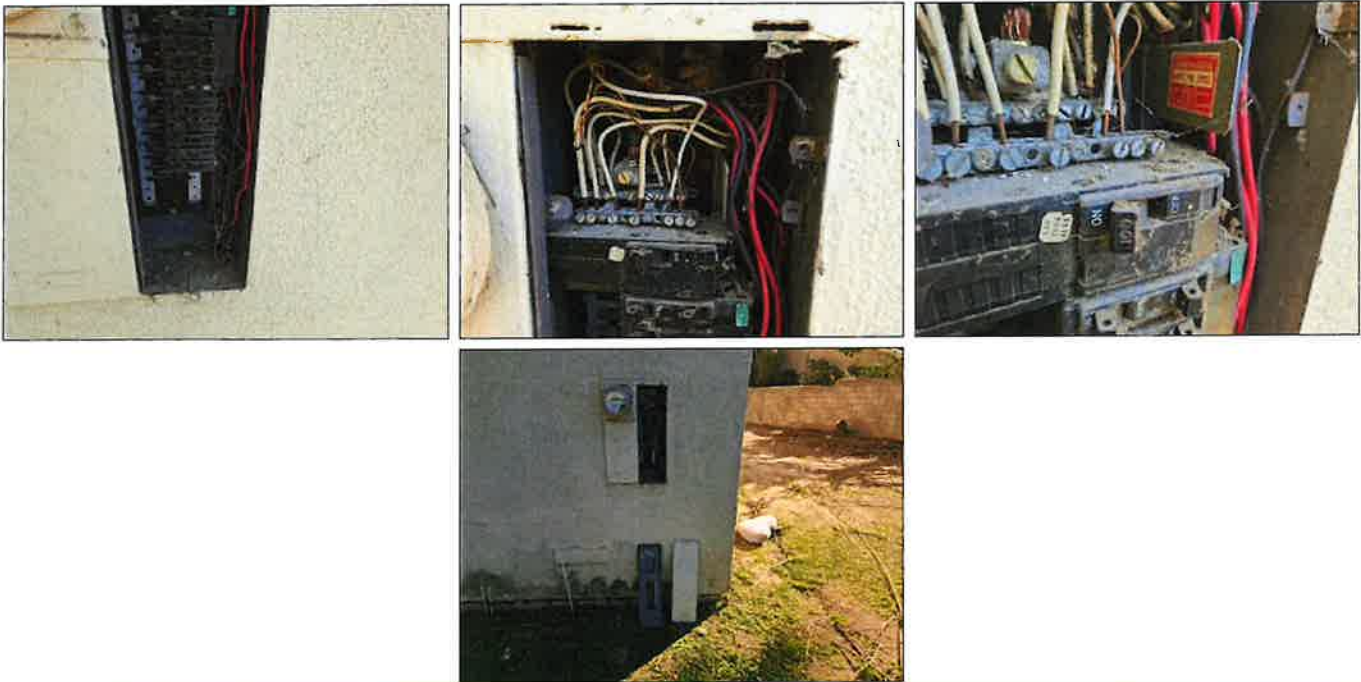
"Needs to be serviced" and/or "recommend servicing" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; general maintenance, repair and / or replacement by an appropriate licensed contractor may be required. Our company is not responsible for any electrical panels that may be subject to recall, including but not limited to Square D panels or other brands. It is the responsibility of the property owner or installer to verify whether the electrical panel is impacted by any recalls. We recommend checking with the manufacturer or relevant authorities for up-to-date recall information.

1. Main Panel

Location/s: North side of the structure

Observations:

