ELITE GROUP
INSPECTION PROFESSIONALS

800-494-8998

RESIDENTIAL



PROPERTY LOCATION: 1740 S Westgate Ave Unit B Los Angeles, CA 90025

INSPECTIONREPORT

CLIENT:Tamera Gilbert -AGENT:

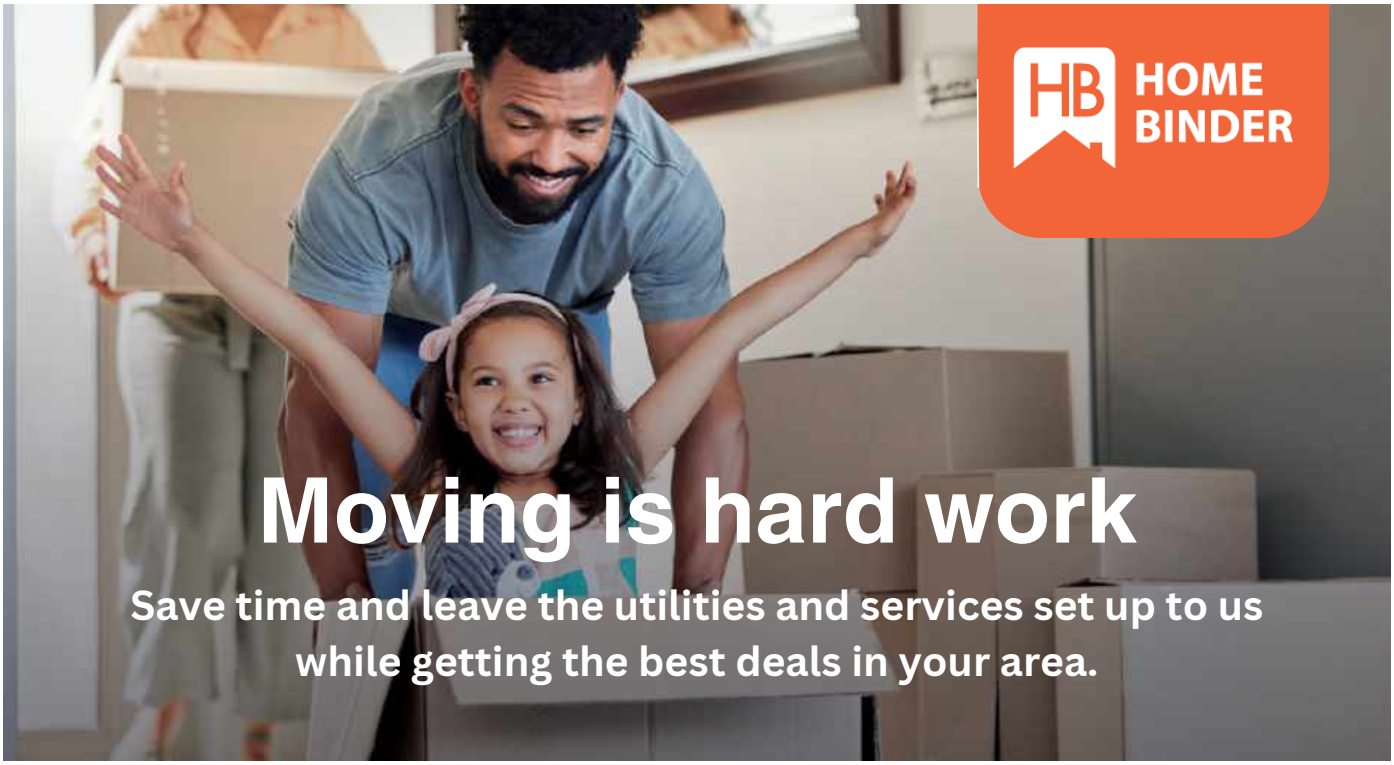
Date of Inspection: 6/19/2026 at 10:30 AM
Year Built: 2002 Sq Ft: 2403
Weather: 67 degrees cloudy
Order ID: 401379

