ELITE GROUP
INSPECTION PROFESSIONALS

800-494-8998

RESIDENTIAL



PROPERTY LOCATION: 3829 W 144th St Hawthorne, CA 90250

INSPECTIONREPORT

CLIENT:Georgina Breeyear -AGENT:

Date of Inspection: 7/15/2026 at 10:00 AM
Year Built: 1952 Sq Ft: 1330
Weather: sunny, warm, dry
Order ID: 403366

Inspector: Brian Hall

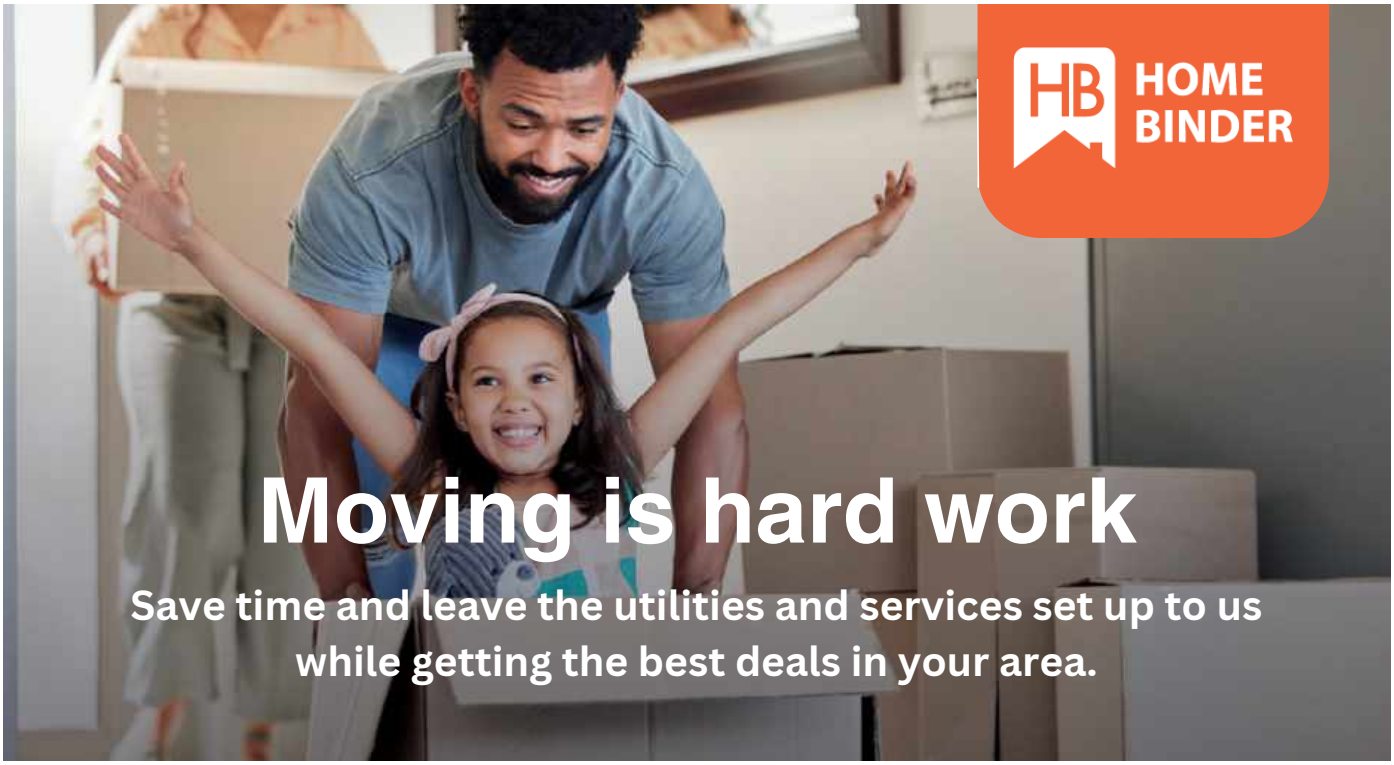
brianhall@eliteinspections.com

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www.eliteinspections.com

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

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Summary Page

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

INTERIOR		
Page 16 Item: 10	Electrical	• Three prong outlet(s) not grounded - needs to be serviced
Page 17 Item: 13	Smoke Detectors	• Missing at hall and bedrooms - needs to be installed
Page 17 Item: 14	Carbon Monoxide Detectors	• Missing at hall - needs to be installed
BATHROOMS		
Page 19 Item: 6	Showers	• Shower head pipe loose in wall - needs to be serviced
Page 20 Item: 10	Electrical	• Three prong outlet(s) not grounded - needs to be serviced
KITCHEN		
Page 24 Item: 7	Ranges	• Control knobs damaged and not operating properly - needs to be serviced
Page 24 Item: 8	Ovens	• Not operating properly - needs to be serviced
Page 25 Item: 10	Electrical	• Three prong outlet(s) not grounded - needs to be serviced
LAUNDRY AREA		
Page 27 Item: 3	Plumbing	• Galvanized water piping present - recommend complete water distribution system evaluation
Page 27 Item: 4	Wash Basin	• Galvanized water piping present - recommend complete evaluation of water distribution system
Page 28 Item: 6	Electrical	• Irregular installation/workmanship- not to accepted building practices - needs to be serviced
HEATING/AIR CONDITIONING		
Page 29 Item: 1	Heaters	• Mini split unit Did not operate or respond to thermostat commands - needs to be serviced/further evaluated • Pilot not lit could not test at familyroom- needs to be serviced
Page 31 Item: 10	Air Conditioning Compressors	• Air flow was not cold enough - could not reach 20 degree temperature differential at time of inspection - recommend a complete evaluation by a licensed A/C contractor
WATER HEATERS		
Page 32 Item: 2	Venting	• Minimum water heater single-wall vent pipe clearance from combustible material is 6" - needs to be serviced

Page 33 Item: 5	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 33 Item: 6	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 33 Item: 7	Strapping	• Straps do not wrap water heater - needs to be serviced
ELECTRICAL/GAS SERVICE		
Page 35 Item: 1	Main Panel	• ***Manufacture of panel a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues - recommend further evaluation by a licensed electrician***
Page 36 Item: 3	Breakers	• No visible labeling for breakers on panel cover - needs to be serviced • Double tapped/lugged breakers present are a sign of an overloaded panel – recommend licensed electrician for evaluation • Manufacturer of breakers/panel is a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues - recommend further evaluation by a licensed electrician
Page 36 Item: 5	Cable Feeds	• No drip loop - needs to be serviced
ATTIC AREA		
Page 38 Item: 3	Insulation	• Missing insulation - needs to be serviced
Page 39 Item: 5	Exhaust Vents	• Bath fan terminates in attic - needs to be serviced
GARAGE AND/OR CARPORT		
Page 41 Item: 7	Fire Doors	• Missing air tight seals - needs to be serviced • Door did not properly self-close and latch - needs to be serviced • Door appears to be hollow core and has no minimum 20-minute rating label - needs to be serviced • Missing threshold - needs to be installed
Page 42 Item: 8	Firewalls	• Holes present - needs to be serviced to retain integrity of fire separation • Fire caulk needed at plumbing/electrical penetrations • Nonmetallic sheathed wiring penetrating firewall areas - needs to be serviced to retain firewall integrity
Page 43 Item: 13	Electrical	• Three prong outlet(s) not grounded in areas- needs to be serviced
EXTERIOR AREAS		
Page 45 Item: 1	Stucco	• Cracking/chipping/holes more than typical in areas - needs to be serviced
Page 46 Item: 4	Eaves & Fascia	• Deteriorated in areas - needs to be serviced - consult the termite report
Page 46 Item: 5	Exterior Paint	• Blistered and peeling in areas - recommend servicing
GROUNDS		
Page 49 Item: 1	Driveways and Walkways	• Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced

Page 49 Item: 2	Patio and Porch Roofs	• Wood deterioration observed - consult termite report • Irregular installation – recommend licensed contractor to evaluate • Ponding in areas - needs to be serviced
Page 49 Item: 3	Patio and Porch Decks	• Displaced/lifted/uneven areas trip hazard in front and back - needs to be serviced
Page 50 Item: 5	Exterior Electrical	• Damaged outlet cover - recommend servicing • Outlet hot wired in reverse with neutral - needs to be serviced
Page 50 Item: 8	Main Water Valve	• Valve handle is missing - recommend servicing • Handle below soil levels and not fully visible for inspection - recommend servicing to make accessible for use • Galvanized water piping present - recommend complete water distribution system evaluation beyond the scope of this inspection
Page 51 Item: 11	Fencing and Walls	• Loose/leaning areas of fencing/walls – needs to be serviced
Page 52 Item: 12	Gates	• Wood deterioration - recommend servicing
Page 52 Item: 13	Planters	• Trees or vegetation too close to structure areas - recommend servicing • Planter walls are being affected by plant/tree roots - recommend servicing
Page 53 Item: 14	Grading	• Grade slopes towards structure at west side - needs to be serviced
ROOF		
Page 54 Item: 1	Condition	• Ponding or evidence of ponding in areas - 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 South (approximate)

All Utilities are ON for this inspection

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

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

2. Main Utilities Location

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

3. Who is present at the inspection?

- Buyer not present during inspection
- Buyer's agent not present during inspection
- Seller's agent present during inspection
- Owner present during inspection
- Tenant present during inspection
- Termite Inspector present during the inspection (see additional report/notes from this contractor regarding this structure)

4. Wall materials throughout the structure

Drywall • Plaster

5. Ceiling materials throughout the structure

Drywall • Plaster

6. Floor materials throughout the structure

Tile • Wood (cannot determine type: may be hardwood, engineered or laminate)

7. Window materials/type throughout the structure

Double pane • Vinyl framed • Horizontal sliding type (one window slides while the other remains stationary)

8. IMPORTANT NOTES

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

seller/disclosures for all past repairs. It is beyond the scope of the inspection for the Inspector to note all patched areas locations or to try to determine the reason for any patches or past repairs.

