



ELITE GROUP
INSPECTION PROFESSIONALS



800-494-8998

RESIDENTIAL



PROPERTY LOCATION: 1168 Knoll Dr Monterey Park, CA 91754

INSPECTIONREPORT

CLIENT: Hassan Mamsa -AGENT: Letty Cuevas Granada Knoll Realty

Date of Inspection: 8/27/2026 at 12:30 PM

Year Built: 1931 Sq Ft: 803

Weather: Hot, Clear, Dry

Order ID: 407052

Inspector: Steven Moody

951-557-1865

stevenmoody@eliteinspections.com



customercare@eliteinspections.com

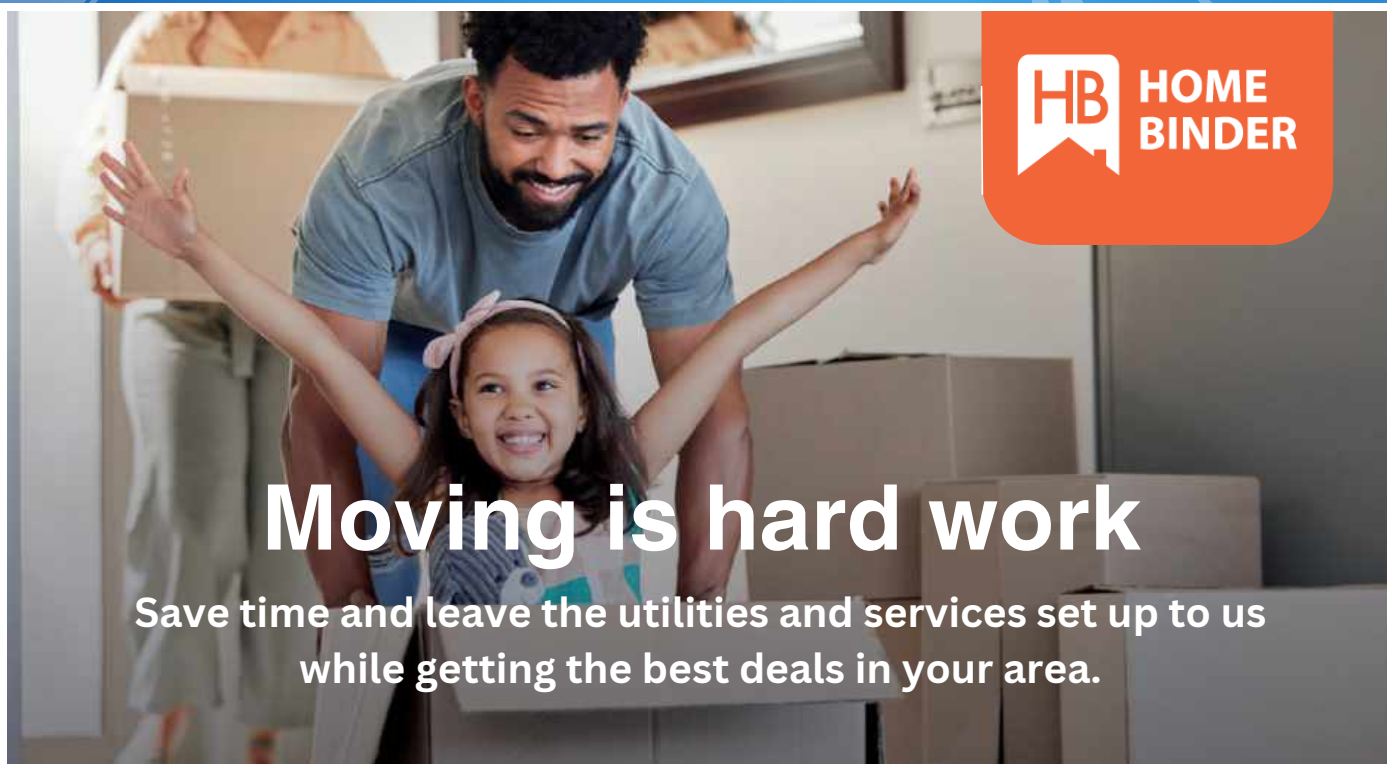


www.eliteinspections.com



Table Of Contents

Summary Page	5-12
OVERVIEW	13
INTERIOR	14-22
BATHROOMS	23-27
KITCHEN	28-31
LAUNDRY AREA	32-33
HEATING/AIR CONDITIONING	34-35
WATER HEATERS	36-39
ELECTRICAL/GAS SERVICE	40-43
ATTIC AREA	44-46
GARAGE AND/OR CARPORT	47-50
EXTERIOR AREAS	51-53
FOUNDATION	54-58
GROUNDS	59-64
ROOF	65-67
Glossary	68



Moving is hard work

Save time and leave the utilities and services set up to us while getting the best deals in your area.

HomeBinder Assistant gives you a single point of contact to help you navigate the multitude of options and price for:



TV



INTERNET



UTILITIES



HOME
SECURITY



HOMEOWNERS
INSURANCE

Shop and compare top service providers all in one place, including:



xfinity

windstream.



AT&T

reliant.
an NRG company

vivint.

SimpliSafe

COX.



FRONTIER UTILITIES

Contact us at assistant@homebinder.com | homebinder.com

Start your new home ownership journey with HomeBinder

Shop the
best deals
for utilities

Set up all
your services
with one call

Securely store
everything
in one place

Make home
management
a breeze



COMPARE PRICES AND OPTIONS

Don't pay more because you are in a rush.

Get multiple quotes and coverage options from the country's top service providers so you can get the best deal.



FREE FOREVER

And no obligation. Yes, really.

Making moving-in less complicated doesn't have to cost an arm and a leg. Make the smartest choice for you and your family with no cost or obligation.



TRUSTED

Because you don't want any nasty surprises.

We only work with the nation's most trusted service providers so that you can confidently review rates and service options.

About HomeBinder

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



homebinder.com

Copyright HomeBinder 2023

Contact us to get personalized service:

Call (800) 485-4830 or email us at assistant@homebinder.com



**Need to Fix Something?
Don't Panic—Start Here**

**VIEW OUR PREFERRED
CONTRACTORS DIRECTORY**



For exclusive access to The Elite Group's trusted contractors,
visit the link: <https://eliteinspections.com/vendors/>

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 14 Item: 1	Wall Conditions	• Peeling/blistered/cracking paint in areas
Page 15 Item: 2	Ceiling Conditions	• Large cracks or holes present – larger than typical - needs to be further evaluated/serviced • Stains/blistered areas present - tested dry with moisture meter at time of inspection • Evidence of past moisture problems - consult seller/disclosures for any past history of moisture issues • Moisture damage- needs to be serviced; inquire with seller regarding cause and if repaired
Page 16 Item: 3	Floor Conditions	• Damaged flooring – service needed • Damaged- needs to be serviced
Page 17 Item: 4	Window Conditions	• Did not lock/latch properly - needs to be serviced
Page 18 Item: 5	Window-Wall A/C or Heat Units	• Very old and worn unit - life expectancy limited • Condensation/moisture damage observed - needs to be serviced/further evaluated
Page 19 Item: 6	Doors	• Did not latch properly - needs to be serviced • Latch assembly damaged- needs to be serviced • Gap at bottom - larger than normal for air flow, needs to be serviced • Gap at sides - needs to be serviced
Page 19 Item: 7	Fireplaces	• Uncapped gas line - needs to be serviced
Page 20 Item: 8	Electrical	• Outlet cover missing - needs to be serviced • Outlet hot wired in reverse with neutral - needs to be serviced • Broken outlet(s) - potential hazard - needs to be serviced • Non-energized (dead) outlet(s) - needs to be serviced
Page 21 Item: 10	Cabinets	• Doors and drawers did not close properly - normal for age of materials
Page 22 Item: 11	Smoke Detectors	• Did not operate - needs to be serviced or replaced
BATHROOMS		
Page 23 Item: 2	Cabinets	• Drawer/cabinet missing, loose or damaged
Page 24 Item: 5	Bath Tubs	• Tub fixture is seized/stuck in position - needs to be serviced
Page 24 Item: 6	Showers	• Shower arm faceplate is loose at the wall - recommend securing and sealing this area

Page 25 Item: 7	Shower Walls	• Cracked/loose/missing grout in areas - recommend grout and sealer • Soap dish loose/damaged - needs to be serviced - possible hidden defects
Page 25 Item: 8	Toilets	• Toilet handle is damaged - needs to be serviced
Page 26 Item: 9	Plumbing	• Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber • Plastic flex line used on bathroom sink drain - this material is considered weak and should be upgraded for optimum long term drainage
Page 26 Item: 10	GFCIs	• GFC not grounded- needs to be serviced
Page 27 Item: 11	Exhaust Fans	• Exhaust fan not vented to exterior of house - needs to be serviced