Inspector: Tom De Risio
951-207-3677
tomderisio@eliteinspections.com

customercare@eliteinspections.com

Table Of Contents

Summary Page	5-8
OVERVIEW	9
INTERIOR	10-18
BATHROOMS	19-28
KITCHEN	29-34
LAUNDRY AREA	35-36
HEATING/AIR CONDITIONING	37-39
WATER HEATERS	40-43
ELECTRICAL/GAS SERVICE	44-45
ATTIC AREA	46
GARAGE AND/OR CARPORT	47-51
EXTERIOR AREAS	52-53
FOUNDATION	54
GROUNDS	55-58
ROOF	59-60
Glossary	61



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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 15 Item: 12	Electrical	• Non-energized (dead) outlet(s) - needs to be serviced
Page 18 Item: 16	Smoke Detectors	• Missing - needs to be installed- Bedroom
Page 18 Item: 17	Carbon Monoxide Detectors	• Missing at hall - needs to be installed- All floors of residence
BATHROOMS		
Page 21 Item: 4	Sinks	• Low pressure at fixture - needs to be serviced/further evaluated- Downstairs bathroom
Page 27 Item: 15	Exhaust Fans	• Exhaust fan did not operate - needs to be serviced- Multiple
HEATING/AIR CONDITIONING		
Page 37 Item: 1	Heaters	• Did not operate or respond to thermostat commands - needs to be serviced/further evaluated
Page 38 Item: 6	Thermostats	• Not operating - needs to be serviced
Page 39 Item: 12	Air Conditioning Compressors	• Unit did not operate or respond to thermostat commands - needs to be serviced/further evaluated
WATER HEATERS		
Page 41 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

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)

Condo

Front door faces East (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).

2. Main Utilities Location

- Main water valve shut off location: Area maintained by HOA - not inspected
- Main gas valve shut off location: Area maintained by HOA - not inspected
- Main electrical panel location: Area maintained by HOA - not inspected

3. Who is present at the inspection?

- Seller's agent present during inspection
- Owner present during inspection
- **Agent and/or Buyer or other people stayed at property after Inspector left the property - The Inspector is NOT liable for items left on/not turned off properly and areas left opened/not closed properly.**

4. Wall materials throughout the structure

Drywall

5. Ceiling materials throughout the structure

Drywall

6. Floor materials throughout the structure

Carpet • Tile • Wood

7. Window materials/type throughout the structure

Double pane • Aluminum 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.

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

Upstairs master • Upstairs west • Upstairs southwest • Downstairs master

2. Wall Conditions

Observations:
- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- Moisture damage at base - needs to be serviced - additional hidden defects may exist- Multiple locations
- Large cracks or holes present – larger than typical - needs to be further evaluated/serviced








Moisture damage at base - needs to be serviced - additional hidden defects may exist- Master bathroom






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



Moisture damage at base - needs to be serviced - additional hidden defects may exist- Upstairs hall bathroom



Moisture damage at base - needs to be serviced - additional hidden defects may exist- Multiple locations












Moisture damage at base - needs to be serviced - additional hidden defects may exist- Multiple locations

3. Ceiling Conditions

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

4. Ceiling Fans

Observations:
- Operated at time of inspection
- Worn/older unit(s) - typical wear for age



5. Floor Conditions

Observations:
- Worn and stained areas- typical for age of the material
- Scratched/worn areas - typical for age and use
- Torn/frayed carpet - typical for age of materials, signs of wear







6. Window Conditions

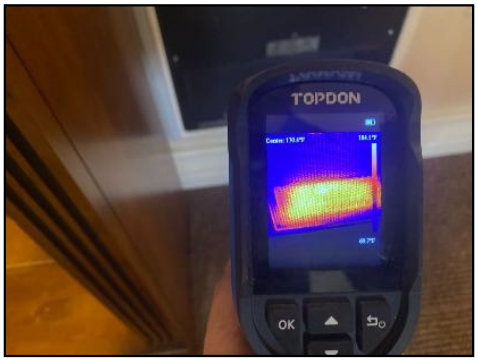
Observations:
• Visible/accessible windows show signs of normal wear for age with no major visible defects at the time of the inspection



7. Window-Wall A/C or Heat Units

Observations:
• Operated at time of inspection using normal controls
• Unit is worn/older - typical wear for age, recommend cleaning and maintenance to extend unit life





8. Doors

Observations:
• Operated at time of inspection
• Loose/worn hardware needs minor service - typical for age

9. 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
• Tempered glass label observed
• Gap(s) present - needs to be serviced

• Only accessible doors were tested during this inspection, personal items were not disturbed or moved to test all doors.








