ELITE GROUP
INSPECTION PROFESSIONALS

800-494-8998

RESIDENTIAL



PROPERTY LOCATION: 6717 Pickering Ave Whittier, CA 90601

INSPECTIONREPORT

CLIENT:Linh My Thai -AGENT: Justin Judoprawiro Partner Real Estate

Date of Inspection: 12/6/2025 at 1:00 PM
Year Built: 1901 Sq Ft: 1102
Weather: Sunny
Order ID: 386128

Inspector: Nicholas King
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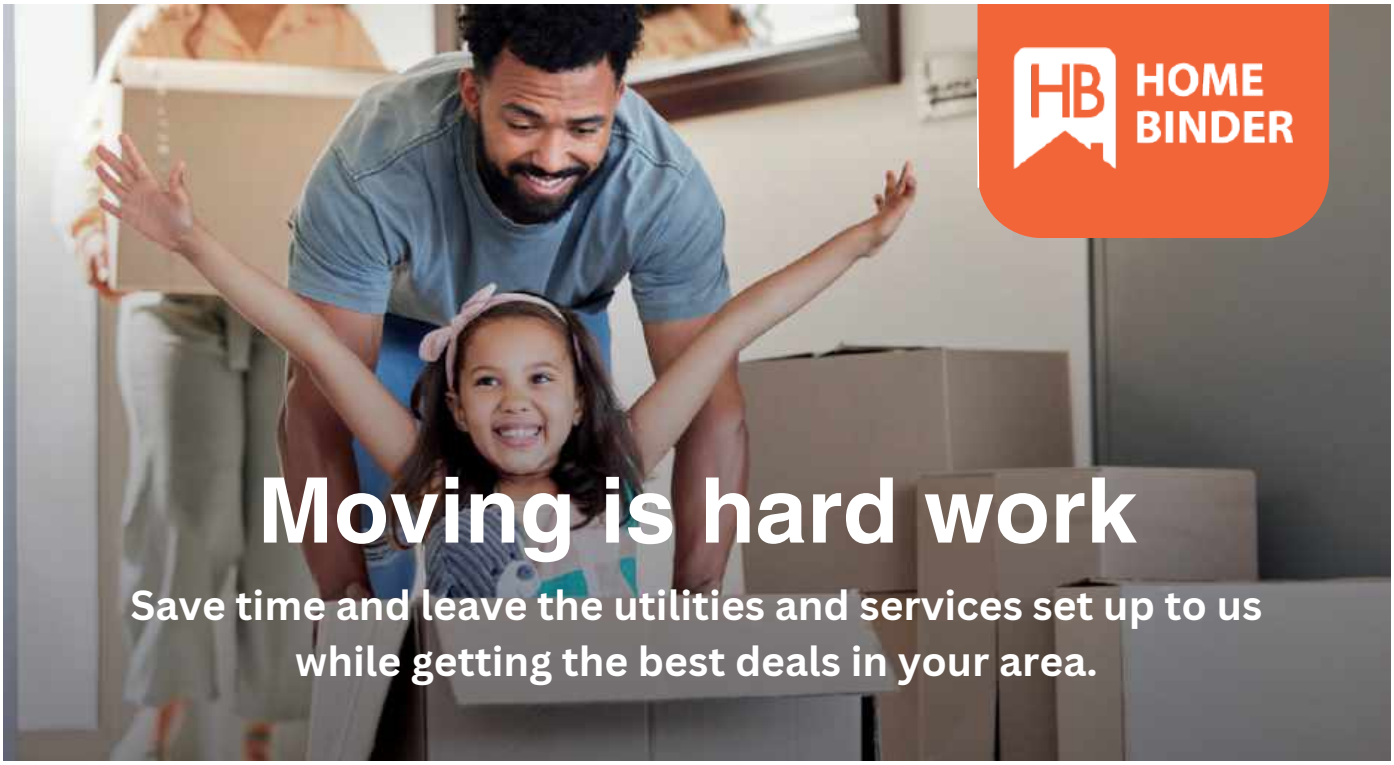

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Our goal is to simplify homeownership by centralizing information and connections. With HomeBinder, you can keep everything about your home in one simple and secure platform. Supported by thousands of business partnerships, HomeBinder was founded in 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: 2	Wall Conditions	• Stains/blistered areas present - moisture present when tested with moisture meter - recommend further evaluation Master bathroom
Page 17 Item: 3	Ceiling Conditions	• Moisture damage- needs to be serviced; inquire with seller regarding cause and if repaired South bedroom • Microbial growth/irregular staining present - further evaluation is recommended Hall bath
Page 21 Item: 6	Window Conditions	• Cracked glass- needs to be serviced Kitchen • Moisture damaged - needs to be serviced/further evaluated Living room • Microbial growth/irregular staining present- further evaluation is recommended Hall bath
Page 23 Item: 8	Doors	• Did not latch properly - needs to be serviced Front door South bed • Not square in jamb - needs to be serviced Master bath
Page 24 Item: 10	Electrical	• Outlet cover missing - needs to be serviced • Loose fixtures - needs to be serviced
Page 25 Item: 11	Closets	• Bypass door guides missing at base - needs to be serviced
Page 26 Item: 14	Smoke Detectors	• Missing - needs to be installed • Missing at hall - needs to be installed
Page 26 Item: 15	Carbon Monoxide Detectors	• Missing at hall - needs to be installed
BATHROOMS		
Page 27 Item: 2	Counters	• Loose countertop - needs to be serviced/secured to cabinet or wall - potential detach and fall hazard Hall • Gaps at back or side where counter meets the wall - potential for moisture to get into these areas - needs to be serviced/sealed