KITCHEN

Page 28 Item: 1	Counters	• Scratched/Worn/Chipped/Stained areas - signs of age and wear • Cracked materials - needs to be serviced • Cracked/loose materials - needs to be serviced
Page 28 Item: 2	Cabinets	• Damaged cabinet doors - needs to be serviced • Missing drawer/front - needs to be serviced
Page 28 Item: 4	Dishwashers	• Not operating - needs to be serviced
Page 29 Item: 6	Plumbing	• Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber • Galvanized water piping present - recommend complete water distribution system evaluation due to age
Page 29 Item: 7	Ranges	• Not operating - needs to be serviced • Worn/older unit - replacement/repairs/maintenance will be required in the near future
Page 30 Item: 8	Ovens	• Worn/older unit - replacement/repairs/maintenance will be required in the near future • Glass in door damaged - needs to be serviced
Page 30 Item: 9	Microwaves	• Worn/older unit - replacement/repairs/maintenance will be required in the near future
Page 30 Item: 10	Exhaust Vents	• None present - recommend installing an exhaust vent system
Page 30 Item: 11	Electrical	• Outlet cover missing - needs to be serviced • Outlet hot wired in reverse with neutral - needs to be serviced • Exposed wires - potential hazard - needs to be serviced • Exposed connections - potential hazard - needs to be serviced

LAUNDRY AREA

Page 32 Item: 2	Plumbing	• Irregular materials/installation/workmanship used - needs to be serviced
Page 32 Item: 3	Gas Valve	• Line connected without a valve - needs to be serviced

HEATING/AIR CONDITIONING

Page 34 Item: 1	Heaters	• Did not operate or respond to thermostat commands - needs to be serviced/further evaluated
-----------------	---------	--



Page 34 Item: 3	Thermostats	• Heater is not responding to thermostat commands - recommend further evaluation by a licensed HVAC contractor
WATER HEATERS		
Page 37 Item: 6	Overflow Line/s	• Discharge pipe too short - needs to be serviced - recommend extending TPR discharge tube with 3/4" copper pipe to within 6" off the floor
Page 38 Item: 7	Water Heater Temperature	• Temperature was above 120 F at one or more fixtures within the structure, this a potential scald hazard - needs to be serviced/adjusted - consult a plumber
Page 38 Item: 9	Gas Supply Valves and Pipes	• Flexible connector through sheet metal cabinet - needs to be serviced
ELECTRICAL/GAS SERVICE		
Page 40 Item: 1	Main Panel	• Outer door missing/loose/damaged - needs to be serviced • Improper modifications present at panel - needs to be serviced
Page 40 Item: 2	Panel Wiring	• Irregular workmanship- needs to be serviced • Spliced/taped/wire nut connections present are evidence of alterations to panel – consider further evaluation by an electrician to ensure that splices are not bypassing or overloading breakers
Page 41 Item: 4	Breaker Amp Capacity	• Main breaker AMP rating exceeds panel maximum rating per label - needs to be serviced
Page 41 Item: 5	Cable Feeds	• Older style wiring connections to the structure - it is recommended that you upgrade these areas • Trees/vegetation close/in contact with service entrance - needs to be serviced • Cable clearance to the garage is low (12 feet high is recommended) - needs to be serviced • Gaps on top of panel- needs to be serviced
ATTIC AREA		
Page 44 Item: 1	Access Entries	• Access door is damaged - needs to be serviced
Page 44 Item: 2	Structure	• Deteriorated wood observed - consult termite report • Large stains present on wood members of structure - needs to be serviced and further evaluated for possible leak
Page 45 Item: 3	Insulation	• Evidence of moisture entering structure- needs to be serviced - recommend further evaluation • Irregular installation/workmanship- needs to be serviced
Page 46 Item: 5	Electrical	• Cover missing at junctions box(es) exposing connections - needs to be serviced • Exposed connections (splices) not properly installed with a junction box - potential hazard - needs to be serviced
GARAGE AND/OR CARPORT		
Page 47 Item: 1	Roof Condition	• Damaged materials/areas - needs to be serviced
Page 47 Item: 2	Rafters & Ceilings	• Evidence of moisture entering structure - hidden defects may exist; needs to be serviced • Wood deterioration observed - consult termite report for any wood areas in garage area

Page 48 Item: 3	Main Automotive Doors	• Damaged/deteriorated - needs to be serviced • Not functional - needs to be serviced • Locked could not test
Page 48 Item: 4	Hardware/Springs	• Heavily damaged - needs to be serviced
Page 49 Item: 5	Exterior Doors	• Not functional/did not operate - needs to be serviced
Page 49 Item: 8	Walls	• Wood deterioration observed - consult the termite report for all wood in the garage • Moisture damage at base - needs to be further evaluated
Page 50 Item: 11	Electrical	• Irregular installation/workmanship- not to accepted building practices - needs to be serviced
EXTERIOR AREAS		
Page 51 Item: 1	Stucco	• Cracking/chipping/holes more than typical - needs to be serviced • Cracking - more than normal - needs to be serviced
Page 52 Item: 2	Wood Trim	• Damaged in areas - needs to be serviced
Page 52 Item: 4	Eaves & Fascia	• Damaged due to moisture - needs to be serviced
Page 53 Item: 5	Exterior Paint	• Weathered and worn more than normal - needs to be serviced • Blistered and peeling in areas - recommend servicing
Page 53 Item: 7	Exterior Windows	• It appears that this structure has the original windows - consult a window contractor to evaluate these older windows, consider upgrading the windows at this structure • Deteriorated frames - needs to be serviced
FOUNDATION		
Page 54 Item: 2	Access Panels	• Missing entry cover panel/screen - <u>needs to be installed to prevent pest entry</u>
Page 54 Item: 3	Foundation Walls	• Efflorescence is excessive in areas - ongoing moisture or drainage problem may exist - needs to be serviced/further evaluated • Recommend foundation contractor to evaluate this foundation due the age of the structure
Page 55 Item: 4	Cripple Walls	• Wood deterioration observed - consult termite report for all wood deterioration/moisture damage under the structure • Stained areas present - consult termite report for any wood/moisture issues
Page 56 Item: 6	Posts and Girders	• Damaged framing - needs to be serviced • Recommend foundation contractor or structural engineer to further evaluate
Page 56 Item: 8	Anchor Bolts	• None - typical for homes built prior to 1935 - <u>recommend adding bolts or earthquake retrofit steel plates</u>
Page 57 Item: 9	Ventilation	• Grade above vent(s) will direct water into structure - needs to be serviced
Page 57 Item: 10	Vent Screens	• Damaged screens - recommend maintenance and repairs to prevent pest intrusion • Missing screens - recommend maintenance and repairs to prevent pest intrusion

Page 58 Item: 11	Plumbing	• Visibly leaking plumbing - recommend immediate evaluation by a licensed plumber to prevent unwanted moisture in crawl space • Galvanized steel and cast iron plumbing drain piping present - we recommend that licensed plumber further evaluate due to the age of the materials present • Corrosion/cysts at one or more locations of the metal drain lines or distribution piping - recommended further evaluation by a licensed plumber
GROUNDS		
Page 59 Item: 1	Driveways and Walkways	• Moderate cracking in areas - recommend maintenance and patching as needed • Cracking/chipping large - recommend servicing
Page 60 Item: 2	Patio and Porch Roofs	• Wood deterioration observed - consult termite report
Page 60 Item: 3	Stairs & Handrails	• Damaged steps - unsafe - needs to be serviced • Damaged rails - unsafe - needs to be serviced
Page 61 Item: 4	Exterior Electrical	• Exterior outlet/switch covers are missing or not of proper exterior weather proof type - needs to be serviced • Exposed wires/connections - potential hazard - needs to be serviced • Improper electrical installation - needs to be serviced
Page 62 Item: 6	Exterior Plumbing and Faucets	• Exterior hose faucet(s) leaks/drips when turned off - needs to be serviced
Page 63 Item: 10	Fencing and Walls	• Damaged fencing/walls - needs to be serviced • Missing boards - recommend servicing • Loose boards - recommend servicing
Page 64 Item: 11	Gates	• Gate is sagging - recommend servicing • Damaged - needs to be serviced • Recommend appropriate licensed contractor for further evaluation
ROOF		
Page 65 Item: 1	Condition	• Broken tiles - needs to be serviced • Missing/damaged shingles/tiles at ridge/hip - needs to be serviced • Roof material not properly fastened - needs to be serviced • Ponding or evidence of ponding in areas - needs to be serviced
Page 66 Item: 2	Flashings	• No drip edge at composition roof - needs to be serviced
Page 66 Item: 4	Vents and Vent Caps	• Corroded - needs to be replaced • Irregular materials/installation/workmanship used - needs to be serviced • Mastic at vent(s) is weathered and cracked - needs to be serviced and resealed at all penetration points
Page 67 Item: 6	Sky Lights	• Excessive mastic/caulk repairs - signs of past moisture intrusion - needs to be serviced

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 West (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: South side of structure
- Main gas valve shut off location: East side of structure
- Main electrical panel location: East side of structure

3. Who is present at the inspection?

- Buyer present during inspection
- Buyer's agent present during inspection
- Seller's agent present during inspection
- Owner not present during inspection

4. Wall materials throughout the structure

Drywall • Plaster

5. Ceiling materials throughout the structure

Drywall • Plaster

6. Floor materials throughout the structure

Tile • Hardwood

7. Window materials/type throughout the structure

Single pane • Wood framed • Fixed frame or stationary type (does not open or close) • Horizontal sliding type (one window slides while the other remains stationary) • Vertical sliding type (one window slides while the other remains stationary) • Hinged type (swing in)

8. IMPORTANT NOTES

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

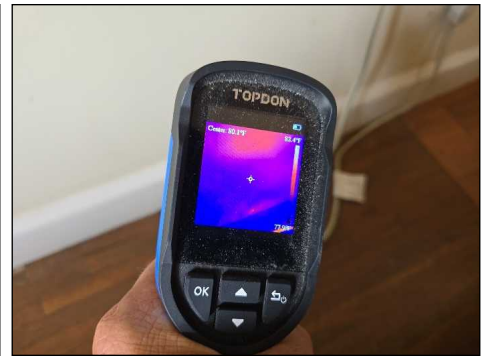
INTERIOR

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.