Gap(s) present - needs to be serviced





Only accessible doors were tested during this inspection, personal items were not disturbed or moved to test all doors.

10. Sliding Door Screens

Observations:
• Operated at time of inspection
• Worn screens with loose/worn hardware/frame/rollers/tracks - typical for age




11. Fireplaces

Location/s: Living room • Master bedroom
Prefabricated Vent Type • Prefabricated insert
Observations:
• The fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and a Gas Company evaluation of the fireplace prior to operating the fireplace.
• Normal wear at the time of the inspection - no major visible defects
• Gas log lighter present
• Switch ignition operated







12. Electrical

Observations:
• Only the visible and accessible switches/outlets are testing during this inspection, personal items/furnishings are not moved to access any outlets/switches behind them.
• A representative number of receptacles and switches were tested and found to be operational at time of inspection
• Loose/worn outlets/switches - typical for age consider upgrading
• Non-energized (dead) outlet(s) - needs to be serviced








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





13. Stairs & Handrails

Observations:
- Functional at time of inspection









14. Closets

Observations:
- Worn closets with loose/worn hardware - typical for age
- Chipped/cracked shelving
- Closet shelf sagging - needs to be serviced










15. Door Bells

Observations:
- None

16. Smoke Detectors

Observations:
- Operational at time of inspection via factory installed test button
- Worn/older model suggest replacement with modern devices
- Missing - needs to be installed- Bedroom





Missing - needs to be installed- Bedroom

17. Carbon Monoxide Detectors

Observations:
- Missing at hall - needs to be installed- All floors of residence

BATHROOMS

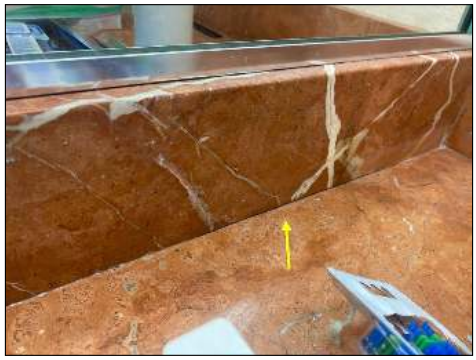
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1. Locations

Hall • Upstairs master • Upstairs hall • Downstairs master

2. Counters

Observations:
- Counter is worn and has typical wear for age
- Gaps at countertop joints - needs to be serviced


Gaps at countertop joints - needs to be serviced





Gaps at countertop joints - needs to be serviced

3. Cabinets

Observations:
- Worn cabinets with loose/worn hardware - typical for age
- Stained areas below sink - dry at time of inspection
- Cracking/chipping present
- Stained/blistered area(s) - tested dry at time of inspection - monitor area for moisture










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

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










4. Sinks

Observations:
- Fixture operated at the time of the inspection
- Worn fixture/sink - typical for the age
- Drain stopper operated at the time of the inspection
- Drain stopper not operating properly - needs to be serviced
- Low pressure at fixture - needs to be serviced/further evaluated- Downstairs bathroom








Drain stopper not operating properly - needs to be serviced- Upstairs hall bathroom

Low pressure at fixture - needs to be serviced/further evaluated- Downstairs bathroom

5. Mirrors

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

6. Bath Tubs

Observations:
- Fixture was tested and operating at the time of the inspection
- Fixture was in a worn/older condition at the time of the inspection - typical for age
- Tub is worn/older/stained/scratched/chipped - typical for the age

- Drain stopper operated at the time of the inspection
- Bathtubs are not filled to overflow opening to test





