



ELITE GROUP
INSPECTION PROFESSIONALS



800-494-8998

RESIDENTIAL



PROPERTY LOCATION: 11061 Meads Orange, CA 92869

INSPECTION REPORT

CLIENT: Kerri & Micah Stork -AGENT: Kevin Shuler Keller Williams Realty

Date of Inspection: 6/2/2026 at 10:00 AM

Year Built: 1954 Sq Ft: 2090

Weather: Sunny

Order ID: 399798

Inspector: Nate Armendariz

(909) 278-1463

natearmendariz@eliteinspections.com



customer care@eliteinspections.com



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 12 Item: 1	Wall Conditions	<ul style="list-style-type: none"> • Large cracks present - signs of settlement - needs to be serviced
Page 13 Item: 2	Ceiling Conditions	<ul style="list-style-type: none"> • Microbial growth/irregular staining present - needs to be serviced
Page 14 Item: 4	Floor Conditions	<ul style="list-style-type: none"> • Torn/frayed carpet - needs to be serviced • Baseboards stained/deteriorated - tested positive for high level moisture content - needs to be serviced • Cracked tiles present - needs to be serviced • Uneven floors at east side of the structure - signs of settlement - needs to be serviced/further evaluated (see foundation section)
Page 15 Item: 5	Window Conditions	<ul style="list-style-type: none"> • Cracked glass- needs to be serviced • Older single pane windows present - we recommend upgrading
Page 15 Item: 6	Doors	<ul style="list-style-type: none"> • Cracked glass- needs to be serviced
BATHROOMS		
Page 20 Item: 5	Bath Tubs	<ul style="list-style-type: none"> • Tub not draining - needs to be serviced/further evaluated
Page 21 Item: 6	Showers	<ul style="list-style-type: none"> • Missing shower fixture - needs to be serviced
Page 21 Item: 8	Enclosures / Shower doors	<ul style="list-style-type: none"> • Evidence of past leaking - recommend resealing the enclosure to prevent further leaking
Page 23 Item: 12	GFCIs	<ul style="list-style-type: none"> • None installed recommend upgrade for increased safety @ main
KITCHEN		
Page 27 Item: 8	Ovens	<ul style="list-style-type: none"> • Unit is worn beyond its expected useful life - recommend replacement @ main
Page 28 Item: 9	Exhaust Vents	<ul style="list-style-type: none"> • None present - recommend installing an exhaust vent system • Does not operate - needs to be serviced
Page 29 Item: 11	GFCIs	<ul style="list-style-type: none"> • None installed recommend upgrade for increased safety @ main
WATER HEATERS		
Page 38 Item: 7	Water Heater Temperature	<ul style="list-style-type: none"> • Temperature was above 120 F at the unit, this a potential scald hazard - needs to be serviced/adjusted - consult a plumber @ main
Page 38 Item: 8	Strapping	<ul style="list-style-type: none"> • None/Missing - needs to be serviced - requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom • Missing one strap, two are required - needs to be serviced



Page 39 Item: 11	Platforms/Bases	<ul style="list-style-type: none"> Evidence of rodents on or around the water heater base - recommend pest services inspection for further evaluation
ATTIC AREA		
Page 43 Item: 3	Insulation	<ul style="list-style-type: none"> Missing insulation - needs to be serviced Debris throughout attic lying on insulation - recommend cleaning the attic and insulation of all debris
GARAGE AND/OR CARPORT		
Page 47 Item: 4	Garage Door Openers	<ul style="list-style-type: none"> Did not operate - needs to be serviced - hardware not latching
Page 49 Item: 10	Electrical	<ul style="list-style-type: none"> Non-energized (dead) outlet(s) - needs to be serviced
EXTERIOR AREAS		
Page 50 Item: 1	Siding	<ul style="list-style-type: none"> Worn/weathered/cracked materials where visible – recommend siding maintenance Cracking more than typical - needs to be serviced - signs of settlement at east side of the structure Gaps in areas - needs to be serviced
Page 51 Item: 2	Wood Trim	<ul style="list-style-type: none"> Cracking/deterioration - more than normal - needs to be serviced
Page 51 Item: 4	Eaves & Fascia	<ul style="list-style-type: none"> Exposed exterior wood requires periodic seasonal maintenance and paint - recommend servicing
FOUNDATION		
Page 52 Item: 3	Foundation Walls	<ul style="list-style-type: none"> Cracked more than typical - needs to be serviced/further evaluated
Page 54 Item: 8	Plumbing	<ul style="list-style-type: none"> Older/corroded cast iron pipes present - materials nearing the end of their useful life Disconnected drain line visible - water leaking into crawlspace - needs to be serviced by a licensed plumber
GROUNDS		
Page 56 Item: 1	Driveways and Walkways	<ul style="list-style-type: none"> Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced
Page 56 Item: 2	Patio and Porch Decks	<ul style="list-style-type: none"> Deteriorated wood - consult termite report - needs to be serviced Patio deck leaning - needs to be serviced/further evaluated by a licensed contractor
Page 58 Item: 4	Exterior Electrical	<ul style="list-style-type: none"> Non- energized (dead) outlet(s) - needs to be serviced
Page 58 Item: 6	Exterior Plumbing and Faucets	<ul style="list-style-type: none"> Evidence of water pipe leaking beneath the surface - water ponding in areas - needs to be serviced
Page 59 Item: 8	Water Pressure	<ul style="list-style-type: none"> Approximate pounds per square inch: 105 - needs to be serviced
Page 59 Item: 10	Fencing and Walls	<ul style="list-style-type: none"> Loose/leaning areas of fencing/walls – needs to be serviced Leaning retaining wall - needs to be serviced - structural movement
ROOF		
Page 63 Item: 2	Flashings	<ul style="list-style-type: none"> Deteriorated mastic at flashings - needs to be serviced and resealed at all penetration points
POOL AND/OR SPA		
Page 65 Item: 1	Plumbing	<ul style="list-style-type: none"> Main drain cover missing - needs to be serviced - drain clogged

Page 67 Item: 9	Skimmers and Baskets	<ul style="list-style-type: none">• Filled with debris - not fully visible for inspection - recommend cleaning/maintenance
Page 67 Item: 10	Tile	<ul style="list-style-type: none">• Worn tile/grout present - cracked/chipped in areas - needs maintenance
Page 68 Item: 14	Structure	<ul style="list-style-type: none">• Stained more than normal in areas - needs to be serviced/cleaned• Flaking/peeling surface in areas - plaster is in a worn/older condition
SEWER CAMERA INSPECTION		
Page 70 Item: 1	Conditions of Sewer Line	Per sellers disclosures septic tank is older and undersized - recommend specialist for further evaluation and possible upgrade - septic tank outside the scope of general inspection.



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

Vacant structure - some areas contain staging materials or personal items left behind - these items 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).

2. Main Utilities Location

- Main water valve shut off location: **Could not locate** - consult the seller for shut off location
- Main gas valve shut off location: East side of structure

3. Who is present at the inspection?

- Seller's agent left before completion
- Appraiser present during inspection

4. 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.

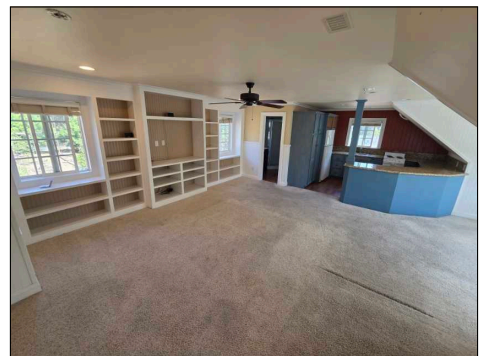
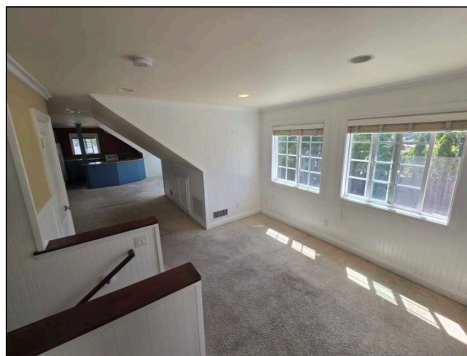
INTERIOR

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.

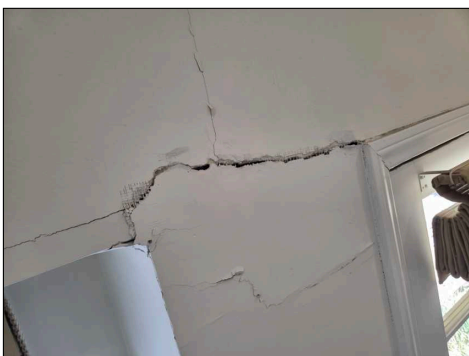
1. Wall Conditions

Observations:

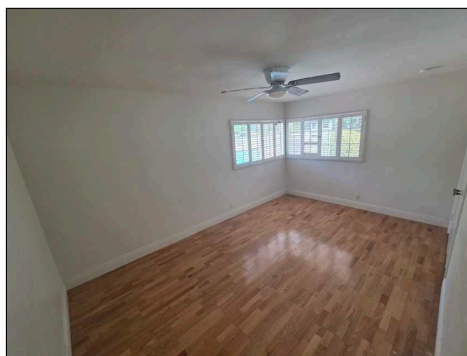
- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- **Large cracks present - signs of settlement - needs to be serviced**



Large cracks present - signs of settlement - needs to be serviced



Large cracks present - signs of settlement - needs to be serviced @ east side of main house





2. Ceiling Conditions

Observations:

- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Some areas not fully visible due to height/angle/natural lighting/shadowing - **N/A**
- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.
- **Microbial growth/irregular staining present - needs to be serviced**

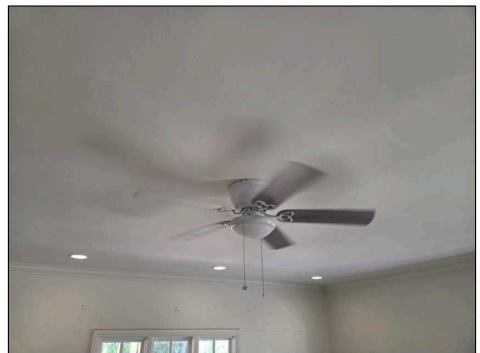
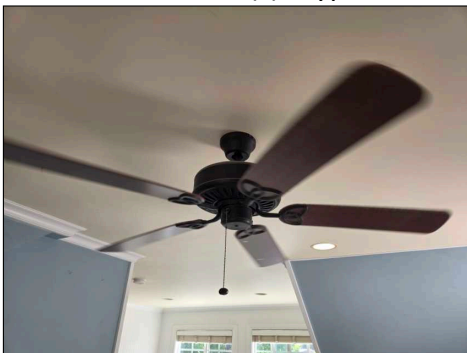