		Hall
Page 27 Item: 3	Cabinets	• Evidence of past moisture in the cabinet under the sink(s) - needs to be serviced/further evaluated - hidden defects may exist Master • Moisture damage - needs to be serviced - hidden defects may exist Hall
Page 28 Item: 4	Sinks	• Drain operated slowly - needs to be serviced Master • Fixture leaks when operating - needs to be serviced Master • Drain stopper missing - needs to be serviced Master
Page 29 Item: 6	Bath Tubs	• Corrosion at fixture(s) - needs to be serviced • Tub fixture drips when valve is off - needs to be serviced Hall
Page 30 Item: 7	Showers	• Diverter does not properly divert water to shower head - needs to be serviced Hall • Shower fixture leaks when operating - needs to be serviced Master • Shower head pipe loose in wall - needs to be serviced Master • Corrosion present at fixture(s) - needs to be serviced • Hot water does not operate properly - needs to be serviced Master
Page 31 Item: 8	Shower Walls	• Gaps present - needs to be serviced and sealed to prevent moisture leaks Master
Page 32 Item: 10	Toilets	• Toilet loose at floor - needs to be serviced Hall
Page 33 Item: 12	Plumbing	• Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair Hall
KITCHEN		
Page 35 Item: 1	Counters	• Gap at backsplash to countertop joint - needs to be serviced
Page 35 Item: 2	Cabinets	• Evidence of past moisture in the cabinet under the sink - needs to be serviced/further evaluated - hidden defects may exist • Moisture damage - needs to be serviced - hidden defects may exist • Microbial growth/irregular staining present - further evaluation is recommended
Page 36 Item: 4	Sinks	• Fixture leaks when operating - needs to be serviced
Page 37 Item: 10	Garbage Disposals	• Unit stuck (hums) - needs to be serviced
Page 37 Item: 11	Plumbing	• Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair
Page 39 Item: 16	Exhaust Vents	• Exhaust fan noisy - needs to be serviced

Page 39 Item: 17	Electrical	• Outlet cover missing - needs to be serviced
HEATING/AIR CONDITIONING		
Page 43 Item: 1	Heaters	• **Red-tagged by gas company - needs to be serviced/evaluated by HVAC contractor** • Pilot not lit could not test - needs to be serviced
WATER HEATERS		
Page 44 Item: 2	Venting	• Missing screws at vent connections - needs to be serviced, three screws are recommended at all vent connections • Draft hood is loose and not properly secured over the water heater exhaust area - needs to be serviced • Disconnected vent allowing exhaust fumes to leak- needs to be serviced
Page 45 Item: 3	Plumbing	• Corrosion at flexible connectors - needs to be serviced
Page 46 Item: 7	Water Heater Temperature	• Temperature was above 120 F at one or more fixtures within the structure, this a potential scald hazard - needs to be serviced/adjusted - consult a plumber
Page 47 Item: 12	Enclosures	• Metal enclosure is not properly fastened to the wall - needs to be serviced
ELECTRICAL/GAS SERVICE		
Page 48 Item: 1	Main Panel	• Panel is not proper sealed where attached to structure - needs to be serviced
Page 49 Item: 3	Panel Wiring	• More than three equipment grounds at single bus bar slot - needs to be serviced
Page 49 Item: 4	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
Page 50 Item: 6	Cable Feeds	• Service entrance cable sheathing deteriorated - needs to be serviced
ATTIC AREA		
Page 52 Item: 1	Access Entries	• Missing entry cover panel - recommend installing an appropriate cover
Page 52 Item: 2	Structure	• Evidence of past or present leaks, dry at time of the inspection - recommend roofing contractor to evaluate
Page 53 Item: 3	Insulation	• Missing insulation - needs to be serviced
Page 54 Item: 6	Exhaust Vents	• Bath fan terminates in attic - needs to be serviced • Masonry/cement/transite type vent pipe in the attic - needs to be serviced and possibly upgraded to newer style vents
Page 54 Item: 7	Electrical	• Exposed connections (splices) not properly installed with a junction box - potential hazard - needs to be serviced
Page 55 Item: 9	Chimneys	• Deteriorated materials - needs to be serviced
GARAGE AND/OR CARPORT		
Page 56 Item: 2	Rafters & Ceilings	• Large stains - needs to be serviced • Visible daylight can be seen in areas - recommend contractor to

		evaluate and seal any holes/gaps • Wood deterioration observed - consult termite report for any wood areas in garage area
Page 58 Item: 10	Walls	• Visible daylight can be seen in areas - recommend contractor to evaluate and seal any holes/gaps
Page 59 Item: 16	Electrical	• Exposed non-metalic wire (romex/cloth) below eight feet - needs to be serviced • Loose fixtures - needs to be serviced
EXTERIOR AREAS		
Page 61 Item: 2	Siding	• Deteriorated wood - needs to be serviced - consult termite inspection • Condensation/moisture damage - needs to be serviced
Page 63 Item: 3	Wood Trim	• **Consult termite report for all exterior wood**
Page 63 Item: 4	Eaves & Fascia	• Damaged due to moisture - needs to be serviced • Lifting in areas - needs to be serviced
Page 64 Item: 5	Exterior Paint	• Blistered and peeling in areas - recommend servicing
FOUNDATION		
Page 66 Item: 2	Foundation Walls	• Constructed of: wood - recommend complete structural pest control inspection and further evaluation by a structural engineer due to age and type of foundation materials • Cracks large - needs to be serviced/further evaluated • Damaged areas - needs to be serviced/further evaluated • Masonry foundation - unable to determine if reinforced - recommend complete evaluation by licensed foundation contractor or structural engineer to evaluate due to age/type
Page 68 Item: 3	Cripple Walls	• Sagging - needs to be serviced
Page 69 Item: 5	Posts and Girders	• Posts in contact with soil - needs to be serviced - consult the termite report • || shifted post - needs to be serviced/recommend further evaluation • Heavily damaged - needs to be serviced
Page 72 Item: 11	Plumbing	• Visibly leaking plumbing - recommend immediate evaluation by a licensed plumber to prevent unwanted moisture in crawl space • Corrosion/cysts at one or more locations of the metal drain lines or distribution piping - recommended further evaluation by a licensed plumber
GROUNDS		
Page 74 Item: 1	Driveways and Walkways	• Driveway displacement/uplifted/uneven areas - trip hazard - needs to be serviced
Page 75 Item: 6	Exterior Plumbing and Faucets	• Bibb(s) not functional at one or more locations - needs to be serviced
Page 76 Item: 7	Main Water Valve	• Valve is visible leaking at the time of the inspection - consult with a licensed plumber to determine cause and repair options
Page 77 Item: 11	Gates	• Damaged - needs to be serviced