Thermal Image View

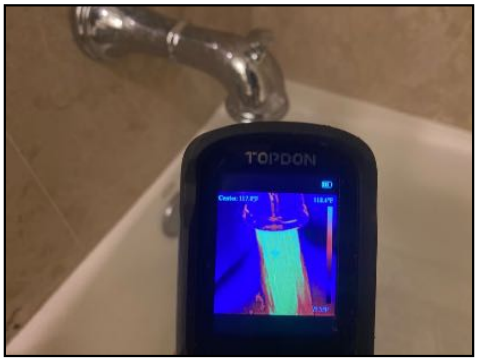








Thermal Image View



Thermal Image View

7. Showers

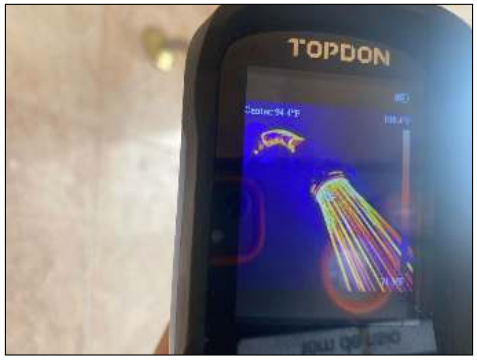
Observations:

- Fixture was tested and operating at time of inspection via normal fixture controls
- Fixture was in a worn and older condition - typical for the age






Thermal Image View

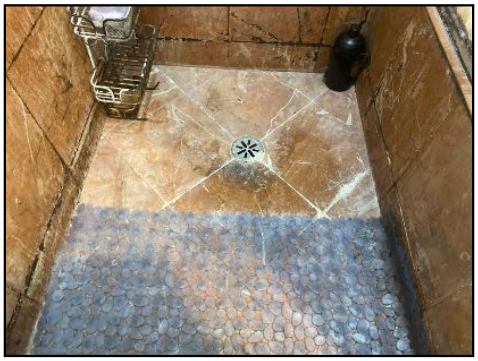





Thermal Image View **Thermal Image View**

8. Shower Walls

Observations:
• 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
• Grout/caulking is dirty or stained - recommend cleaning and drying all surfaces that may accumulate moisture



9. Enclosures / Shower doors

Observations:
- Operational at time of inspection - Tempered glass label observed
- Enclosure door(s) in a worn/older condition with loose/worn hardware - typical for the age
- Corrosion present in areas - signs of wear and moisture accumulation







10. Toilets

Observations:
- Tested and operational at time of inspection via normal fixture controls, flush test performed
- Toilet is in a worn and older condition at the time of the inspection - typical for age
- No visible leaking at the time of inspection and flush testing
- Stained/worn bowl - recommend cleaning







11. Bidets

Observations:
• None

12. Plumbing

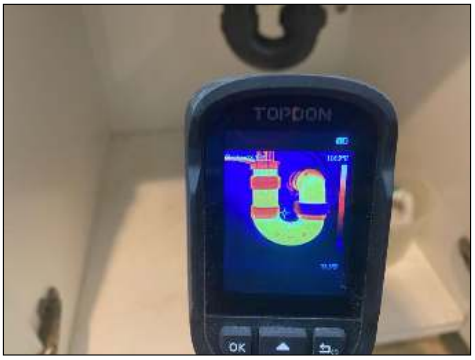
Observations:
• The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed).
• Operational at time of inspection via normal fixture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





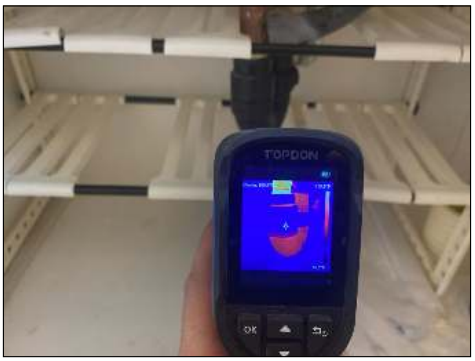
Thermal Image View



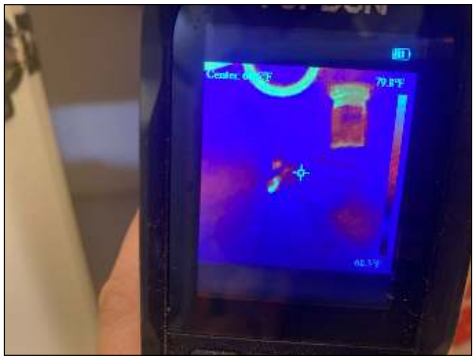


Thermal Image View





Thermal Image View

Thermal Image View

13. Electrical

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



14. GFCIs

Observations:
• Tested and operational at time of inspection via normal control



15. Exhaust Fans

Observations:
• No exhaust fan is present - it is recommended to install an exhaust fan for optimal moisture ventilation- Upstairs hall bathroom
• Worn/older fan - typical wear for age
• Exhaust fan did not operate - needs to be serviced- Multiple



