



ELITE GROUP
INSPECTION PROFESSIONALS



800-494-8998

RESIDENTIAL



PROPERTY LOCATION: 2080 E Washington Blvd Pasadena, CA 91104

INSPECTION REPORT

CLIENT: Juliet Angelo -AGENT:

Date of Inspection: 5/29/2026 at 10:00 AM

Year Built: 1931 Sq Ft: 2096

Weather: partly cloudy, cool, dry

Order ID: 398905

Inspector: Joseph Pedregon

949-723-9101

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www.eliteinspections.com



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Summary Page

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

INTERIOR		
Page 17 Item: 2	Wall Conditions	<ul style="list-style-type: none"> • Stains/blistered areas present - moisture present when tested with moisture meter - recommend further evaluation - at middle bedroom, half bath, family room • Stains/blistered at base - tested dry with moisture meter at time of inspection - monitor area for moisture/potential moisture intrusion - at master bedroom, family room • Moisture damage at base - needs to be serviced - additional hidden defects may exist - at family room • Recommend licensed contractor for further evaluation • Potential moisture entry point - needs to be serviced - at middle bedroom, half bath, family room
Page 20 Item: 3	Ceiling Conditions	<ul style="list-style-type: none"> • Large cracks present - needs to be further evaluated/serviced - at living room by fireplace
Page 24 Item: 6	Window Conditions	<ul style="list-style-type: none"> • Did not lock/latch properly - needs to be serviced - st half bath • Cracked glass - needs to be serviced - at bedroom northwest • Broken sash cables or springs- unsafe - needs to be serviced - at half bath • Inner seals at double pane windows are bulging/moving due to heat - needs to be serviced - at northwest, kitchen • Evidence of possible moisture entry point - needs to be serviced/further evaluated - at master bedroom, middle bedroom, family room • Deteriorated frame(s)- needs to be serviced - consult termite report - at middle bedroom • Recommend window contractor for further evaluation • Does not fully close - needs to be serviced - at bedroom northwest
Page 26 Item: 7	Window-Wall A/C or Heat Units	<ul style="list-style-type: none"> • Irregular installation - may be problematic - further evaluation recommended
Page 27 Item: 8	Doors	<ul style="list-style-type: none"> • Sticks at jamb - needs to be serviced - at master bedroom, northwest bedroom
Page 27 Item: 9	Screen Doors	<ul style="list-style-type: none"> • Recommend appropriate licensed contractor for further evaluation • Does not close/latch properly - needs to be serviced
Page 28 Item: 10	French Doors	<ul style="list-style-type: none"> • Deteriorated wood - consult termite report - at family room • Emergency Egress Concern. Exterior door(s) have a double-sided keyed dead bolt lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone

		<p>trying to evacuate the home in the event of a fire.</p> <ul style="list-style-type: none"> • Broken/missing glass - needs to be serviced - at family room • Gap(s) present/not square - needs to be serviced - at laundry area • Evidence of possible moisture intrusion - dry at time of inspection - monitor for moisture - at family room • Recommend appropriate licensed contractor for further evaluation • Screwed shut - needs to be serviced - at laundry area
Page 30 Item: 11	French Door Screens	<ul style="list-style-type: none"> • Did not operate/close properly - needs to be serviced - at laundry area
Page 30 Item: 12	Fireplaces	<ul style="list-style-type: none"> • Loose bricks/mortar in firebox - needs to be serviced by CSIA certified chimney sweep • Irregular installation at gas piping/valve - potential trip hazard - recommend service • Large cracks present - recommend service - at living room
Page 34 Item: 17	Smoke Detectors	<ul style="list-style-type: none"> • Missing - needs to be installed - at bedroom southwest, central interior area
BATHROOMS		
Page 39 Item: 9	Enclosures / Shower doors	<ul style="list-style-type: none"> • Did not close properly - needs to be serviced - at master
Page 40 Item: 10	Toilets	<ul style="list-style-type: none"> • Toilet slightly loose - recommend tightening to prevent water damage - at master
Page 41 Item: 12	Plumbing	<ul style="list-style-type: none"> • Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair - at half bath
KITCHEN		
Page 44 Item: 2	Cabinets	<ul style="list-style-type: none"> • Moisture damage - needs to be serviced - hidden defects may exist
Page 46 Item: 9	Dishwashers	<ul style="list-style-type: none"> • Irregular materials/installation/workmanship used at drain under structure - needs to be serviced/further evaluated • Recommend plumber or appliance technician to further evaluate
Page 48 Item: 12	Ranges	<ul style="list-style-type: none"> • Left front element/burner not operating properly - needs to be serviced
Page 49 Item: 16	Exhaust Vents	<ul style="list-style-type: none"> • Damaged/missing knobs at controls - difficult to operate - needs to be serviced
LAUNDRY AREA		
Page 51 Item: 4	Dryer Vent	<ul style="list-style-type: none"> • Recommend appropriate licensed contractor for further evaluation • Loose connections under structure - irregular installation - heavy lint under structure - needs to be serviced
HEATING/AIR CONDITIONING		
Page 55 Item: 3	Venting	<ul style="list-style-type: none"> • Missing/damaged screens at exterior - recommend service to prevent pest entry
Page 55 Item: 6	Electrical	<ul style="list-style-type: none"> • Switch cover damaged - needs to be serviced - at heater
Page 58 Item: 11	Platforms/Bases	<ul style="list-style-type: none"> • Evidence of rodents on or around the heater - Recommend pest control services for further evaluation



WATER HEATERS

Page 60 Item: 2	Venting	<ul style="list-style-type: none"> • Duct tape used at vent section joints - needs to be serviced - recommend using heat or foil tape • Recommend further evaluation by a licensed plumber
Page 62 Item: 7	Water Heater Temperature	<ul style="list-style-type: none"> • Temperature was above 120 F at one or more fixtures within the structure, this a potential scald hazard - needs to be serviced/adjusted - consult a plumber
Page 62 Item: 8	Strapping	<ul style="list-style-type: none"> • Missing lag bolts and using screws instead, structural stability concern - needs to be serviced • Straps do not wrap water heater - needs to be serviced • Loose strapping - needs to be serviced • Recommend further evaluation by a licensed plumber

ELECTRICAL/GAS SERVICE

Page 64 Item: 1	Main Panel	<ul style="list-style-type: none"> • Panel cover screw(s) missing - recommend installing appropriate screws • Heavy rusting or rust damage present - needs to be serviced
Page 65 Item: 3	Panel Wiring	<ul style="list-style-type: none"> • Sub panel in garage not grounded/ground wiring not bonded to panel - recommend service/further evaluation
Page 65 Item: 4	Breakers	<ul style="list-style-type: none"> • Panel is partially labeled - the inspector does not confirm accuracy of labels, it is recommended to label all breakers • Double tapped/lugged breakers present are a sign of an overloaded panel – recommend licensed electrician for evaluation - at sub panel • Recommend licensed electrician for further evaluation
Page 67 Item: 6	Cable Feeds	<ul style="list-style-type: none"> • Trees/vegetation close/in contact with service entrance - needs to be serviced • Service entrance cable sheathing deteriorated - needs to be serviced

ATTIC AREA

Page 69 Item: 2	Structure	<ul style="list-style-type: none"> • Stains present on wood members of structure - evidence of past moisture entering structure- monitor for future moisture intrusion
Page 71 Item: 5	Vent Screens	<ul style="list-style-type: none"> • Missing areas - needs to be serviced - vent screens should be installed to prevent pest entry
Page 71 Item: 8	Electrical	<ul style="list-style-type: none"> • Exposed wires - potential hazard, needs to be serviced/further evaluated