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

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

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

INTERIOR

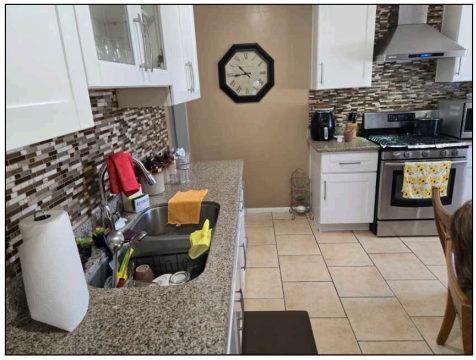
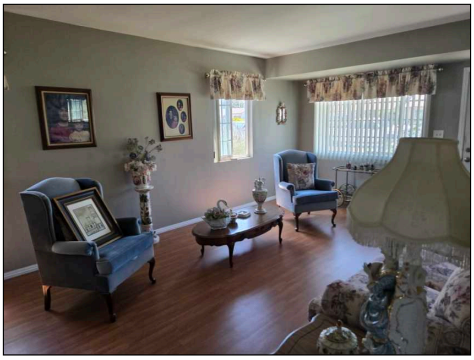
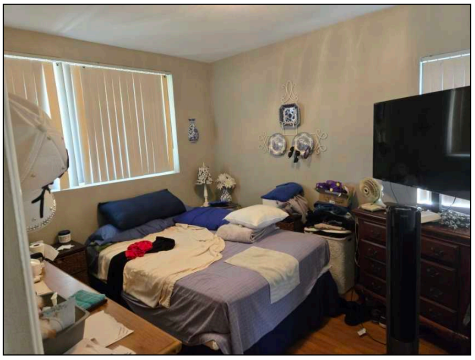
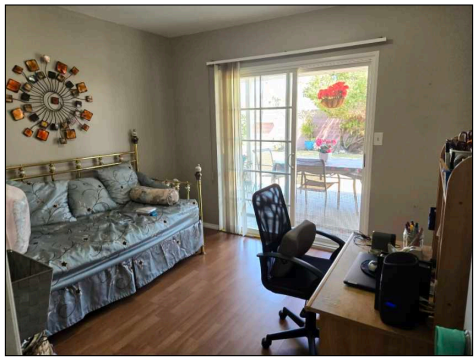
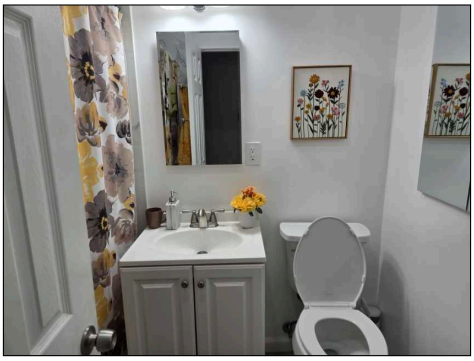
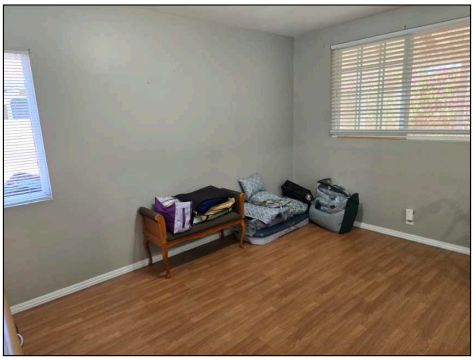
Interior page will include all bedroom items and the walls, ceilings, floors, windows, and doors of bathrooms, kitchen, and laundry area. "Needs to be serviced" and/or "recommend servicing" is a common phrase used throughout this report and means, in the Inspector's opinion, maintenance, repair, or upgrade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

1. Bedroom Locations

East • West • Central

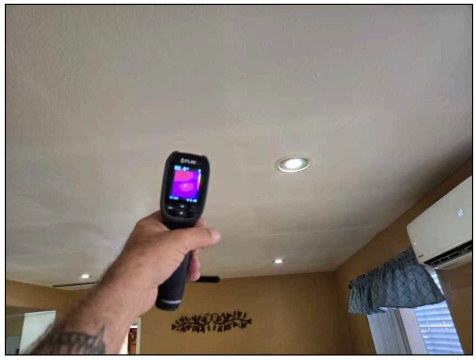
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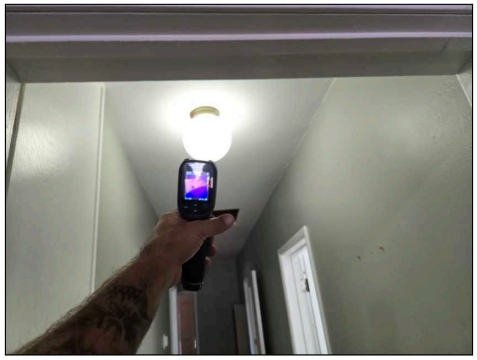
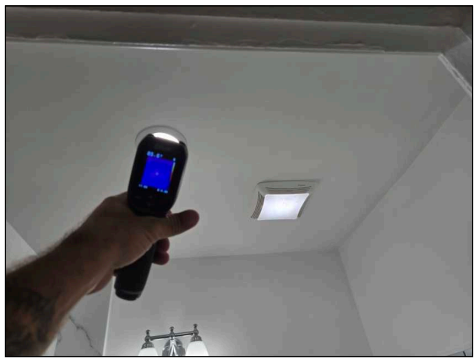
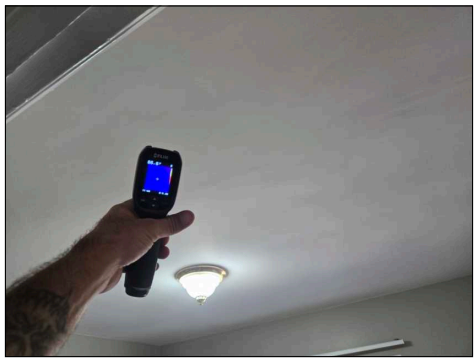
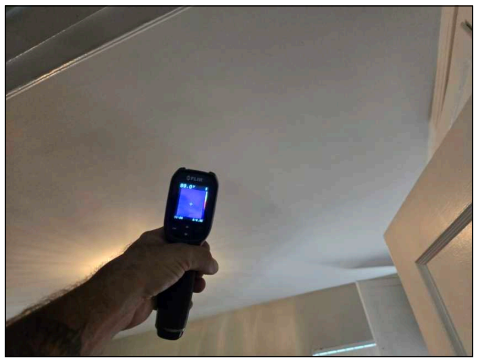
Observations:
- Some areas not accessible or visible due to access limitations or personal items/furnishings
- No major visible defects observed at the time of inspection
- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure


3. Ceiling Conditions

Observations:
- No major visible defects observed at the time of inspection
- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure



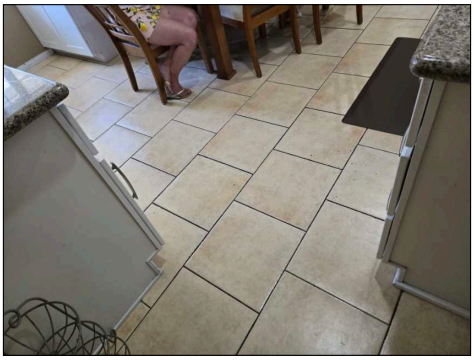
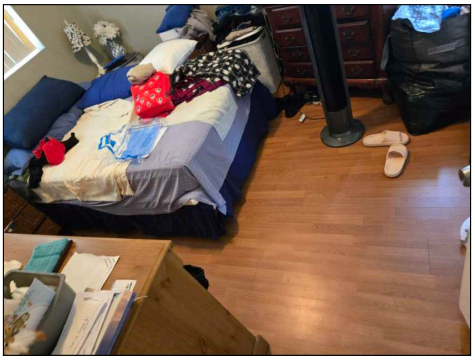
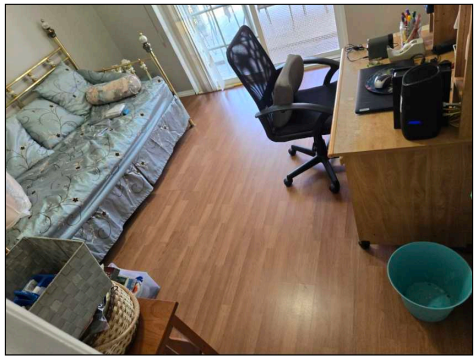
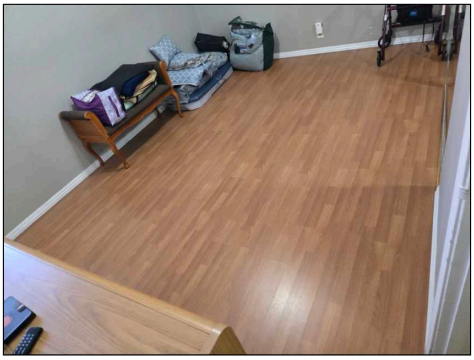
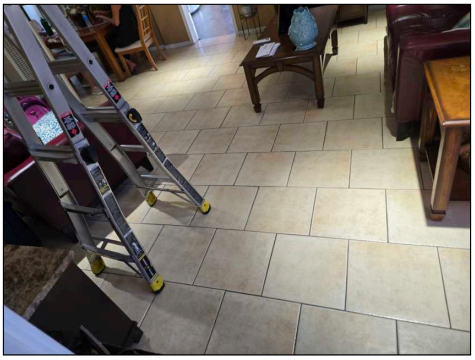