Exhaust fan did not operate - needs to be serviced- Master bathroom



Exhaust fan did not operate - needs to be serviced- 2nd level bathroom



Exhaust fan did not operate - needs to be serviced- Downstairs bathroom

16. Heating

Observations:
- See HVAC page for more information about this section

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





2. Cabinets

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

















3. Sinks

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



4. Drinking Water Faucets

Observations:
- None installed

5. Spray Wands

Observations:
- Operational at time of inspection



6. Hot Water Dispensers

Observations:
- None installed

7. Soap Dispensers

Observations:
- None installed

8. Dishwashers

Observations:
• Tested and operational (one fill and drain cycle only, not full cycle) at time of inspection via normal controls
• Dishwasher has normal wear for age with no major visible defects
• Drained properly during inspection
• No visible leaks found at the time of the inspection





9. Garbage Disposals

Observations:
• Tested and operational at time of inspection via normal controls
• Normal wear for age - no major visible defects



10. 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





Thermal Image View

11. Ranges

Observations:
- Gas supplied unit
- Worn/older unit - typical wear for age and use
- Stained/dirty unit - needs to be serviced and cleaned



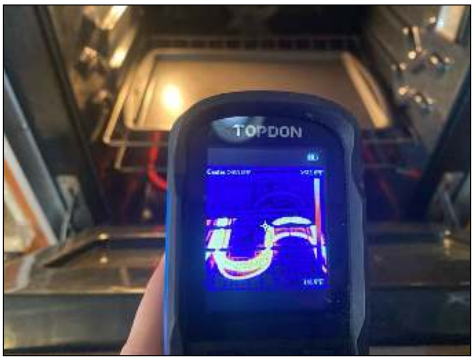


12. Ovens

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.
- Double oven present
- Electric supplied unit
- Tested and operational at time of inspection via normal controls
- Normal wear for age - no major visible defects







Thermal Image View







Thermal Image View

13. Microwaves

Observations:
• Portable (non built-in type) unit present - not tested



14. Trash Compactors

Observations:
• None installed

15. Exhaust Vents

Hood with fan
Observations:
• Tested and operational at time of inspection via normal controls
• Normal wear for age - no major visible defects





16. Electrical

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







17. GFCIs

Observations:

- Tested and operational at time of inspection via normal control



LAUNDRY AREA

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1. Laundry Area Location

Separate laundry room present, downstairs

2. Cabinets

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





3. Dryer Vent

Observations:
- Dryer vent should be cleaned periodically to prevent lint fire hazards
- Some exterior areas of the structure are not visible due to personal storage/vegetation in areas

4. Plumbing

Observations:
- Plumbing is not visible/accessible - not inspected
- Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas





5. Gas Valve

Observations:
- Not visible/accessible - not inspected

6. Electrical

Observations:
• Visible switches/outlets have normal wear for their age - no major visible defects visible at the time of the inspection



7. GFCIs

Observations:
• None visible

8. Exhaust Fan

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



HEATING/AIR CONDITIONING

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1. Heaters

Location: Interior ceiling • Multiple units are present - general comments in the report apply to all units unless otherwise specified by unit location.
Type: Electric forced hot air • Heat pump
Observations:
• Visible areas of unit are worn and older - we recommend that you budget for a replacement and more efficient unit - recommend seasonal service and maintenance to extend the life of the unit
• Did not operate or respond to thermostat commands - needs to be serviced/further evaluated







2. A/C Evaporator Coil Box

Observations:
• The visible areas of the coil box are worn/dirty/deteriorated and typical for the age of the older unit
• Condensation lines cannot be traced to all locations by the inspector, often times there are several areas of the condensate lines that are not visible to the inspector - consult a HVAC contractor to further evaluate as needed
• *The a/c coil box is only examined on the exterior - an internal inspection is not completed on the coil box - consult a HVAC contractor to further evaluate as needed*