Page 78 Item: 12	Planters	• Trees or vegetation too close to structure areas - recommend servicing
ROOF		
Page 79 Item: 1	Condition	• Shingles exhibited extensive/abnormal granule loss - needs to be serviced/evaluated by a roofer
Page 80 Item: 2	Flashings	• No kick-out flashing at roof to wall connection - needs to be serviced
Page 81 Item: 4	Vents and Vent Caps	• Loose vent cap(s) - recommend servicing
SEWER CAMERA INSPECTION		
Page 82 Item: 1	Conditions of Sewer Line	Standing water was found in areas of the sewer line and may be caused by lack of proper drain pitch - annual sewer inspection/cleaning/maintenance is recommended - standing water can contribute to sewer waste sitting in the pipe and not flowing properly to the main city connection - further evaluation by a plumber is recommended 19 ft Separations/steps/offsets observed in sewer line (this is a common condition at many pipe connections, especially when the connections are different materials) - consult a licensed plumbing contractor for service options 38 ft Root intrusion(s) found in sewer line - service needed 19 ft 33 ft 67 Debris/foreign material found in drain line - service needed

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.

ELITE INSPECTION

A Request for Repair Pricer report preview report will be emailed to your Real Estate Agent within 30 minutes of scheduling inspection. In order to receive a full report the realtor must request the full report on the preview email landing page. The Request for Repair Pricer is separate and independent of your Home Inspection report and will provide a limited estimate for repairs to items noted by your inspector, found on your Inspection Report Summary Page. Limitations do apply and the estimates will not cover all repair costs nor do the estimates take the place of a licensed contractor's onsite full evaluation of the defects in question. This report is intended to assist your Real Estate Agent during price negotiations, repair requests and to set estimated expectations to correct defects found during the home inspection.

OVERVIEW

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

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

Single Family Residence

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

3. Who is present at the inspection?

- Buyer present during inspection
- Buyer's agent present during inspection
- Owner present during inspection
- **Multiple people are present at or arrived during this inspection and may have entered areas or operated 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.**
- **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

Plaster

5. Ceiling materials throughout the structure

Drywall • Acoustic tile squares

6. Floor materials throughout the structure

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

7. Window materials/type throughout the structure

Single pane • Wood framed • Steel/Metal framed

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.

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.

1. Bedroom Locations

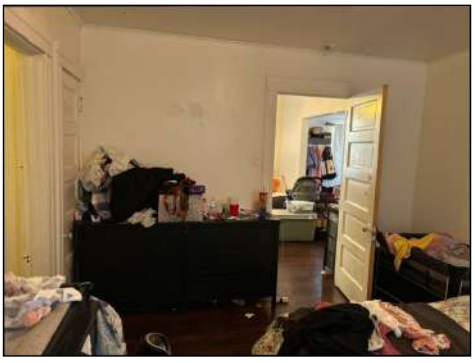
Master • South

2. Wall Conditions

Observations:
• Some areas not accessible or visible due to access limitations or personal items/furnishings
• No major visible defects observed at the time of inspection
• Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
• Patched/partial painted areas present - consult seller regarding patched areas
• Peeling/blistered/cracking paint in areas
• Recommend patching/painting
• Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.
• Stains/blistered areas present - moisture present when tested with moisture meter - recommend further evaluation
Master bathroom















Stains/blistered areas present - moisture present when tested with moisture meter - recommend further evaluation
Master bathroom





Stains/blistered areas present - moisture present when tested with moisture meter - recommend further evaluation
Master bathroom















3. Ceiling Conditions

Observations:
• Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure
• Spotty areas or signs of moisture accumulation on ceiling in areas - recommend improving ventilation in the bathroom
• Recommend patching/painting
• Stains/blistered areas present - tested dry with moisture meter at time of inspection
• Moisture damage- needs to be serviced; inquire with seller regarding cause and if repaired
South bedroom
• Microbial growth/irregular staining present - further evaluation is recommended
Hall bath









Moisture damage- needs to be serviced; inquire with seller regarding cause and if repaired
South bedroom



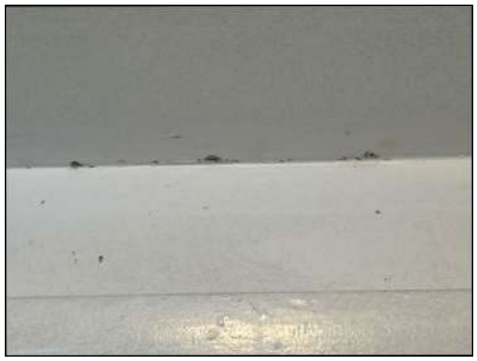






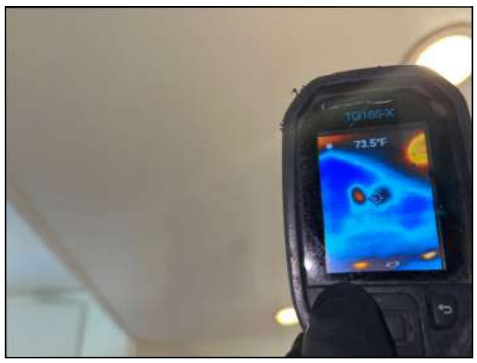






Microbial growth/irregular staining present - further evaluation is recommended
Hall bath