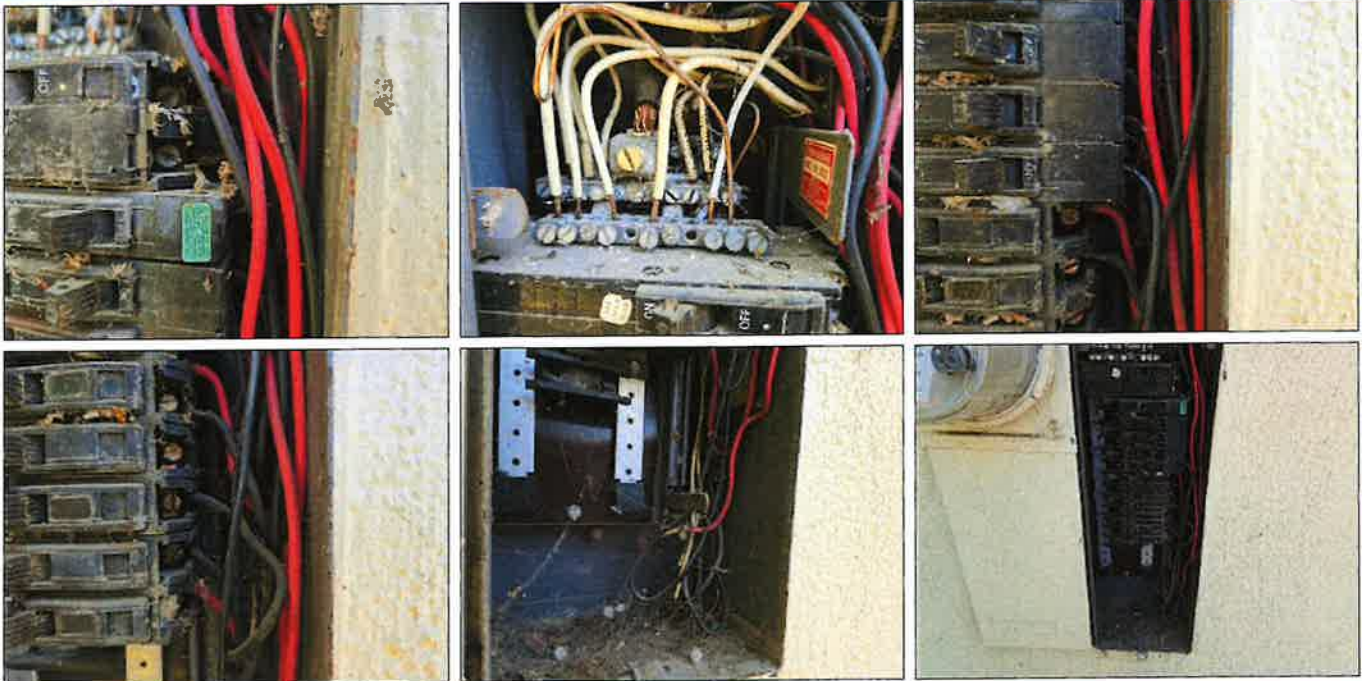
- Worn/older panel - consider upgrading services
- **Outer door missing/loose/damaged - needs to be serviced**



2. Panel Wiring

Observations:

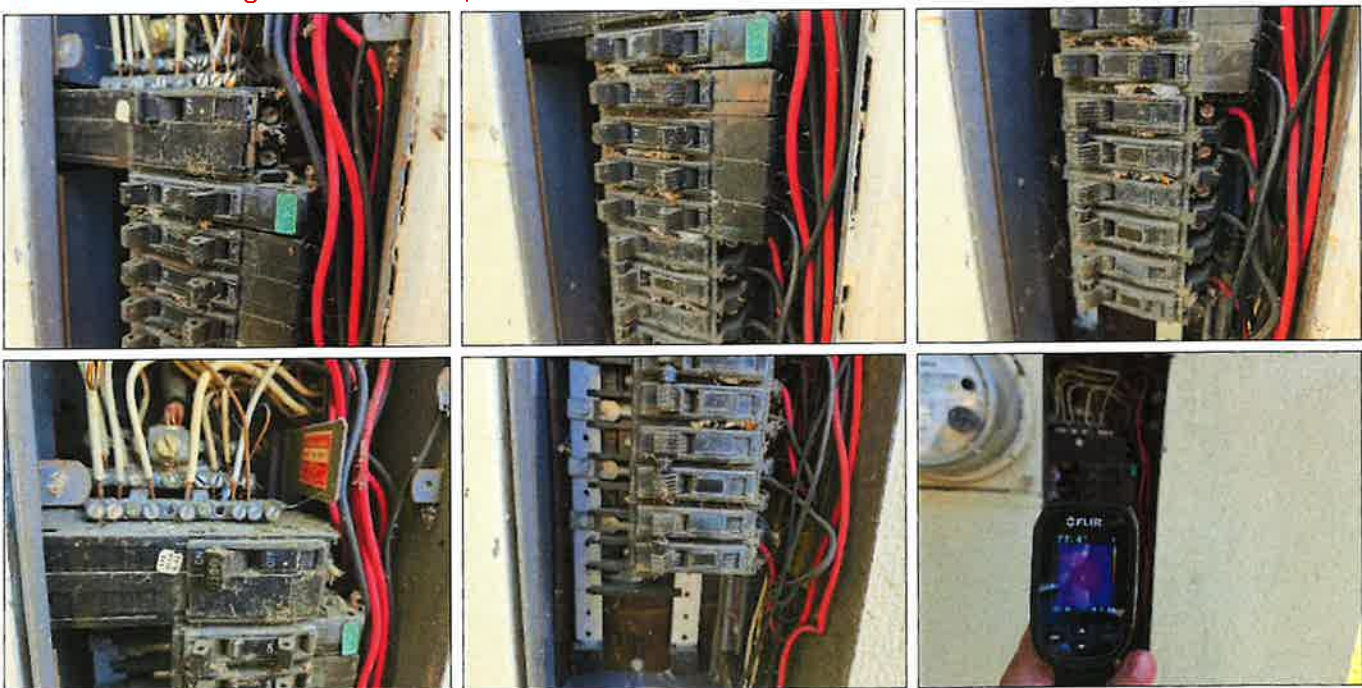
- Wiring type: copper
- Wiring method: non-metallic sheathed cable (romex)
- Unable to determine if this panel is properly grounded - recommend further evaluation by a licensed electrician
- ***Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. 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
- ***Some wire types cannot be determined due to wire casings cover wires entering the breakers.***
- ***Inspector does not perform a load calculation to determine service capacity adequacy***