3. Venting

Observations:
- None - Electric unit does not require a vent

4. Gas Supply Valves and Pipes

Observations:
- Electric unit - no gas installed

5. Electrical

Observations:
- Loose/worn outlet(s)/switch(s) - typical for age



6. Thermostats

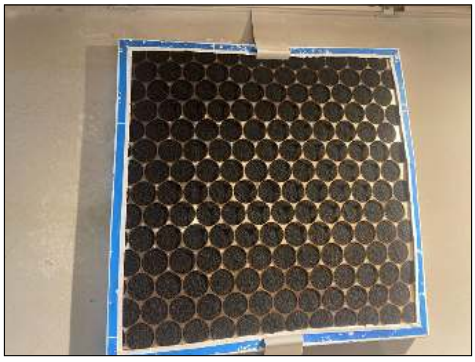
Observations:
- Digital type present - functional day of the inspection
- Worn/older model - recommend upgrading
- Recommend licensed HVAC contractor to evaluate
- Not operating - needs to be serviced



7. Filters

Location: Located in a filter grill in hall ceiling
Observations:
• A seasonal HVAC service contract is recommended to ensure that all filters are changed/cleaned regularly or as needed
• We recommend that the filters be changed or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems
• Filter has normal wear at the time of inspection





8. Registers

Observations:
• Could not properly test due to heating system condition

9. Combustion Air

Observations:
• Electric heater - not applicable - does not require combustion air

10. Heater Enclosures

Observations:
• Visible areas have normal wear at time of inspection - no major visible defects - recommend seasonal cleaning and maintenance to ensure proper and safe operation

11. Refrigerant Lines

Observations:
• Not present/visible – N/A

12. Air Conditioning Compressors

Location: Electric unit - roof • Multiple units present and not labeled - could not determine which unit belong to the unit inspected
Observatoins:
• Unit did not operate or respond to thermostat commands - needs to be serviced/further evaluated





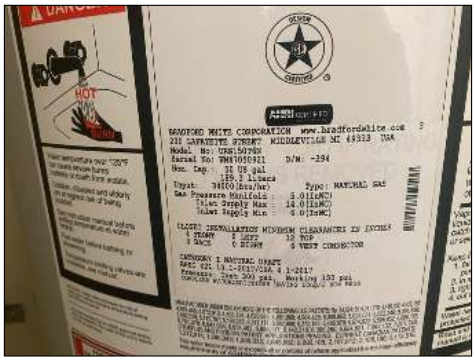
WATER HEATERS

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1. Water Heaters Condition

Number of gallons: 50 gallons
Location/s: Hall closet
Observations:
• Operated at the time of the inspection - Gas unit
• Visible areas of unit have normal wear for the age at the time of the inspection with no major visible defects





2. Venting

Observations:
• Normal wear day of the inspection - no major visible defects





3. Plumbing

Material type: Copper • Copper flex lines
Observation:
• Normal wear at time of inspection - no major visible defects or leaks found at the time of the inspection





4. Temperature Pressure Release Valves

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



5. Overflow Line/s

Material type: Copper
Observations:
• Normal wear on the day of the inspection - no major visible defects



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



Thermal Image View

7. Strapping

Observations:
- Standard metal type straps present - normal wear on the day of the inspection - no major visible defects
- Recommend three straps for tanks over 50 gallons
- Loose strapping - needs to be serviced



8. Gas Supply Valves and Pipes

Observations:
- Normal wear at time of inspection - no major visible defects
- No sediment trap at gas supply - may have not been required at time of original installation, but is recommended





9. Combustion Air

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

10. Platforms/Bases

Observations:
- Worn/dirty – recommend cleaning
- Catch pan present - appears to drain properly