GARAGE AND/OR CARPORT

Page 73 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Broken tiles - needs to be serviced • Loose/slipping tiles - recommend servicing and having these areas corrected • Missing/damaged tiles - needs to be serviced • Heavy debris present - recommend removal of all debris • Tree branches rub roof - needs to be serviced • Recommend roofing contractor to further evaluate • Loose materials - needs to be serviced • Tarps present at rear addition/shed area - needs to be serviced
Page 74 Item: 2	Rafters & Ceilings	<ul style="list-style-type: none"> • Stains present - tested dry at time of inspection - monitor for possible moisture intrusion • Moisture damage/stains - needs further evaluation

		<ul style="list-style-type: none"> • Large stains - needs to be serviced • Evidence of leaking - needs to be serviced • Evidence of moisture entering structure - hidden defects may exist; needs to be serviced • Wood deterioration observed - consult termite report for any wood areas in garage area • Recommend contractor to further evaluate • Irregular installation/patching/alterations in areas - recommend further evaluation
Page 75 Item: 3	Main Automotive Doors	<ul style="list-style-type: none"> • Deteriorated wood present at jamb - needs to be serviced - consult termite report • Added concrete curb present at base - evidence of possible moisture intrusion - recommend further evaluation
Page 76 Item: 5	Garage Door Openers	<ul style="list-style-type: none"> • Operates with an extension cord as permanent wiring - recommend contacting a licensed electrical contractor to install a proper outlet near the opener
Page 76 Item: 6	Garage Doors Reverse Safety Status	<ul style="list-style-type: none"> • Light beam sensors are installed too high - needs to be serviced (recommended height is between 6 and 8 inches off the ground - manufacturer specifications may differ)
Page 77 Item: 7	Exterior Doors	<ul style="list-style-type: none"> • Moisture damage/deterioration at door & jamb - needs to be serviced - consult termite report • Loose threshold - possible trip hazard needs to be serviced • Recommend contractor to further evaluate
Page 78 Item: 12	Walls	<ul style="list-style-type: none"> • Large holes - needs to be serviced • Evidence of moisture entering structure - needs to be further evaluated • Moisture damage - needs to be further evaluated • Heavily damaged - needs to be serviced • Wood deterioration observed - consult the termite report for all wood in the garage • Recommend appropriate licensed contractor for further evaluation • Deteriorated areas at wall base/footings/block - recommend service
Page 79 Item: 17	Slab	<ul style="list-style-type: none"> • Irregular cracking - needs to be further evaluated • Uneven/lipage in areas trip hazards present – needs to be serviced • Evidence of rodents/pests - recommend pest services inspection for further evaluation
Page 80 Item: 18	Electrical	<ul style="list-style-type: none"> • Junction box missing cover - needs to be serviced • Exposed wires - potential hazard - needs to be serviced • Exposed connections - potential hazard - needs to be serviced • Missing outlet/switch covers in multiple areas - recommend installation of all covers for safety • Recommend licensed electrician to further evaluate
Page 81 Item: 23	Windows	<ul style="list-style-type: none"> • Loose glass/damaged frames - needs to be serviced
EXTERIOR AREAS		
Page 82 Item: 1	Stucco	<ul style="list-style-type: none"> • Cracking/chipping/holes more than typical - needs to be serviced • Blistered due to unknown reason - needs to be serviced • Damaged in areas - needs to be serviced

Page 83 Item: 3	Lower Half of Chimney	<ul style="list-style-type: none"> • Large cracking or chipping observed - needs to be serviced - east • Chimney is separating from the structure - separation cracks/gaps present - needs further evaluation by licensed contractor - east • Chimney clean out door damaged/rusted/below grade - needs to be serviced • Recommend appropriate licensed contractor for further evaluation • Recommend complete chimney evaluation by a CSIA chimney inspector
Page 85 Item: 6	Eaves & Fascia	<ul style="list-style-type: none"> • Cracking/deterioration present - needs to be serviced - consult termite report
Page 85 Item: 7	Exterior Paint	<ul style="list-style-type: none"> • Weathered and worn more than normal - needs to be serviced • Blistered and peeling in areas - recommend servicing
Page 86 Item: 9	Exterior Windows	<ul style="list-style-type: none"> • Cracked glass - needs to be serviced - west • Window external cladding loose/damaged/missing - Recommend service by a window contractor - west • Deteriorated frames - needs to be serviced - consult termite report • Blistered frames - recommend servicing • Recommend appropriate licensed contractor for further evaluation
FOUNDATION		
Page 88 Item: 3	Foundation Walls	<ul style="list-style-type: none"> • Cracks large - needs to be serviced/further evaluated • Efflorescence is excessive in areas - ongoing moisture or drainage problem may exist - needs to be serviced/further evaluated • Concrete deteriorated in areas - needs to be serviced • Evidence of moisture entering - needs to be serviced - hidden defects may exist • Blistered heavily - needs to be serviced
Page 90 Item: 5	Sub Flooring	<ul style="list-style-type: none"> • Large stains present - needs to be serviced - hidden defects may exist • Moisture damage in areas - needs to be serviced • Irregular patching/alterations - needs to be serviced/further evaluated
Page 90 Item: 6	Posts and Girders	<ul style="list-style-type: none"> • Posts in contact with soil in areas - needs to be serviced - consult the termite report
Page 93 Item: 11	Electrical	<ul style="list-style-type: none"> • Unsecured wiring/electrical - recommend servicing - All wiring should be properly secured to the framing. • Cover missing at junctions box(es) exposing connections - needs to be serviced
Page 94 Item: 12	Plumbing	<ul style="list-style-type: none"> • Evidence of past leakage at plumbing drain - needs to be serviced • Galvanized steel and cast iron plumbing drain piping present - we recommend that licensed plumber further evaluate due to the age of the materials present • Cast-iron/galvanized drain pipes rusted and cysrs heavily in areas - needs to be serviced • Rubber drain connections present - these are not for long term use - recommend upgrading connections • Irregular materials/installation/workmanship used at dishwasher drainage - needs to be serviced

Page 95 Item: 14	Duct Work	<ul style="list-style-type: none"> • Duct work in contact with soil/lying on ground - needs to be serviced
Page 96 Item: 15	Basement	<ul style="list-style-type: none"> • Uneven areas in basement slab floor - needs to be serviced • Efflorescence present heavy - needs to be serviced/further evaluated • Concrete deteriorated in areas - needs to be serviced/further evaluated
GROUNDS		
Page 98 Item: 1	Driveways and Walkways	<ul style="list-style-type: none"> • Cracking/chipping large - recommend servicing • Driveway displacement/uplifted/uneven areas - trip hazard - needs to be serviced • Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced • Walkway surfaces irregular and may be trip/fall or safety hazard • Damaged - needs to be serviced • Irregular installation/patching/workmanship - needs to be serviced
Page 99 Item: 2	Patio and Porch Roofs	<ul style="list-style-type: none"> • Wood deterioration observed - consult termite report • Heavily damaged - needs to be replaced - at garage area • Staining/fungus on wood - consult termite report for all wood areas • Damaged/cracked/loose materials - needs to be serviced
Page 100 Item: 5	Patio and Porch Decks	<ul style="list-style-type: none"> • Cracking/chipping large - needs to be serviced • Displaced/lifted/uneven areas trip hazard - needs to be serviced • Irregular installation/patching/workmanship in areas - needs to be serviced
Page 100 Item: 6	Stairs & Handrails	<ul style="list-style-type: none"> • Rise too tall - unsafe - needs to be serviced - east
Page 101 Item: 7	Exterior Electrical	<ul style="list-style-type: none"> • Exposed wires/connections - potential hazard - needs to be serviced/further evaluated • Unsecured or loose wiring/conduit/electrical - recommend servicing • Junction box missing cover - needs to be installed
Page 102 Item: 10	Main Water Valve	<ul style="list-style-type: none"> • Handle below soil levels and not fully visible for inspection - recommend servicing to make accessible for use
Page 103 Item: 11	Water Pressure	<ul style="list-style-type: none"> • Approximate pounds per square inch: 105 - needs to be serviced • Recommend having a licensed plumber further evaluate
Page 103 Item: 12	Pressure Regulator	<ul style="list-style-type: none"> • Installed but pressure is above 80 PSI - recommend further evaluation by a plumbing contractor
Page 104 Item: 13	Sprinklers	<ul style="list-style-type: none"> • Valves or valve parts are damaged - needs to be serviced
Page 104 Item: 14	Fencing and Walls	<ul style="list-style-type: none"> • Cracking large/separation cracks present - needs to be serviced • Loose/leaning areas of fencing/walls – needs to be serviced • Damaged fencing/walls - needs to be serviced • Cracked/deteriorated wood - recommend wood fencing maintenance • Loose boards - recommend servicing • Missing boards - recommend servicing