4. Ceiling Fans

Observations:
- Operated at time of inspection
- Normal wear for age, no major visible defects

5. Floor Conditions

Observations:
- Personal items/furnishings prevent complete inspection in areas
- Worn and stained areas- typical for age of the material
- Consult termite report for wood floors
- Scratched/worn areas - typical for age and use

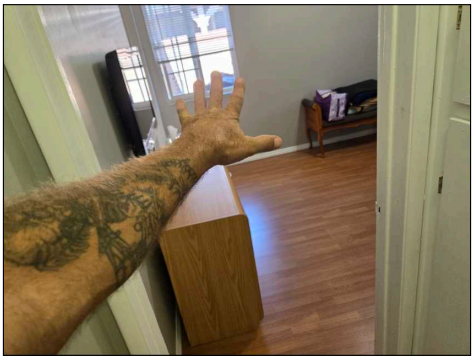
6. Window Conditions

Observations:
• Accessible windows were tested and operated at time of inspection
• Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection
• Recommend general window maintenance/lubrication and weather tight service




7. Doors

Observations:
• Operated at time of inspection
• Weathered/worn door(s) - typical for age
• Recommend routine maintenance on hardware and weather seals on all exterior doors
• Missing door at west bedroom- needs to be serviced



Missing door at west bedroom- needs to be serviced

8. Sliding Glass Doors

Observations:
- Slider operated at the time of the inspection
- Normal wear at the time of the inspection with no major visible defects

9. Sliding Door Screens

Observations:
- Operated at time of inspection
- Worn screens with loose/worn hardware/frame/rollers/tracks - typical for age
- Difficult to slide/operate - needs to be serviced
- Torn screen

10. Electrical

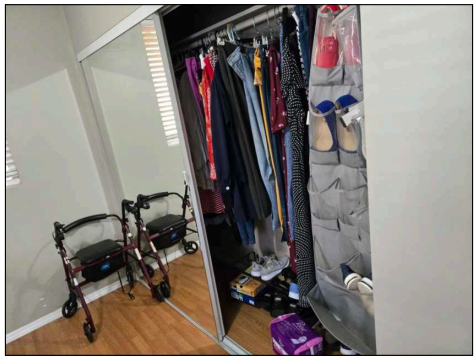
Observations:
- A representative number of receptacles and switches were tested and found to be operational at time of inspection
- Loose/worn outlets/switches - typical for age consider upgrading
- Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services
- Three prong outlet(s) not grounded - needs to be serviced

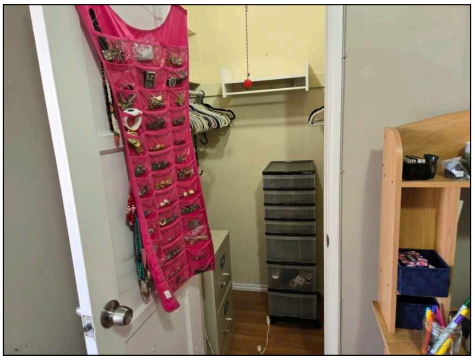
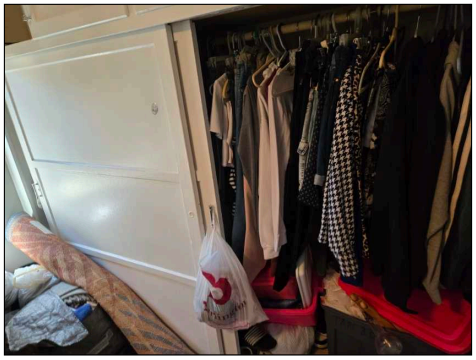


Three prong outlet(s) not grounded - needs to be serviced

11. Closets

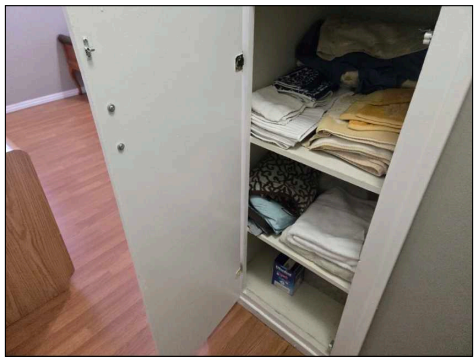
Observations:
- Some closet areas not visible for inspection due to personal storage
- Worn closets with loose/worn hardware - typical for age




12. Cabinets

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





13. Smoke Detectors

Observations:
- Operational at time of inspection via factory installed test button
- Missing at hall and bedrooms - needs to be installed

14. Carbon Monoxide Detectors

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

BATHROOMS

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1. Locations

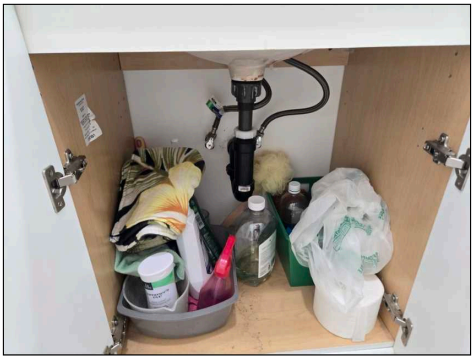
Hall

2. Counters

Observations:
- Counter is worn and has typical wear for age
- Recommend grout/sealer/stone maintenance

3. Cabinets

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



4. Sinks

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

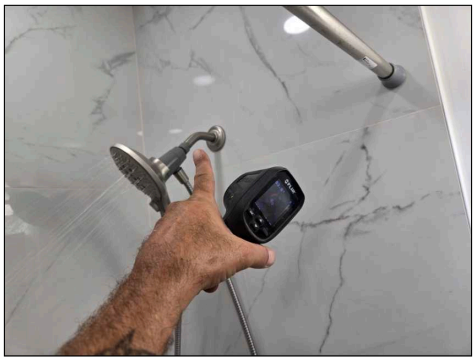


5. Mirrors

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

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
- Caulk maintenance needed at wall to fixture juncture
- Shower head pipe loose in wall - needs to be serviced

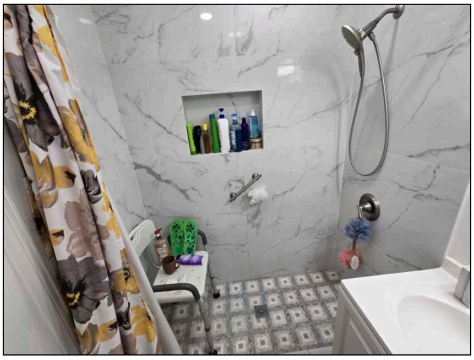




Shower head pipe loose in wall - needs to be serviced

7. Shower Walls

Observations:
- The shower pan and shower walls are not waterproof tested for leaks. The Home Inspector cannot determine if shower walls or shower pans leak through or behind tile, fiberglass or other solid surface materials. The Inspector cannot see behind walls, floors or ceilings. We strongly recommend that you have all shower pans water tested for leaks. Cracking/missing grout, degraded or missing caulking may lead to leaks and should be immediately addressed in all cases and discoveries.
- 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
- Recommend grout and sealer maintenence



8. Toilets

Observations:
- Tested and operational at time of inspection via normal fixture controls, flush test performed
- Toilet has normal wear for age at the time of the inspection - no major visible defects
- No visible leaking at the time of inspection and flush testing



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



10. 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
• Three prong outlet(s) not grounded - needs to be serviced



Three prong outlet(s) not grounded - needs to be serviced

11. GFCIs

Observations:
• None installed recommend upgrade for increased safety

12. Exhaust Fans

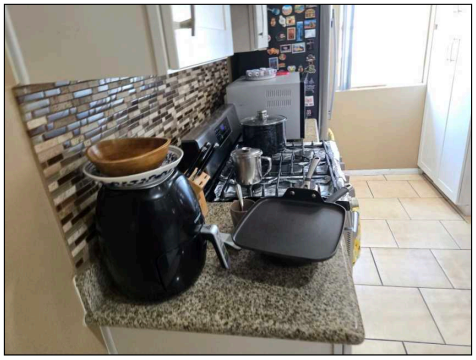
Observations:
- Operated at time of inspection
- Normal wear for age with no major visible defects