11. Enclosures

Observations:
• Worn/dirty areas - recommend cleaning



ELECTRICAL/GAS SERVICE

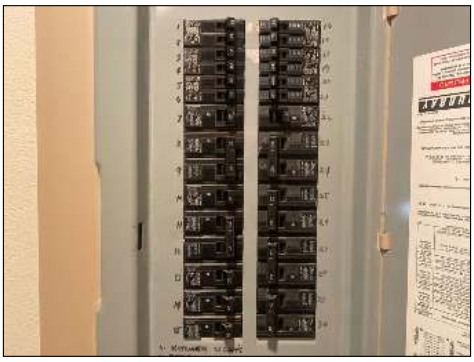
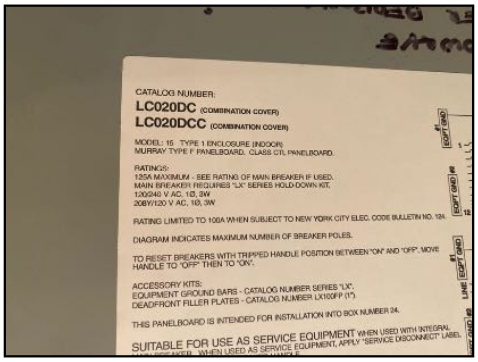
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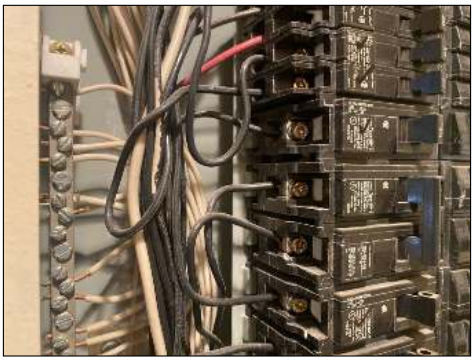
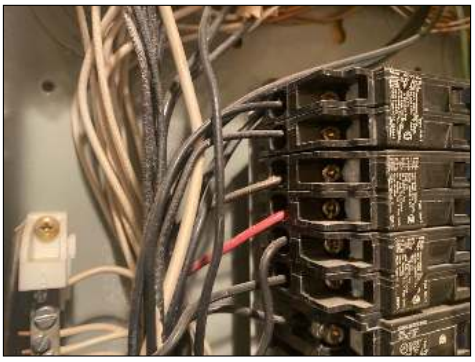
1. Main Panel

Location/s: Common Area - Maintained by HOA

2. Sub Panels

Location: Hall area wall
Observations:
- Worn/older panel present - typical condition for age





Thermal Image View - Normal temperature readings with no visible signs of overheating at time of inspection

3. Panel Wiring

Observations:
- Wiring type: copper
- Wiring method: non-metallic sheathed cable (romex)
- Visible wiring is worn and older - consider upgrading the electrical services

4. Breakers

Observations:
- Labels are present on panel cover - the inspector does not confirm accuracy of labels
- Loose/worn breakers - typical for age

5. Breaker Amp Capacity

Observations:
- Could not determine - Area maintained by HOA - consult HOA for Amp Capacity

6. Main Gas Valve

Location: Common Area - Maintained by HOA

7. Gas Pipes and Valves

Observations:
- Common Area - Maintained by HOA

ATTIC AREA

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1. Access Entries

Observations:

- No visible attic access/entry point - **attic space was not inspected**

GARAGE AND/OR CARPORT

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1. Roof Condition

Notes: Living space above entire garage area

2. Rafters & Ceilings

Observations:
• Concrete present – no visible access to view rafters (see firewall notes for additional information)





3. Main Automotive Doors

Type: Metal sectional
Observations:
• Normal wear for age at the time of the inspection - no major visible defects



4. Hardware/Springs

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





5. Garage Door Openers

Observations:
- One unit present
- Opener(s) operated at the time of the inspection
- Normal wear at time of inspection - no major visible/functional defects





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. Exterior Doors

Observations:
- No exterior door present

8. Exterior Door Screens

Observations:
- NONE PRESENT

9. Fire Doors

Observations:
- Operated at the time of inspection
- Loose/worn hardware - typical for age - needs minor service
- Maintain air tight seals at all times
- Door rating label painted over/missing - Inspector cannot determine fire rating



10. Firewalls

Observations:
- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
- ***Personal items/storage/etc. are present and prevent a complete inspection of firewall areas***





11. Stairs & Handrails

Observations:
- None

12. Walls

Observations:
- ***Personal items/storage/etc. are present and prevent a complete inspection of wall areas***
- Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure



13. Anchor Bolts

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

14. Cabinets

Observations:
- ***Some interior cabinet areas not visible for inspection due to personal storage***