3. Breakers

Observations:

- Loose/worn breakers - typical for age
- **Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly (consult an electrician for further evaluation, if this is a concern)**
- No visible labeling for breakers on panel cover - needs to be serviced





4. 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

5. Cable Feeds

Observations:

- Underground - not accessible for inspection

6. Main Gas Valve

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

Observations:

- Minor rusting - typical for exterior weathering - recommend rust treatment
- No seismic safety valve present - recommend installation for increased safety
- ***The Inspector cannot determine if gas piping is properly protected in the ground - consult the Gas Company for further evaluation***
- ***We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home at any time during the inspection.***



7. Gas Pipes and Valves

Observations:

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

ATTIC AREA

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

1. Access Entries

Observations:

- Inspection method: Could not access due to size of entry/entry opening too small - photos taken from entry point - very limited inspection
- Access door is dirty with cosmetic blemishes present
- Insufficient insulation on top of entry panel



2. Structure

Observations:

- Older framing present, small wood cracking and staining present and typical for age



3. Insulation

Material type: Loose fill

Approximate depth: 3 to 4 inches - more recommended

Observations:

- All visible insulation is worn/older/dirty - typical for the age of the structure
- Loose/displaced insulation in areas - recommend repair/replacement as needed for best efficiency

- **Note: The inspector does not determine the presence of asbestos or any other hazardous materials in the building**
- **The inspector does not determine R-value of the insulation**
- **Insulation generally blocks visible inspection access to framing or components below level of insulation**



4. Ventilation

Observations:

- **No visible vents**

5. Exhaust Vents

Observations:

- Visible vents are older and worn - typical for the age of the structure - consider upgrading



6. Duct Work

Observations:

- Older ducts present, possibly original to the structure - recommend further evaluation and pressure/leak test due to the age of the ducts
- **Note: The inspector does not determine the presence of asbestos or any other hazardous materials in the duct work - if there is any concern about asbestos in the duct work we recommend that the client have the ducts tested as needed.**
- **The inspector cannot determine efficiency or effectiveness of the duct layout - check all installation permits**



7. Electrical

Observations:

- Visible wiring in attic is in a worn and older condition typical for the age the of structure



GARAGE AND/OR CARPORT

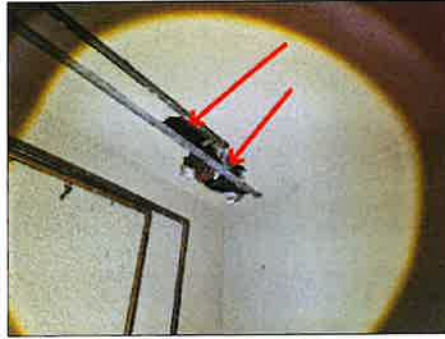
1. Rafters & Ceilings

Observations:

- Older framing present, small wood cracking and staining present and typical for age
- **Exposed wood rafters/joists - consult termite report for all wood areas**
- Cosmetic blemishes observed
- **Stains present - tested dry at time of inspection - monitor for possible moisture intrusion**
- **Pull down ladder access is worn/loose/difficult to operate- / irregular counter weight/ recommend maintenance**
- **Hole in the ceiling is a breach in the fire protection - needs to be serviced**
- **Stains present - tested positive for moisture at time of inspection - recommend further evaluation**
- **Wood deterioration observed - consult termite report for any wood areas in garage area**



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



Hole in the ceiling is a breach in the fire protection - needs to be serviced



Wood deterioration observed - consult termite report for any wood areas in garage area



Pull down ladder access is worn/loose/difficult to operate- / irregular counter weight/ recommend maintenance



Stains present - tested positive for moisture at time of inspection - recommend further evaluation

2. Main Automotive Doors

Type: Hinged door

Observations:

- Worn/weathered door - typical for age and exposure to weather
- Recommend weather tight service/maintenance to prevent moisture intrusion around main door areas
- **Deteriorated wood present - needs to be serviced - consult termite report**





3. 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

4. Exterior Doors

Observations:

- Recommend weather tight service/maintenance to prevent moisture intrusion
- **Worn/weathered door - typical for age. Deteriorated areas/ recommend servicing**
- **Evidence of moisture intrusion/ needs servicing and further evaluation**



Evidence of moisture intrusion/ needs servicing and further evaluation

5. Fire Doors

Observations:

- **Missing air tight seals - needs to be serviced**
- **Door did not properly self-close and latch - needs to be serviced**



6. Firewalls

Observations:

- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure

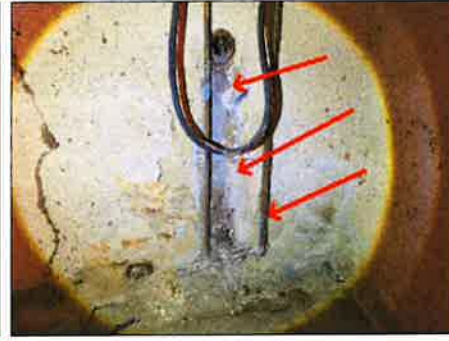


7. Walls

Observations:

- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Stains present - tested dry for moisture at time of inspection
- Moisture damage - needs to be further evaluated
- Microbial growth/irregular staining present- further evaluation is recommended





Moisture damage - needs to be further evaluated

Microbial growth/irregular staining present- further evaluation is recommended

8. Anchor Bolts

Observations:

- Not visible but assumed to exist due to estimated date of construction (bolting requirements began after 1935 in most jurisdictions)

9. Cabinets

Observations:

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



10. Slab

Observations:

- Small cracks/chipped areas - typical for the age of the materials
- Worn and stained areas - typical for age of the material
- **Efflorescence present heavy - needs to be further evaluated**





Efflorescence present heavy - needs to be further evaluated

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 consider upgrading
- **Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate**



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

12. Ventilation

Observations:

- **Vents obstructed - drywall/panel covered - needs to be serviced**



Vents obstructed - drywall/panel covered - needs to be serviced

13. Windows

Constructed of: Single pane

Observations:

- Recommend weather tight service
- **Deteriorated frames - recommend servicing**



Deteriorated frames - recommend servicing



Deteriorated frames - recommend servicing



14. Wash Basin/Plumbing

Observations:

- **Evidence of altered plumbing/piping in the garage areas - check all installation permits to ensure that all plumbing was installed to city/county building code**
- Angle stops/hoses are worn/older - recommend upgrading these areas with new fixtures
- **Corroded plumbing - may require repair soon, recommend servicing**
- **Leaking plumbing - needs to be serviced**
- **Galvanized water piping present - recommend complete evaluation of water distribution system**
- Not operating/ needs servicing



Galvanized water piping present - recommend complete evaluation of water distribution system



Corroded plumbing - may require repair soon, recommend servicing



Corroded plumbing - may require repair soon, recommend servicing



Not operating/ needs servicing



Leaking plumbing - needs to be serviced

EXTERIOR AREAS

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1. Stucco

Observations:

- Worn/weathered at time of inspection where visible
- Small cracking/chipping/holes present in areas - recommend stucco service/maintenance
- **Stucco requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions**
- **Stained/discolored areas - recommend rain gutters or ground cover in these areas to prevent splashing and staining**