Microbial growth/irregular staining present - needs to be serviced @ ADU bathroom

3. Ceiling Fans

Observations:

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



4. Floor Conditions

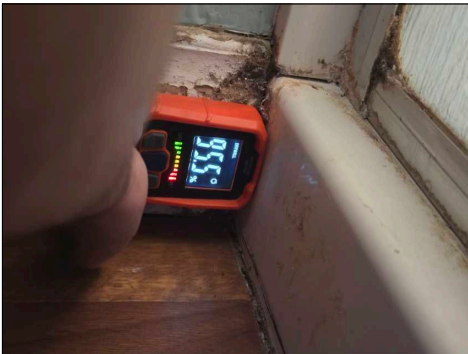
Observations:

- Torn/frayed carpet - needs to be serviced
- Baseboards stained/deteriorated - tested positive for high level moisture content - needs to be serviced
- Cracked tiles present - needs to be serviced
- Uneven floors at east side of the structure - signs of settlement - needs to be serviced/further evaluated (see foundation section)



Torn/frayed carpet - needs to be serviced @ ADU

Baseboards stained/deteriorated - tested positive for high level moisture content - needs to be serviced @ ADU bathroom



Uneven floors at east side of the structure - signs of settlement - needs to be serviced/further evaluated (see foundation section)



Uneven floors at east side of the structure - signs of settlement - needs to be serviced/further evaluated (see foundation section)

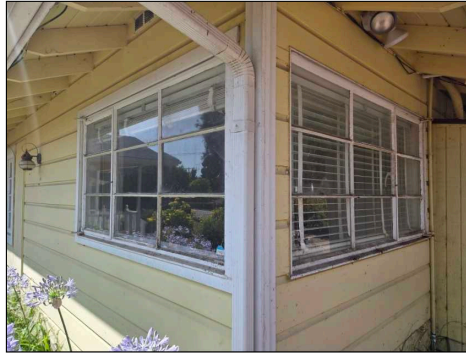
Cracked tiles present - needs to be serviced @ hall bathroom

Cracked tiles present - needs to be serviced

5. Window Conditions

Observations:

- Difficult to operate or slide - needs to be serviced
- Stuck in position - needs to be serviced
- **Cracked glass- needs to be serviced**
- **Older single pane windows present - we recommend upgrading**



Older single pane windows present - we recommend upgrading

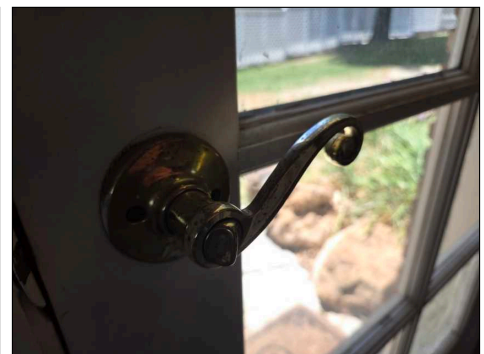


Cracked glass- needs to be serviced

6. Doors

Observations:

- Operated at time of inspection
- Gap at bottom - larger than normal for air flow, needs to be serviced
- Pocket doors stuck in position - needs to be serviced
- Older doors present - recommend upgrading
- **Cracked glass- needs to be serviced**



Older doors present - recommend upgrading

Cracked glass- needs to be serviced



Pocket doors stuck in position - needs to be serviced **Pocket doors stuck in position - needs to be serviced**

7. Fireplaces

Location/s: Living room

Masonry

Observations:

- Gas line capped - no test
- No damper stop clamp - required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel
- Small cracks/worn areas present - typical for age
- Recommend fire caulk/sealing any holes/gaps/cracks
- Damper was worn/rusted/dirty - recommend cleaning



Gas line capped - no test



No damper stop clamp - required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel

8. 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

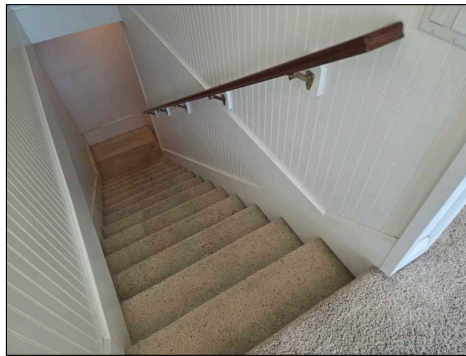
- Outlets/switches had normal wear for age - no major visible defects



9. Stairs & Handrails

Observations:

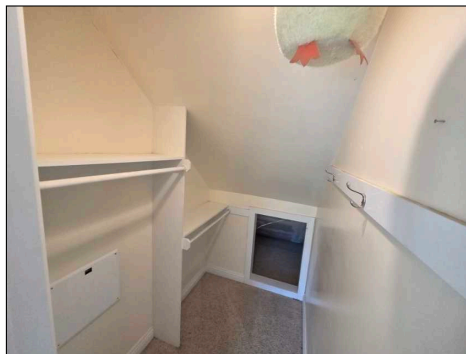
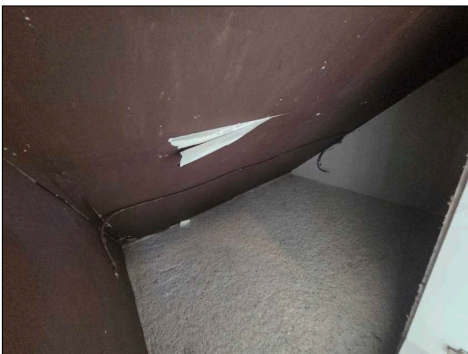
- Functional at time of inspection



10. Closets

Observations:

- Normal wear for age with no major visible defects



11. Smoke Detectors

Observations:

- Operational at time of inspection via factory installed test button
- Missing - needs to be installed



Missing - needs to be installed @ ADU

BATHROOMS

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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



General view - ADU



General view - hall



General view - kitchen

2. Cabinets

Observations:

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



3. Sinks

Observations:

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



4. Mirrors

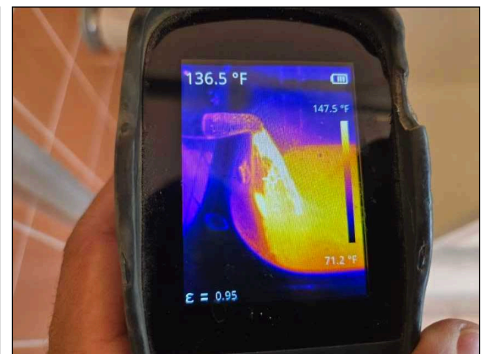
Observations:

- Mirror functional at time of inspection
- 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 not draining - needs to be serviced/further evaluated**



Fixture was tested and operating at the time of the inspection

Tub not draining - needs to be serviced/further evaluated

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
- **Missing shower fixture - needs to be serviced**



Missing shower fixture - needs to be serviced @ ADU

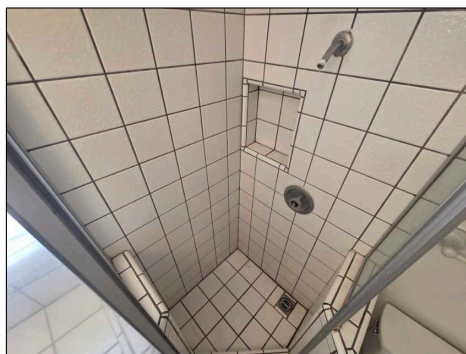


Missing shower fixture - needs to be serviced @ kitchen

7. Shower Walls

Observations:

- 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**



8. Enclosures / Shower doors

Observations:

- 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
- **Evidence of past leaking - recommend resealing the enclosure to prevent further leaking**



Evidence of past leaking - recommend resealing the enclosure to prevent further leaking @ ADU

9. Toilets

Observations:

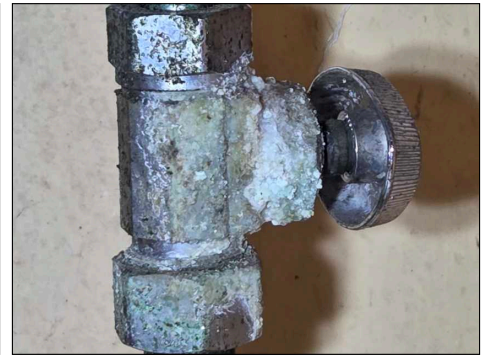
- Tested and operational at time of inspection via normal fixture controls, flush test performed



10. 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).
- Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures



11. 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



12. GFCIs

Observations:

- **None installed recommend upgrade for increased safety @ main**

13. Heating

Observations:

- **Recommend removal of the electric wall heating unit due to potential safety/burn hazard**



KITCHEN

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1. Counters

Observations:

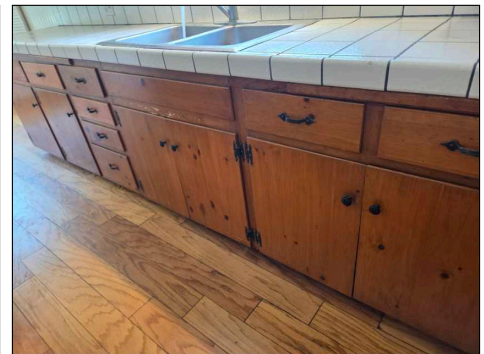
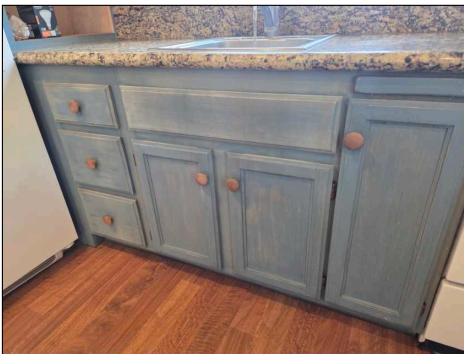
- Counter is worn and has typical wear for age
- Tile and grout is worn - recommend grout and sealer **maintenance**
- Scratched/Worn/Chipped/Stained areas - signs of age and wear