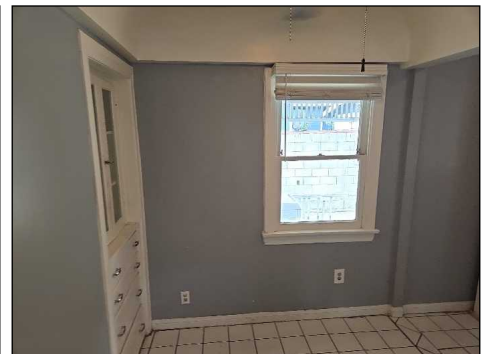
1. Wall Conditions

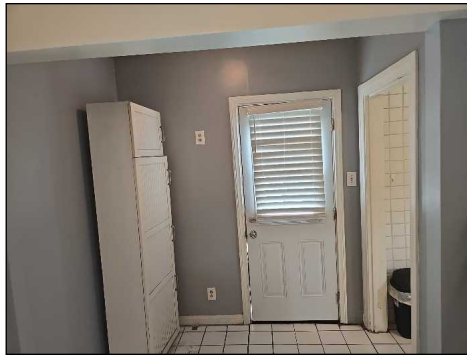
Observations:

- Some areas not accessible or visible due to access limitations or personal items/furnishings
- No major visible defects observed at the time of inspection
- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Peeling/blistered/cracking paint in areas
- **Peeling/blistered/cracking paint in areas**



Peeling/blistered/cracking paint in areas

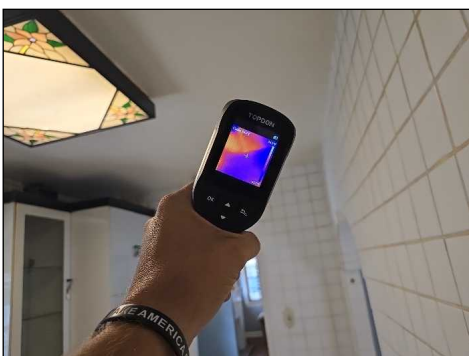
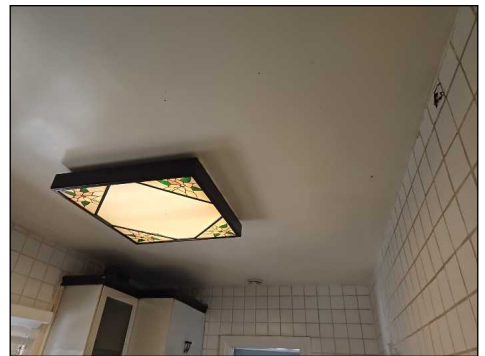
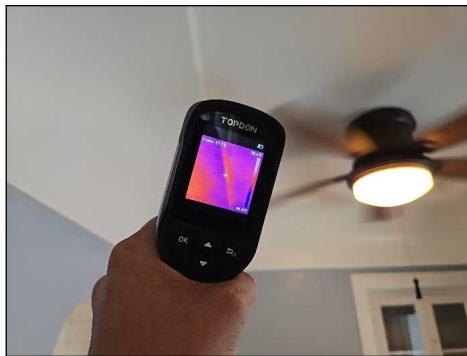




2. Ceiling Conditions

Observations:

- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Patched/partial painted areas present - consult seller regarding patched areas
- Large cracks or holes present – larger than typical - needs to be further evaluated/serviced
- Stains/blistered areas present - tested dry with moisture meter at time of inspection
- Evidence of past moisture problems - consult seller/disclosures for any past history of moisture issues
- Moisture damage- needs to be serviced; inquire with seller regarding cause and if repaired



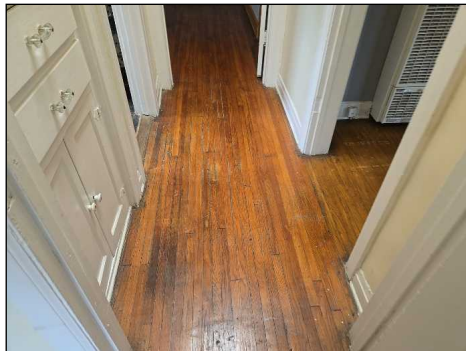
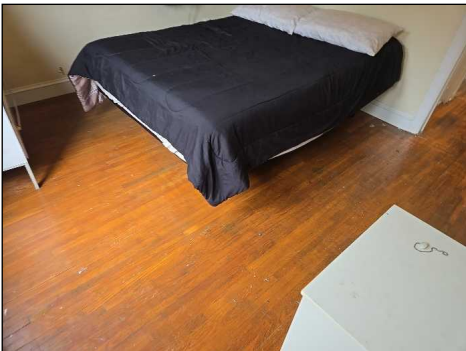


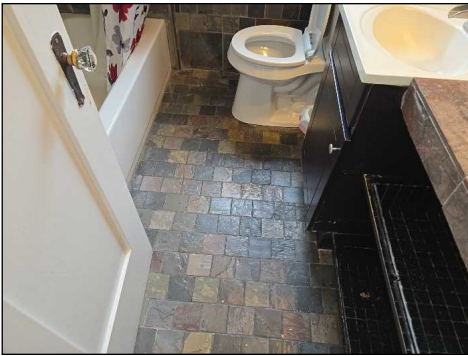
3. Floor Conditions

Observations:

- Worn and stained areas- typical for age of the material
- **Consult termite report** for wood floors
- Scratched/worn areas - typical for age and use
- Uneven areas- needs to be serviced - cause could no be determined, addition hidden defects may exist - consult with a licensed contractor for further evaluation

- Damaged flooring – service needed
- Damaged- needs to be serviced





Damaged flooring – service needed



Damaged- needs to be serviced

4. Window Conditions

Observations:

- Accessible windows were tested and operated at time of inspection
- Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age
- Recommend general window maintenance/lubrication and weather tight service
- Small cracks/worn areas/chipped paint observed around sill or frame
- **Did not lock/latch properly - needs to be serviced**





Did not lock/latch properly - needs to be serviced



5. Window-Wall A/C or Heat Units

Observations:

- Very old and worn unit - life expectancy limited
- Condensation/moisture damage observed - needs to be serviced/further evaluated

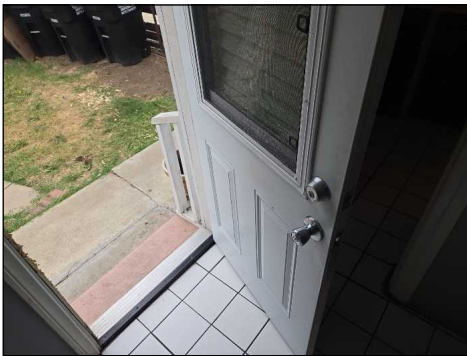




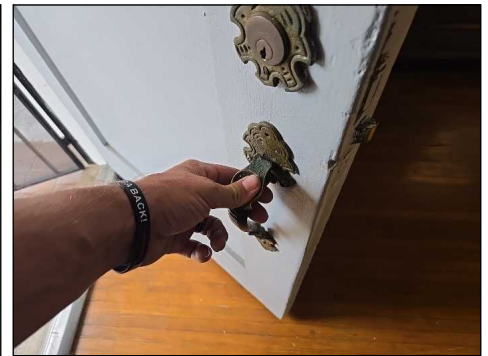
6. Doors

Observations:

- Did not latch properly - needs to be serviced
- Latch assembly damaged- needs to be serviced
- Gap at bottom - larger than normal for air flow, needs to be serviced
- Gap at sides - needs to be serviced



Gap at sides - needs to be serviced



Latch assembly damaged- needs to be serviced



Gap at bottom - larger than normal for air flow, needs to be serviced



Did not latch properly - needs to be serviced

7. Fireplaces

Observations:

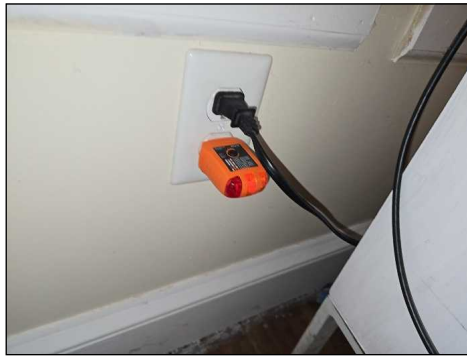
- Recommend further evaluation by CSIA certified chimney sweep
- Uncapped gas line - needs to be serviced



8. Electrical

Observations:

- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Loose/worn outlets/switches - typical for age consider upgrading
- Outlet cover missing - needs to be serviced
- Outlet hot wired in reverse with neutral - needs to be serviced
- Broken outlet(s) - potential hazard - needs to be serviced
- 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