Page 105 Item: 15	Gates	<ul style="list-style-type: none"> • Gate not closing properly - recommend servicing • Gate rubs at side/bottom - recommend servicing • Support posts loose/deteriorated/leaning - needs to be serviced • Wood deterioration - recommend servicing • Cracked wood - needs to be serviced • Heavily damaged - needs to be serviced
Page 106 Item: 16	Planters	<ul style="list-style-type: none"> • Recommend adding drainage in planter areas to direct moisture away from the structure • Loose/cracked/missing materials - needs to be serviced
Page 106 Item: 17	Grading	<ul style="list-style-type: none"> • Standing/ponding water in areas – signs of poor drainage
Page 106 Item: 18	Out Structures	<ul style="list-style-type: none"> • Damaged/irregular installation - needs to be serviced/further evaluated
ROOF		
Page 108 Item: 1	Condition	<ul style="list-style-type: none"> • Debris present in areas - recommend cleaning roof area of all debris • Tree branches rub roof - needs to be serviced • Broken tiles - needs to be serviced • Loose/slipping tiles - recommend servicing • Missing/damaged tiles in multiple areas - needs to be serviced • Rolled materials exhibited extensive/abnormal granule loss - needs to be serviced/evaluated by a roofer • Materials appear to be nearing end of useful life - needs to be further evaluated by a licensed roofer • Recommend roofing contractor to further evaluate • Irregular patching - recommend service/further evaluation
Page 110 Item: 3	Gutters and Down Spouts	<ul style="list-style-type: none"> • Extensions/splashblocks needed at downspout terminations to direct water away from foundation • Clogged/restricted by debris in areas - recommend servicing
Page 112 Item: 5	Chimneys	<ul style="list-style-type: none"> • Evidence of settling/separation cracks present - needs to be serviced - east • Recommend appropriate licensed contractor for further evaluation

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

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

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

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

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

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

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

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

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

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

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



ABOUT YOUR INSPECTION CONTINUED

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

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

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

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

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

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

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

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

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

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

THANK YOU FOR USING ELITE GROUP INSPECTION PROFESSIONALS



INSPECTION AGREEMENT

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

SCOPE OF THE INSPECTION / REPORT

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

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

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

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

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

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

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

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

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

CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

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

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



OVERVIEW

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

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

Single Family Residence

Front door faces North (approximate)

All Utilities are ON for this inspection

Occupied structure - personal items throughout the structure may prevent access or view to some areas. Personal property, furniture and moving boxes are not moved and will prevent a complete inspection and limit visible access to some areas (this applies to all areas inside and outside of the structure being inspected).

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

2. Main Utilities Location

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

3. Who is present at the inspection?

- Seller's agent present during inspection
- Owner present during inspection
- Pet(s) present during inspection

4. Wall materials throughout the structure

Plaster

5. Ceiling materials throughout the structure

Plaster

6. Floor materials throughout the structure

Carpet • Tile • Vinyl tile • Hardwood

7. Window materials/type throughout the structure

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

8. IMPORTANT NOTES

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



- No visible signs of microbial growth were found at the time of this inspection, further testing above and beyond this inspection may be required to identify other signs of microbial growth. Contact our offices at 800-494-8998 to schedule a complete Microbial Growth And Moisture evaluation by one of our IAC2 Mold & Indoor Air Quality Specialists.

Although no visible microbial growth was found at the time of this inspection, we recommend that you monitor all moisture related areas as part of your ongoing and routine home **maintenance**. The following areas should be checked regularly for mold: cabinets and walls below any sinks (kitchen, bathrooms, wet bar, laundry), both sides of any walls that have plumbing (shower walls, sink walls, laundry walls), walls and base areas around the water heater and central heating systems, walls around swamp coolers and wall/window **A/C** units, behind base floor/wall base moldings and any other areas where moisture may be located.

- There is evidence to suggest that this structure has been modified, altered or additions have been added to the original structure. Do not mistake this inspection for a building CODE inspection. You are advised to check all necessary building permits for this structure and all associated components. You are further advised to consult with your Realtor and the Seller to understand the details of any and all alterations to the structure and / or contractor warranties that may apply to the alterations.

INTERIOR

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

1. Bedroom Locations

Master • Middle • Northwest • Southwest

2. Wall Conditions

Observations:

- Some areas not accessible or visible due to access limitations or personal items/furnishings
- 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
- Loose/damaged baseboards in areas - needs to be serviced
- Stains/blistered areas present - tested dry with moisture meter at time of inspection - at bedroom southwest
- **Stains/blistered areas present - moisture present when tested with moisture meter - recommend further evaluation - at middle bedroom, half bath, family room**
- **Stains/blistered at base - tested dry with moisture meter at time of inspection - monitor area for moisture/potential moisture intrusion - at master bedroom, family room**
- **Moisture damage at base - needs to be serviced - additional hidden defects may exist - at family room**
- **Recommend licensed contractor for further evaluation**
- **Potential moisture entry point - needs to be serviced - at middle bedroom, half bath, family room**





Stains/blistered at base - tested dry with moisture meter at time of inspection - monitor area for moisture/potential moisture intrusion - at master bedroom, family room



Stains/blistered at base - tested dry with moisture meter at time of inspection - monitor area for moisture/potential moisture intrusion - at master bedroom



Stains/blistered areas present - moisture present when tested with moisture meter - recommend further evaluation - at middle bedroom, half bath, family room

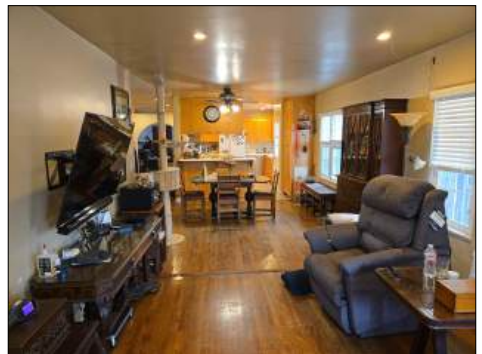
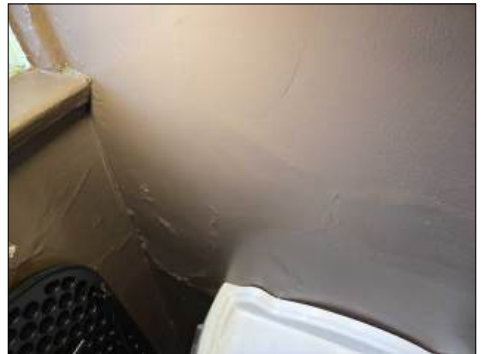
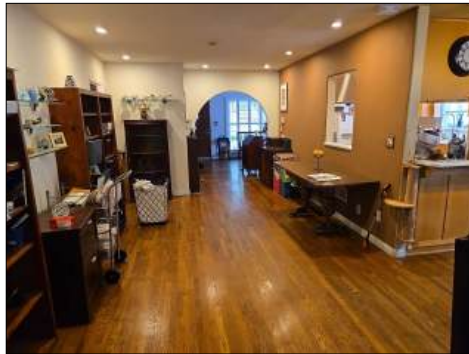
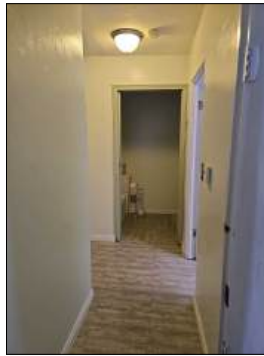