**Stained/discolored areas -
recommend rain gutters or ground
cover in these areas to prevent
splashing and staining**



2. Siding

Observations:

- Worn/weathered/cracked materials where visible – recommend siding **maintenance**
- ***Siding requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions***



3. Weep Screeds

Observations:

- Weep screeds encapsulated in concrete - needs to be serviced
- Condensation/moisture damage - needs to be serviced



Weep screeds encapsulated in concrete - needs to be serviced



Condensation/moisture damage - needs to be serviced



4. Eaves & Fascia

Observations:

- Cracking/weathering/worn where visible - typical for age and weather exposure
- Exposed exterior wood requires periodic seasonal **maintenance** and paint - recommend servicing
- Condensation/moisture damage - needs to be serviced - consult the termite report
- Heavily damaged - needs to be replaced
- Paint deteriorated - recommend servicing



Heavily damaged - needs to be replaced



Condensation/moisture damage - needs to be serviced - consult the termite report



Paint deteriorated - recommend servicing

5. Exterior Paint

Observations:

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

6. Exterior Doors

Observations:

- **Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals**
- See interior section for more information
- Loose/worn hardware needs minor service and/or adjustment
- Loose/worn hardware and hinges - typical for age
- Worn/weathered – recommend weather tight service/maintenance





7. Exterior Windows

Observations:

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



Deteriorated frames - needs to be serviced



Deteriorated frames - needs to be serviced



8. Exterior Closet(s)

Observations:

- Moisture damage - needs to be serviced - hidden defects may exist
- Heavily damaged - needs to be serviced



Heavily damaged - needs to be serviced



Moisture damage - needs to be serviced - hidden defects may exist



Moisture damage - needs to be serviced - hidden defects may exist

FOUNDATION

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1. Slab Foundation

Observations:

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

2. Exterior Foundation Perimeter

Observations:

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

GROUNDS

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

1. Driveways and Walkways

Constructed of: Concrete

Observations:

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



2. 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
- Electrical fixtures need to be caulked/sealed to wall attachments to help prevent moisture entry
- 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
- **Exposed wires/connections - potential hazard - needs to be serviced**

Front yard



Exposed wires/connections - potential hazard - needs to be serviced



3. GFCIs

Observations:

- None visible/installed recommend upgrade for increased safety

4. Exterior Plumbing and Faucets

Observations:

- Accessible exterior faucets operated/worn at time of inspection via normal fixture controls
- **We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection**
- **Clean out cap for sewer damaged/missing - recommend servicing**
- **Galvanized water piping present - recommend complete water distribution system evaluation beyond the scope of this inspection due to age/type**



Galvanized water piping present - recommend complete water distribution system evaluation beyond the scope of this inspection due to age/type



Clean out cap for sewer damaged/missing - recommend servicing

5. Main Water Valve

Type of plumbing: Copper

Observations:

- Main ball valve is worn - typical for age



6. Water Pressure

Observations:

- Recommended water pressure is between 55 to 80 pounds per square inch (psi)
- Water Pressure can fluctuate depending upon time of day and municipal service adjustments
- **Approximate pounds per square inch: 100 - needs to be serviced**



Approximate pounds per square inch: 100 - needs to be serviced

7. 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**

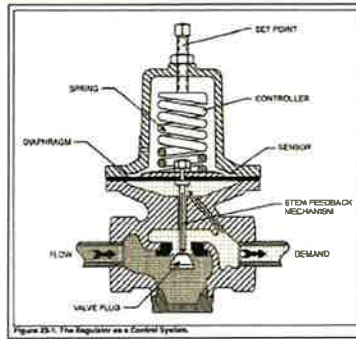


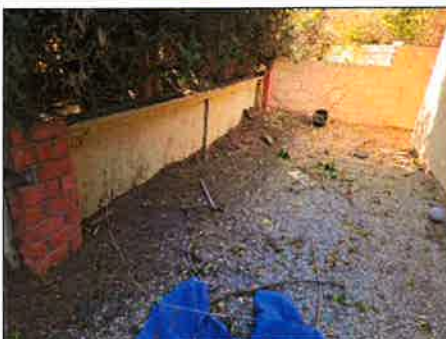
Figure 25.1: The Regulator as a Control System.