Outlet cover missing - needs to be serviced



Outlet hot wired in reverse with neutral - needs to be serviced



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



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



Broken outlet(s) - potential hazard - needs to be serviced



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

9. Closets

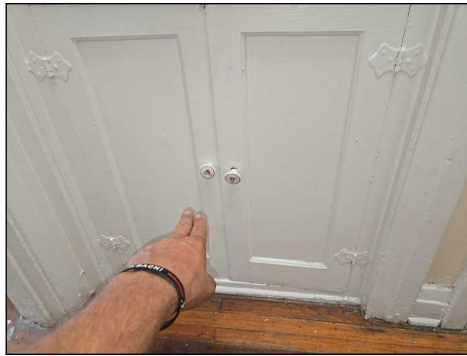
Observations:

- Worn closets with loose/worn hardware - typical for age
- Missing closet doors - needs to be serviced

10. Cabinets

Observations:

- Doors and drawers did not close properly - normal for age of materials



11. Smoke Detectors

Observations:

- Operational at time of inspection via factory installed test button
- Worn/older model suggest replacement with modern devices
- **Did not operate - needs to be serviced or replaced**



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

12. Carbon Monoxide Detectors

Observations:

- Operational at time of inspection via factory installed test button
- Worn/older model suggest replacement with modern devices



BATHROOMS

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

1. Counters

Observations:

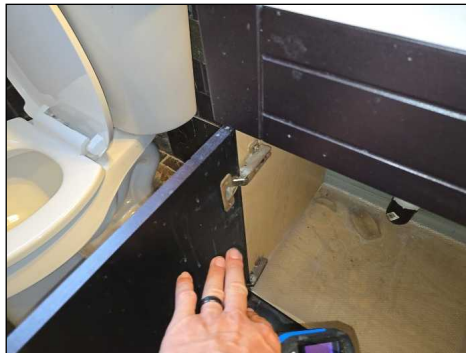
- Counter is worn and has typical wear for age



2. Cabinets

Observations:

- Worn cabinets with loose/worn hardware - typical for age
- **Drawer/cabinet missing, loose or damaged**



Drawer/cabinet missing, loose or damaged

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 fixture is seized/stuck in position - needs to be serviced**

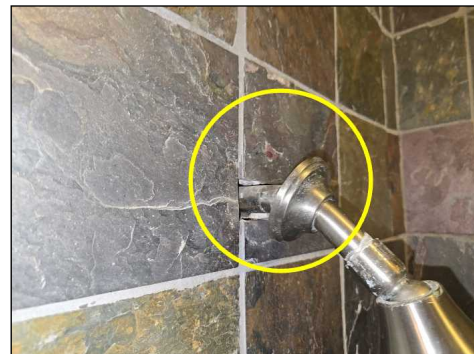
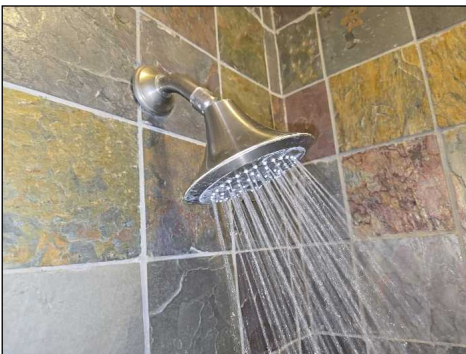


Tub fixture is seized/stuck in position - needs to be serviced

6. Showers

Observations:

- Fixture was tested and operating at time of inspection via normal fixture controls
- Fixture was in a worn and older condition - typical for the age
- **Shower arm faceplate is loose at the wall - recommend securing and sealing this area**



Shower arm faceplate is loose at the wall - recommend securing and sealing this area

7. Shower Walls

Observations:

- The shower pan and shower walls are not waterproof tested for leaks. The Home Inspector cannot determine if shower walls or shower pans leak through or behind tile, fiberglass or other solid surface materials. The Inspector cannot see behind walls, floors or ceilings. We strongly recommend that you have all shower pans water tested for leaks. Cracking/missing grout, degraded or missing caulking may lead to leaks and should be immediately addressed in all cases and discoveries.
- Shower pans are not long-term water tested for leaking - consult the termite report
- Tile and grout present
- Wall materials in a worn/stained-faded/old condition - typical for age - recommend routine grout and sealer maintenance
- Shower pan is in a worn/stained/older condition - typical for the age - recommend routine grout and sealer maintenance
- **Cracked/loose/missing grout in areas - recommend grout and sealer**
- **Soap dish loose/damaged - needs to be serviced - possible hidden defects**



Cracked/loose/missing grout in areas - recommend grout and sealer



Cracked/loose/missing grout in areas - recommend grout and sealer



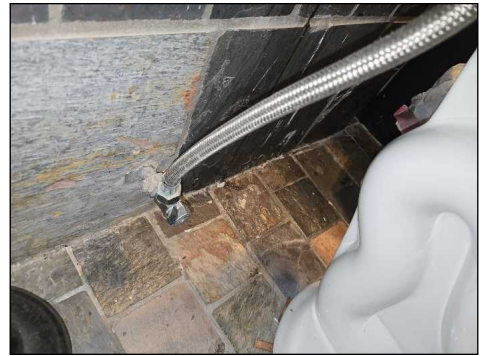
Soap dish loose/damaged - needs to be serviced - possible hidden defects



8. Toilets

Observations:

- Tested and operational at time of inspection via normal fixture controls, flush test performed
- Toilet is in a worn and older condition at the time of the inspection - typical for age
- No visible leaking at the time of inspection and flush testing
- **Toilet handle is damaged - needs to be serviced**



Toilet handle is damaged - needs to be serviced

9. Plumbing

Observations:

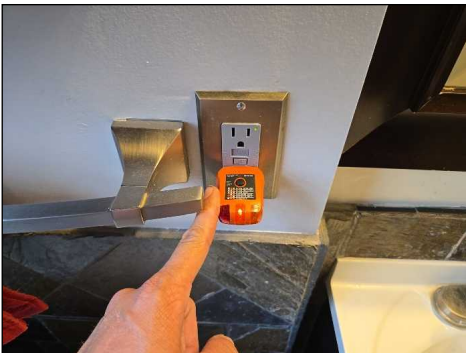
- The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed).
- Operational at time of inspection via normal fixture controls with no major visible defects
- Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures
- No visible leaks found at the time of the inspection after running water at fixtures
- Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber
- Plastic flex line used on bathroom sink drain - this material is considered weak and should be upgraded for optimum long term drainage



10. GFCIs

Observations:

- **GFCI** not grounded- needs to be serviced



GFCI not grounded- needs to be serviced



GFCI not grounded- needs to be serviced

11. Exhaust Fans

Observations:

- Exhaust fan not vented to exterior of house - needs to be serviced



Exhaust fan not vented to exterior of house - needs to be serviced

KITCHEN

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

1. Counters

Observations:

- Scratched/Worn/Chipped/Stained areas - signs of age and wear
- Cracked materials - needs to be serviced
- Cracked/loose materials - needs to be serviced



2. Cabinets

Observations:

- Damaged cabinet doors - needs to be serviced
- Missing drawer/front - needs to be serviced



Damaged cabinet doors - needs to be serviced

Missing drawer/front - needs to be serviced

3. Sinks

Observations:

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

4. Dishwashers

Observations:

- Not operating - needs to be serviced



5. Garbage Disposals

Observations:

- None installed

6. Plumbing

Observations:

- Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber
- **Galvanized** water piping present - recommend complete water distribution system evaluation due to age



Galvanized water piping present - recommend complete water distribution system evaluation due to age

7. Ranges

Observations:

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



8. Ovens

Observations:

- Worn/older unit - replacement/repairs/maintenance will be required in the near future
- Glass in door damaged - needs to be serviced



9. Microwaves

Observations:

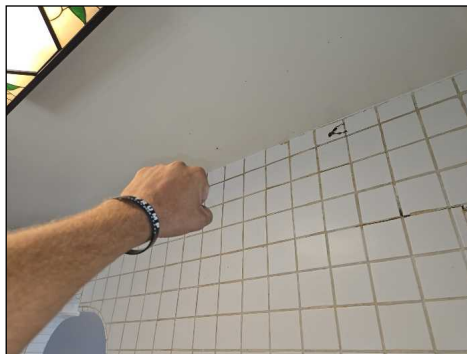
- Worn/older unit - replacement/repairs/maintenance will be required in the near future



10. Exhaust Vents

Observations:

- None present - recommend installing an exhaust vent system



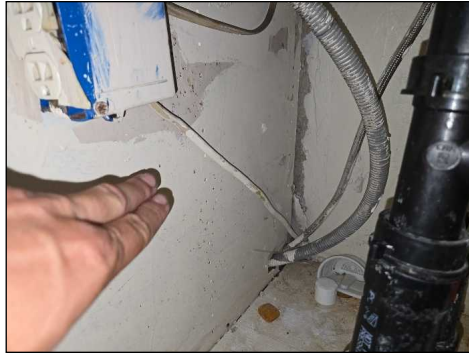
11. Electrical

Observations:

- Outlet cover missing - needs to be serviced
- Outlet hot wired in reverse with neutral - needs to be serviced
- Exposed wires - potential hazard - needs to be serviced
- Exposed connections - potential hazard - needs to be serviced



Outlet cover missing - needs to be serviced



Exposed wires - potential hazard - needs to be serviced



Exposed connections - potential hazard - needs to be serviced



Outlet hot wired in reverse with neutral - needs to be serviced



Outlet hot wired in reverse with neutral - needs to be serviced

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 plumbing company 714-735-0726. Electrical 909-487-5019

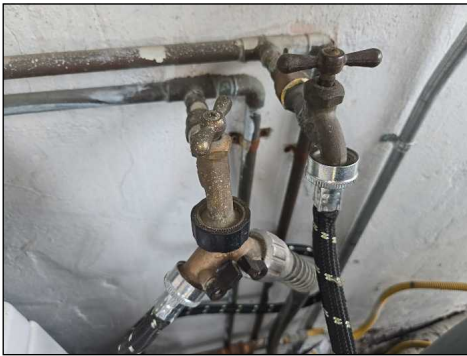
1. Laundry Area Location

Exterior exposed to elements - not to building standards - needs to be serviced - permits need to be checked for all aspects of the laundry area (ie. plumbing, electrical, gas, etc.)