Stains/blistered areas present - moisture present when tested with moisture meter - recommend further evaluation - at middle bedroom, half bath, family room



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





Stains/blistered areas present - moisture present when tested with moisture meter - recommend further evaluation - at middle bedroom, half bath, family room

Stains/blistered areas present - moisture present when tested with moisture meter - recommend further evaluation - at middle bedroom, half bath, family room



Stains/blistered at base - tested dry with moisture meter at time of inspection - monitor area for moisture/potential moisture intrusion - at master bedroom, family room



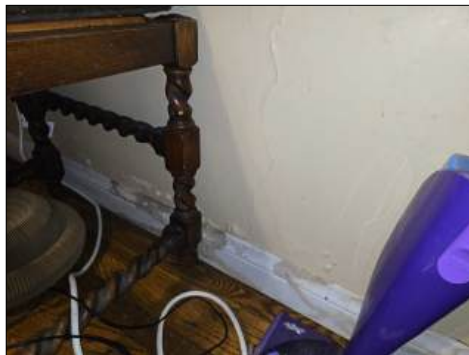
Moisture damage at base - needs to be serviced - additional hidden defects may exist - at family room



Stains/blistered at base - tested dry with moisture meter at time of inspection - monitor area for moisture/potential moisture intrusion - at master bedroom, family room



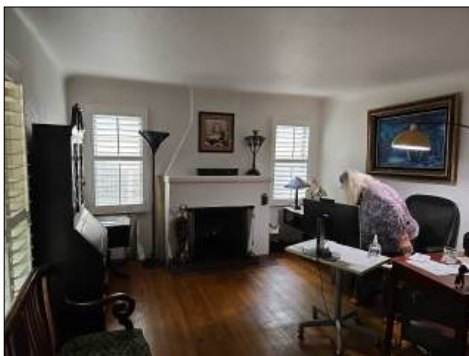
Stains/blistered at base - tested dry with moisture meter at time of inspection - monitor area for moisture/potential moisture intrusion - at master bedroom, family room



Stains/blistered at base - tested dry with moisture meter at time of inspection - monitor area for moisture/potential moisture intrusion - at master bedroom, family room



Stains/blistered areas present - moisture present when tested with moisture meter - recommend further evaluation - at middle bedroom, half bath, family room

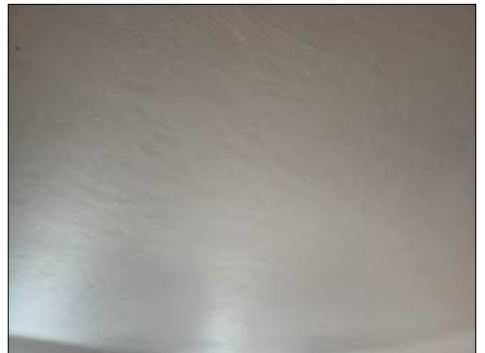
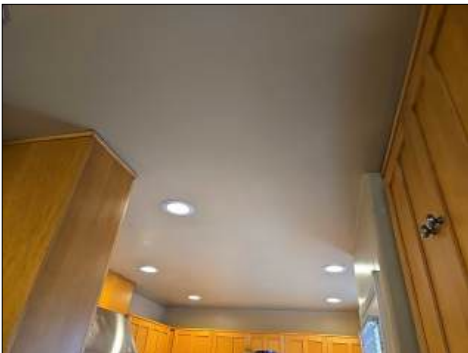


3. Ceiling Conditions

Observations:

- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Patched/partial painted areas present - consult seller regarding patched areas
- Peeling/blistered/cracking paint in areas
- Sagging/loose/uneven materials observed in areas - needs to be serviced/further evaluated
- Check for permits for any alterations
- Recommend licensed contractor for further evaluation
- Large cracks present - needs to be further evaluated/serviced - at living room by fireplace







Large cracks present - needs to be further evaluated/serviced - at living room by fireplace

4. Ceiling Fans

Observations:

- Note: It is not possible to determine the method of attachment to the ceiling. These units are heavy and due to the designed movement, must have the proper style mounting boxes for correct and safe attachment. Recommend confirming the method of attachment prior to use. This may require the removal of the fan or insulation to visually verify proper support.
- Operated at time of inspection
- Normal wear for age, no major visible defects
- Unit makes an irregular noise when operating - recommend servicing - at dining area



5. Floor Conditions

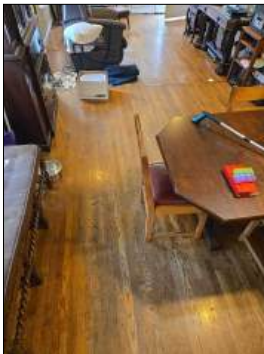
Observations:

- Personal items/furnishings prevent complete inspection in areas
- Worn and stained areas- typical for age of the material
- Consult termite report for wood floors
- Scratched/worn areas - typical for age and use
- Uneven areas- needs to be serviced - cause could not be determined, addition hidden defects may exist - consult with a licensed contractor for further evaluation
- Squeaks experienced various locations
- Missing flooring transition(s) - needs to be serviced

- Check for permits for any alterations



Missing flooring transition(s) - needs to be serviced





6. Window Conditions

Observations:

- Accessible windows were tested and operated at time of inspection
- Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age
- Recommend general window maintenance/lubrication and weather tight service
- Small cracks/worn areas/chipped paint observed around sill or frame
- Dirty tracks or hardware - needs to be serviced/cleaned/lubricated
- Windows are dirty in areas - internal condensation is not determinable - recommend cleaning and further inspection
- Only visible and accessible windows are tested and evaluated, windows not accessible due to any access limitations are not inspected or evaluated.
- Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure)
- Check for permits for any alterations
- **Did not lock/latch properly - needs to be serviced - st half bath**
- **Cracked glass - needs to be serviced - at bedroom northwest**
- **Broken sash cables or springs- unsafe - needs to be serviced - at half bath**
- **Inner seals at double pane windows are bulging/moving due to heat - needs to be serviced - at northwest, kitchen**
- **Evidence of possible moisture entry point - needs to be serviced/further evaluated - at master bedroom, middle bedroom, family room**
- **Deteriorated frame(s)- needs to be serviced - consult termite report - at middle bedroom**
- **Recommend window contractor for further evaluation**
- **Does not fully close - needs to be serviced - at bedroom northwest**





Inner seals at double pane windows are bulging/moving due to heat - needs to be serviced - at northwest, kitchen



Cracked glass - needs to be serviced - at bedroom northwest



Does not fully close - needs to be serviced - at bedroom northwest



Deteriorated frame(s)- needs to be serviced - consult termite report - at middle bedroom





Broken sash cables or springs- unsafe - needs to be serviced - at half bath



Evidence of possible moisture entry point - needs to be serviced/further evaluated - at master bedroom, middle bedroom, family room



Inner seals at double pane windows are bulging/moving due to heat - needs to be serviced - at northwest, kitchen



7. Window-Wall A/C or Heat Units

Observations:

- Location of unit(s): Bedroom northwest
- Operated at time of inspection using normal controls
- Unit has normal wear for age with no major visible defects, recommend routine maintenance
- Recommend appropriate licensed contractor for further evaluation
- Irregular installation - may be problematic - further evaluation recommended





Irregular installation - may be problematic - further evaluation recommended

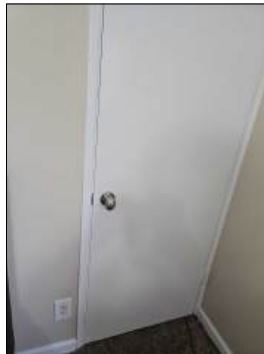
8. Doors

Observations:

- Operated at time of inspection
- 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
- Did not latch properly - needs to be serviced - at bedroom southwest, half bath
- Recommend door contractor to further evaluate
- **Sticks at jamb - needs to be serviced - at master bedroom, northwest bedroom**



Sticks at jamb - needs to be serviced - at master bedroom, northwest bedroom



Sticks at jamb - needs to be serviced - at master bedroom, northwest bedroom



Did not latch properly - needs to be serviced - at bedroom southwest, half bath



Did not latch properly - needs to be serviced - at bedroom southwest, half bath



9. Screen Doors

Observations:

- Security screen present
- **Recommend appropriate licensed contractor for further evaluation**

- Does not close/latch properly - needs to be serviced



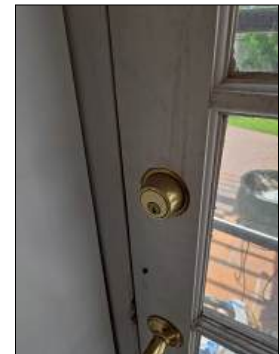
10. French Doors

Observations:

- Worn door(s) with loose/worn hardware/frames/secondary latches - typical for age
- Difficult to operate - needs to be serviced
- Tempered glass label observed
- Glass is dirty in areas - internal condensation is not determinable - recommend cleaning and further inspection
- Check for permits for any alterations
- Secondary doors and latches may stick if not used often, double doors need routine maintenance and lubrication of all moving parts to operate properly.
- Deteriorated wood - consult termite report - at family room
- Emergency Egress Concern. Exterior door(s) have a double-sided keyed dead bolt lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to evacuate the home in the event of a fire.
- Broken/missing glass - needs to be serviced - at family room
- Gap(s) present/not square - needs to be serviced - at laundry area
- Evidence of possible moisture intrusion - dry at time of inspection - monitor for moisture - at family room
- Recommend appropriate licensed contractor for further evaluation
- Screwed shut - needs to be serviced - at laundry area



Gap(s) present/not square - needs to be serviced - at laundry area



Emergency Egress Concern. Exterior door(s) have a double-sided keyed dead bolt lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to evacuate the home in the event of a fire.



Screwed shut - needs to be serviced - at laundry area



Emergency Egress Concern. Exterior door(s) have a double-sided keyed dead bolt lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to evacuate the home in the event of a fire.



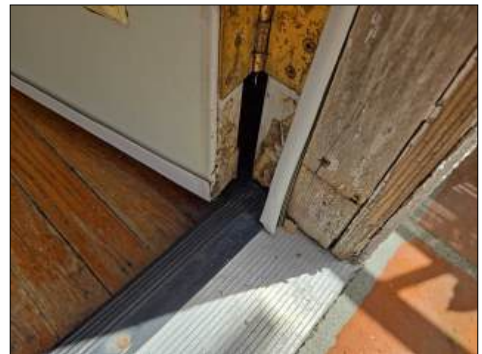
Broken/missing glass - needs to be serviced - at family room



Emergency Egress Concern. Exterior door(s) have a double-sided keyed dead bolt lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to evacuate the home in the event of a fire.



Evidence of possible moisture intrusion - dry at time of inspection - monitor for moisture - at family room



Deteriorated wood - consult termite report - at family room

11. French Door Screens

Observations:

- Worn screen with loose/worn hardware/frames - typical for age
- **Did not operate/close properly - needs to be serviced - at laundry area**



12. Fireplaces

Location/s: Living room • Master bedroom

Mason built

Observations:

- The fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and a Gas Company evaluation of the fireplace prior to operating the fireplace.
- Recommend fireplace professional evaluate and repair any issues found before attempting to use fireplace
- Small cracks/worn areas present - typical for age
- Recommend fire caulk/sealing any holes/gaps/cracks
- Damper was tested and operated at the time of the inspection
- Glass/screen door operated at the time of the inspection
- Gas log lighter present
- Gas valve tested and operated at the time of the inspection
- Minor deterioration
- Evidence of settling - needs to be serviced/further evaluated
- Heat damage - aesthetic
- Check for permits for any alterations
- Recommend further evaluation by **CSIA** certified chimney sweep
- **Loose bricks/mortar in firebox - needs to be serviced by CSIA certified chimney sweep**
- **Irregular installation at gas piping/valve - potential trip hazard - recommend service**
- **Large cracks present - recommend service - at living room**



Irregular installation at gas piping/valve - potential trip hazard - recommend service



Irregular installation at gas piping/valve - potential trip hazard - recommend service

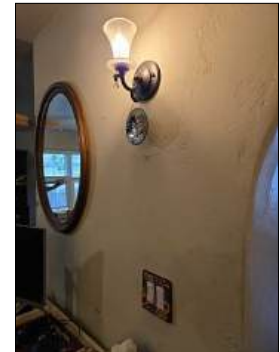


Loose bricks/mortar in firebox - needs to be serviced by CSIA certified chimney sweep **Large cracks present - recommend service - at living room**

13. Electrical

Observations:

- Only the visible and accessible switches/outlets are testing during this inspection, personal items/furnishings are not moved to access any outlets/switches behind them.
- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Outlets/switches had normal wear for age - no major visible defects
- Check for permits for any alterations



14. Closets

Observations:

- Some closet areas not visible for inspection due to personal storage
- Worn closets with loose/worn hardware - typical for age
- Missing closet doors - needs to be serviced - at middle bedroom
- Stains/blistered area(s) - tested dry at time of inspection - monitor area for moisture - at bedroom southwest



Stains/blistered area(s) - tested dry at time of inspection - monitor area for moisture - at bedroom southwest

15. Cabinets

Observations:

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



16. Door Bells

Observations:

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



17. Smoke Detectors

Observations:

- 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.
- Operational at time of inspection via factory installed test button
- **Missing - needs to be installed - at bedroom southwest, central interior area**



Missing - needs to be installed - at bedroom southwest, central interior area

Missing - needs to be installed - at bedroom southwest, central interior area

18. Carbon Monoxide Detectors

Observations:

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



BATHROOMS

"Needs to be serviced" and/or "recommend servicing" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; general maintenance, repair and / or replacement by an appropriate licensed contractor may be required. If any area of this section is marked in **red**, we recommend further evaluation prior to the close of escrow. Please consult a licensed professional as noted; if you need a trusted plumbing company 714-735-0726. Electrical 909-487-5019

1. Locations

Master • Hall • Half bath

2. Counters

Observations:

- Counter is worn and has typical wear for age



3. Cabinets

Observations:

- Some interior cabinet areas not visible for inspection due to personal storage
- Worn cabinets with loose/worn hardware - typical for age
- Stained/blistered area(s) - tested dry at time of inspection - monitor area for moisture
- No visible microbial growth/irregular staining found at the time of the inspection



4. Sinks

Observations:

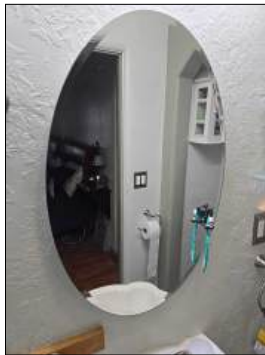
- Fixture operated at the time of the inspection
- Worn fixture/sink - typical for the age
- Corrosion present at fixture(s) - signs of wear



5. Mirrors

Observations:

- Mirror functional at time of inspection
- Worn/older - typical wear for age
- Fading spots present



6. Bath Tubs

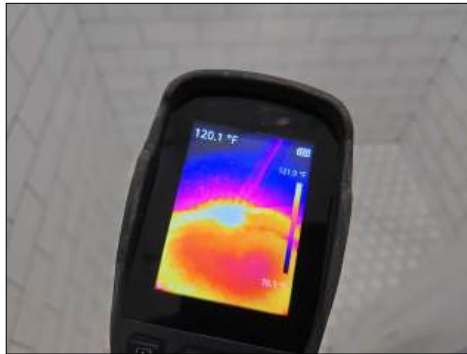
Observations:

- No bathtub present

7. Showers

Observations:

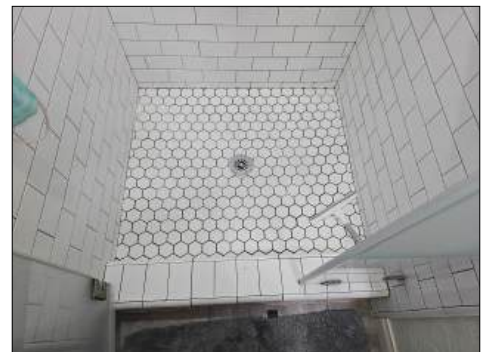
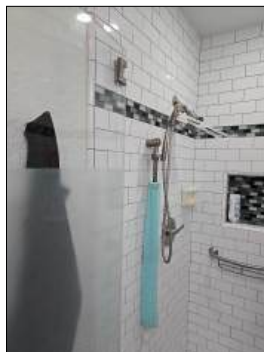
- Fixture was tested and operating at time of inspection via normal fixture controls
- Fixture was in a worn and older condition - typical for the age
- Corrosion present at fixture(s) - needs to be serviced



8. Shower Walls

Observations:

- The shower pan and shower walls are not waterproof tested for leaks. The Home Inspector cannot determine if shower walls or shower pans leak through or behind tile, fiberglass or other solid surface materials. The Inspector cannot see behind walls, floors or ceilings. We strongly recommend that you have all shower pans water tested for leaks. Cracking/missing grout, degraded or missing caulking may lead to leaks and should be immediately addressed in all cases and discoveries.
- Shower pans are not long-term water tested for leaking - consult the termite report
- Tile and grout present
- Wall materials in a worn/stained-faded/old condition - typical for age - recommend routine grout and sealer maintenance
- Shower pan is in a worn/stained/older condition - typical for the age - recommend routine grout and sealer maintenance
- Worn tile/grout - typical for age - recommend routine grout and sealer maintenance
- Grout/caulking is dirty or stained - recommend cleaning and drying all surfaces that may accumulate moisture
- Surface mold- like substance/irregular staining present in areas on nonporous surfaces - recommend cleaning and sealing materials regularly
- Broken/cracked tile(s) - needs to be serviced - at master, hall
- Recommend appropriate licensed contractor for further evaluation





Broken/cracked tile(s) - needs to be serviced - at master, hall



Broken/cracked tile(s) - needs to be serviced - at master, hall



Broken/cracked tile(s) - needs to be serviced - at master, hall

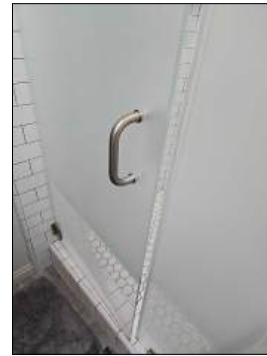


Broken/cracked tile(s) - needs to be serviced - at master, hall

9. Enclosures / Shower doors

Observations:

- Operational at time of inspection - Tempered glass label observed
- Enclosure door(s) in a worn/older condition with loose/worn hardware - typical for the age
- Corrosion present in areas - signs of wear and moisture accumulation
- Adjustment and maintenance is needed at the existing door(s) to ensure proper operation and water tight seals - at master
- Recommend appropriate licensed contractor for further evaluation
- **Did not close properly - needs to be serviced - at master**

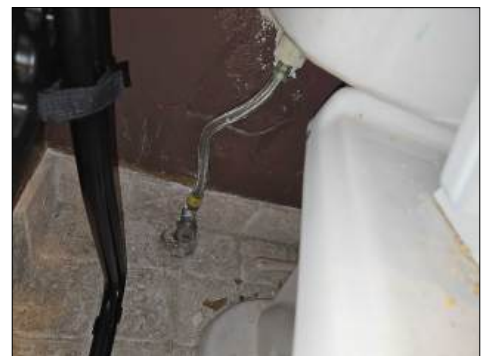
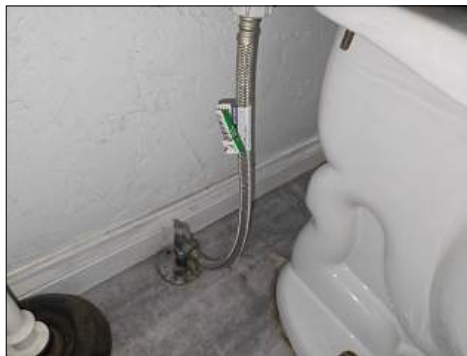


Did not close properly - needs to be serviced - at master

10. Toilets

Observations:

- Tested and operational at time of inspection via normal fixture controls, flush test performed
- Toilet is in a worn and older condition at the time of the inspection - typical for age
- No visible leaking at the time of inspection and flush testing
- Recommend licensed plumber for further evaluation
- Toilet slightly loose - recommend tightening to prevent water damage - at master



11. Bidets

Observations:

- None

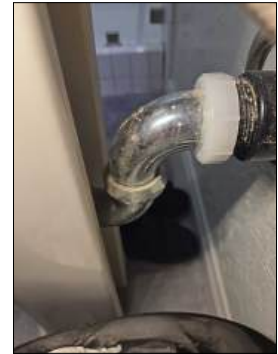
12. Plumbing

Observations:

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



- Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures - at master, half bath
- Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber - at master, half bath
- 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 - at half bath**



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

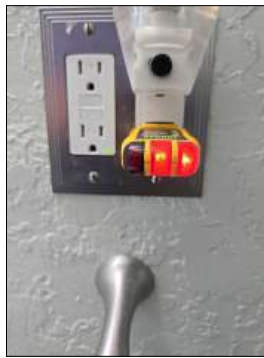


Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair - at half bath

13. Electrical

Observations:

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



14. GFCIs

Observations:

- Recommend upgrading all receptacle to **GFCI** protection within 6 feet of all potential wet locations
- None installed recommend upgrade for increased safety - at half bath
- Tested and operational at time of inspection via normal control



15. Exhaust Fans

Observations:

- None - at half bath
- Operated at time of inspection
- Normal wear for age with no major visible defects



- Dirty or dusty fan – Preventive maintenance is recommended to avoid possible overheating or possible safety hazard



16. Heating

Observations:

- No heating element present in the bathroom - recommend heating element be installed for optimum comfort

KITCHEN

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1. Counters

Observations:

- Some counter areas not visible for inspection due to personal storage
- Counter is worn and has typical wear for age
- Scratched/Worn/Chipped/Stained areas - signs of age and wear



2. Cabinets

Observations:

- Some interior cabinet areas not visible for inspection due to personal storage
- Worn cabinets with loose/worn hardware - typical for age
- Stained areas below sink - dry at time of inspection
- Stained/blistered area(s) - tested dry at time of inspection - monitor area for moisture
- Evidence of past moisture in the cabinet under the sink - needs to be serviced/further evaluated - hidden defects may exist
- No visible microbial growth/irregular staining found at the time of the inspection
- Recommend appropriate licensed contractor for further evaluation
- **Moisture damage - needs to be serviced - hidden defects may exist**



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

3. Pantry

Observations:

- Some pantry areas not visible for inspection due to personal storage
- Worn closets with loose/worn hardware - typical for age

4. Sinks

Observations:

- Fixture operated at the time of the inspection
- Worn fixture/sink - typical for the age
- Scratches in sink - did not affect performance
- Corrosion present at fixture(s) - signs of wear



5. Drinking Water Faucets

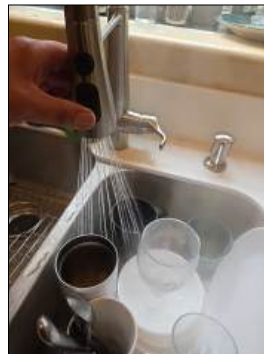
Observations:

- None installed

6. Spray Wands

Observations:

- Operational at time of inspection



7. Hot Water Dispensers

Observations:

- None installed

8. Soap Dispensers

Observations:

- No soap present - not inspected or tested



9. Dishwashers

Observations:

- The dishwasher inspection is limited and does not include an inspection of the water pump or any hoses inside or beneath the unit. The home inspector cannot predict the remaining life of the dishwasher or any parts within the dishwasher; nor can the home inspector tell you if or how well the dishwasher actually cleans or dries dishes. This inspection allows for one fill and one drain cycle only, the Inspector does not run the dishwasher for any full cycles.
- Tested and operational (one fill and drain cycle only, not full cycle) at time of inspection via normal controls
- Dishwasher has normal wear for age with no major visible defects
- No visible leaks found at the time of the inspection
- **Check permits** for any alterations
- **Irregular materials/installation/workmanship used at drain under structure - needs to be serviced/further evaluated**
- **Recommend plumber or appliance technician to further evaluate**



Irregular materials/installation/workmanship used at drain under structure - needs to be serviced/further evaluated

10. Garbage Disposals

Observations:

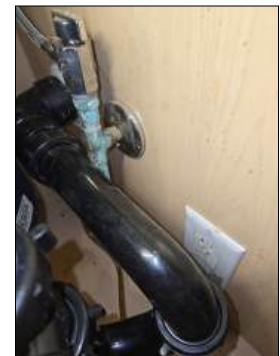
- The garbage disposal has a limited inspection, the Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or adequacies of the internal blades is not determined during the home inspection.
- Tested and operational at time of inspection via normal controls
- Normal wear for age - no major visible defects
- No visible leaks at the time of the inspection
- Minor corrosion - typical of age and use



11. Plumbing

Observations:

- Operational at time of inspection via normal fixture controls with no major visible defects
- Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures
- No visible leaks found at the time of the inspection after running water at fixtures
- Shutoffs under sink corroded - needs to be serviced - this will be an ongoing maintenance issue for ALL plumbing valves
- Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber
- Check permits for any alterations
- The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed).





12. Ranges

Observations:

- The range or cooktop has a limited inspection, the Inspector cannot predict the remaining life of the unit nor determine the BTUs output by each burner or if/how well the burners will cook food. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.
- Gas supplied unit
- Tested and operational at time of inspection via normal controls
- Worn/older unit - typical wear for age and use
- Recommend appliance technician or other appropriate contractor to further evaluate
- **Left front element/burner not operating properly - needs to be serviced**



13. 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.
- Gas supplied unit
- Tested and operational at time of inspection via normal controls
- Worn/older unit - typical wear for age and use



14. Microwaves

Observations:

- None installed

15. Trash Compactors

Observations:

- None installed

16. 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 - typical wear for age and use
- Greasy/dirty unit - recommend cleaning
- Worn/dirty filters, recommend cleaning or replacing
- Recommend appliance technician or other appropriate contractor to further evaluate
- **Damaged/missing knobs at controls - difficult to operate - needs to be serviced**



Damaged/missing knobs at controls - difficult to operate - needs to be serviced

17. Electrical

Observations:

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Outlets/switches had normal wear for age - no major visible defects
- Check for permits for any alterations
- Only the visible and accessible switches/outlets are testing during this inspection, personal items/furnishings are not moved to access any outlets/switches behind them.



18. GFCIs

Observations:

- Recommend upgrading all receptacle to GFCI protection within 6 feet of all potential wet locations, unless the receptacle is on a circuit dedicated for a specific appliance.
- Tested and operational at time of inspection via normal control, where visible only



LAUNDRY AREA

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1. Laundry Area Location

Interior hall area

2. Cabinets

Observations:

- Some interior cabinet areas not visible for inspection due to personal storage
- Worn cabinets with loose/worn hardware - typical for age
- No visible microbial growth/irregular staining found at the time of the inspection



3. Closets

Observations:

- Worn closets with loose/worn hardware - typical for age
- Some closet areas not visible for inspection due to personal storage



4. Dryer Vent

Observations:

- Dryer vent should be cleaned periodically to prevent lint fire hazards
- Lint build up present behind washer and dryer - recommend thorough cleaning of the area and sealing any openings in the dryer vent
- Check permits for any alterations
- **Recommend appropriate licensed contractor for further evaluation**
- **Loose connections under structure - irregular installation - heavy lint under structure - needs to be serviced**

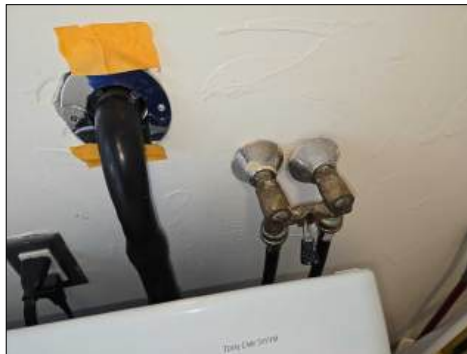


Loose connections under structure - irregular installation - heavy lint under structure - needs to be serviced

5. Plumbing

Observations:

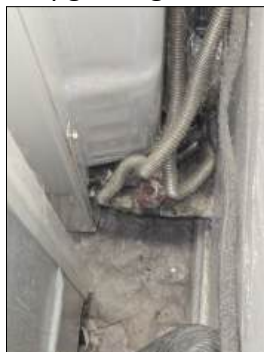
- No visible leaks at time of inspection
- Visible fixtures were worn/old - typical wear for age
- Shutoffs corroded - needs to be serviced - this will be an ongoing maintenance issue for ALL plumbing valves
- Drain trap is not visible at the time of the inspection - **n/a** - note: laundry drains are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



6. Gas Valve

Observations:

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



7. Electrical

Observations:

- Representative number of receptacles and switches tested and operational at time of inspection
- Visible switches/outlets have normal wear for their age - no major visible defects visible at the time of the inspection
- Check for permits for any alterations



8. GFCIs

Observations:

- Recommend upgrading all receptacle to GFCI protection within 6 feet of all potential wet locations, unless the receptacles are on a dedicated circuit for appliances.
- None installed recommend upgrade for increased safety

9. Exhaust Fan

Observations:

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

HEATING/AIR CONDITIONING

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1. Heaters

Location: Basement

Type: Gas fired forced hot air • Split system

Observations:

- Operated at time of inspection
- Visible areas of unit have normal wear for age at the time of the inspection - no major visible defects - recommend seasonal service and maintenance to extend the life of the unit
- Newer unit/not original to the structure - check all installation permits to ensure that this unit was installed to proper code
- *Inspector does not examine heat exchanger or determine the presence of a cracked heat exchanger - this is not a complete evaluation of the internal areas of the heater - consult an HVAC contractor for further evaluation if you have concerns about the heat exchanger.*