4. Ceiling Fans

Observations:
• Note: It is not possible to determine the method of attachment to the ceiling. These units are heavy and due to the designed movement, must have the proper style mounting boxes for correct and safe attachment. Recommend confirming the method of attachment prior to use. This may require the removal of the fan or insulation to visually verify proper support.
• Operated at time of inspection

• Worn/older unit(s) - typical wear for age



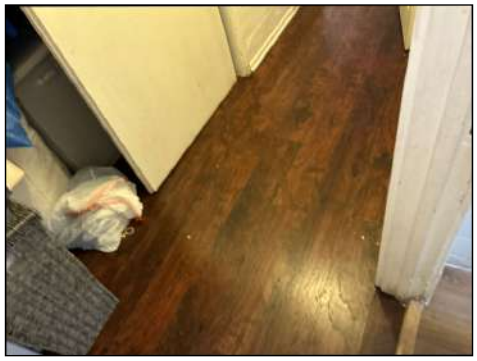
5. Floor Conditions

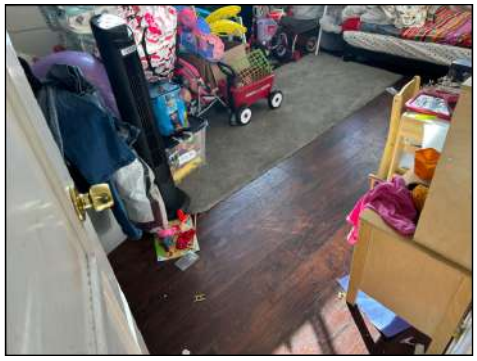
Observations:
• Personal items/furnishings prevent complete inspection in areas
• Worn and stained areas- typical for age of the material
• Small or hairline cracks in areas, recommend maintenance as needed

• Scratched/worn areas - typical for age and use
• Area rugs present - some areas of floors not visible

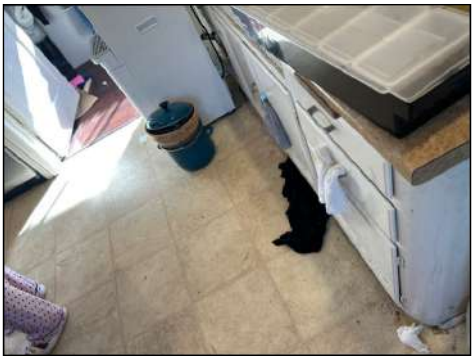











6. Window Conditions

Observations:
- Accessible windows were tested and operated at time of inspection
- Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age
- Recommend general window maintenance/lubrication and weather tight service
- Small cracks/worn areas/chipped paint observed around sill or frame
- Cracked glass- needs to be serviced

Kitchen
- Moisture damaged - needs to be serviced/further evaluated

Living room
- Microbial growth/irregular staining present- further evaluation is recommended

Hall bath





Moisture damaged - needs to be serviced/further evaluated
Living room











Microbial growth/irregular staining present- further evaluation is recommended
Hall bath





Cracked glass- needs to be serviced
Kitchen





7. Window-Wall A/C or Heat Units

Observations:
• Could not access the unit due to stored personal items/furnishings - not tested



8. Doors

Observations:
• Operated at time of inspection
• Weathered/worn door(s) - typical for age
• Loose/worn hardware needs minor service - typical for age
• Did not latch properly - needs to be serviced
Front door
South bed
• Not square in jamb - needs to be serviced
Master bath





Did not latch properly - needs to be serviced
Front door
South bed





Did not latch properly - needs to be serviced
Front door
South bed

9. Fireplaces

Location/s: No fireplace present

10. 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
• Some switches have unknown function - not inspected, inquire with seller regarding operation
• Loose/worn outlets/switches - typical for age consider upgrading
• Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate
• Outlet cover missing - needs to be serviced
• Loose fixtures - needs to be serviced





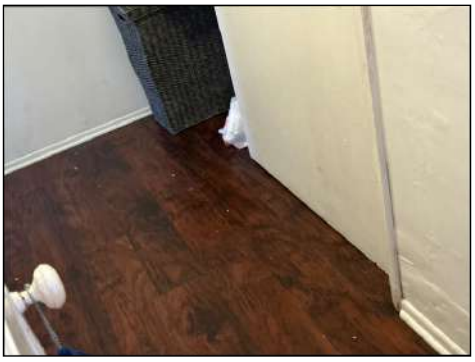
Outlet cover missing - needs to be serviced




Loose fixtures - 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
- Small holes or cracks present - typical for age - recommend patching and painting
- Stains/blistered area(s) - tested dry at time of inspection - monitor area for moisture
- Bypass door guides missing at base - needs to be serviced


Bypass door guides missing at base - needs to be serviced










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. Door Bells

Observations:
• None

14. Smoke Detectors

Observations:
• Missing - needs to be installed
• Missing at hall - needs to be installed




Missing - needs to be installed

15. Carbon Monoxide Detectors

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

BATHROOMS

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

1. Locations

Master • Hall

2. 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
• Loose countertop - needs to be serviced/secured to cabinet or wall - potential detach and fall hazard
Hall
• Gaps at back or side where counter meets the wall - potential for moisture to get into these areas - needs to be serviced/sealed
Hall





Gaps at back or side where counter meets the wall - potential for moisture to get into these areas - needs to be serviced/sealed
Hall



Loose countertop - needs to be serviced/secured to cabinet or wall - potential detach and fall hazard
Hall

3. Cabinets

Observations:
• Some interior cabinet areas not visible for inspection due to personal storage
• Worn cabinets with loose/worn hardware - typical for age
• Stained areas below sink - dry at time of inspection
• Evidence of past moisture in the cabinet under the sink(s) - needs to be serviced/further evaluated - hidden defects may exist
Master
• Moisture damage - needs to be serviced - hidden defects may exist
Hall



Evidence of past moisture in the cabinet under the sink(s) - needs to be serviced/further evaluated - hidden defects may exist
Master