2. Plumbing

Observations:

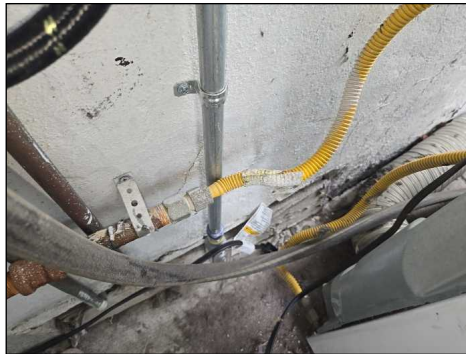
- Irregular materials/installation/workmanship used - needs to be serviced



3. Gas Valve

Observations:

- Line connected without a valve - needs to be serviced



Line connected without a valve - needs to be serviced

4. GFCIs

Observations:

- Tested and operational at time of inspection via normal control



HEATING/AIR CONDITIONING

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 HVAC referral, please contact 714-735-0726.

1. Heaters

Location: Living room

Type: Single sided wall heater

Observations:

- Visible areas of unit are worn and older - we recommend that you budget for a replacement and more efficient unit - recommend seasonal service and maintenance to extend the life of the unit
- Dirty/dusty unit - recommend cleaning/servicing unit prior to regular use
- **Did not operate or respond to thermostat commands - needs to be serviced/further evaluated**



2. Gas Supply Valves and Pipes

Observations:

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



3. Thermostats

Observations:

- Worn/older model - recommend upgrading
- **Heater is not responding to thermostat commands - recommend further evaluation by a licensed HVAC contractor**



4. Filters

Location: No filter required for type of heating system present

5. Air Conditioning Compressors

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

WATER HEATERS

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. Please review the manufacturer's specifications for installing water heater vents, condensation drain lines, and gas line requirements, as these can vary by manufacturer and model and not identified by the inspector. 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 referral, please contact 714-735-0726.

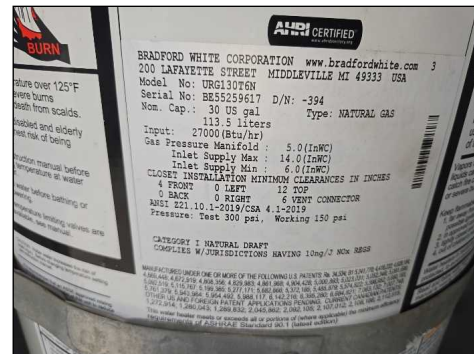
1. Water Heaters Condition

Number of gallons: 28 gallons

Location/s: Exterior Metal Enclosure

Observations:

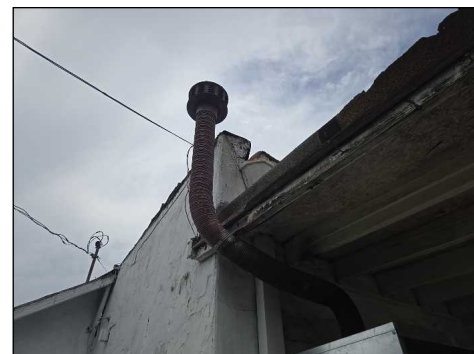
- Operated at the time of the inspection - Gas unit
- Consult a plumber or manufacturers owner's manual for general maintenance recommendations to extend the life of the unit
- This is a newer unit (not original to this structure) - check all installation permits to ensure that this unit was installed to city code and manufacturer specifications



2. Venting

Observations:

- Vent is worn and older - consider upgrading vent
- Recommend sealing all connections at venting



3. Plumbing

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

Observation:

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



4. Electrical

Observations:

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



5. Temperature Pressure Release Valves

Observations:

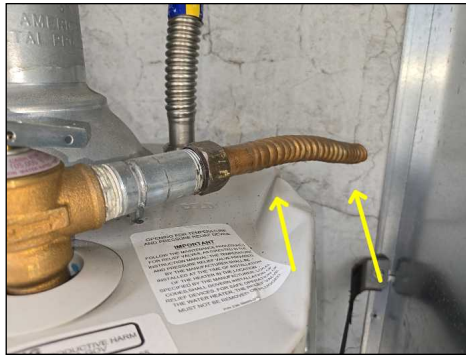
- Normal wear on the day of the inspection - no major visible defects



6. Overflow Line/s

Observations:

- Discharge pipe too short - needs to be serviced - recommend extending TPR discharge tube with 3/4" copper pipe to within 6" off the floor



Discharge pipe too short - needs to be serviced - recommend extending TPR discharge tube with 3/4" copper pipe to within 6" off the floor

7. Water Heater Temperature

Observations:

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



8. Strapping

Observations:

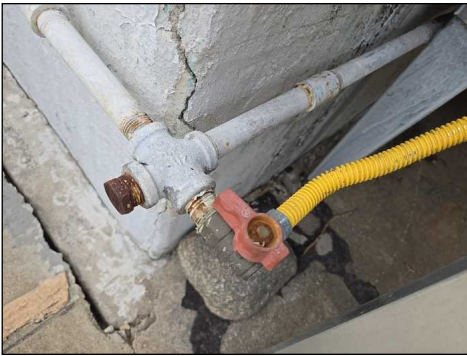
- Recommend blocking in areas where the water heater is not touching the walls
- Canvas/Nylon type straps area present - recommend upgrading to two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom



9. Gas Supply Valves and Pipes

Observations:

- Flexible connector through sheet metal cabinet - needs to be serviced



Flexible connector through sheet metal cabinet - needs to be serviced

10. Combustion Air

Observations:

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

11. Enclosures

Observations:

- Normal wear at time of inspection - no major visible defects
- Recommend sealing any holes/gaps if otherwise discovered in this area



ELECTRICAL/GAS SERVICE

"Needs to be serviced" and/or "recommend servicing" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; general maintenance, repair and / or replacement by an appropriate licensed contractor may be required. Our company is not responsible for any electrical panels that may be subject to recall, including but not limited to Square D panels or other brands. It is the responsibility of the property owner or installer to verify whether the electrical panel is impacted by any recalls. We recommend checking with the manufacturer or relevant authorities for up-to-date recall information. 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 Electrician 909-487-5019

1. Main Panel

Location/s: South side of the structure

Observations:

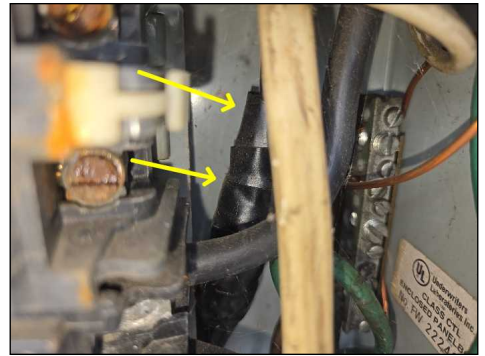
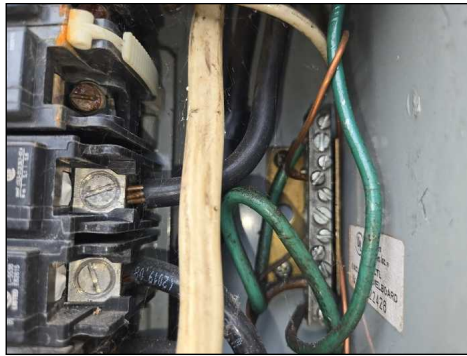
- Recommend upgrading services due to age of electrical system
- **Outer door missing/loose/damaged - needs to be serviced**
- **Improper modifications present at panel - needs to be serviced**



2. Panel Wiring

Observations:

- Wiring type: copper
- Wiring method: non-metallic sheathed cable (romex)
- Unable to determine if this panel is properly grounded - recommend further evaluation by a licensed electrician
- Visible wiring is worn and older - consider upgrading the electrical services
- Evidence of electrical alterations in the panel - **check permits** to ensure that these alterations were installed to proper building/electrical codes.
- **Irregular workmanship- needs to be serviced**
- **Spliced/taped/wire nut connections present are evidence of alterations to panel – consider further evaluation by an electrician to ensure that splices are not bypassing or overloading breakers**



3. Breakers

Observations:

- Panel is partially labeled - the inspector does not confirm accuracy of labels, it is recommended to label all breakers
- Loose/worn breakers - typical for age
- Worn/old breakers - may require replacement at any time



4. Breaker Amp Capacity

Observations:

- Main breaker AMP rating exceeds panel maximum rating per label - needs to be serviced



Main breaker AMP rating exceeds panel maximum rating per label - needs to be serviced

5. Cable Feeds

Observations:

- Older style wiring connections to the structure - it is recommended that you upgrade these areas
- Trees/vegetation close/in contact with service entrance - needs to be serviced
- Cable clearance to the garage is low (12 feet high is recommended) - needs to be serviced
- Gaps on top of panel- needs to be serviced