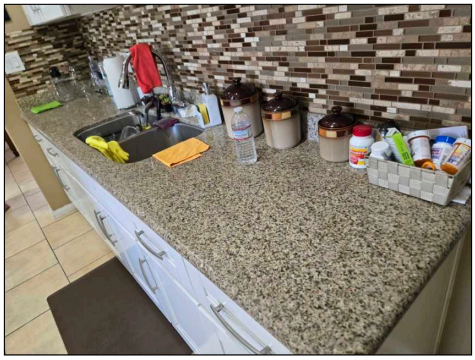
KITCHEN

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1. Counters

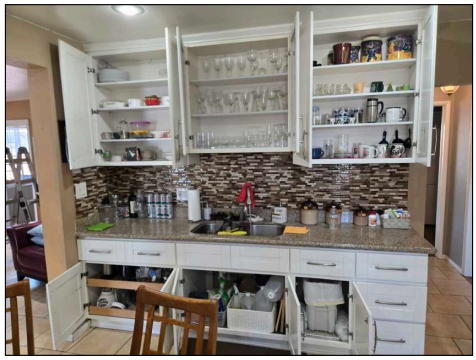
Observations:
- Some counter areas not visible for inspection due to personal storage
- Counter is worn and has typical wear for age
- Recommend grout/sealer/stone maintenance



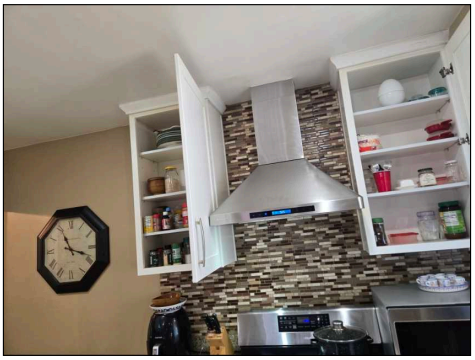


2. Cabinets

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









3. Sinks

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



4. Spray Wands

Observations:
• Operational at time of inspection
• Irregular spray - needs to be serviced

5. Garbage Disposals

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



6. Plumbing

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



7. Ranges

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



Control knobs damaged and not operating properly - needs to be serviced

8. Ovens

Observations:
• The "Bake" feature is the only feature operated during a home inspection; convection, browning, rotisserie, warming drawers and other features are not tested during the oven inspection. Ovens are tested for basic heating element functionality. The oven cannot be tested to each incremental temperature setting or determine if adequate cooking temperatures can be achieved, nor if temperatures are calibrated with oven settings. We cannot determine if or how well the oven cooks food nor can we predict the remaining life left for the unit. For gas units - gas leaks cannot be detected with this inspection - a full evaluation by the Gas Company of all gas supplied appliances is recommended beyond this inspection.
• Gas supplied unit
• Worn/older unit - typical wear for age and use
• Not operating properly - needs to be serviced



Not operating properly - needs to be serviced

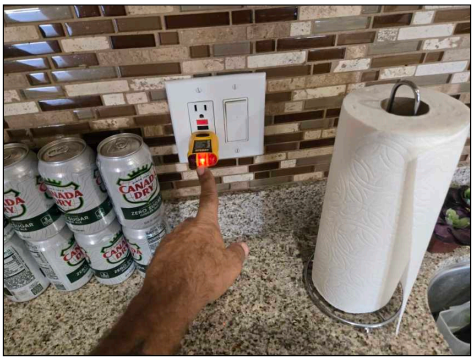
9. Exhaust Vents

Hood with fan
Observations:
• The exhaust fan/vent is tested using the normal controls only. No smoke testing or other testing is done to determine the CFMs or how well the unit evacuates air. The home inspector cannot predict the remaining life left in the unit.
• Tested and operational at time of inspection via normal controls
• Worn/older unit - typical wear for age and use
• Light/lamp did not function - needs to be serviced, check bulb(s) first, then consult an electrician to further evaluate



10. Electrical

Observations:
• A representative number of receptacles and switches were tested and found to be operational at time of inspection
• Loose/worn outlets/switches - typical for age consider upgrading
• Three prong outlet(s) not grounded - needs to be serviced



Three prong outlet(s) not grounded - needs to be serviced

11. GFCIs

Observations:
- Tested and operational at time of inspection via normal control
- GFCI not grounded- needs to be serviced

LAUNDRY AREA

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1. Laundry Area Location

See garage area

2. Dryer Vent

Observations:
- Dryer vent should be cleaned periodically to prevent lint fire hazards
- Missing the exterior cover - needs to be installed



Missing the exterior cover - needs to be installed

3. Plumbing

Observations:
- No visible leaks at time of inspection
- Visible fixtures were worn/old - typical wear for age
- Galvanized water piping present - recommend complete water distribution system evaluation



Galvanized water piping present - recommend complete water distribution system evaluation

4. Wash Basin

Observations:
- Operated with worn fixtures at time of inspection
- There were no visible leaks at the time of the inspection
- Worn/older sink and fixtures - recommend upgrading
- Galvanized water piping present - recommend complete evaluation of water distribution system





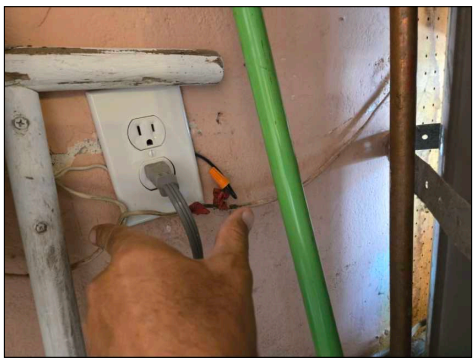
5. Gas Valve

Observations:
• The inspector does not check for gas leaks, consult the Gas Company to evaluate all gas areas prior to occupancy
• Normal wear at valve - no major visible defects at the time of the inspection

6. Electrical

Observations:
• Representative number of receptacles and switches tested and operational at time of inspection
• Loose/worn outlets/switches - typical for age consider upgrading
• Irregular installation/workmanship- not to accepted building practices - needs to be serviced





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

7. GFCIs

Observations:
• None installed recommend upgrade for increased safety

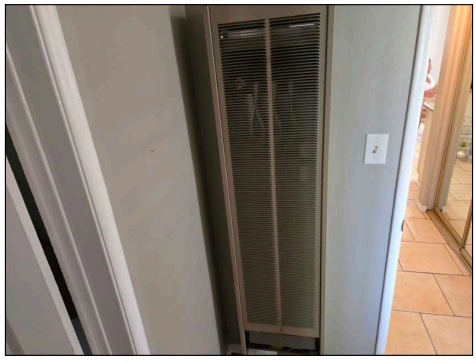
HEATING/AIR CONDITIONING

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1. Heaters

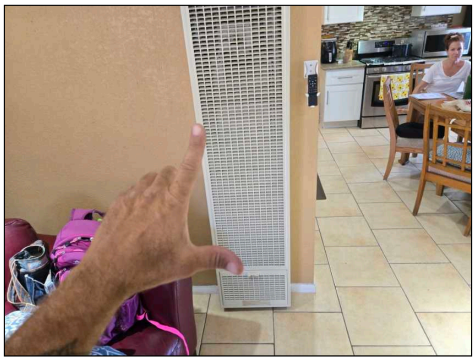
Location: Hall • Family room • Family room • Multiple units are present - general comments in the report apply to all units unless otherwise specified by unit location.
Type: Mini Split • Single sided wall heater • Double sided wall heater
Observations:
• Operated at time of inspection
• Visible areas of unit are worn and older - we recommend that you budget for a replacement and more efficient unit - recommend seasonal service and maintenance to extend the life of the unit
• Mini split unit Did not operate or respond to thermostat commands - needs to be serviced/further evaluated
• Pilot not lit could not test at familyroom- needs to be serviced







Mini split unit Did not operate or respond to thermostat commands - needs to be serviced/further evaluated





Pilot not lit could not test at familyroom- needs to be serviced

2. Venting

Observations:
• The visible areas of the vent are worn/older - typical for the age of the material, recommend upgrading

3. Gas Supply Valves and Pipes

Observations:
• Worn valve, consider upgrading to newer style valve

4. Electrical

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

5. Thermostats

Observations:
• Standard mechanical type present - functional day of the inspection
• Digital type present - functional day of the inspection






6. Filters

Location: Located below heater in a slot cut into the frame
Observations:
• A seasonal HVAC service contract is recommended to ensure that all filters are changed/cleaned regularly or as needed
• Filter is worn/dirty and will likely need changing soon

7. Registers

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



A/C

8. Combustion Air

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

9. Refrigerant Lines

Observations:
• Normal wear day of the inspection - no major visible defects - recommend annual/seasonal maintenance to check and service insulation on refrigerant lines as needed

10. Air Conditioning Compressors

Location: Mini Split • Electric unit - exterior west
Observatoins:
• Operated at the time of inspection
• Visible areas of unit have normal wear for age at the time of the inspection - no major visible defects - recommend seasonal service and maintenance to extend the life of the unit
• Unit is a newer unit/not original to the structure - check all installation permits to ensure that this unit was installed to code
• Air flow was not cold enough - could not reach 20 degree temperature differential at time of inspection - recommend a complete evaluation by a licensed A/C contractor