15. Counters

Observations:
- None installed

16. Closets

Observations:
- None present

17. 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



18. Electrical

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





19. GFCIs

Observations:
• Tested and operational at time of inspection via normal control



20. Ventilation

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

21. Vent Screens

Observations:
• No vents present - N/A

22. Windows

Constructed of: No windows present in garage

23. Electrical Chase/Soffit

Observations:
• No soffit or chase present - N/A

EXTERIOR AREAS

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1. Stucco

Observations:
- Worn/weathered at time of inspection where visible
- Small cracking/chipping/holes present in areas - recommend stucco service/**maintenance**





2. Weep Screeds

Observations:
- Worn/weathered areas - typical for the age
- Weep screeds should be minimum 4-inches from grade - needs to be serviced





3. Eaves & Fascia

Observations:
- Common area – consult Home Owner's Association
- **Consult termite report for all wood areas at the structure**

4. Exterior Paint

Observations:
- Common area – consult Home Owner's Association
- Normal wear at time of inspection - no major visible defects

5. Exterior Doors

Observations:
- ***Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals***
- **Consult the termite report for all wood doors/frames at this structure**

- All visible and accessible doors were tested during this inspection
- Loose/worn hardware needs minor service and/or adjustment

FOUNDATION

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1. Slab Foundation

Observations:
- Living space above garage/subterranean area - slab cannot be inspected

2. Exterior Foundation Perimeter

Observations:
- Common areas are not inspected - consult HOA

GROUNDS

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1. Driveways and Walkways

Constructed of: Common area – likely maintained by Home Owner's Association - **not inspected** - consult HOA

2. Balconies

Observations:
• Worn and stained areas - typical for age of the material









3. Balcony and Deck Railing

Observations:
• Railings are worn and slightly loose - typical for the age of the materials








4. 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
- Some switches have unknown function - not inspected - inquire with seller regarding operation






5. GFCIs

Observations:
- Tested and operational at time of inspection via normal control



6. Exterior Plumbing and Faucets

Observations:
• Accessible exterior faucets operated/worn at time of inspection via normal fixture controls



7. Main Water Valve

Observations:
• Common area – likely maintained by Home Owner's Association - consult HOA

8. Water Pressure

Observations:
• **Recommended water pressure is between 55 to 80 pounds per square inch (psi)**
• **Water Pressure can fluctuate depending upon time of day and municipal service adjustments**
• Approximate pounds per square inch: 75



9. Pressure Regulator

Observations:
• Common area – likely maintained by Home Owner's Association - consult HOA

10. Grading

Observations:
• Underground drains present - not tested for performance, nor is output location confirmed with this inspection. Note underground drains will require periodic maintenance





ROOF

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1. Condition

Information: Inspection method - roof was walked • **Access limited - possibility of damage - not completely visible for inspection - Limited inspection - some areas are not visible due to height/angle - recommend roofer to evaluate as needed**
Constructed of: Clay/Spanish tile • Rubber EPDM (rolled materials with a rubber outer coating)
Observations:
• Common area/roof - Likely maintained by Homeowner's Association (consult CC&Rs)
• Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance








2. Flashings

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






3. Gutters and Down Spouts

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





Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.
N/A	Not accessible, not inspected
consult a HVAC contractor	Recommend evaluation by a licensed HVAC contractor. Our HVAC/Plumber vendor 714-735-0726.
consult termite report	Recommend evaluation by a licensed termite inspector. Our Termite vendor 562-573-1120.

DISCLAIMERS

Asbestos: The inspector is not licensed by the EPA and cannot determine, report on or test if asbestos materials exist in any area throughout the structure. Any structure built prior to 1978 may contain asbestos in one or multiple building materials used during that era of construction. If you have concerns about possible asbestos, it is solely up to you to arrange for asbestos testing by an appropriate licensed contractor. The Elite Group Property Inspections will not engage in any claims regarding asbestos.
Interior: Limited inspection on all occupied/staged structures. Personal property, furniture, moving boxes or other items are not moved and will prevent a complete inspection (this applies to all areas inside and outside of the structure being inspected). We recommend checking for permits on all additional construction or alterations including, but not limited to: window replacements, patio roofs, out structures, garage and attic conversions, roof alterations, etc. performed on the property after original construction. If multiple people are present at or arrive during this inspection and enter areas or operate appliances or fixtures after they have already been inspected or reported on by the home inspector; the home inspector is not responsible for the condition of these items or areas after they are inspected; the home inspector does not go back 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