Gaps on top of panel- needs to be serviced



Trees/vegetation close/in contact with service entrance - needs to be serviced



Cable clearance to the garage is low (12 feet high is recommended) - needs to be serviced



Older style wiring connections to the structure - it is recommended that you upgrade these areas

6. Main Gas Valve

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

Observations:

- Natural gas present
- Worn valve - typical for age
- Recommend gas valve wrench be placed near valve for optimal preparedness
- Minor rusting - typical for exterior weathering - recommend rust treatment
- No seismic safety valve present - recommend installation for increased safety
- *Exterior gas lines, fire pits, BBQs, etc. are not included as part of this inspection - consult your gas supplier company to further evaluate these areas and check all permits for added gas lines, fire pits, BBQs, etc.*
- *We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances during the contingency period or at least prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home at any time during the inspection.*



7. Gas Pipes and Valves

Observations:

- Worn meter/piping - typical for age and exterior weathering



ATTIC AREA

"Needs to be serviced" and/or "recommend servicing" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; general maintenance, repair and / or replacement by an appropriate licensed contractor may be required. 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 Electrician 909-487-5019, Flooring - 626-828-2582, Insulation- 800-494-8998, Structural- 323-403-4132 &(Need a 5 star Company to refer too), Pest Control- 818-463-0830

1. Access Entries

Observations:

- Inspection method: Inspected from access hole only - access limitations prevented complete entry into the attic - limited inspection
- Location of access: Bedroom closet ceiling
- **Access door is damaged - needs to be serviced**

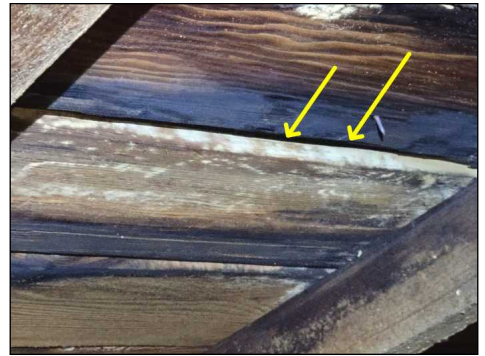


2. Structure

Observations:

- **Consult termite report** for all wood areas in the attic
- Cracking small at wood members - typical for age
- *Could not access all areas of the attic due to limited space or insulation covering joist chords*
- **Deteriorated wood observed - consult termite report**
- **Large stains present on wood members of structure - needs to be serviced and further evaluated for possible leak**





3. Insulation

Material type: Unfinished fiberglass batts • Blown in cellulose

Approximate depth: 8-10 inches

Observations:

- All visible insulation is worn/older/dirty - typical for the age of the structure
- This structure would benefit from new insulation
- Evidence of moisture entering structure- needs to be serviced - recommend further evaluation
- Irregular installation/workmanship- needs to be serviced





4. Ventilation

Observations:

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

5. Electrical

Observations:

- Cover missing at junctions box(es) exposing connections - needs to be serviced
- Exposed connections (splices) not properly installed with a junction box - potential hazard - needs to be serviced



GARAGE AND/OR CARPORT

"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 garage door company- 909-413-4810.

1. Roof Condition

Notes: Inspection method - from a ladder at the eaves

Constructed of: Rolled materials

Observations:

- Worn and weathered materials present - typical for age and weather exposure - **roof needs maintenance**
- Debris present on roof areas - recommend removal of all debris
- ***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 of possible roof leaks, please contact a licensed roofer to perform an additional inspection and/or roof certification. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection.***
- **Damaged materials/areas - needs to be serviced**



Damaged materials/areas - needs to be serviced

2. Rafters & Ceilings

Observations:

- **Exposed wood rafters/joists - consult termite report** for all wood areas
- Cosmetic blemishes observed
- Cracking small - typical for age, recommend patching
- Patched areas observed - inquire with seller regarding reason for repairs
- **Evidence of moisture entering structure - hidden defects may exist; needs to be serviced**
- **Wood deterioration observed - consult termite report** for any wood areas in garage area



3. Main Automotive Doors

Type: Hinged door

Observations:

- Damaged/deteriorated - needs to be serviced
- Not functional - needs to be serviced
- Locked could not test



4. Hardware/Springs

Observations:

- Heavily damaged - needs to be serviced



5. Exterior Doors

Observations:

- Not functional/did not operate - needs to be serviced



6. Fire Doors

Observations:

- Detached garage - no fire door present - **N/A**

7. Firewalls

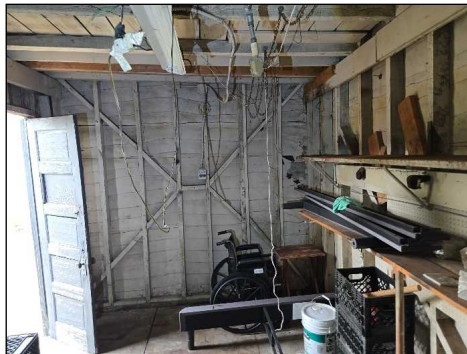
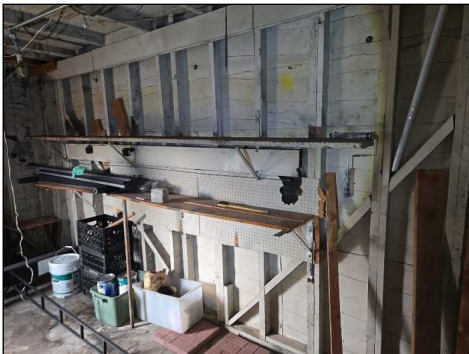
Observations:

- Detached structure - no firewall exists - **N/A**

8. Walls

Observations:

- **Consult termite report** for any wood areas in garage
- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Torn building paper
- Stains present - tested dry for moisture at time of inspection
- Wood deterioration observed - consult the termite report for all wood in the garage
- Moisture damage at base - needs to be further evaluated



9. Anchor Bolts

Observations:

- **None visible** - typical for estimated age - recommend upgrade

10. Slab

Observations:

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

11. Electrical

Observations:

- **Irregular installation/workmanship- not to accepted building practices - needs to be serviced**



Irregular installation/workmanship- not to accepted building practices - needs to be serviced



Irregular installation/workmanship- not to accepted building practices - needs to be serviced

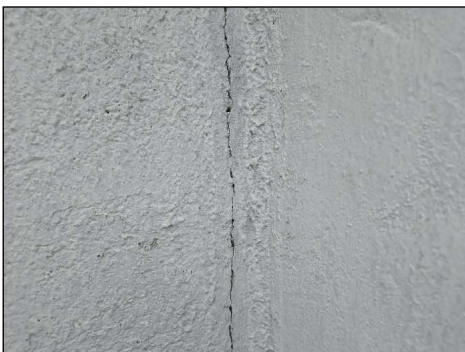
EXTERIOR AREAS

"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.

1. Stucco

Observations:

- Small cracking/chipping/holes present in areas - recommend stucco service/**maintenance**
- Patching present - consult seller for past repaired areas
- **Cracking/chipping/holes more than typical - needs to be serviced**
- **Cracking - more than normal - needs to be serviced**





2. Wood Trim

Observations:

- Recommend general trim **maintenance** and sealing any holes/gaps
- Worn/weathered at time of inspection where visible – recommend service and water tight **maintenance**
- **Damaged in areas - needs to be serviced**



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
- Warped wood / twisted wood - signs of age and wear - recommend servicing
- Paint deteriorated - recommend servicing
- **Damaged due to moisture - needs to be serviced**



5. Exterior Paint

Observations:

- Doors/trim/fascia paint weathered - recommend servicing
- Recommend caulking around doors and windows as necessary seasonally

- Paint faded and typical for the age
- **Weathered and worn more than normal - needs to be serviced**
- **Blistered and peeling in areas - recommend servicing**



6. Exterior Doors

Observations:

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

7. Exterior Windows

Observations:

- ***Exterior windows require seasonal maintenance to extend lifespan and maintain weather tight seals***
- See interior section for additional information - some exterior window areas may not be visible due to height/limited access/vegetation/etc.
- **Consult the termite report for all wood windows/frames at this structure (if wood is present)**
- Worn windows/screens - typical for age
- Recommend weather tight service/maintenance
- Screens prevented complete inspection in areas
- **It appears that this structure has the original windows - consult a window contractor to evaluate these older windows, consider upgrading the windows at this structure**
- **Deteriorated frames - needs to be serviced**



FOUNDATION

"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 before the close of escrow. We recommend further evaluation by a licensed foundation contractor for all river rock, block, or brick foundations, any area marked in **red**, or any foundation constructed prior to 1964. If you're interested in having your foundation assessed by a local expert, you can find more information and connect with professionals. [Click here to open the form](#) or call 323-553-4174 (for Raised Foundation) or 323-403-4132 (for Slab Foundations)

1. Slab Foundation

Observations:

- Raised foundation only

2. Access Panels

Observations:

- **Limited inspection - some areas under the structure are not accessible/visible due to piping/electrical/duct work, insulation or inadequate service space – **N/A****
- Inspection method: partially traversed due to height limitations/ductwork/plumbing blocking complete access or view to some areas - limited inspection
- **Missing entry cover panel/screen - needs to be installed to prevent pest entry**



3. Foundation Walls

Observations:

- Constructed of: concrete
- Visible foundation wall areas are worn and stained areas - typical for age of the structure and material
- Cracked areas present - typical for age of material
- Stained/worn areas - typical for age
- **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)**
- **Efflorescence is excessive in areas - ongoing moisture or drainage problem may exist - needs to be serviced/further evaluated**
- **Recommend foundation contractor to evaluate this foundation due the age of the structure**



4. Cripple Walls

Observations:

- Cripple walls present and do not have the proper reinforcement – recommend contractor to evaluate additional reinforcement options
- Wood deterioration observed - **consult termite report** for all wood deterioration/moisture damage under the structure
- Stained areas present - **consult termite report** for any wood/moisture issues



5. Sub Flooring

Observations:

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



6. Posts and Girders

Observations:

- Stained and worn areas - typical for age of structure
- Small cracking at wood members - typical for age of structure
- Brackets for all attachment points would benefit the structure
- **Damaged framing - needs to be serviced**
- **Recommend foundation contractor or structural engineer to further evaluate**



7. Sill Plate

Observations:

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

8. Anchor Bolts

Observations:

- **None** - typical for homes built prior to 1935 - **recommend adding bolts or earthquake retrofit steel plates**

9. Ventilation

Observations:

- Grade above vent(s) will direct water into structure - needs to be serviced



Grade above vent(s) will direct water into structure - needs to be serviced

10. Vent Screens

Observations:

- Damaged screens - recommend maintenance and repairs to prevent pest intrusion
- Missing screens - recommend maintenance and repairs to prevent pest intrusion



Missing screens - recommend maintenance and repairs to prevent pest intrusion



Missing screens - recommend maintenance and repairs to prevent pest intrusion



Damaged screens - recommend maintenance and repairs to prevent pest intrusion



Missing screens - recommend maintenance and repairs to prevent pest intrusion



Missing screens - recommend maintenance and repairs to prevent pest intrusion

11. Plumbing

Observations:

- Evidence of altered plumbing/piping under the structure - check all installation permits to ensure that all plumbing was installed to city/county building code. The home inspector is not a building code violation inspector.

- The inspector ran water during the inspection prior to inspecting under the structure
- Visible/accessible plumbing areas have worn and older piping in typical condition for the age of the structure
- *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.*
- Visibly leaking plumbing - recommend immediate evaluation by a licensed plumber to prevent unwanted moisture in crawl space
- **Galvanized** steel and cast iron plumbing drain piping present - we recommend that licensed plumber further evaluate due to the age of the materials present
- Corrosion/cysts at one or more locations of the metal drain lines or distribution piping - recommended further evaluation by a licensed plumber



GROUNDS

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

1. Driveways and Walkways

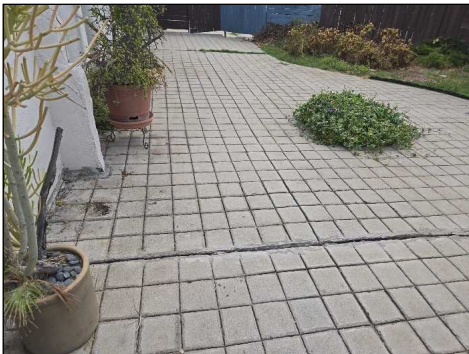
Constructed of: Concrete • Dirt • Grass

Observations:

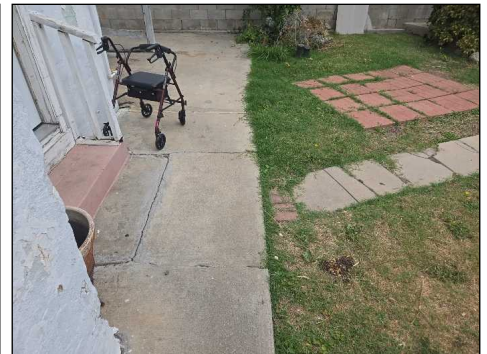
- Worn with common cracks/chips - typical for age of material
- Driveway stained in areas
- Walkways stained in areas
- **Moderate cracking in areas - recommend maintenance and patching as needed**
- **Cracking/chipping large - recommend servicing**

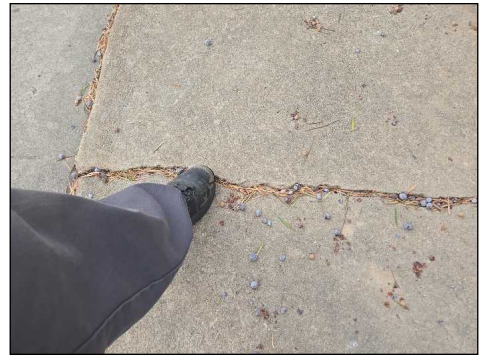


**Moderate cracking in areas -
recommend maintenance and
patching as needed**



**Cracking/chipping large -
recommend servicing**





**Moderate cracking in areas -
recommend maintenance and
patching as needed**

2. Patio and Porch Roofs

Constructed of: Shade type wood

Observations:

- Worn/weathered materials - typical for age
- Wood deterioration observed - **consult termite report**



**Wood deterioration observed -
consult termite report**



**Wood deterioration observed -
consult termite report**

3. Stairs & Handrails

Observations:

- Damaged steps - unsafe - needs to be serviced
- Damaged rails - unsafe - needs to be serviced



**Damaged rails - unsafe - needs to
be serviced**



**Damaged rails - unsafe - needs to
be serviced**

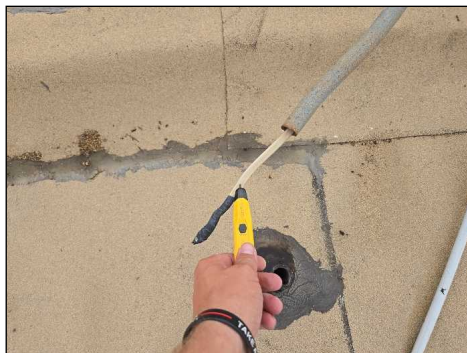
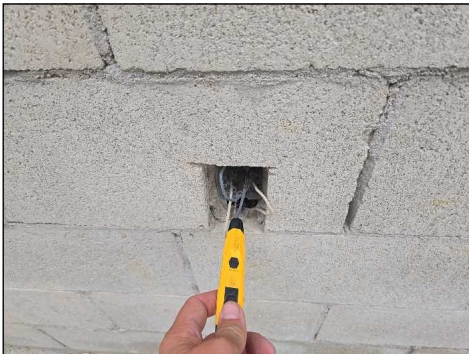


**Damaged steps - unsafe - needs to
be serviced**

4. Exterior Electrical

Observations:

- The visible and tested fixtures/switches/outlets were in a loose/worn condition - typical for age
- Electrical fixtures need to be caulked/sealed to wall attachments to help prevent moisture entry
- Some light(s) did not function (some may be on sensors or timers) - check bulbs first, then consult an electrician to further evaluate as needed
- Exterior outlet/switch covers are missing or not of proper exterior weather proof type - needs to be serviced
- Exposed wires/connections - potential hazard - needs to be serviced
- Improper electrical installation - needs to be serviced



5. GFCIs

Observations:

- None visible/installed recommend upgrade for increased safety

6. Exterior Plumbing and Faucets

Observations:

- Accessible exterior faucets operated/worn at time of inspection via normal fixture controls
- **Exterior hose faucet(s) leaks/drips when turned off - needs to be serviced**



Exterior hose faucet(s) leaks/drips when turned off - needs to be serviced

7. Main Water Valve

Type of plumbing: Copper piping is not original to the structure - check all permits to ensure piping was installed to city/county plumbing codes

Observations:

- Location: east side
- No visible leaking found at the main valve area at the time of the inspection
- Main ball valve is worn - typical for age



8. Water Pressure

Observations:

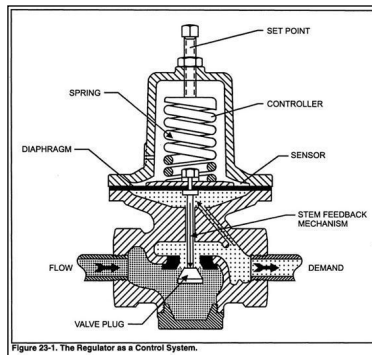
- **Recommended water pressure is between 55 to 80 pounds per square inch (psi)**
- **Water Pressure can fluctuate depending upon time of day and municipal service adjustments**
- Approximate pounds per square inch: 60



9. Pressure Regulator

Observations:

- None visible but we recommend adding pressure regulator to allow adjustments to water pressure



10. Fencing and Walls

Constructed of: Block • Wood

Observations:

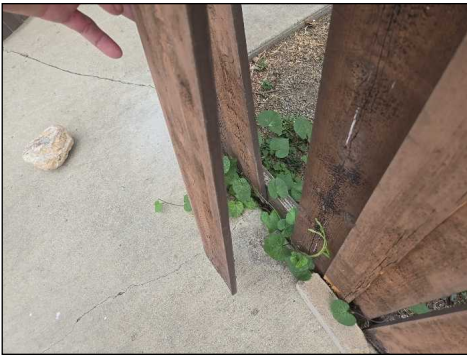
- Damaged fencing/walls - needs to be serviced
- Missing boards - recommend servicing
- Loose boards - recommend servicing



Damaged fencing/walls - needs to be serviced



Damaged fencing/walls - needs to be serviced



Missing boards - recommend servicing



11. Gates

Constructed of: Wood • Driveway gate present (manual operating type)

Observations:

- Gate is sagging - recommend servicing
- Damaged - needs to be serviced
- **Recommend appropriate licensed contractor for further evaluation**



Gate is sagging - recommend servicing



Damaged - needs to be serviced



Damaged - needs to be serviced



Damaged - needs to be serviced

12. Grading

Observations:

- No drains visible at the property at the time of the inspection, drains are recommended to divert water away from structure
- Small localized water ponding may occur in areas - monitor these areas as drains may be needed

ROOF

"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. The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions; no water or hose testing is performed during this inspection. Roof underlayment cannot be inspected, and its condition cannot be determined with this inspection. Water intrusion and moisture staining are not always visible during the inspection and can appear after rainfall. If there are concerns about possible roof leaks, the condition of underlayment, or determining remaining roof life, please contact a licensed roofer to perform an additional inspection. If any area of this section is marked in **red**, we recommend further evaluation prior to the close of escrow. If you are in need of an additional roofing consultation with a licensed roofer, please call our office. To schedule a roofing consultation with a licensed roofer, please call our office at 800-494-8998. This applies to all roof areas evaluated during this inspection. Remaining roof life can only be determined by a licensed roofer.