Air flow was not cold enough - could not reach 20 degree temperature differential at time of inspection - recommend a complete evaluation by a licensed A/C contractor

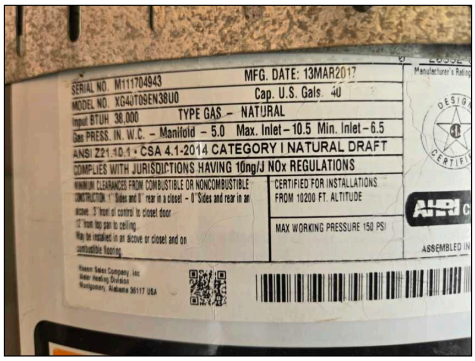
WATER HEATERS

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1. Water Heaters Condition

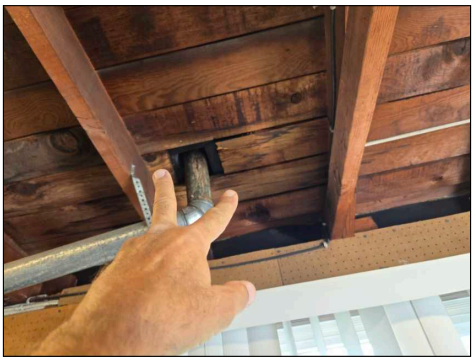
Number of gallons: 40 gallons
Location/s: Garage
Observations:
• Operated at the time of the inspection - Gas unit
• Consult a plumber or manufacturers owner's manual for general maintenance recommendations to extend the life of the unit
• The unit is worn/older - consult a plumber for general maintenance recommendations to extend the life of the unit





2. Venting

Observations:
• Vent is worn and older - consider upgrading vent
• Corrosion or rust at vent pipe - needs to be serviced
• Minimum water heater single-wall vent pipe clearance from combustible material is 6" - needs to be serviced



Minimum water heater single-wall vent pipe clearance from combustible material is 6" - needs to be serviced

3. Plumbing

Material type: Copper • Copper has been added/upgraded (not original) - check all installation permits • Galvanized - recommend complete water distribution system evaluation due to age
Observation:
• Worn valve/piping/connections - typical for age - no visible leaks found at the time of the inspection
• Corrosion present - signs of wear - monitor for moisture

4. Temperature Pressure Release Valves

Observations:
• Worn/older valve present - consider upgrading

5. Overflow Line/s

Material type: Copper
Observations:
• Worn piping - typical for age
• 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

6. 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

7. Strapping

Obserations:
• Standard metal type straps present - normal wear on the day of the inspection - no major visible defects
• Recommend blocking in areas where the water heater is not touching the walls
• Poorly located (should be upper and lower 1/3 of tank) - needs to be serviced
• Straps do not wrap water heater - needs to be serviced

8. Gas Supply Valves and Pipes

Observations:
• Normal wear at time of inspection - no major visible defects

9. Combustion Air

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

10. Platforms/Bases

Observations:
• Worn/dirty – recommend cleaning

11. Enclosures

Observations:
• Worn/dirty areas - recommend cleaning
• Dry moisture stains observed in enclosure - monitor for any future moisture

ELECTRICAL/GAS SERVICE

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1. Main Panel

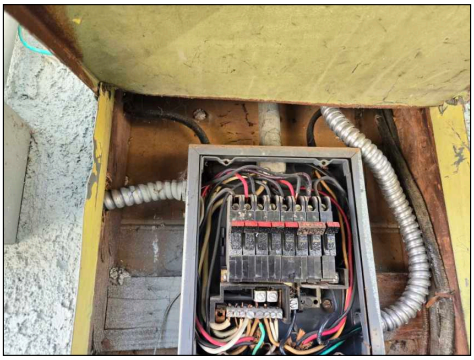
Location/s: North side of the structure
Observations:
- Worn/older panel - consider upgrading services
- Recommend upgrading services due to age of electrical system
- Panel cover screw(s) missing - recommend installing appropriate screws
- *Manufacture of panel a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues - recommend further evaluation by a licensed electrician*



Manufacture of panel a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues - recommend further evaluation by a licensed electrician

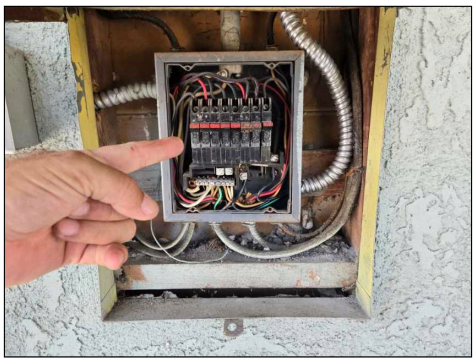
2. Panel Wiring

Observations:
- Wiring type: copper
- Wiring method: non-metallic sheathed cable (cloth) - older wiring system present - consider upgrading
- Wiring method: non-metallic sheathed cable (romex)
- 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

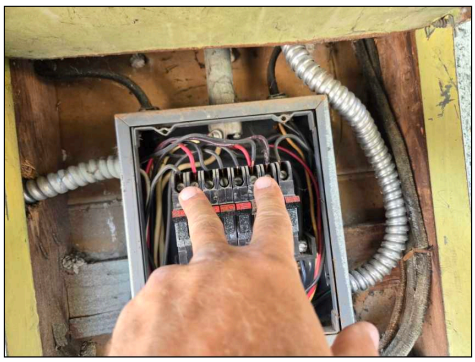


3. Breakers

Observations:
• Worn/old breakers - may require replacement at any time
• Breakers or panel may require upgrade soon due to age
• No visible labeling for breakers on panel cover - needs to be serviced
• Double tapped/lugged breakers present are a sign of an overloaded panel – recommend licensed electrician for evaluation
• Manufacturer of breakers/panel is a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues - recommend further evaluation by a licensed electrician



Manufacturer of breakers/panel is a brand (Zinsco/Sylvania/Federal Pacific/Stab-Lok) known for frequent issues - recommend further evaluation by a licensed electrician



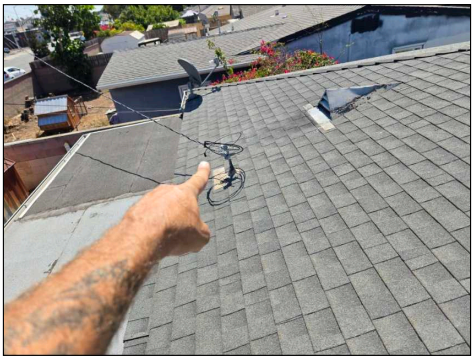
Double tapped/lugged breakers present are a sign of an overloaded panel – recommend licensed electrician for evaluation

4. Breaker Amp Capacity

Observations:
• No main breaker present - typical of older electrical system - consider upgrading services

5. Cable Feeds

Observations:
• Overhead - worn/weathered - needs service/maintenance
• No drip loop - needs to be serviced



No drip loop - needs to be serviced

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.*** • East side of the structure
Observations:
• Natural gas present

- Worn valve - typical for age
- Minor rusting - typical for exterior weathering - recommend rust treatment
- No seismic safety valve present - recommend installation for increased safety



7. Gas Pipes and Valves

Observations:
- Worn meter/piping - typical for age and exterior weathering
- Minor rusting - typical for age - recommend rust treatment

ATTIC AREA

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1. Access Entries

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

2. Structure

Observations:
- Conventional framing present, normal wear at time of inspection - no major visible defects
- Cracking small at wood members - typical for age
- **Stains present on wood members of structure - evidence of past moisture entering structure- monitor for future moisture intrusion**






3. Insulation

Observations:
- No visible signs of rodents at this inspection - we recommend pest services seasonally as part of your regular home maintenance
- Missing insulation - needs to be serviced



Missing insulation - needs to be serviced

4. Ventilation

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

5. Exhaust Vents

Observations:
- Some vents are not visible or accessible and cannot be inspected - N/A
- All visible vents appear to be in normal condition where visible - no major visible defects
- Bath fan terminates in attic - needs to be serviced



Bath fan terminates in attic - needs to be serviced

6. Electrical

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

7. Plumbing

Observations:
- No visible plumbing vents or piping in the attic space - not inspected
- Worn/older piping system present - consider upgrading plumbing

GARAGE AND/OR CARPORT

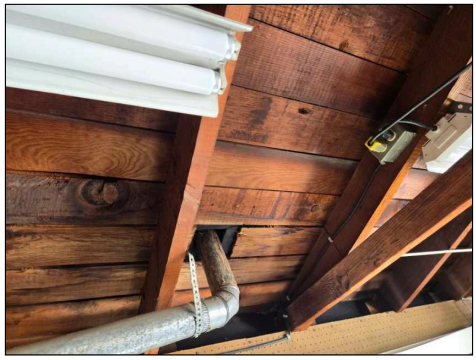
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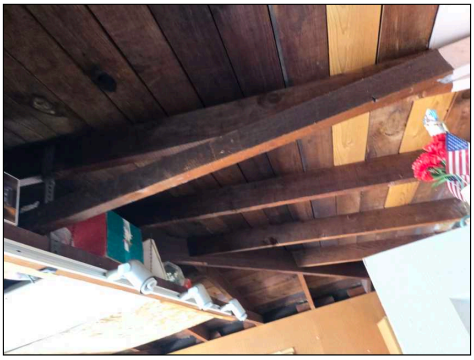
1. Roof Condition