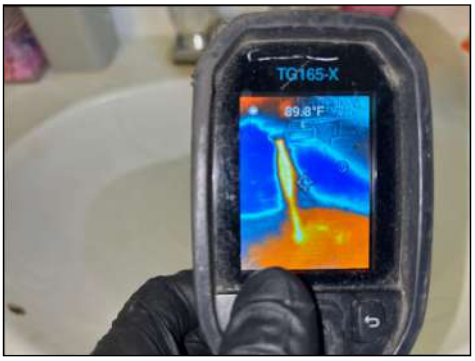
Moisture damage - needs to be serviced - hidden defects may exist
Hall

4. Sinks

Observations:
- Fixture operated at the time of the inspection
- Worn fixture/sink - typical for the age
- Loose/worn fixture - needs minor maintenance
- Drain operated slowly - needs to be serviced
Master
- Fixture leaks when operating - needs to be serviced
Master
- Drain stopper missing - needs to be serviced
Master



Drain operated slowly - needs to be serviced
Master





Fixture leaks when operating - needs to be serviced
Master





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
- Caulk maintenance needed at wall to fixture juncture
- Recommend upgrading fixtures
- Tub is worn/older/stained/scratched/chipped - typical for the age
- Cracks present - needs to be serviced
- Filled with personal items - not inspected or tested
- Bathtubs are not filled to overflow opening to test
- Spa tub hoses and connections are not inspected
- Some areas not visible due to personal items
- Corrosion at fixture(s) - needs to be serviced
- Tub fixture drips when valve is off - needs to be serviced

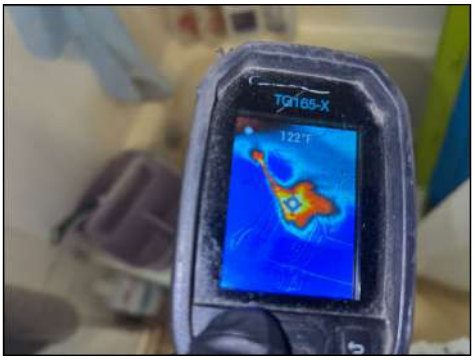
Hall











Corrosion at fixture(s) - needs to be serviced

7. Showers

Observations:
- Tub/Shower combo present - see tub notes for additional information
- 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
- Diverter does not properly divert water to shower head - needs to be serviced

Hall
- Shower fixture leaks when operating - needs to be serviced

Master
- Shower head pipe loose in wall - needs to be serviced

Master
- Corrosion present at fixture(s) - needs to be serviced
- Hot water does not operate properly - needs to be serviced

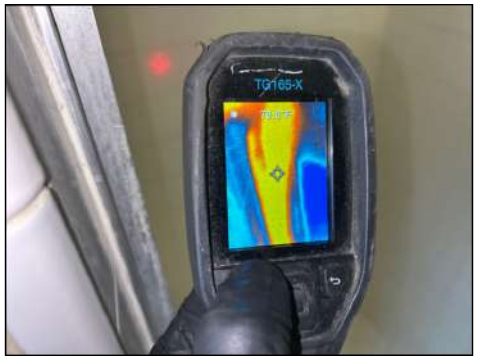
Master





Shower fixture leaks when operating - needs to be serviced
Master

Shower head pipe loose in wall - needs to be serviced
Master





Corrosion present at fixture(s) - needs to be serviced



Diverter does not properly divert water to shower head - needs to be serviced
Hall

8. Shower Walls

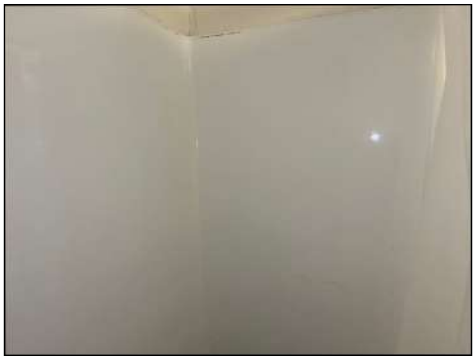
Observations:
• The shower pan and shower walls are not waterproof tested for leaks. The Home Inspector cannot determine if shower walls or shower pans leak through or behind tile, fiberglass or other solid surface materials. The Inspector cannot see behind walls, floors or ceilings. We strongly recommend that you have all shower pans water tested for leaks. Cracking/missing grout, degraded or missing caulking may lead to leaks and should be immediately addressed in all cases and discoveries.
• Shower pans are not long-term water tested for leaking - consult the termite report
• Tile and grout present
• Wall materials in a worn/stained-faded/old condition - typical for age - recommend routine grout and sealer maintenance
• Shower pan is in a worn/stained/older condition - typical for the age - recommend routine grout and sealer maintenance
• Recommend grout and sealer maintenence
• Surface mold- like substance/irregular staining present in areas on nonporous surfaces - recommend cleaning and sealing materials regularly
• Caulking needed around perimeter
• Recommend maintenance and sealing holes & gaps at all wall/plumbing junctures to prevent water infiltration into walls
• Gaps present - needs to be serviced and sealed to prevent moisture leaks
Master







Gaps present - needs to be serviced and sealed to prevent moisture leaks





9. Enclosures / Shower doors

Observations:
- Shower curtain - N/A
- 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
- Toilet loose at floor - needs to be serviced

Hall





Toilet loose at floor - needs to be serviced
Hall

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
• Some areas not visible due to personal items
• Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair
Hall





Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair
Hall

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
• Rust observed on metal fixture areas - evidence of high moisture





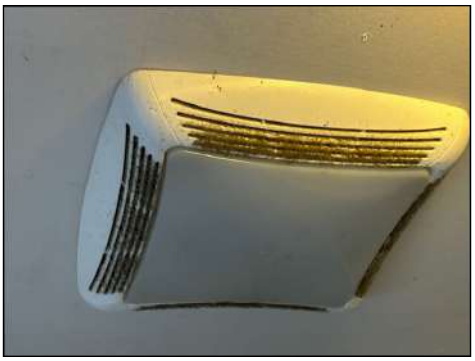
14. GFCIs

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



15. Exhaust Fans

Observations:
• Operated at time of inspection
• Worn/older fan - typical wear for age
• Recommend upgrading the existing fan(s) for optimum moisture ventilation
• Dirty or dusty fan – Preventive maintenance is recommended to avoid possible overheating or possible safety hazard



16. Heating

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

KITCHEN

"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.