2. A/C Evaporator Coil Box

Observations:

- The visible areas of the coil box have normal wear at the time of inspection - no major visible defects
- Condensation pump present (cannot determine if operating properly)
- *The a/c coil box is only examined on the exterior - an internal inspection is not completed on the coil box - consult a HVAC contractor to further evaluate as needed*
- *This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size - consult a HVAC contractor for further evaluation as needed*



3. Venting

Observations:

- The visible areas of the vent have normal wear at the inspection - no major visible defects
- Recommend licensed HVAC contractor to evaluate
- **Missing/damaged screens at exterior - recommend service to prevent pest entry**



Missing/damaged screens at exterior - recommend service to prevent pest entry

4. Air Supply

Observations:

- *Recommend seasonal service and maintenance to ensure that all areas are sealed/cleaned/dry and functioning normally at all times*
- Visible areas have normal at time of inspection - no major visible defects
- Could not access/see all areas within the air return chamber - recommend routine cleaning of this area as part of preventative maintenance
- No visible microbial growth/irregular staining at the time of the inspection
- Check for permits on all alterations
- Some areas not visible due access limitations or insulation outer wrapping

5. Gas Supply Valves and Pipes

Observations:

- Normal wear at time of inspection - no major visible defects
- Older type of flex line is present - we recommend that you upgrade to a new teflon coated flex line
- Sediment trap present



6. Electrical

Observations:

- Operating properly at the time of the inspection - no major visible defects
- Recommend licensed electrician to further evaluate
- **Switch cover damaged - needs to be serviced - at heater**



Switch cover damaged - needs to be serviced - at heater



7. Thermostats

Observations:

- Digital type present - functional day of the inspection
- Location - multiple thermostats present - consult seller for all locations or take note of all locations at final walk through
- Multi-zoned or dampered system - consult with the seller or an HVAC contractor to understand all control locations and options



8. Filters

Location: Located on the side of the heater

Observations:

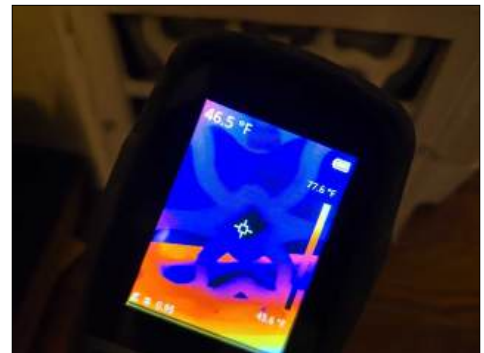
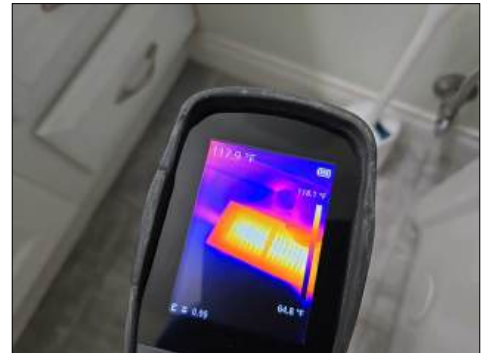
- A seasonal HVAC service contract is recommended to ensure that all filters are changed/cleaned regularly or as needed
- We recommend that the filters be changed or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems
- Filter has normal wear at the time of inspection

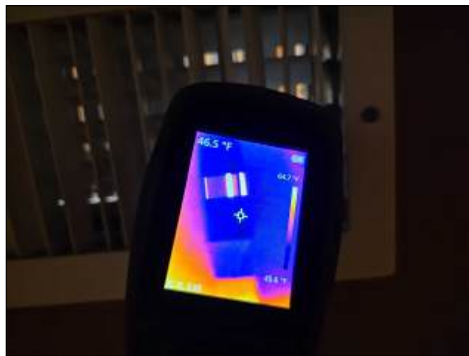


9. Registers

Observations:

- Heater Temperature at Registers: 125 degrees
- A/C Temperature at Registers: 45 degrees
- Temperature at Air Return: 80 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
- Check for permits on all alterations
- Note: 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
- Adjustable louvers in registers are not tested for functionality - those closed for long periods of time may not operate properly





10. Combustion Air

Observations:

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

11. Platforms/Bases

Observations:

- Recommend seasonal servicing and maintenance to ensure sealing holes and gaps in the heater base
- Visible areas have normal wear at time of inspection - no major visible defects - recommend seasonal servicing and maintenance to ensure sealing holes and gaps in the heater base
- **Evidence of rodents on or around the heater - Recommend pest control services for further evaluation**



Evidence of rodents on or around the heater - Recommend pest control services for further evaluation

Evidence of rodents on or around the heater - Recommend pest control services for further evaluation

12. Refrigerant Lines

Observations:

- Worn/weathered insulation where visible - may need servicing/repair soon - recommend annual/seasonal maintenance to check and service insulation on refrigerant lines as needed
- Insulation gaps observed in areas - needs to be serviced



13. Air Conditioning Compressors

Location: Electric unit - backyard

Observations:

- Operated at the time of inspection
- Visible areas of unit are worn and weathered – recommend seasonal service and maintenance to extend the life of the unit
- Unit is a newer unit/not original to the structure - check all installation permits to ensure that this unit was installed to code
- This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size - consult a HVAC contractor for further evaluation as needed



WATER HEATERS

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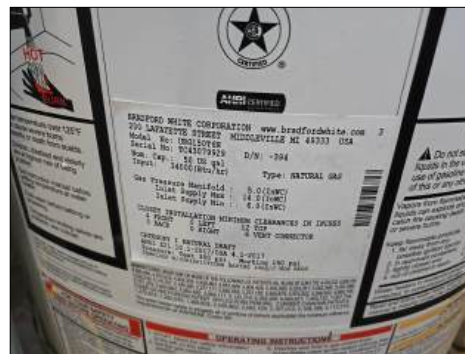
1. Water Heaters Condition

Number of gallons: 50 gallons

Location/s: Basement

Observations:

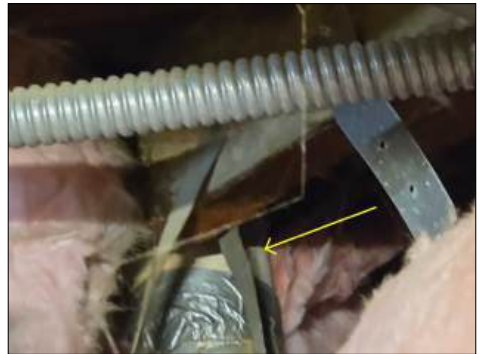
- Operated at the time of the inspection - Gas unit
- Visible areas of unit have normal wear for the age at the time of the inspection with no major visible defects
- This is a newer unit (not original to this structure) - check all installation permits to ensure that this unit was installed to city code and manufacturer specifications
- **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 - consider upgrading vent
- Masonry/cement/transite type vent being used - needs to be serviced and possibly upgraded
- Check permits for any alterations
- **Duct tape used at vent section joints - needs to be serviced - recommend using heat or foil tape**
- **Recommend further evaluation by a licensed plumber**



Duct tape used at vent section joints - needs to be serviced - recommend using heat or foil tape

Masonry/cement/transite type vent being used - needs to be serviced and possibly upgraded

3. Plumbing

Material type: Copper • Copper has been added/upgraded (not original) - check all installation permits • Copper flex lines

Observation:

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



4. Electrical

Observations:

- N/A

5. Temperature Pressure Release Valves

Observations:

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



6. Overflow Line/s

Material type: **Galvanized**

Observations:

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