Notes: Roofing area is the same as main structure - see the main roof page

2. Rafters & Ceilings

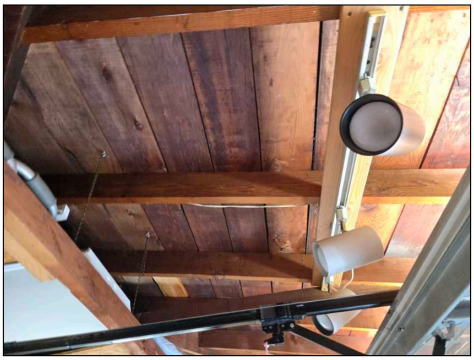
Observations:
- **Exposed wood rafters/joists - consult termite report for all wood areas**
- Cosmetic blemishes observed
- Cracking small - typical for age, recommend patching
- Stains present - tested dry at time of inspection - monitor for possible moisture intrusion
- Sagging slightly in areas - not for heavy storage - structure would benefit from additional framing/braces
- ***Some ceiling/rafter areas are not visible or accessible/inspected due to personal storage/wood boards***







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



3. Main Automotive Doors

Type: Metal sectional
Observations:
- Worn/weathered door - typical for age and exposure to weather
- Recommend weather tight service/maintenance to prevent moisture intrusion around main door areas

4. Hardware/Springs

Observations:
• ***Garage doors require periodic maintenance and is recommended to ensure that all hardware is properly lubricated and secured***
• Normal wear at time of inspection - no major visible defects

5. Garage Door Openers

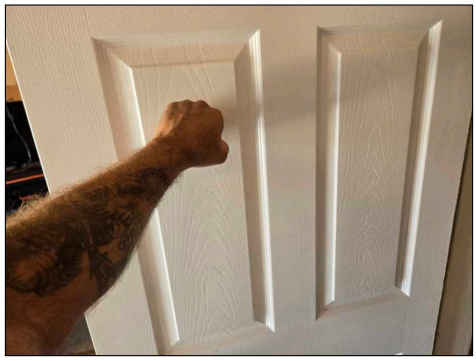
Observations:
• Opener(s) were tested using the normal wall button on the day of the inspection (remote controls are not tested)
• One unit present
• Opener(s) operated at the time of the inspection
• Normal wear at time of inspection - no major visible/functional defects
• Operates with an extension cord as permanent wiring - recommend contacting a licensed electrical contractor to install a proper outlet near the opener

6. Garage Doors Reverse Safety Status

Observations:
• Light beam was tested; the inspector interrupted the beam during closing, the door stopped and reversed back open on the day of the inspection

7. Fire Doors

Observations:
• Operated at the time of inspection
• Normal wear at time of inspection - no major visible defects
• Missing air tight seals - needs to be serviced
• Door did not properly self-close and latch - needs to be serviced
• Door appears to be hollow core and has no minimum 20-minute rating label - needs to be serviced
• Missing threshold - needs to be installed



Door appears to be hollow core and has no minimum 20-minute rating label - needs to be serviced



Missing air tight seals - needs to be serviced



Missing threshold - needs to be installed



8. Firewalls

Observations:
• Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
• Recommend sealing any holes/gaps/cracks/loose tape – all areas of the firewall should be properly sealed with the correct fire-rated materials
• Stains present - tested dry at time of inspection - monitor for future moisture
• ***Personal items/storage/etc. are present and prevent a complete inspection of firewall areas***
• Holes present - needs to be serviced to retain integrity of fire separation
• Fire caulk needed at plumbing/electrical penetrations
• Nonmetallic sheathed wiring penetrating firewall areas - needs to be serviced to retain firewall integrity



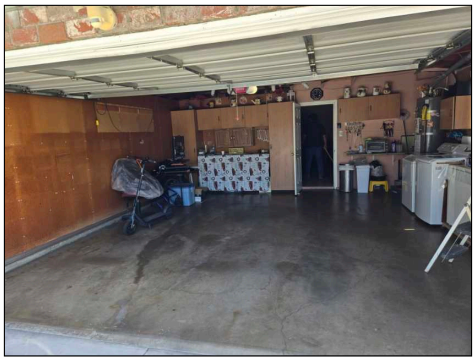
Nonmetallic sheathed wiring penetrating firewall areas - needs to be serviced to retain firewall integrity

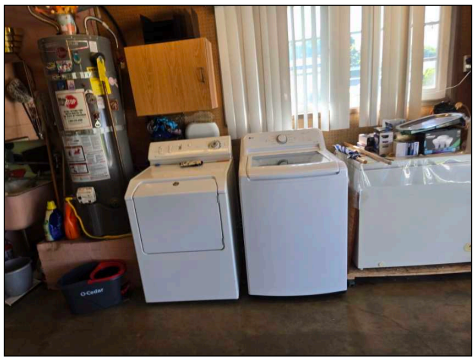


Holes present - needs to be serviced to retain integrity of fire separation

9. Walls

Observations:
• ***Personal items/storage/etc. are present and prevent a complete inspection of wall areas***
• Consult termite report for any wood areas in garage
• Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
• Stains present - tested dry for moisture at time of inspection



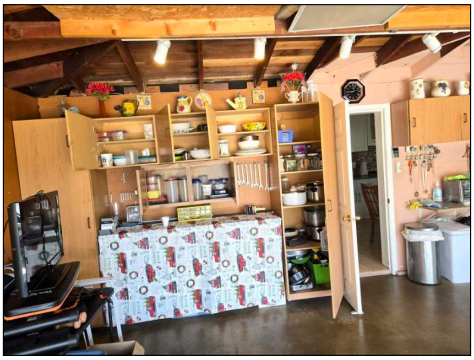


10. Anchor Bolts

Observations:
• Could not access or not visible due to wall coverings - **not inspected**

11. Cabinets

Observations:
• ***Some interior cabinet areas not visible for inspection due to personal storage***
• Loose/worn hardware - worn cabinets - typical for age



12. Slab

Observations:
- ***Personal items/storage/vehicles prevent complete inspection of floor areas***
- Small cracks/chipped areas - typical for the age of the materials
- Worn and stained areas - typical for age of the material



13. 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
- ***Only the visible and accessible switches/outlets are testing during this inspection, personal items/furnishings are not moved to access any outlets/switches behind them.***
- Three prong outlet(s) not grounded in areas- needs to be serviced



Three prong outlet(s) not grounded in areas- needs to be serviced

14. GFCIs

Observations:
- None visible - recommend upgrade for increased safety

15. 240 Volt Receptacle

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

16. Ventilation

Observations:
• None present - consult local building department/authority regarding ventilation requirements

17. Windows

Constructed of: Double pane • Vinyl framed
Observations:
• **Consult termite report for all wood windows/frames(if present)**
• Operated at time of inspection
• Normal wear at the time of inspection - no major visible defects
• Recommend weather tight service



EXTERIOR AREAS

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1. Stucco

Observations:
- Worn/weathered at time of inspection where visible
- Recommend sealing any holes/gaps or cracks to prevent moisture or pest entry
- Small cracking/chipping/holes present in areas - recommend stucco service/**maintenance**
- Cracking/chipping/holes more than typical in areas - needs to be serviced



Small cracking/chipping/holes present in areas - recommend stucco service/maintenance





Cracking/chipping/holes more than typical in areas - needs to be serviced

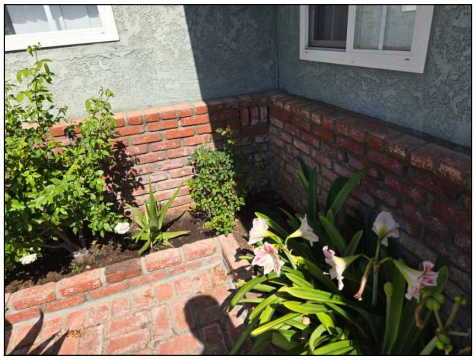


Cracking/chipping/holes more than typical in areas - needs to be serviced

2. Siding

Constructed of: Brick
Observations:
- Worn/weathered/cracked materials where visible – recommend siding **maintenance**
- Small cracking/chipping/holes present - recommend siding service/**maintenance** and sealing all holes and gaps
- Recommend **maintenance** to seal all gaps, cracks and openings





3. Wood Trim

Observations:
• **Consult termite report for all exterior wood**
• Weathering, cracking and staining present - typical for age and weather exposure - recommend **maintenance**

4. Eaves & Fascia

Observations:
• **Consult termite report for all wood areas at the structure**
• Cracking/weathering/worn where visible - typical for age and weather exposure
• Weathering and staining present in areas
• Deteriorated in areas - needs to be serviced - consult the termite report



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



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

5. Exterior Paint

Observations:
• Weathered and worn areas - typical for age and weather exposure, the structure would benefit from new paint
• Blistered and peeling in areas - recommend servicing



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
- **Consult the termite report for all wood doors/frames at this structure**
- Newer doors/sliders present at structure – check permits for proper installation (may not include all doors at the structure)
- 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)**
- Windows are not original to structure – check permits for all replacements to ensure proper installation in accordance with local building codes (may not include all windows at the structure)
- Recommend weather tight service/maintenance



FOUNDATION

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1. Slab Foundation

Observations:
• No determination can be made regarding the condition of the interior concrete slab as it was covered with flooring, expect to find typical cracks up to 1/4-inch when it is exposed. Any cracking larger than 1/4" wide should be addressed upon discovery.