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
- Gap at backsplash to countertop joint - needs to be serviced





Gap at backsplash to countertop joint - needs to be serviced

2. Cabinets

Observations:
- Some interior cabinet areas not visible for inspection due to personal storage
- Worn cabinets with loose/worn hardware - typical for age
- Stained areas below sink - dry at time of inspection
- Evidence of past moisture in the cabinet under the sink - needs to be serviced/further evaluated - hidden defects may exist
- Moisture damage - needs to be serviced - hidden defects may exist
- Microbial growth/irregular staining present - further evaluation is recommended





Evidence of past moisture in the cabinet under the sink - needs to be serviced/further evaluated - hidden defects may exist





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

3. Pantry

Observations:
- Some pantry areas not visible for inspection due to personal storage
- Worn closets with loose/worn hardware - typical for age
- Small holes or cracks present - typical for age - recommend patching and painting




4. Sinks

Observations:
- Fixture operated at the time of the inspection
- Worn fixture/sink - typical for the age
- Loose/worn fixture - needs minor maintenance
- Fixture leaks when operating - needs to be serviced





Fixture leaks when operating - needs to be serviced

5. Drinking Water Faucets

Observations:
- None installed

6. Spray Wands

Observations:
• None

7. Hot Water Dispensers

Observations:
• None installed

8. Soap Dispensers

Observations:
• None installed

9. Dishwashers

Observations:
• None installed

10. Garbage Disposals

Observations:
• The garbage disposal has a limited inspection, the Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or adequacies of the internal blades is not determined during the home inspection.
• Not operating properly - needs to be serviced
• Worn/older unit - typical wear for age and use
• Worn/older unit - replacement/repairs/maintenance will be required in the near future
• Unit stuck (hums) - needs to be serviced



Unit stuck (hums) - needs to be serviced

11. Plumbing

Observations:
• Operational at time of inspection via normal fixture controls with no major visible defects
• Angle stops/hoses/drain pipes are worn/older - recommend upgrading these areas with new fixtures
• 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).
• Visible leaking under sink - recommend licensed plumbing contractor for further evaluation and repair





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

12. Ranges

Observations:
- Gas supplied unit
- Tested and operational at time of inspection via normal controls
- Worn/older unit - typical wear for age and use
- Worn/older unit - replacement/repairs/maintenance will be required in the near future
- Unit is worn beyond its expected useful life - recommend replacement



13. Ovens

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





14. Microwaves

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

15. Trash Compactors

Observations:
• None installed

16. 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
• Worn/older unit - replacement/repairs/maintenance will be required in the near future
• Greasy/dirty unit - recommend cleaning
• Worn/dirty filters, recommend cleaning or replacing
• Exhaust fan noisy - needs to be serviced



17. Electrical

Observations:
• A representative number of receptacles and switches were tested and found to be operational at time of inspection
• Loose/worn outlets/switches - typical for age consider upgrading
• Outlet cover missing - needs to be serviced





Outlet cover missing - needs to be serviced

18. GFCIs

Observations:
• Recommend upgrading all receptacle to GFCI protection within 6 feet of all potential wet locations, unless the receptacle is on a circuit dedicated for a specific appliance.
• None installed recommend upgrade for increased safety

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.

1. Laundry Area Location

Kitchen area

2. Dryer Vent

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





3. Plumbing

Observations:
- No visible leaks at time of inspection
- Visible fixtures were worn/old - typical wear for age
- Angle stops/valves/hoses are worn/older - recommend upgrading these areas with new fixtures
- The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). The laundry drain cannot be tested at this inspection. The washer and dryer (if present) are not tested or inspected.
- Galvanized water piping present - recommend complete water distribution system evaluation



4. 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



5. Electrical

Observations:
• Representative number of receptacles and switches tested and operational at time of inspection
• Loose/worn outlets/switches - typical for age consider upgrading



6. GFCIs

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

7. Exhaust Fan

Observations:
• None

HEATING/AIR CONDITIONING

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1. Heaters

Type: Single sided wall heater
Observations:
- Red-tagged by gas company - needs to be serviced/evaluated by HVAC contractor
- Pilot not lit could not test - needs to be serviced







Red-tagged by gas company - needs to be serviced/evaluated by HVAC contractor

2. A/C Evaporator Coil Box

Observations:
- None present - n/a

3. Gas Supply Valves and Pipes

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



4. Thermostats

Observations:
- None - recommend adding/upgrade

WATER HEATERS

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1. Water Heaters Condition

Number of gallons: 38 gallons
Location/s: Exterior Metal Enclosure
Observations:
• Operated at the time of the inspection - Gas unit
• Consult a plumber or manufacturers owner's manual for general maintenance recommendations to extend the life of the unit
• This is a newer unit (not original to this structure) - check all installation permits to ensure that this unit was installed to city code and manufacturer specifications
• The unit is worn/older - consult a plumber for general maintenance recommendations to extend the life of the unit
• The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. The Inspector does not estimate the age and cannot predict the remaining life of the unit.