8. Fencing and Walls

Constructed of: Block • Wood

Observations:

- Visible fencing/wall areas are worn and weathered - typical for the age of the materials
- Some wall/fence areas not visible for inspection due to vegetation/personal items
- Cracking/chipping small and typical for age at block - monitor for further cracking and repair as needed
- Wood is worn and stained - typical for age of material
- ***Fence enclosures are not evaluated for security adequacy***
- ***Property boundary lines and encroachment determinations are beyond the scope of a home inspection and are not inspected or included in this report. It is recommended that qualified professionals are consulted for evaluation if concerns exist in this area.***
- **Damaged fencing/walls - needs to be serviced**





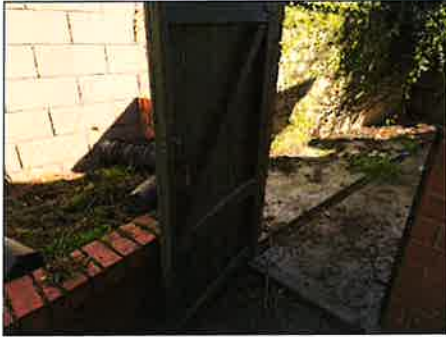
Damaged fencing/walls - needs to be serviced



9. Gates

- Observations:
- Weathered and worn materials - typical for age
 - Wood deterioration - recommend servicing
 - Moisture damaged - recommend servicing
 - Heavily damaged - needs to be serviced





Wood deterioration - recommend servicing



Heavily damaged - needs to be serviced

10. Planters

Observations:

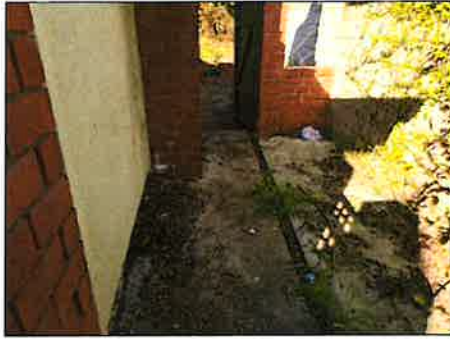
- Some areas not completely visible for inspection due to soil/plants/vegetation
- Recommend pruning or remove any plants or trees that are in contact or proximity to structure to eliminate pathways of wood destroying insects and moisture
- Cracked and worn - typical for age of material
- Planter installed against house; should be 2-inch gap or contain a moisture barrier - needs to be serviced



11. Grading

Observations:

- Small localized water ponding may occur in areas - monitor these areas as drains may be needed
- Low spots along the foundation - recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage
- Stained areas show evidence of ponding water or poor drainage – recommend further evaluation



Stained areas show evidence of ponding water or poor drainage – recommend further evaluation



Stained areas show evidence of ponding water or poor drainage – recommend further evaluation



12. 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



- Pond/fountain present



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

Constructed of: Asphalt shingles

Observations:

- Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance





2. Flashings

Observations:

- Worn/weathered/rusted/bent - typical for age - recommend seasonal mastic maintenance to prevent moisture intrusion



3. Gutters and Down Spouts

Observations:

- Minimal gutters – recommend gutters on all feasible sides of structure to help divert water away from the structure
- Clogged/restricted by debris in areas - recommend servicing
- **Damaged- needs to be serviced**



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
- **Rusted - needs to be serviced**



Rusted - needs to be serviced



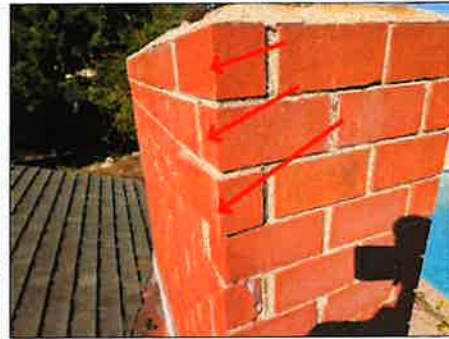
5. Chimneys

Observations:

- Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal
- Cement chimney cap deteriorated - needs to be serviced
- Loose bricks/mortar - needs to be evaluated by a CSIA or other certified chimney sweep



Loose bricks/mortar - needs to be evaluated by a CSIA or other certified chimney sweep



Loose bricks/mortar - needs to be evaluated by a CSIA or other certified chimney sweep