2. Exterior Foundation Perimeter

Observations:
• Slab perimeter is covered by stucco - most areas are not visible for inspection - N/A
• Worn and stained areas - typical for age of the structure
• Paint or stucco is chipping and flaking in areas
• Cracked/chipped areas

GROUNDS

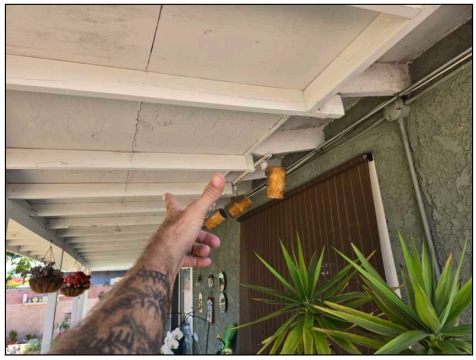
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1. Driveways and Walkways

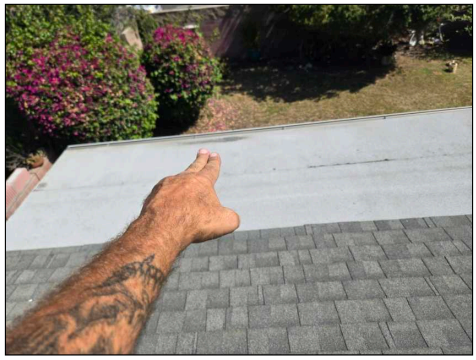
Constructed of: Concrete • Brick
Observations:
- Worn with common cracks/chips - typical for age of material
- Moderate cracking in areas - recommend maintenance and patching as needed
- Walkway displacement/uplifted/uneven areas - potential trip hazard - needs to be serviced

2. Patio and Porch Roofs

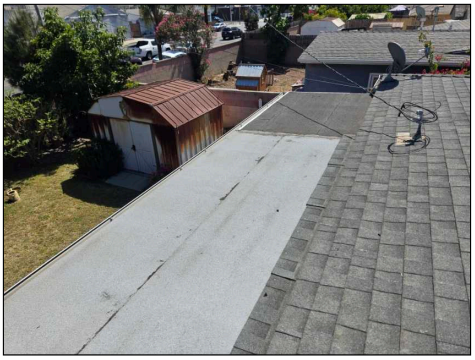
Constructed of: Shade type wood • Rolled material
Observations:
- Worn/weathered materials - typical for age
- Consult termite report for all exterior wood conditions
- Wood deterioration observed - consult termite report
- Irregular installation – recommend licensed contractor to evaluate
- Ponding in areas - needs to be serviced



Irregular installation – recommend licensed contractor to evaluate

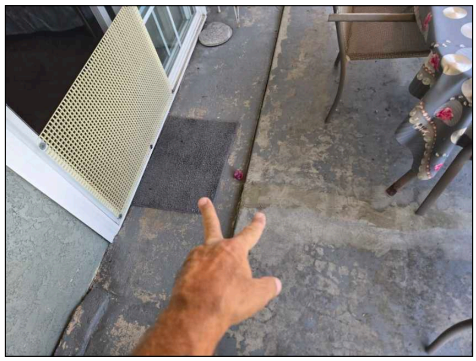


Ponding in areas - needs to be serviced



3. Patio and Porch Decks

Observations:
- Worn with common cracks/chips - typical for age of material
- Stained/worn areas - typical for age and use
- Displaced/lifted/uneven areas trip hazard in front and back - needs to be serviced



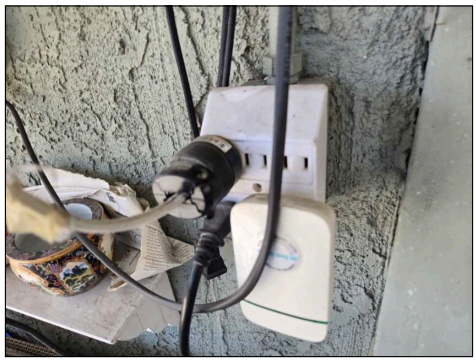
Displaced/lifted/uneven areas trip hazard in front and back - needs to be serviced

4. Stairs & Handrails

Observations:
• Stairs are worn/weathered - typical for the age of the materials

5. Exterior Electrical

Observations:
• Accessible lights/switches/outlets were tested on the day of the inspection
• The visible and tested fixtures/switches/outlets were in a loose/worn condition - typical for age
• Electrical fixtures need to be caulked/sealed to wall attachments to help prevent moisture entry
• Some light(s) did not function (some may be on sensors or timers) - check bulbs first, then consult an electrician to further evaluate as needed
• Ungrounded outlets present - typical for the age of the structure - consider upgrading electrical services
• Damaged outlet cover - recommend servicing
• Outlet hot wired in reverse with neutral - needs to be serviced





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



Damaged outlet cover - recommend servicing

6. GFCIs

Observations:
• None visible/installed recommend upgrade for increased safety

7. Exterior Plumbing and Faucets

Observations:
• Exterior plumbing is present and not original to the structure - check all installation permits to ensure installation to building code
• Accessible exterior faucets operated/worn at time of inspection via normal fixture controls

8. Main Water Valve

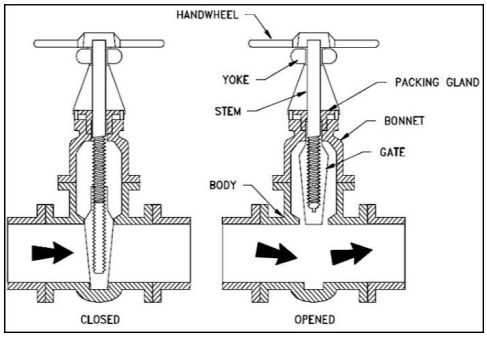
Type of plumbing: Copper • Copper piping is not original to the structure - check all permits to ensure piping was installed to city/county plumbing codes • Galvanized water piping present - recommend complete water distribution system evaluation beyond the scope of this inspection due to age/type
Observations:
• Location: east side
• Gate valve present/worn (these types of valves are known to fail internally) - consider upgrading to a ball valve
• Valve handle is missing - recommend servicing
• Handle below soil levels and not fully visible for inspection - recommend servicing to make accessible for use
• Galvanized water piping present - recommend complete water distribution system evaluation beyond the scope of this inspection



Galvanized water piping present - recommend complete water distribution system evaluation beyond the scope of this inspection



Valve handle is missing - recommend servicing



9. 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: 55

10. Pressure Regulator

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

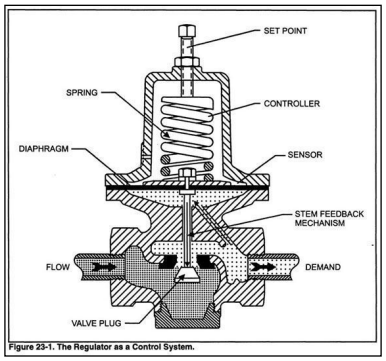
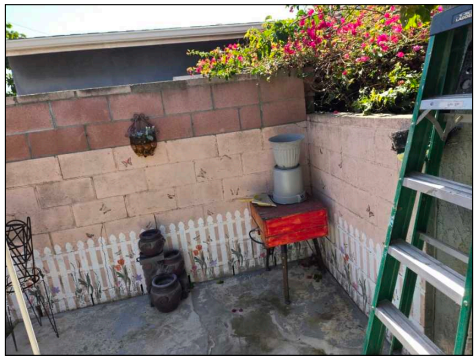


Figure 23-1. The Regulator as a Control System.