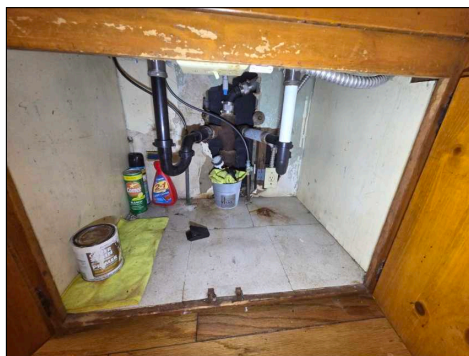


2. Cabinets

Observations:

- Worn cabinets with loose/worn hardware - typical for age
- Stained areas below sink - dry at time of inspection

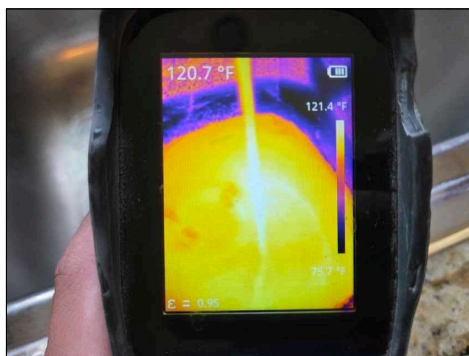
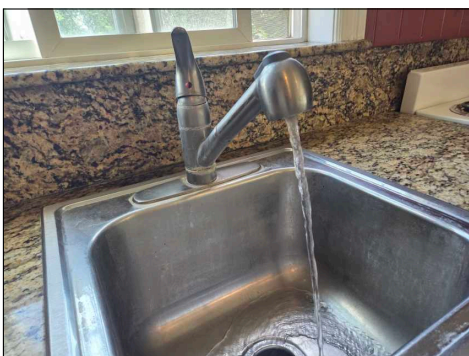




3. Sinks

Observations:

- Fixture operated at the time of the inspection
- Normal wear at fixture/sink for age of material with no major visible defects



Fixture operated at the time of the inspection

4. Dishwashers

Observations:

- None installed

5. Garbage Disposals

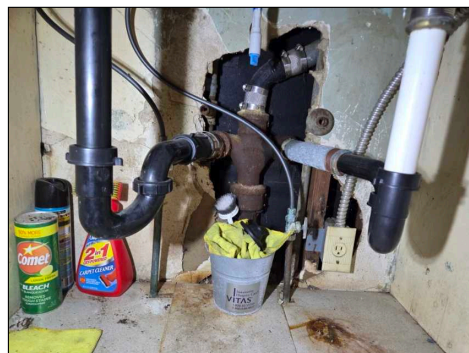
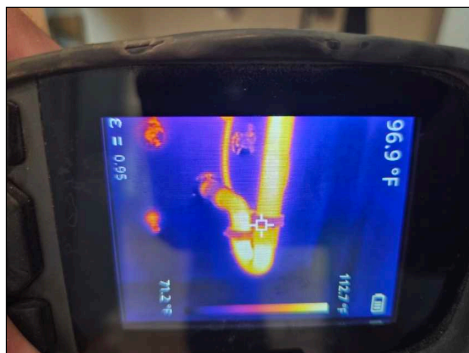
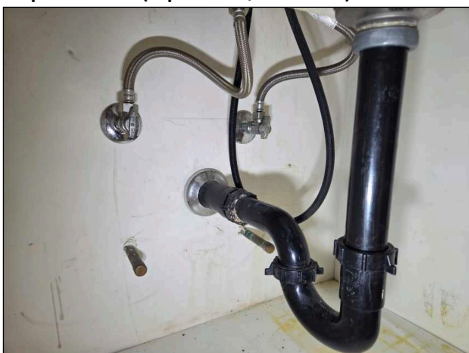
Observations:

- None installed

6. Plumbing

Observations:

- Operational at time of inspection via normal fixture controls with no major visible defects
- 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).





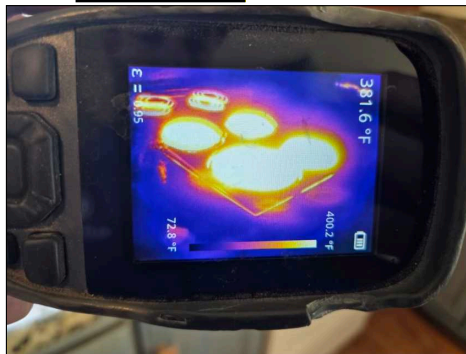
7. Ranges

Observations:

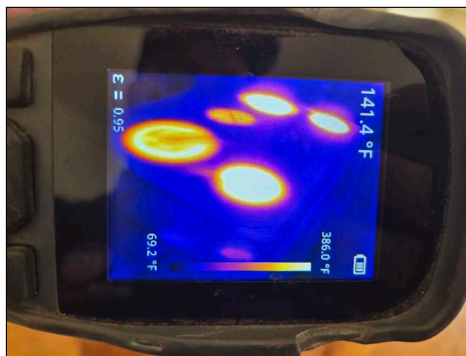
- Electric supplied unit
- Tested and operational at time of inspection via normal controls
- Worn/older unit - typical wear for age and use
- Worn/older unit - replacement/repairs/**maintenance** will be required in the near future @ main



Electric supplied unit



Electric supplied unit



8. Ovens

Observations:

- Multiple ovens present
- Electric supplied unit
- Tested and operational at time of inspection via normal controls
- Worn/older unit - typical wear for age and use
- **Unit is worn beyond its expected useful life - recommend replacement @ main**



Tested and operational at time of inspection via normal controls



Tested and operational at time of inspection via normal controls



9. Exhaust Vents

Observations:

- None present - recommend installing an exhaust vent system
- Does not operate - needs to be serviced



Does not operate - needs to be serviced @ ADU



None present - recommend installing an exhaust vent system @ main

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



11. GFCIs

Observations:

- Tested and operational at time of inspection via normal control
- **None installed recommend upgrade for increased safety @ main**

LAUNDRY AREA

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1. Laundry Area Location

See garage area

2. Dryer Vent

Observations:

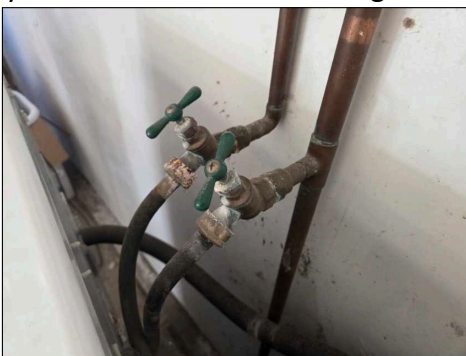
- Dryer vent should be cleaned periodically to prevent lint fire hazards
- Worn exterior cover - typical for age



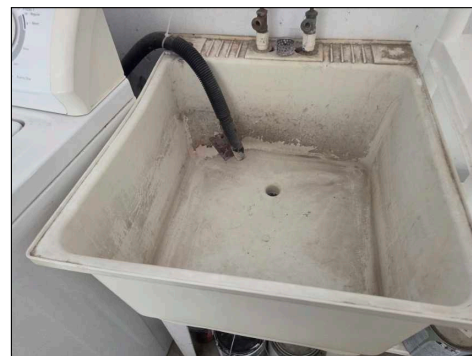
3. Plumbing

Observations:

- Visible fixtures had normal wear for age at the time of the inspection - no major visible defects
- No visible leaks at time of inspection
- Laundry uses wash basin for drainage



Visible fixtures had normal wear for age at the time of the inspection



Laundry uses wash basin for drainage

4. Wash Basin

Observations:

- Not operating - needs to be serviced



Not operating - needs to be serviced

5. Gas Valve

Observations:

- No gas present @ ADU



6. 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
- Has 240v service



Has 240v service

HEATING/AIR CONDITIONING

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1. Heaters

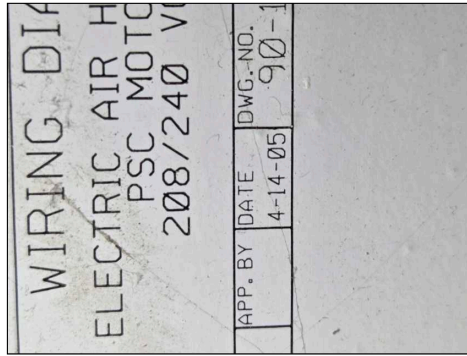
Type: Gas fired forced hot air • Electric forced hot air • Split system

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 @ main
- Visible areas of unit are worn and older - we recommend seasonal service and **maintenance** to extend the life of the unit @ adu



Operated at time of inspection



Operated at time of inspection

2. A/C Evaporator Coil Box

Observations:

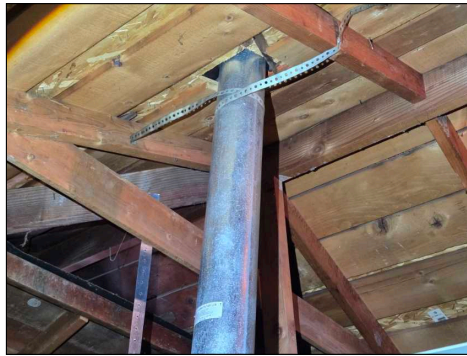
- The visible areas of the coil box have normal wear at the time of inspection - no major visible defects
- The **a/c** coil box is only examined on the exterior - an internal inspection is not completed on the coil box - **consult a HVAC contractor** to further evaluate as needed
- This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size - **consult a HVAC contractor** for further evaluation as needed
- Limited access to all sides prevents a complete inspection of the coil box



3. Venting

Observations:

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



4. Air Supply

Observations:

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



5. Gas Supply Valves and Pipes

Observations:

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



6. Electrical

Observations:

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

7. Thermostats

Observations:

- Digital type present - functional day of the inspection

8. Filters

Observations:

- 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 is worn/dirty and will likely need changing soon

- Filter(s) heavily soiled and restricting air flow to blower motor - recommend immediate replacement or cleaning

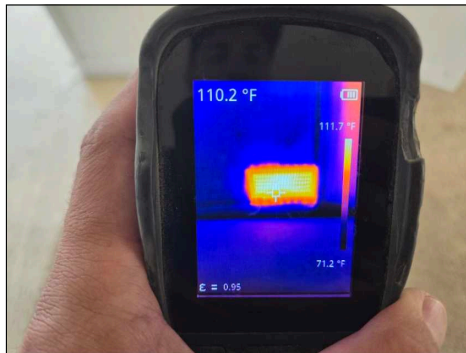
9. Registers

Observations:

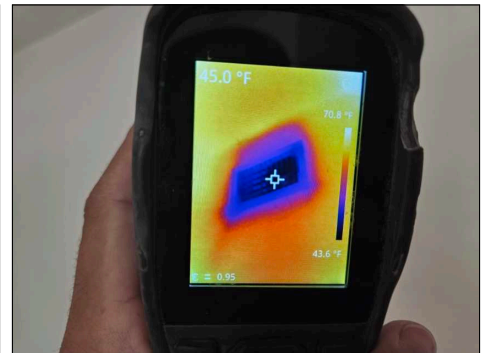
- Representative number tested and functional day of the inspection
- All visible register covers have normal wear at the time of the inspection - no major visible defects



A/C Temperature 53° @ ADU



Heater Temperature



A/C Temperature = 45° @ main



Heater Temperature

10. Combustion Air

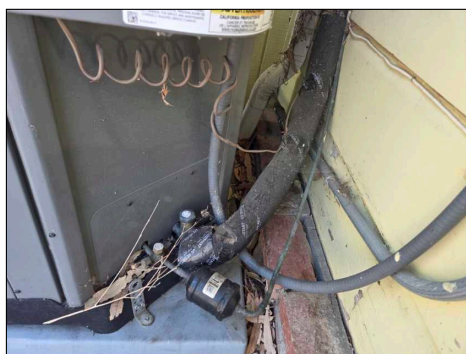
Observations:

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

11. 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



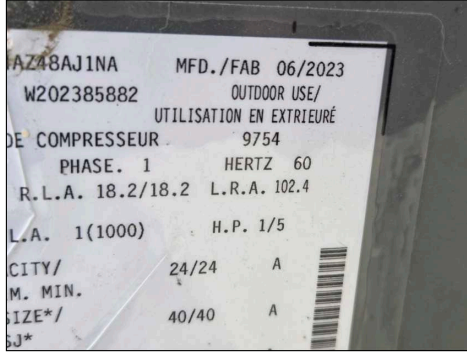
12. Air Conditioning Compressors

Observations:

- Operated at the 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
- Unit old and appears to be nearing end of useful life - will likely need replacement soon



Operated at the time of inspection



Operated at the time of inspection



Unit old and appears to be nearing end of useful life - will likely need replacement soon @ ADU

WATER HEATERS

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1. Water Heaters Condition

Number of gallons: 40 gallons x2

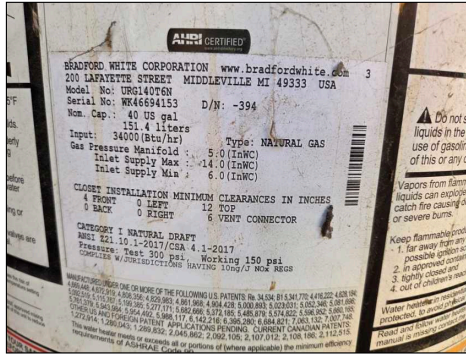
Location/s: Garage • Exterior closet

Observations:

- Operated at the time of the inspection - Gas unit
- Operated at time of inspection - Electric 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.



Operated at the time of the inspection - Gas unit



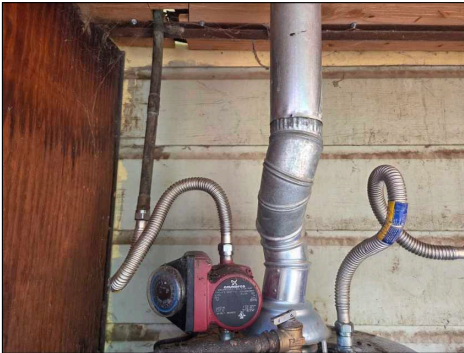


3. Plumbing

Material type: Copper • Copper has been added/upgraded (not original) - check all installation permits • Recirculating pump is present - not tested for functionality/timer is not activated during inspection

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**
- 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
- *The inspector visually inspects the TPRV only - this valve is not opened or tested during the inspection*



6. Overflow Line/s

Material type: • Copper

7. Water Heater Temperature

Observations:

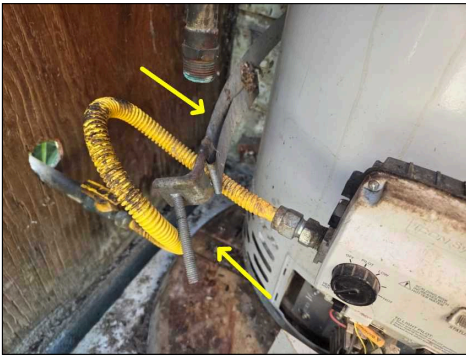
- 115 F (Average or approximate) @ ADU
- Temperature was above 120 F at the unit, this a potential scald hazard - needs to be serviced/adjusted - consult a plumber @ main



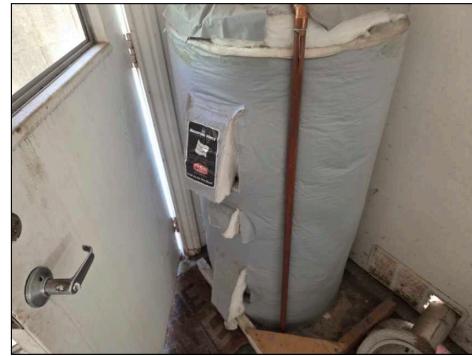
8. Strapping

Observations:

- Poorly located (should be upper and lower 1/3 of tank) - needs to be serviced
- Loose strapping - needs to be serviced
- None/Missing - needs to be serviced - requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom
- Missing one strap, two are required - needs to be serviced



Loose strapping - needs to be serviced



None/Missing - needs to be serviced - requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom @ garage

9. Gas Supply Valves and Pipes

Observations:

- Normal wear at time of inspection - no major visible defects
- Worn valve, consider upgrading to newer style valve



10. Combustion Air

Observations:

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

11. Platforms/Bases

Observations:

- No visible impact post - recommend impact post due to location @ Garage
- Evidence of rodents on or around the water heater base - recommend pest services inspection for further evaluation



Evidence of rodents on or around the water heater base - recommend pest services inspection for further evaluation

ELECTRICAL/GAS SERVICE

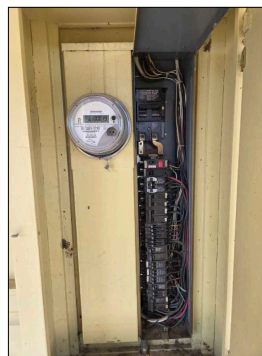
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1. Main Panel

Location/s: North side of the structure

Observations:

- Normal wear for age at time of inspection - no major visible defects
- **Panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy**

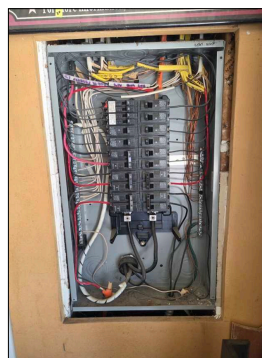


2. Sub Panels

Location: Garage

Observations:

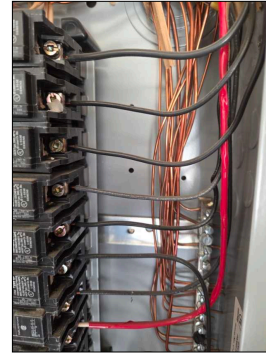
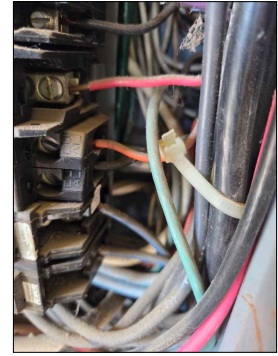
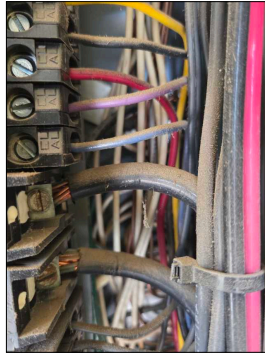
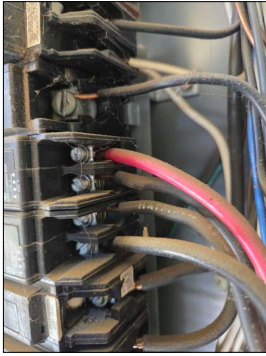
- Normal wear for age at time of inspection - no major visible defects



3. Panel Wiring

Observations:

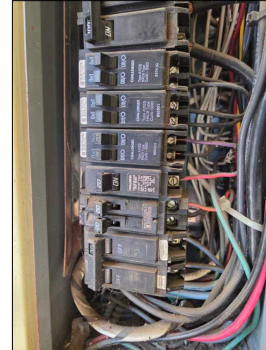
- Wiring type: copper
- Grounded panel - main ground/bonding wire observed and appears to be normal for the age of the panel
- Visible wiring has normal wear for age with no major visible defects at the time of the inspection



4. Breakers

Observations:

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



5. Breaker Amp Capacity

Observations:

- 200 amp



6. Cable Feeds

Observations:

- Overhead - normal wear for the age on day of the inspection - no major visible defects



7. Main Gas Valve

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

Observations:

- Natural gas present
- Valve has normal wear for age at the time of inspection - no major visible defects
- Recommend gas valve wrench be placed near valve for optimal preparedness



8. Gas Pipes and Valves

Observations:

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

ATTIC AREA

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1. Access Entries

Observations:

- Inspection method: Inspected from access hole only - access limitations prevented complete entry into the attic - limited inspection
- Access door is dirty with cosmetic blemishes present

2. Structure

Observations:

- **Consult termite report** for all wood areas in the attic
- Cracking small at wood members - typical for age
- **Limited attic inspection - many areas are not accessible to to limited space, lack of proper walk boards, electrical, plumbing, ductwork, etc.**
- No major visible defects observed
- Conventional framing is worn/older - typical for the age



3. Insulation

Material type: Loose fill

Approximate depth: 3 to 4 inches - more recommended

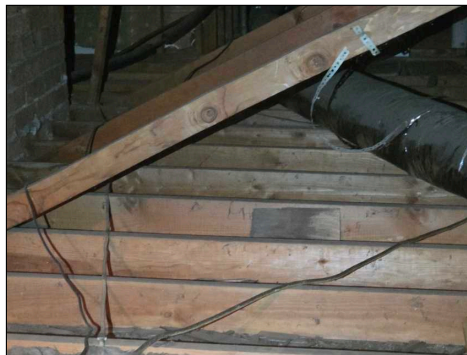
Observations:

- Insulation was compressed in areas reducing effectiveness - recommend servicing/upgrading
- Inadequate insulation - recommend upgrading
- **Missing insulation - needs to be serviced**
- **Debris throughout attic lying on insulation - recommend cleaning the attic and insulation of all debris**



Inadequate insulation - recommend upgrading

Debris throughout attic lying on insulation - recommend cleaning the attic and insulation of all debris



Missing insulation - needs to be serviced

4. Ventilation

Observations:

- Limited ventilation - structure would benefit from additional vents or an attic fan

5. Exhaust Vents

Observations:

- Could not access any vents for inspection - **N/A**

6. Duct Work

Observations:

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



7. Electrical

Observations:

- Evidence of electrical alterations in the attic - check all permits for electrical alterations to ensure that all electrical was installed to city/county electrical code
- Visible electrical areas appear to have normal wear for age with no major visible defects at the time of the inspection
- ***Areas not visible due to insulation and/or ductwork are not inspected***
- Cloth wiring observed in attic - no major visible defects observed

8. Plumbing

Observations:

- Evidence of altered plumbing/piping in the attic - check all installation permits to ensure that all plumbing was installed to city/county building code
- No visible leaking at the time of inspection



GARAGE AND/OR CARPORT

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1. Rafters & Ceilings

Observations:

- Drywall present – no visible access to view rafters (see firewall notes for additional information)
- Normal wear day of the inspection with no major visible defects



2. Main Automotive Doors

Type: Metal sectional

Observations:

- Worn/weathered door - typical for age and exposure to weather
- **Personal items prevent complete inspection/testing of door**
- Dented/damaged areas - didn't affect performance - recommend servicing



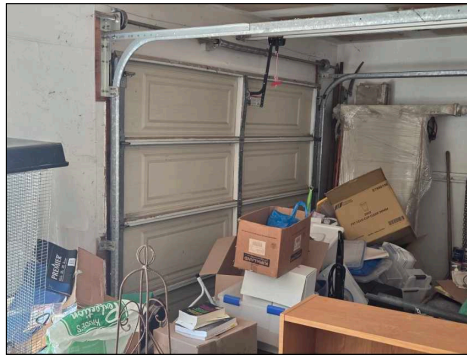
Dented/damaged areas - didn't affect performance - recommend servicing



Tested manually only



Dented/damaged areas - didn't affect performance - recommend servicing



Personal items prevent complete inspection/testing of door

3. Hardware/Springs

Observations:

- **Personal items/storage/vehicles blocked access - not completely visible and not tested**
- Normal wear at time of inspection - no major visible defects

4. Garage Door Openers

Observations:

- Multiple units present
- Recommend further evaluation by garage door contractor
- **Did not operate - needs to be serviced - hardware not latching**



Did not operate - needs to be serviced - hardware not latching

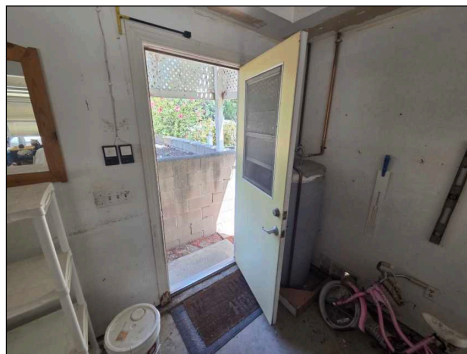


Did not operate - needs to be serviced - hardware not latching

5. Exterior Doors

Observations:

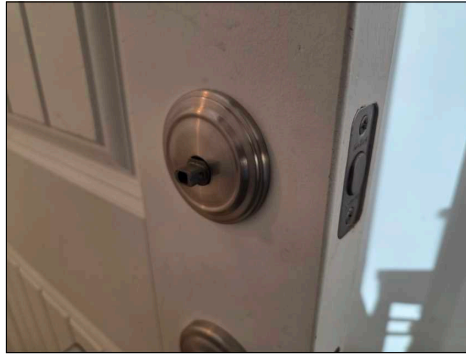
- Operated at the time of inspection
- Worn/weathered door - typical for age, dented areas



6. Fire Doors

Observations:

- Operated at the time of inspection
- Normal wear at time of inspection - no major visible defects
- **Missing hardware - needs to be serviced**



Missing hardware - needs to be serviced

7. Firewalls

Observations:

- Normal wear at the time of inspection - no major visible defects
- **Holes present - needs to be serviced to retain integrity of fire separation**
- **Missing fire rated materials - needs to be serviced to retain integrity of fire separation**
- **Personal items/storage/etc. are present and prevent a complete inspection of firewall areas**



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

8. Walls

Observations:

- **Personal items/storage/etc. are present and prevent a complete inspection of wall areas**
- **Consult termite report** for any wood areas in garage
- Normal wear at the time of the inspection - no major visible defects



9. Slab

Observations:

- **Personal items/storage/vehicles prevent complete inspection of floor areas**
- Normal wear at time of inspection - no major visible defects
- Worn/stained heavily - needs to be serviced



10. Electrical

Observations:

- Outlets/switches had normal wear for age - no major visible defects
- **Non-energized (dead) outlet(s) - needs to be serviced**



Non-energized (dead) outlet(s) - needs to be serviced



Non-energized (dead) outlet(s) - needs to be serviced

11. GFCIs

Observations:

- Tested and operational at time of inspection via normal control

12. Ventilation

Observations:

- Wall vents are present

EXTERIOR AREAS

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1. Siding

Constructed of: Brick • Wood

Observations:

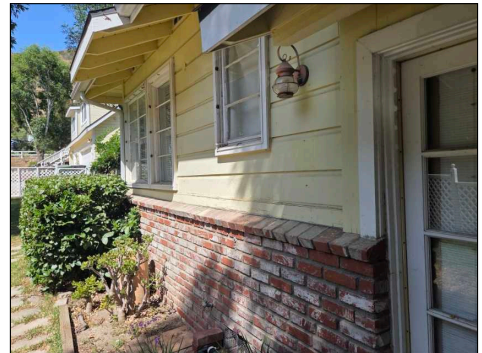
- **Consult termite report** for all exterior wood
- **Worn/weathered/cracked materials where visible – recommend siding maintenance**
- **Cracking more than typical - needs to be serviced - signs of settlement at east side of the structure**
- **Gaps in areas - needs to be serviced**



Cracking more than typical - needs to be serviced - signs of settlement at east side of the structure



Cracking more than typical - needs to be serviced - signs of settlement at east side of the structure



Gaps in areas - needs to be serviced



Cracking more than typical - needs to be serviced



2. Wood Trim

Observations:

- **Consult termite report** for all exterior wood
- **Cracking/deterioration - more than normal - needs to be serviced**



Cracking/deterioration - more than normal - needs to be serviced @ garage

3. Weep Screeds

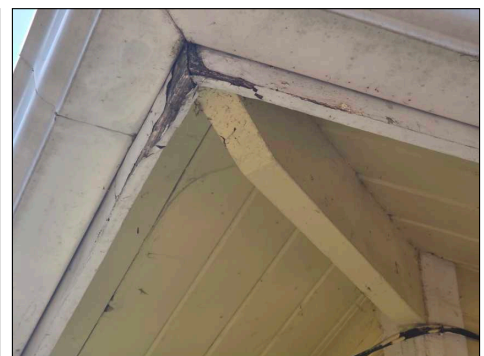
Observations:

- No weep screeds present - typical for age

4. Eaves & Fascia

Observations:

- **Consult termite report** for all wood areas at the structure
- *Inspector does not determine wood destroying organism presence or damage - always obtain a structural pest control inspection*
- *Inspector does not use specialized instruments to detect moisture, if any, under siding/trim surface*
- *Some not accessible or visible for inspection due to vegetation/personal items/height/angle*
- **Exposed exterior wood requires periodic seasonal maintenance and paint - recommend servicing**



5. Exterior Paint

Observations:

- Weathered and worn areas - typical for age and weather exposure, the structure would benefit from new paint
- *Paint is recommended to help maintain and seal the exterior areas of the structure*
- *Exterior paint will require maintenance every 3-5 years*
- *Some areas not accessible or visible due to vegetation/personal items*

6. Exterior Doors

Observations:

- *Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals*
- See interior section for more information

FOUNDATION

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1. Exterior Foundation Perimeter

Observations:

- Evidence of settlement around the property at east side



Evidence of settlement around the property at east side

2. Access Panels

Observations:

- Inadequate clearance at entry - may be problematic

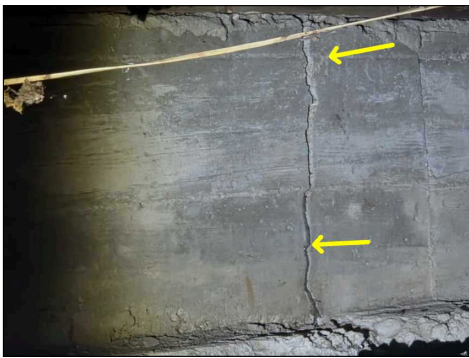


Inadequate clearance at entry - may be problematic

3. Foundation Walls

Observations:

- Constructed of: concrete
- **Displaced concrete - recommend further evaluation by a licensed foundation contractor**
- **All accessible areas of foundation walls were visibly inspected during this inspection (some areas may not be accessible due to limited space/plumbing piping/duct work obstructions)**
- Damaged areas present - needs to be serviced
- **Cracked more than typical - needs to be serviced/further evaluated**



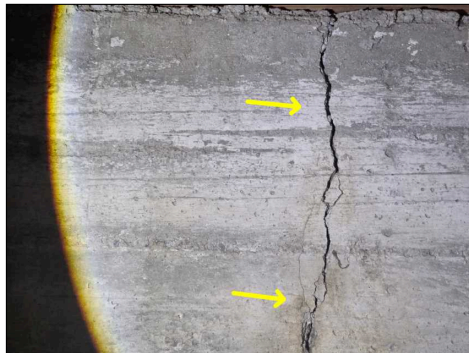
Cracked more than typical - needs to be serviced/further evaluated



Cracked more than typical - needs to be serviced/further evaluated



Cracked more than typical - needs to be serviced/further evaluated



Cracked more than typical - needs to be serviced/further evaluated



Cracked more than typical - needs to be serviced/further evaluated



Damaged areas present - needs to be serviced

4. Sub Flooring

Observations:

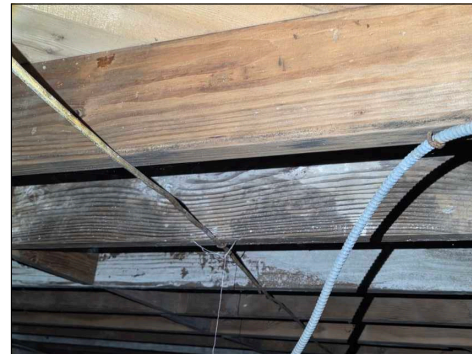
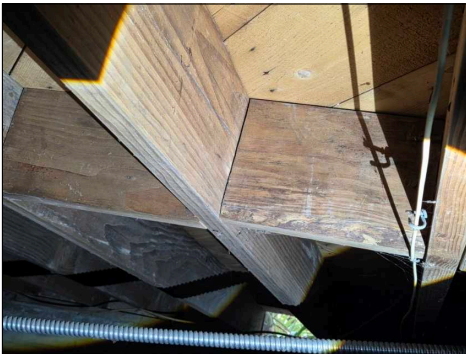
- Wood is worn and stained in areas where visible - typical of a structure this age
- Stained areas present – **consult termite report** for any wood/moisture issues

- Deteriorated wood observed - consult the termite report for all wood deterioration/moisture damage under structure



Deteriorated wood observed - consult the termite report for all wood deterioration/moisture damage under structure

Stained areas present



5. Sill Plate

Observations:

- Worn/stained/cracked materials - typical for the age of the structure

6. Anchor Bolts

Observations:

- None visible - typical for older properties

7. Ventilation

Observations:

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

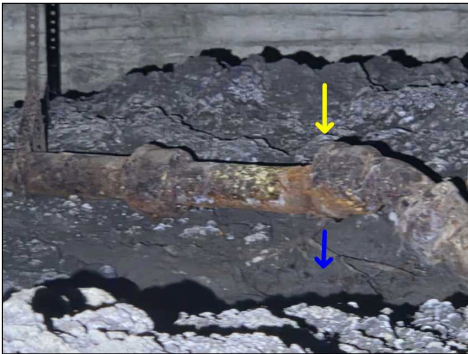
8. Plumbing

Observations:

- **Galvanized** water piping present - recommend upgrading all older pipes
- Copper piping present in areas - partial upgrade
- Older/corroded cast iron pipes present - materials nearing the end of their useful life
- Disconnected drain line visible - water leaking into crawlspace - needs to be serviced by a licensed plumber



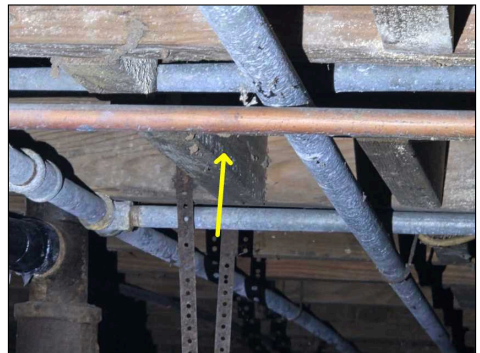
Galvanized water piping present - recommend upgrading all older pipes @ kitchen



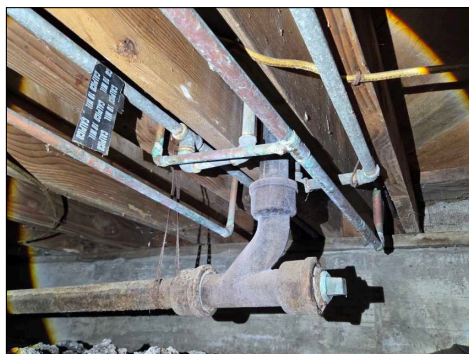
Disconnected drain line visible - water leaking into crawlspace - needs to be serviced by a licensed plumber



Older/corroded cast iron pipes present - materials nearing the end of their useful life



Copper piping present in areas - partial upgrade



GROUNDS

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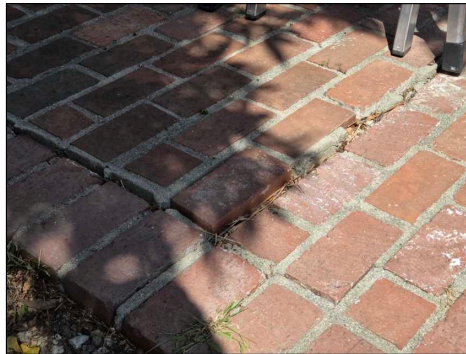
1. Driveways and Walkways

Observations:

- Cracking/chipping large - recommend servicing
- Small localized water ponding may occur in areas - area drains may be needed, monitor and address as needed
- **Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced**



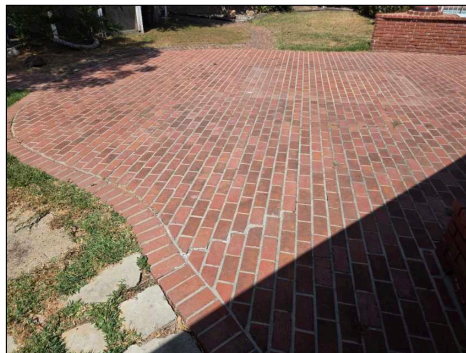
Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced



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



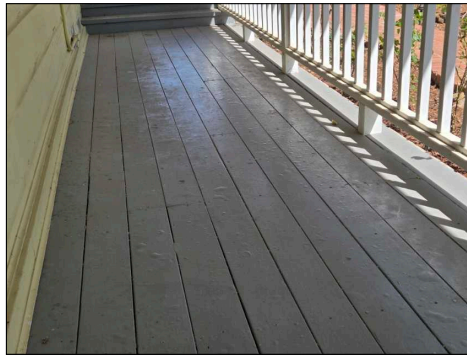
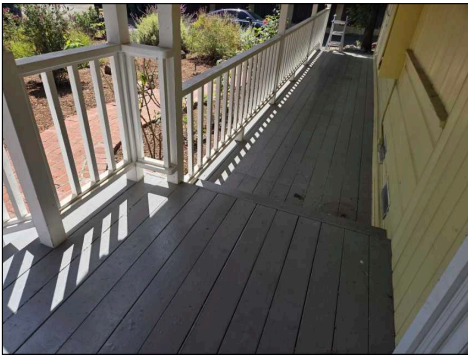
Cracking/chipping large - recommend servicing



2. Patio and Porch Decks

Observations:

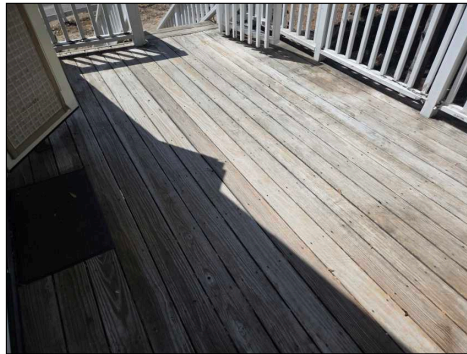
- Worn with common cracks/chips - typical for age of material
- Wood decking present - **consult termite report** for all exterior wood
- **Recommend appropriate licensed contractor for further evaluation**
- Worn/weathered surface - needs **maintenance**
- **Deteriorated wood - consult termite report - needs to be serviced**
- **Patio deck leaning - needs to be serviced/further evaluated by a licensed contractor**



Deteriorated wood - **consult termite report** - needs to be serviced



Deteriorated wood - **consult termite report** - needs to be serviced



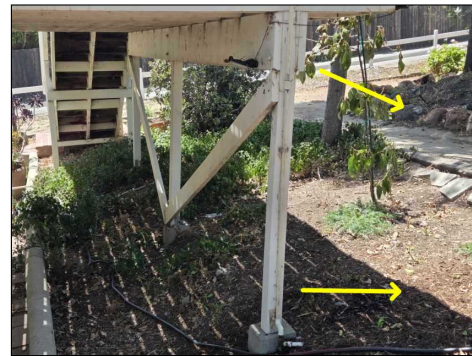
Worn/weathered surface - needs **maintenance**



Deteriorated wood - **consult termite report** - needs to be serviced



Deteriorated wood - **consult termite report** - needs to be serviced

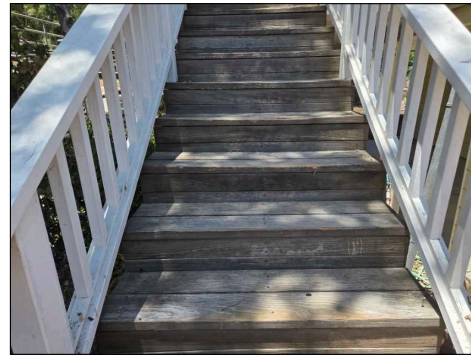
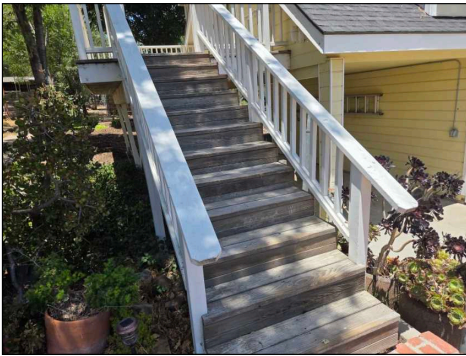


Patio deck leaning - needs to be serviced/further evaluated by a licensed contractor

3. Stairs & Handrails

Observations:

- Wood railings present - **consult termite report** for all exterior wood
- Worn/loose rails - typical for the age of the materials



4. Exterior Electrical

Observations:

- Exterior electrical is in a worn older condition - needs **maintenance**
- **Non- energized (dead) outlet(s) - needs to be serviced**



Non- energized (dead) outlet(s) - needs to be serviced

5. GFCIs

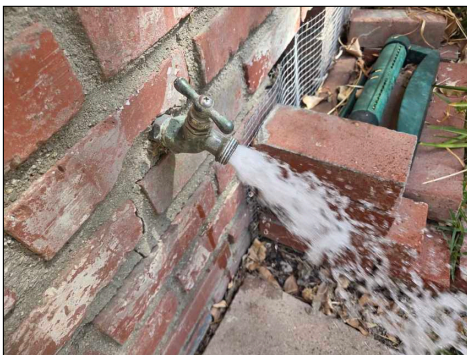
Observations:

- None visible/installed recommend upgrade for increased safety

6. Exterior Plumbing and Faucets

Observations:

- Exterior plumbing is present and not original to the structure - check all installation permits to ensure installation to building code
- Accessible exterior faucets operated with normal wear at time of inspection via normal fixture controls
- **Evidence of water pipe leaking beneath the surface - water ponding in areas - needs to be serviced**



Evidence of water pipe leaking beneath the surface - water ponding in areas - needs to be serviced



Evidence of water pipe leaking beneath the surface - water ponding in areas - needs to be serviced

7. Main Water Valve

Observations:

- Location: No visible main valve at structure - recommend upgrading and adding a shutoff at the structure

8. Water Pressure

Observations:

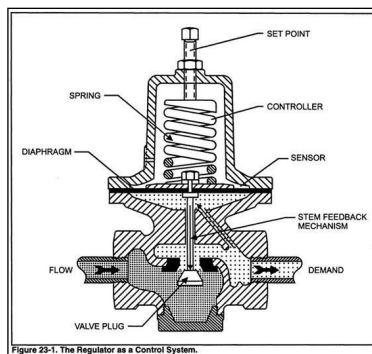
- Recommended water pressure is between 55 to 80 pounds per square inch (psi)
- Water Pressure can fluctuate depending upon time of day and municipal service adjustments
- **Approximate pounds per square inch: 105 - needs to be serviced**



9. 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



10. Fencing and Walls

Observations:

- Damaged fencing/walls - needs to be serviced
- Loose/leaning areas of fencing/walls – needs to be serviced
- Leaning retaining wall - needs to be serviced - structural movement



Loose/leaning areas of fencing/walls – needs to be serviced



Leaning retaining wall - needs to be serviced

11. Gates

Observations:

- Operated on the day of the inspection
- Weathered and worn materials - typical for age
- Gate is sagging - recommend servicing

12. Planters

Observations:

- Recommend trimming trees or bushes that are in contact or proximity to home, as branches can abrade roofing or siding



13. Grading

Observations:

- Underground drains present - not tested for performance, nor is output location confirmed with this inspection. Note underground drains will require periodic **maintenance**
- Small localized water ponding may occur in areas - monitor these areas as drains may be needed



14. 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
- Horse stalls outside the scope of this inspection



Horse stalls outside the scope of this inspection

ROOF

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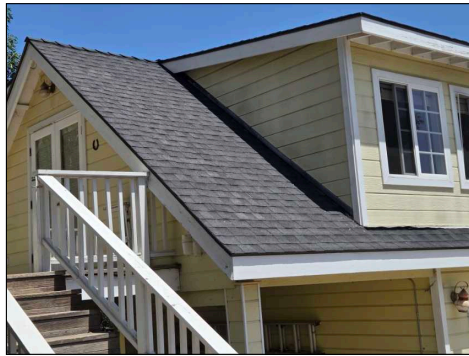
1. Condition

Information: Inspection method - roof was walked • Inspection method - Drone camera inspection @ ADU
Constructed of: Asphalt shingles • Rolled materials

Observations:

- Visible materials show signs of normal wear for the age of the materials at time of inspection - no major visible defects - Regular seasonal **maintenance** is recommended to extend the life of the roof
- Worn and weathered materials present - typical for age and weather exposure
- Shingles have moderate granule loss at ADU - older materials present
- No major visible defects observed



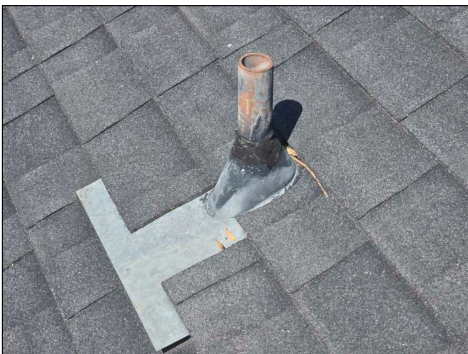


Shingles have moderate granule loss at ADU - older materials present

2. Flashings

Observations:

- Worn/weathered/rusted/bent - typical for age - recommend seasonal mastic **maintenance** to prevent moisture intrusion
- Flashings lifting in areas - needs to be serviced as part of your preventative roof **maintenance**
- **Deteriorated mastic at flashings - needs to be serviced and resealed at all penetration points**



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



Flashings lifting in areas - needs to be serviced as part of your preventative roof **maintenance**



Deteriorated mastic at flashings - needs to be serviced and resealed at all penetration points

3. Gutters and Down Spouts

Observations:

- Gutters are present at the structure - recommend cleaning and routine **maintenance** on gutter system to maintain good drainage
- Normal wear at time of inspection - no major visible defects
- Clogged/restricted by debris in areas - recommend servicing

4. Vents and Vent Caps

Observations:

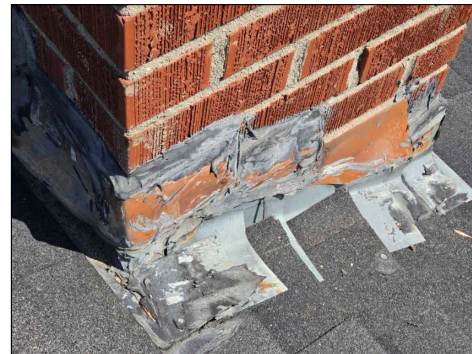
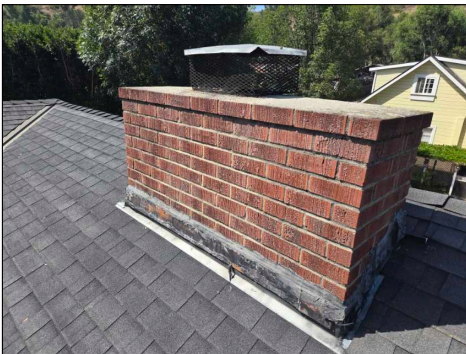
- Worn/weathered cap(s) – recommend seasonal **maintenance** to ensure that caps do not become loose or develop other defects



5. Chimneys

Observations:

- Worn/weathered chimney – recommend seasonal **maintenance** and care
- Flashing at base of chimney appears to need some **maintenance** to ensure a continued waterproof seal



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

6. Spark Arrestors

Observations:

- Worn/weathered - typical for age and weather exposure



7. Sky Lights

Observations:

- None present

POOL AND/OR SPA

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1. Plumbing

Observations:

- Visible areas have normal wear for age with no major visible defects and no visible leaking found at the time of the inspection
- ***This is a limited inspection of the pool/spa and associated equipment. Underground piping is excluded from this inspection, the inspector cannot determine if a pool structure or plumbing leaks underground. If there is any concern of a pool leak, consult a pool contractor to perform a leak dye test. The inspector cannot determine the remaining life of any of the pool equipment, parts or piping.***
- **Main drain cover missing - needs to be serviced - drain clogged**



Main drain cover missing - needs to be serviced - drain clogged

2. Pumps

Observations:

- Operated on the day of the inspection
- Worn pump(s) - typical for the age
- Inspector cannot determine the remaining life left in the pool pump(s)



3. Pressure Gauges

Observations:

- Worn/weathered - recommend upgrade
- Fogging - needs to be serviced/replaced for optimum readability



Fogging - needs to be serviced/replaced for optimum readability

4. Pool Fill Valves

Observations:

- Not applicable - none present

5. Electrical

Observations:

- No bonding wire(s) visible at pumps/equipment – needs to be serviced
- No visible outlets present



No bonding wire(s) visible at pumps/equipment – needs to be serviced

6. Lights

Observations:

- Could not locate switch – lights not tested, consult with seller for light operation

7. Timers

Observations:

- Manual timer switch present - worn/weathered
- Missing interior shock cover - needs to be serviced



8. Filters

Observations:

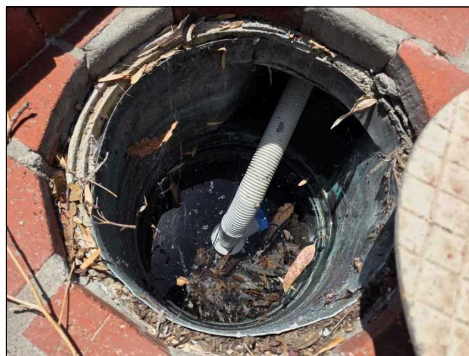
- Appears operative on the day of the inspection
- Filter has normal wear for its age - no major visible defects



9. Skimmers and Baskets

Observations:

- Filled with debris - not fully visible for inspection - recommend cleaning/**maintenance**



Filled with debris - not fully visible for inspection - recommend cleaning/**maintenance**

10. Tile

Observations:

- Worn tile/grout present - cracked/chipped in areas - needs **maintenance**



Worn tile/grout present - cracked/chipped in areas - needs **maintenance** Worn tile/grout present - cracked/chipped in areas - needs **maintenance**

11. Coping

Observations:

- Recommend regular mortar/masonry sealer/**maintenance**
- Cracking/chipping present in areas - recommend servicing
- Gaps between coping and decking - needs to be serviced



**Gaps between coping and decking
- needs to be serviced**

12. Decking

Observations:

- Worn with common cracks - typical for age of material
- Traffic surface worn - typical for normal use
- Evidence of poor drainage around pool areas - needs to be serviced

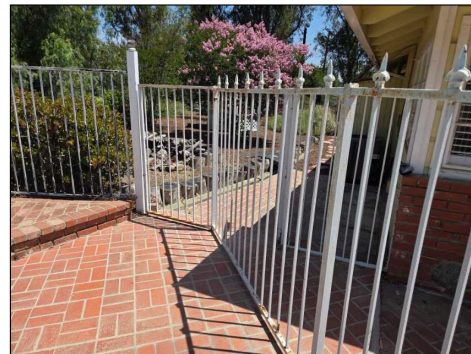
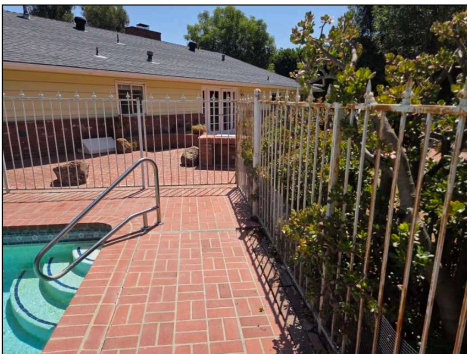


Evidence of poor drainage around pool areas - needs to be serviced

13. Gates & fencing - SAFETY

Observations:

- The pool/spa **DOES** have a fenced or gated enclosure that separates or isolates the pool or spa area from the home or structure.