Cement chimney cap deteriorated - needs to be serviced



Flashing at base of chimney appears to need some maintenance to ensure a continued waterproof seal

Glossary

| Term | Definition |
|----------------|--|
| CSIA | Certified Chimney Sweep - Certified Safety Institute of America |
| 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. |
| Efflorescence | Efflorescence is a crystalline or powdery deposit of salts often visible on the surface of concrete, brick, stucco, or natural stone surfaces. It occurs when water leaves behind salt deposits on the masonry surface. |
| 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. |

| | |
|-------------|---|
| Maintenance | Performing unscheduled repairs to correct deficiencies that can occur during normal use and wear of building materials and/or systems within a building or home (this is called "corrective" maintenance). "Preventive" maintenance refers to regularly scheduled inspections, services, adjustments and replacements to prevent damage or abnormal wear. Recurring maintenance are generally preventive maintenance items suggested by the manufacturer to help maintain life expectancy of building materials or components within a building or home. Emergency maintenance is considered to be an unscheduled repair to correct a deficiency that may lead to personal injury or property damage if left unaddressed. |
| N/A | Not accessible, not inspected |





DISCLAIMERS

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

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

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

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

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

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

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

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

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

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

Water Heater: The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. Circulation pumps, TPR Valves and pressure tanks cannot be tested with inspection. Solar water heaters are not inspected. Tankless units that are not original to the structure should be further evaluated by a qualified tankless technician as there are many aspects that are beyond of the scope of a general home inspection. Age, remaining life, size or efficiency cannot be determined by the Inspector. Gas lines are not measured or sized for water heater needs. The Inspector cannot light the pilot flame on the water heater or any other appliance where a pilot flame is not already on.

Roof: The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. If there are concerns or signs of possible roof leaks, please contact a licensed roofer to perform an additional inspection. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection. Tile roofs, metal roofs or roof areas not accessible with a 12-foot ladder will receive a limited inspection from the ground or eaves only. Tile, metal or other materials that can be damaged will not be walked on by the Inspector. Chimney cavities are excluded from this inspection, recommend an internal chimney inspection be performed beyond the scope of the home inspection. Solar panels and tube globes are excluded from this report. Solar panels will prevent inspection of roof areas beneath them.

Electrical/Gas: Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Some wire types cannot be determined due to wire casings cover wires entering the breakers. Panels with excess wiring are not completely visible due to amount of wires inside panel. Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly - including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern). Electrical and gas fires due to poor installation of wiring and faulty gas pipes cannot be determined by the inspector. Only accessible GFCIs with test and reset buttons are tested, the inspector does not determine which GFCI outlets may be linked to other areas of the structure. Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965) - this is not a defect. We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection. Carbon monoxide poisoning cannot be detected with this inspection, including all gas and propane systems interior and exterior of the structure. Gas supply valves are not turned or operated during this inspection. The internal condition of gas appliance ventilation exhaust pipes cannot be detected. Pilot lights and fire places are not lit by the inspector at any time, for any reason. It is the responsibility of the client to ensure that the main gas and electrical systems are on prior to the inspection. The requirement of gas line sediment traps is not determined by the inspector.

Exterior Areas: For all wood areas or damaged wooden areas and moisture problems (mold/mildew), consult the termite inspection report. See interior section of the report for additional window and door information. In no way, shape or form can the inspector determine if the exterior of the home is water tight or is built to prevent moisture intrusion, no hose or water testing is performed at this inspection. Stucco and siding require periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions. Fire pits, exterior fireplaces and exterior BBQ's are excluded from this inspection. We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection. Property boundary lines and encroachment determinations are beyond the scope of a home inspection and are not inspected or included in this report - Consult with another qualified professional as needed for evaluation if concerns exist in this area. Zero lot lines prevent a complete inspection of areas on other properties. Common areas controlled by Home Owner's Associations are not included in this inspection. Areas not visible or accessible due to height/angle/vegetation/other forms of limited access are not included in this inspection. Inspector does not use specialized instruments to detect moisture, if any, under stucco or siding surfaces.

Grounds: This inspection cannot determine if patio and porch roofs, balconies or patio enclosures are water tight, no water/hose

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

seller/HOA. Above ground pools, ponds, fountains, waterfalls, birdbaths, and associated equipment or pumps used for these items, are excluded from this report. Steep hillsides and inaccessible areas on the grounds are excluded from this report. It is highly 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 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