11. Fencing and Walls

Constructed of: Block
Observations:
- Visible fencing/wall areas are worn and weathered - typical for the age of the materials
- Cracking/chipping small and typical for age at block - monitor for further cracking and repair as needed
- ***Some wall/fence areas not visible for inspection due to vegetation/personal items***
- Loose/leaning areas of fencing/walls – needs to be serviced





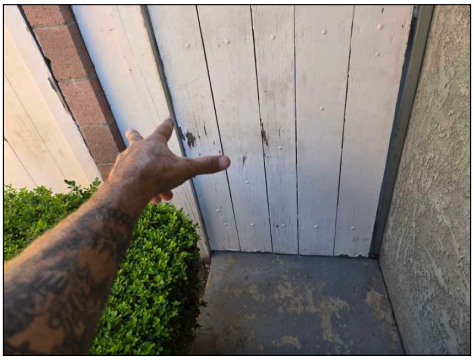
Loose/leaning areas of fencing/walls – needs to be serviced




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

12. Gates

Constructed of: Wood
Observations:
- Gate(s) locked - not tested
- Weathered and worn materials - typical for age
- Loose hardware - recommend servicing
- Wood deterioration - recommend servicing



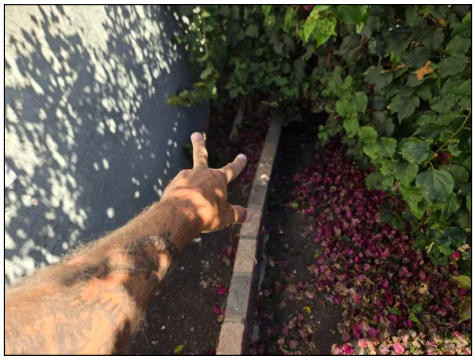
Loose hardware - recommend servicing

13. Planters

Observations:
- Recommend trimming trees or bushes that are in contact or proximity to home, as branches can abrade roofing or siding
- Trees or vegetation too close to structure areas - recommend servicing
- Planter walls are being affected by plant/tree roots - recommend servicing



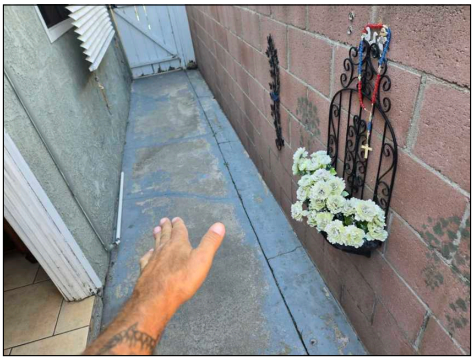
Trees or vegetation too close to structure areas - recommend servicing



Trees or vegetation too close to structure areas - recommend servicing

14. 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
• Low spots along the foundation - recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage
• Grade slopes towards structure at west side - needs to be serviced



Grade slopes towards structure at west side - needs to be serviced

15. Out Structures

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

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

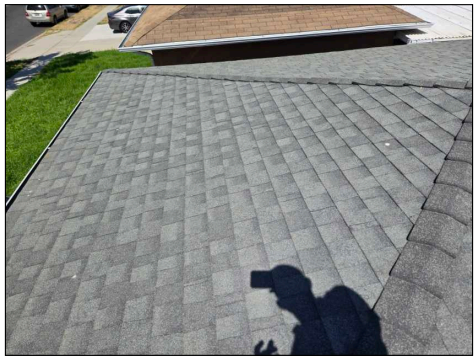
Constructed of: Asphalt shingles • Rolled materials

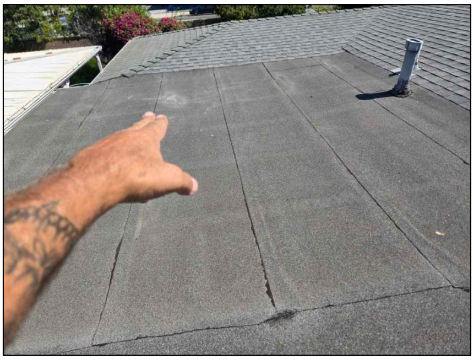
Observations:

• Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance
• Cracked/chipped tiles/mortar - typical for age/materials - recommend seasonal roof maintenance
• Shingles exhibited moderate granule loss - normal for age of material
• Ponding or evidence of ponding in areas - needs to be serviced

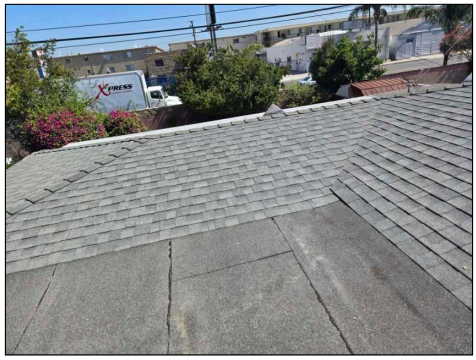








Ponding or evidence of ponding in areas - needs to be serviced








2. Flashings

Observations:
• Some areas not visible - N/A
• Worn/weathered/rusted/bent - typical for age - recommend seasonal mastic maintenance to prevent moisture intrusion



3. Gutters and Down Spouts

Observations:
• Gutters are present at the structure - recommend cleaning and routine maintenance on gutter system to maintain good drainage
• Worn/older gutters - typical wear for age and weather exposure - annual maintenance is recommended

4. Vents and Vent Caps

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



Glossary

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

DISCLAIMERS

Asbestos: The inspector is not licensed by the EPA and cannot determine, report on or test if asbestos materials exist in any area throughout the structure. Any structure built prior to 1978 may contain asbestos in one or multiple building materials used during that era of construction. If you have concerns about possible asbestos, it is solely up to you to arrange for asbestos testing by an appropriate licensed contractor. The Elite Group Property Inspections will not engage in any claims regarding asbestos.
Interior: Limited inspection on all occupied/staged structures. Personal property, furniture, moving boxes or other items are not moved and will prevent a complete inspection (this applies to all areas inside and outside of the structure being inspected). We recommend checking for permits on all additional construction or alterations including, but not limited to: window replacements, patio roofs, out structures, garage and attic conversions, roof alterations, etc. performed on the property after original construction. If multiple people are present at or arrive during this inspection and enter areas or operate appliances or fixtures after they have already been inspected or reported on by the home inspector; the home inspector is not responsible for the condition of these items or areas after they are inspected; the home inspector does not go back an re-inspect the items/areas during this limited time inspection. The Inspector cannot determine if past or present hidden pet damage exists in any part of the structure. The inspector is not a code violation inspector and will not report on building code requirements in any way. Built-in central vacuum systems are not inspected. Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure). Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film (if present) can prevent an accurate inspection of the window glass areas. Only accessible windows and doors are inspected, personal items are not moved to access or test all doors and windows. Broken double pane seals cannot be determined with this inspection, dirty windows can hide signs of condensation between panes. Vertical operating windows are known to have sash cable/spring problems, although the problem may not exist at the time of the inspection, we recommend that you check them often and repair these windows upon discovery of any sash cable or spring problems. Only the visible and accessible switches/outlets are testing during this inspection, personal items are not moved to access any outlets/switches behind them. Fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and/or a Gas Company evaluation of the fireplace beyond the scope of this inspection. Ceiling fan mounts cannot be checked by the inspector. Smoke and carbon monoxide detectors that are out of reach are not tested for functionality, all battery operated smoke detectors should be within reach for testing and maintenance. We recommend any mold or moisture damaged areas noted in the report be further evaluated for cause and correction by the appropriate licensed contractor.
Bathrooms: Bathtub and sink overflow drains and spa tub jet hoses are not inspected and leaks in these areas cannot be detected with this inspection. Shower pans are not leak tested and cannot be determined if properly water-proofed by the inspector, consult the termite report for any shower pan tests. Exterior or interior access panels are only inspected if readily accessible and operable (not sealed or painted or screwed shut), second story access panels are not opened. The home inspector cannot determine if shower pans or tubs are properly pitched for drainage. We recommend upgrading all electrical outlets to GFCI protection within 6 feet of all potential wet locations, however this may not be a requirement for the sale of a home based on the age of the home (this also applies to kitchen sinks, wet bar sinks and laundry sinks).
Kitchen: Appliances receive a limited inspection for basic functionality only, additional features are not tested. Appliances are NOT disassembled to evaluate the internal working parts of each appliance. The inspection cannot determine how well the dishwasher cleans the dishes. Disposal blades are not inspected. It cannot be determine how well the oven, range/cook-top or microwave cook food. Age, remaining life, BTU's, CFM's and other forms of efficiency or effectiveness are not determined with this inspection. Water purifying systems, instant hot systems and water softeners are not inspected. Non built-in appliances and built-in refrigerators are excluded from this report.
Laundry: Supply valves, laundry drain, gas valve and dryer vent cannot be tested whether a washing machine is present or not. Washer and dryer units are not inspected or turned on for testing during this inspection and are excluded from this report. Washer and dryers are not moved to inspect the walls/floors/other components behind them. Water supply valves that are left in the on position for a long period of time tend to leak when turned off or do not shut off completely. Drains are not pressure tested.
Attic: The inspector cannot determine, report on or test if asbestos materials exist in any area throughout the structure. When attic insulation is covering ceiling joists, we cannot completely inspect some areas due to inspector safety concerns. Most attics are not completely accessible due to limited space. Attic insulation and limited space will prevent the inspector from performing a complete inspection of the attic area, not all areas are accessible and will be determined at the inspector's discretion. The Inspector does not determine the R-value of insulation present or the efficiency or effectiveness of HVAC duct layout or design. Attic insulation is not touched, moved or otherwise disturbed during the inspection. Temperature sensors and fans for attic exhaust systems are not tested. Rodents: If there is visible evidence of rodents or other pests, it will be noted as such. Most rodent/pest infestation exists under attic insulation, in walls or in areas not visible to the inspector and cannot be identified with this inspection. It's recommended a pest inspection be performed beyond the scope of a home inspection whether or not evidence exists.

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

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

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

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

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

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

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

SEE CONTRACT FOR ADDITIONAL INFORMATION AND DESCRIPTION OF ITEMS