14. Structure

Type: Below ground

Constructed of: Gunite • Plaster

Observations:

- Stained more than normal in areas - needs to be serviced/cleaned
- Flaking/peeling surface in areas - plaster is in a worn/older condition



Stained more than normal in areas - needs to be serviced/cleaned



Flaking/peeling surface in areas - plaster is in a worn/older condition

SEWER CAMERA INSPECTION

We recommend that you consult with a licensed plumber for further evaluation, cleaning and any repairs needed....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.

1. Conditions of Sewer Line

Per sellers disclosures septic tank is older and undersized - recommend specialist for further evaluation and possible upgrade - septic tank outside the scope of general inspection.





PLEASE READ THIS GENERAL INFORMATION

The purpose of a sewer scope inspection is to determine the condition of the property's sewer line from the exit of the home to the city main and to determine if the system is functioning as designed. The inspection does not include drain lines which connect to the sewer line, depending on sewer line access location, may or may not include the sewer line under the structure. (no refunds will be given if the main is not reached).

A standard sewer scope inspection for a single-family residence takes approximately 30 minutes to one hour to complete (time may vary and is based on accessibility to the sewer cleanout location). Lack of a proper cleanout access WILL prevent a complete inspection. Some areas may be accessible from a roof plumbing vent; however, these inspections are often VERY limited and the camera may not be able to negotiate some turns within the sewer line piping.

Our Inspector/Technician will insert a mini video camera into the sewer line through the sewer cleanout (or sometimes a roof plumbing vent pipe). The cleanout may be located in the basement, crawlspace, garage or outside the structure - front, sides or rear. If no obstructions are encountered, we will inspect from the cleanout to the city main (if the main is reachable with the camera length limitations). If problems with the line are found, we will provide you with an approximate distance to the trouble area from the cleanout/camera entrance point. We advise you to consult with a plumber for additional fees associated with locating the actual pinpoint location of a problem.

Common sewer line problems are root intrusion, sewer sludge, pipe offsets, standing water, cracks, clogging and pipe separation. A functioning sewer line may have problems that do not currently affect the performance of the line; however, these problems may cause a future sewer backup leading to an unexpected emergency line repair or replacement. Roots may infiltrate sewer lines at rates of 1 to 3 inches per day during certain seasons, potentially extending several feet annually, and can significantly impair the functionality of the sewer system. NOTE: This inspection cannot determine if a sewer line leaks.

When the inspection is complete, if present, you will be verbally informed as to condition of the sewer line based on your Inspector's/Technician's opinion of what he viewed at that time, this verbal information may change upon the technicians review of the camera video prior to filing the final report, so please read your final report AND watch the full video for full disclosure. Your Inspector/Technician will send out a final report within 24 from the time of the original inspection (if you do not receive your report, you are expected to contact us by phone at 800.494.8998 so that we may send it to you again). Still photographs and video will be included in your final report. Upon receiving the report, You ARE expected to view the report, watch the



GENERAL INFORMATION CONTINUED

ENTIRE sewer line video and contact your Inspector with any questions, PRIOR to the release of contingencies. If any problems are found in the sewer line, we recommend that you contact a licensed plumber immediately for further evaluation or repair. Further evaluation may uncover additional defects.

Disclaimer: This is not a pass or fail inspection. This inspection does not cover plumbing codes or other building code violations. The Inspector/Technician cannot predict future problems or issues with the drainage system. If you view something in the video that you feel the inspector did not properly disclose on the written report, you ARE expected to contact your Inspector to discuss the condition and have the Inspector update the report as needed. Conditions can and often do change after the inspection; root intrusion, breakage, cracks, etc. can occur at any time without any previous signs during the inspection. The Inspector/Technician or The Elite Group are not responsible for damage found or damage occurring during the inspection. The hiring party is expected to have proper insurances and/or approvals for this inspection by the existing home owner. We do not provide pricing for any repairs.

A sewer camera inspection is intended to reduce risk, however, cannot eliminate all risk. The Client acknowledges that Inspector will not observe every square inch of the sewer system, and that Inspector could fail to see or note a defect, and that defects may exist that cannot be detected by visual inspection only. The Client agrees that the inspection and report in no way lessen the risk or likelihood of repairs or replacements being needed at any time in the future. The Client understands that in order for the Inspector to provide this service at a lower price than a licensed plumber, location devices will not be used to mark locations, technicians will not determine directions/schematic of any underground drain lines.

Sewer scope video recordings will be retained for a period of ninety (90) calendar days from the date of inspection.





SEWER PIPE MATERIALS AND DESCRIPTIONS

Older Homes: Clay, Cast Iron, and Orangeburg

In older properties built before the 1970s, may contain clay pipe, cast-iron pipe, or a fiber conduit pipe called Orangeburg for the sewer line.

Clay and cast-iron are older types of sewer piping and can remain in the ground as long as they are still moving waste with no leaks. Orangeburg sewer pipe is worth replacing if you have the ground opened up, *even if* the Orangeburg appears to be in good shape.

Even older homes might have newer plastic sewer pipe. As the years wear on, sewer systems deteriorate. When replacement happens, it typically will happen with plastic pipe.



Clay pipe

Life Expectancy: 50 to 60 years



Cast Iron pipe

Life Expectancy: 50 to 75 years



Orangeburg pipe

Expected to last 50 years, however known to fail after 10 years

Vitrified **clay sewer pipe** is still used today, though as a do-it-yourself homeowner you probably will not want to choose this for your sewer line replacement. Clay pipe is heavy and tricky to cut. Often, your choice of sewer pipe is dictated by what your home improvement store has on hand, and none of the major retailers carry clay pipe.

While clay pipe may seem archaic, it is a viable form of sewer pipe. One great benefit of clay pipe over plastic pipe is that it is inert, making it highly resistant to chemical degradation.

Because clay sewer pipe has a porous surface, it tends to attract tree roots. Roots that impinge on clay pipe may eventually cause the pipe to crack.

Cast-iron sewer pipe, like clay pipe, is associated with older homes, yet it is still installed today.

One of the best things about cast iron pipe is that it is incredibly strong. A four-inch diameter sewer pipe can withstand well over two tons of pressure per linear foot. By contrast, clay, ABS, and PVC pipe are all subject to breakage.

Cast-iron sewer pipe is heavy and difficult for a do-it-yourselfer to cut. To cut a cast-iron pipe in the ground, you need a soil pipe cutter, a specialty tool that can be rented from supply houses for a small fee.

Cast iron pipe is non-flammable. This is not an issue for below-ground installations; but should you decide to continue the cast-iron into the house, you can feel secure knowing that cast-iron pipe will not melt in a fire.

Flawless, pristine **Orangeburg sewer pipe** is not something you often see. Typically, you find Orangeburg sewer pipe in a collapsed state after you dig up your malfunctioning sewer line.

Orangeburg, a fiber conduit pipe, was manufactured from wood fibers bound with a special water-resistant adhesive, then impregnated with liquefied coal tar pitch.

Orangeburg was favored by many plumbers of the time because it was lightweight to carry and easy to cut with a regular wood saw.

Fiber conduit pipe that was properly bedded in sand and pea gravel to reduce stress will last longer than poorly prepared installations. Most Orangeburg has a lifespan of no more than 50 years.



Concrete pipe

Life Expectancy: 50 to 75+ years

While it may be rare to see a concrete pipe used as a residential sewer line, some homes and locations may have used it. Concrete drain lines have been used for hundreds of years and continue to be used to this day in large scale construction and in many irrigation construction for the farming industry.

Newer Homes: Plastic, Cast Iron, and Clay

Homes built from the 1970s onward tend to have plastic sewer pipe. In some rare instances, you may find older cast-iron or clay sewer lines at a new house. The new house (and even some remodeled houses) will often have new pipe installed within the house envelope itself and extending a few feet into the yard. The yard area is where the old sewer pipe will start up again and continue all the way to the city sewer main.

In most new sewer line installations, you may find yourself being steered in the direction of PVC or ABS plastic pipe over clay and cast-iron. While the plastic pipe is undoubtedly easier to work with, clay and iron have strong points, such as longer lifespans and strength (for the iron).



ABS (Acrylonitrile Butadiene Styrene)
Color: Usually black
Life Expectancy: 50 to 70+ years



PVC (Polyvinyl Chloride)
Color: White, Green, Orange, Gray
Life Expectancy: 50 to 70+ years

Plastic sewer pipe for underground installations is available in both ABS and PVC. Both types of pipe have smooth interiors for excellent carrying capacity of solid waste matter. The smooth exteriors also help resist root anchorage.

Plastic sewer pipe is usually the material of choice for do-it-yourselfers since it is lightweight, easy to cut, inexpensive, and available at all home centers. As an added benefit, plastic pipe can be tied into cast-iron and clay pipe.

4 Reasons Why a Sewer Camera Can't Locate a Leak

1. A leak is water escaping the pipe through a hole, break, or crack. Since the camera is inside the pipe, it cannot see the outside of the pipe. Meaning, it can't see if something is leaking OUT of the pipe. It can only show what is going on INSIDE the pipe.
2. The inspector/technician is looking at a monitor displaying what the camera "sees." So the inspector/technician has to interpret, or guess, what he's seeing. He might think he see something that looks like a hole, break, or crack in the pipe. But keep in mind, this is your sewer system we're talking about. This is where your waste flushes and runs through. Trust us when we say it does not look good. And all that gunk and waste makes it hard to tell if something is a leak based solely on what can be seen on the monitor.
3. Sewer pipes can be made of multiple different materials (as explained above). So something very possibly might look like a hole or a crack or a break, but because the walls of the pipe are so thick, it's possible what the inspector/technician is seeing does not go all the way through the pipe so no water is leaking out at all. The result: no leak.
4. Particularly with cast iron, but this could also be true for PVC, there are years of buildup on the walls of the pipe. Calcium, soap scum, grease, debris... you name it, builds up on the walls of your sewer pipes. So any cracks or holes the plumber sees could very well be in the buildup and not the actual pipe.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.
Galvanized	<p>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.</p> <p>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.</p>
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 schedule 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



Recommend appropriate licensed contractor for further evaluation	Recommend appropriate licensed contractor for further evaluation. See our Vendor Directory.
consult a HVAC contractor	Recommend evaluation by a licensed HVAC contractor. Our HVAC/Plumber vendor 714-735-0726.
consult termite report	Recommend evaluation by a licensed termite inspector. Our Termite vendor 562-573-1120.





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 GFCLs 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