1. Condition

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

Constructed of: Rolled materials

Observations:

- Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance
- Evidence of prior repair/patching observed - consult seller for all past repairs and roof service history
- Patching observed in areas on roof materials - inspector is unable to guarantee the adequacy of these repairs - recommend maintaining a continuous water tight seal in these areas
- Rolled composition roofing not considered a long-term material - regular maintenance is required
- **Broken tiles - needs to be serviced**
- **Missing/damaged shingles/tiles at ridge/hip - needs to be serviced**
- **Roof material not properly fastened - needs to be serviced**
- **Ponding or evidence of ponding in areas - needs to be serviced**





2. Flashings

Observations:

- No drip edge at composition roof - needs to be serviced

3. Gutters and Down Spouts

Observations:

- Low-pitched roof drainage areas are present on the roof - recommend cleaning and routine maintenance on drainage system to maintain good drainage

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
- Corroded - needs to be replaced
- Irregular materials/installation/workmanship used - needs to be serviced
- Mastic at vent(s) is weathered and cracked - needs to be serviced and resealed at all penetration points





5. Chimneys

Observations:

- None

6. Sky Lights

Observations:

- Worn/weathered – recommend seasonal maintenance and sealing of all areas to ensure no water intrusion
- Excessive mastic/caulk repairs - signs of past moisture intrusion - needs to be serviced



Glossary

Term	Definition
Check permits	Home Inspectors cannot determine modification or alterations dates within any structure. The Home Inspector cannot determine building code violations. You are advised to check with the local city or county building and safety office regarding any planned or paid for construction/alterations permits to ensure that any alterations made to the structure were installed and or built to the proper building code standards for the date of the alteration. You are further advised to consult with your Realtor and the Seller/disclosures to understand the details of any and all alterations to the structure and/or contractor warranties that may apply to the alterations.
Combustion Air	The air flow openings designed to bring fresh outside air to the furnace and/or hot water heater or other appliances to be used in the combustion of fuels and the process of venting combustion gases. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Galvanized	Although galvanized pipes have a general life expectancy of 50 years, their lifespan depends on many factors, from the frequency of use to the amount of water pressure. As such, they might come in need of replacement sooner or later than expected. Defects in galvanized pipes can manifest in multiple ways. The mounting build-up of mineral deposits resulting from corrosion can obstruct water pressure. Low water pressure around the house is usually a sign of a massive build-up of mineral deposits in galvanized pipes. Besides obstructing water pressure, the mineral build-up can also contaminate the water. They can give rise to discoloration in the water. Sometimes, discolored water from rusty galvanized pipes can leave visible brown stains on a porcelain sink. And as the corrosion eats deeper into the pipes, it weakens their integrity, inducing leakages across them. If any part of the galvanized pipes in an old house is leaking, then you should see further evaluation by a licensed plumber for other leakage spots that could break forth owing to years of gradual corrosion.
N/A	Not accessible, not inspected
Recommend appropriate licensed contractor for further evaluation	Recommend appropriate licensed contractor for further evaluation. See our Vendor Directory.
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 GFCIs with test and reset buttons are tested, the inspector does not determine which GFCI outlets may be linked to other areas of the structure. Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965) - this is not a defect. We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection. Carbon monoxide poisoning cannot be detected with this inspection, including all gas and propane systems interior and exterior of the structure. Gas supply valves are not turned or operated during this inspection. The internal condition of gas appliance ventilation exhaust pipes cannot be detected. Pilot lights and fire places are not lit by the inspector at any time, for any reason. It is the responsibility of the client to ensure that the main gas and electrical systems are on prior to the inspection. The requirement of gas line sediment traps is not determined by the inspector.

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

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

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

seller/HOA. Above ground pools, ponds, fountains, waterfalls, birdbaths, and associated equipment or pumps used for these items, are excluded from this report. Steep hillsides and inaccessible areas on the grounds are excluded from this report. It is highly recommend that all structures built on hillsides and slopes have a geological inspection performed to determine if the hillside/grading is stable.

This inspection cannot determine ground movement or drainage issues, the addition of drains may be needed in areas. Fences, walls or gates are not evaluated for security or design. The Inspector cannot determine if planter areas are leaking into the structure, consult seller disclosures or obtain further evaluation of these areas for any moisture intrusion issues.

Foundation: Sump pumps, septic tanks and sewer drain pipes from structure to street are excluded from this inspection. The Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction (this is also true for attic spaces). Some areas of a raised foundation may not be accessible due to limited space, plumbing piping, duct work obstructions, insulation, soil levels and stem walls. The inspector will not traverse any area deemed unsafe or where damage may be caused as a result, this is up to the sole discretion of the Inspector (this is also true for attic spaces). It is not always possible for the inspector to view every side/angle/connection of all plumbing pipes due to plumbing design/layout/approach angle/etc. Underground plumbing/pipes cannot be visually inspected. Pressure testing is not performed during this limited inspection. Drain scope inspections are recommended whether a defect is detected or not. Slab foundations are often covered and not visible; therefore the inspection is limited. Slab foundation leaks cannot be determined by the home inspector.

Pool: Solar panels/heating systems are excluded from report. Valves that are not labeled for the pool and/or spa jets are excluded from this report and may prevent proper testing and inspection. Underground plumbing cannot be inspected. Automatic pool fill float valves and electronic chlorine dispensers are excluded from this report. Ultraviolet light and/or salt chlorine generator type water treatment systems not included in this inspection. Water chemistry is not tested. Control panels/fixtures on the side of the pool or spa and any remote controls are not included in this inspection. Portable spas have a limited inspection - no internal parts are inspected. The inspector cannot determine if a pool or spa leaks. The inspector cannot determine the remaining life of any of the pool equipment. Safety pressure relief valves (if present) are not operated and are excluded from inspection; an internal evaluation of the heater parts is beyond the scope of this inspection. It is the buyer's full responsibility to ensure the pool area is in full compliance with the safety laws and codes. If there is no self containing fence around the pool, all doors from the structure leading to the pool and spa must be equipped with safety alarms and secondary latches above the reach of children. All gates leading to the pool must self close and be equipped with a latch five feet or higher from the ground. The fencing in all cases must be five feet tall.

Plumbing: Plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). Corrosion or rust is often a sign of slow leaking and should be further evaluated by a plumber if detected in the inspection or photos. If galvanized or cast iron plumbing is present in any part of the structure it is recommended that plumber further evaluate the plumbing system due to the age of the materials. Underground piping is not visible to the inspector, therefore cannot be evaluated by the inspector. Slab foundation leaks cannot be determined by the home inspector. The "plumbing type" section of the report includes a percentage approximation of the plumbing type, it is not a guarantee of the plumbing type in all areas. The inspector cannot see plumbing type or pinhole leaks inside walls, floors, slabs or other areas that may be covered. Leaks can occur after the inspection and are not the responsibility of the Inspector. Existing leaks, hidden leaks, or other leaks that occur from normal testing/inspection and subsequent damage from plumbing leaks are not the responsibility of the Inspector. This inspection also does not determine or identify geographic areas that are prone to defective materials or pinhole leaking issues. Consult seller's disclosures and qualified professionals/contractors if concerns exist in this area. Septic tanks, wells, pumps and associated equipment, water supply quantity and quality are not included in this inspection.

***Contractor References:** This report may contain a contractor reference and contractor contact information. Choosing a contractor is done solely at the risk of the client. The Elite Group cannot control the events that take place between contractors and customers and therefore cannot be held liable for any problems that may occur. References to contractors, their products and services, are provided "as is" without warranty of any kind, either expressed or implied. In no event shall The Elite Group be held liable for any incidental, indirect or consequential damages of any kind resulting from the information provided by each company and any business conducted as a result of such information. It is highly recommended that you check with your local licensing or business board for up to date and accurate information. When you contact a contractor you should:

1. Ask for and contact at least two customer references.
2. Find out how long they have worked in your area (familiarity with local building codes is important).
3. Ask if they are bonded (insured for damages and injuries on the job) Get a signed estimate for all parts and labor/installation.
4. You may wish to contact more than one contractor to ensure you are getting the best service and materials for your money.

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

SEE CONTRACT FOR ADDITIONAL INFORMATION AND DESCRIPTION OF ITEMS