2. Venting

Observations:
• Vent is worn and older - consider upgrading vent
• Recommend sealing all connections at venting
• Missing screws at vent connections - needs to be serviced, three screws are recommended at all vent connections
• Draft hood is loose and not properly secured over the water heater exhaust area - needs to be serviced
• Disconnected vent allowing exhaust fumes to leak- needs to be serviced



Disconnected vent allowing exhaust fumes to leak- needs to be serviced

3. Plumbing

Material type: Galvanized - recommend complete water distribution system evaluation due to age • Copper flex lines
Observation:
• Worn valve/piping/connections - typical for age - no visible leaks found at the time of the inspection
• Corrosion at flexible connectors - needs to be serviced





Corrosion at flexible connectors - needs to be serviced

4. Electrical

Observations:
• N/A

5. Temperature Pressure Release Valves

Observations:
• Worn/older valve present - consider upgrading



6. Overflow Line/s

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



7. Water Heater Temperature

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



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

8. Strapping

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



9. Gas Supply Valves and Pipes

Observations:
• Worn valve, consider upgrading to newer style valve
• No sediment trap at gas supply - may have not been required at time of original installation, but is recommended



10. Combustion Air

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



11. Platforms/Bases

Observations:
• None/not applicable - unit is sitting on concrete



12. Enclosures

Observations:
• Worn/dirty areas - recommend cleaning
• Recommend sealing any holes/gaps if otherwise discovered in this area
• Metal enclosure is worn/bent - typical for age and weather exposure
• Metal enclosure is not properly fastened to the wall - needs to be serviced



Metal enclosure is not properly fastened to the wall - needs to be serviced





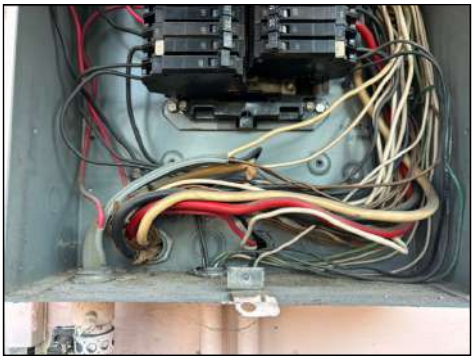
ELECTRICAL/GAS SERVICE

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

1. Main Panel

Location/s: West side of the structure
Observations:
• Worn/weathered panel - typical for age and weather exposure
• Worn/older panel - consider upgrading services
• Panel appears to have been upgraded/newer panel present – check all installation permits for electrical upgrades to ensure that all items are installed to code
• ***Panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy***
• ***Electrical fires due to poor installation of wiring cannot be determined by inspector***
• Thermal Image View - Normal temperature readings with no visible signs of overheating at time of inspection
• Panel is not proper sealed where attached to structure - needs to be serviced








Panel is not proper sealed where attached to structure - needs to be serviced

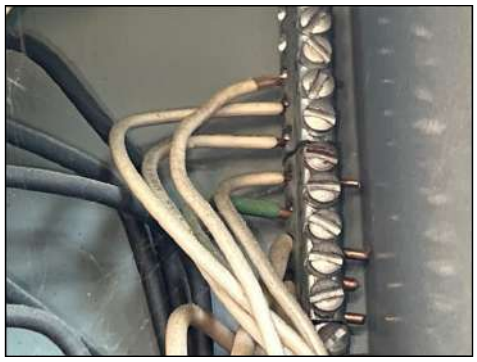
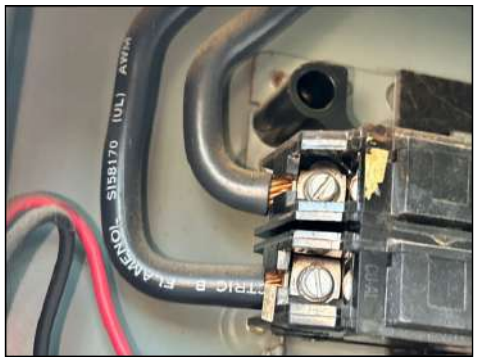
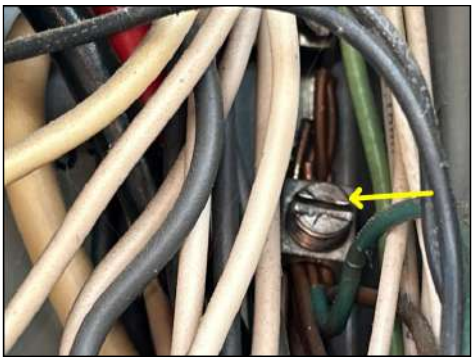
2. Sub Panels

Location: No sub panel present

3. 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)
• Ungrounded system - typical for vintage of home - recommend upgrade to grounded type system

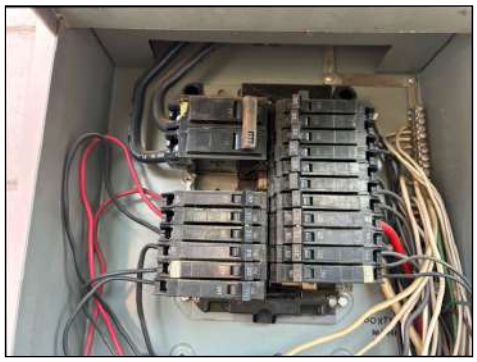
• ***Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965)***
• Visible wiring is worn and older - consider upgrading the electrical services
• More than three equipment grounds at single bus bar slot - needs to be serviced

More than three equipment grounds at single bus bar slot - needs to be serviced

4. Breakers

Observations:
• Loose/worn breakers - typical for 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


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

5. Breaker Amp Capacity

Observations:
• 100 amp - while common for many structures, this may be considered low capacity for today's electrical uses - consider upgrading services



6. Cable Feeds

Observations:
• Overhead - worn/weathered - needs service/maintenance
• Service entrance cable sheathing deteriorated - needs to be serviced



Service entrance cable sheathing deteriorated - needs to be serviced

7. Main Gas Valve

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

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



ATTIC AREA

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

1. Access Entries

Observations:
• Inspection method: Inspected from access hole only - access limitations prevented complete entry into the attic - limited inspection
• ***Limited attic inspection - many areas are not accessible due to limited space, lack of proper walk boards, electrical, plumbing, ductwork, etc.***
• ***Could not access all areas of the attic due to limited space or insulation covering joist chords***
• ***Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires***
• Missing entry cover panel - recommend installing an appropriate cover





Missing entry cover panel - recommend installing an appropriate cover

2. Structure

Observations:
• Cracking small at wood members - typical for age
• Cracked wood - typical for age
• **Stains present on wood members of structure - evidence of past moisture entering structure- monitor for future moisture intrusion**
• Stains present on wood members of structure - evidence of past moisture entering structure - recommend further inquiry, consult seller and disclosures for past leaks
• ***Limited attic inspection - many areas are not accessible to to limited space, lack of proper walk boards, electrical, plumbing, ductwork, etc.***
• ***Could not access all areas of the attic due to limited space or insulation covering joist chords***
• ***Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires***
• Evidence of past or present leaks, dry at time of the inspection - recommend roofing contractor to evaluate











Evidence of past or present leaks, dry at time of the inspection - recommend roofing contractor to evaluate

3. Insulation

Material type: Unfinished fiberglass batts
Approximate depth: 4-6 inches in depth - more recommended
Observations:
- All visible insulation is worn/older/dirty - typical for the age of the structure
- Debris throughout attic lying on insulation - recommend cleaning the attic and insulation of all debris
- This structure would benefit from new insulation
- Loose/displaced insulation in areas - recommend repair/replacement as needed for best efficiency
- 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. Vent Screens

Observations:
• Recommend maintaining vent screen to prevent pest intrusion
• Torn mesh/screens - recommend servicing to prevent pest entry

6. Exhaust Vents

Observations:
• Visible vents are older and worn - typical for the age of the structure - consider upgrading
• Bathroom or other exhaust fan duct appears to terminate in attic, have duct routed to exterior to minimize moisture
• Bath fan terminates in attic - needs to be serviced
• Masonry/cement/transite type vent pipe in the attic - needs to be serviced and possibly upgraded to newer style vents



Masonry/cement/transite type vent pipe in the attic - needs to be serviced and possibly upgraded to newer style vents



Bath fan terminates in attic - needs to be serviced

7. Electrical

Observations:
• Visible wiring in attic is in a worn and older condition typical for the age the of structure
• No attic light is present in the attic
• Knob and tube wiring present - old technology, cannot be sure if it has been disconnected - consult an electrician to further evaluate
• ***Most electrical not accessible and not inspected***
• ***Areas not visible due to insulation and/or ductwork are not inspected***
• ***Some areas not visible due to access hindrances or limitations***
• Exposed connections (splices) not properly installed with a junction box - potential hazard - needs to be serviced





Exposed connections (splices) not properly installed with a junction box - potential hazard - needs to be serviced

8. Plumbing

Observations:
• Vents only - no other plumbing/piping is visible for inspection



9. Chimneys

Observations:
• Visible areas of the chimney appear to be in worn/older condition at the time of the inspection - typical for the age of the structure
• We recommend that you have an internal chimney inspection due to the age or conditions of the chimney - A CSIA or other Certified Chimney inspection is recommended annually
• Deteriorated materials - needs to be serviced





Deteriorated materials - needs to be serviced

GARAGE AND/OR CARPORT

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

1. Roof Condition

Notes: Detached structure with a separate roof
Constructed of: Rolled materials
Observations:
• Recommend seasonal maintenance to extend the life of the current materials
• Recommend mastic maintenance at all flashing areas
• ***The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. If there are concerns of possible roof leaks, please contact a licensed roofer to perform an additional inspection and/or roof certification. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection.***

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 – not accessible for moisture testing – monitor for possible moisture intrusion
• Stains at roof framing - appear dry at time of inspection - inquire with seller regarding status or past history
• ***Some ceiling/rafter areas are not visible or accessible/inspected due to personal storage/wood boards***
• Large stains - needs to be serviced
• Visible daylight can be seen in areas - recommend contractor to evaluate and seal any holes/gaps
• Wood deterioration observed - consult termite report for any wood areas in garage area







Large stains - needs to be serviced

3. Main Automotive Doors

Type: Slider door
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. Garage Door Openers

Observations:
• NONE PRESENT

5. Exterior Doors

Observations:
• Operated at the time of inspection
• Worn/weathered door - typical for age, dented areas
• Loose/worn hardware - needs minor service
• Recommend weather tight service/maintenance to prevent moisture intrusion



6. Exterior Door Screens

Observations:
• NONE PRESENT

7. Fire Doors

Observations:
• Detached garage - no fire door present - N/A

8. Firewalls

Observations:
• Detached structure - no firewall exists - N/A

9. Stairs & Handrails

Observations:
• None

10. 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
- Cracking small - typical for age
- Wood deterioration observed - consult the termite report for all wood in the garage
- Visible daylight can be seen in areas - recommend contractor to evaluate and seal any holes/gaps








Visible daylight can be seen in areas - recommend contractor to evaluate and seal any holes/gaps

11. Anchor Bolts

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

12. Cabinets

Observations:
- None installed

13. Counters

Observations:
- None installed

14. Closets

Observations:
- None present

15. 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





16. 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
• Exposed non-metalic wire (romex/cloth) below eight feet - needs to be serviced
• Loose fixtures - needs to be serviced



Loose fixtures - needs to be serviced



Exposed non-metalic wire (romex/cloth) below eight feet - needs to be serviced





17. GFCIs

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

18. 240 Volt Receptacle

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

19. Ventilation

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

20. Vent Screens

Observations:
• No vents present - N/A

21. Windows

Constructed of: Single pane
Observations:
• Worn frames/hardware/tracks - typical for age of material
• Recommend weather tight service






22. Electrical Chase/Soffit

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

EXTERIOR AREAS

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1. Stucco

Observations:
• None present - siding only (see siding notes)

2. Siding

Constructed of: Wood
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
• ***Siding requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions***
• ***Some not accessible for inspection due to vegetation/personal items/height/limited access - these areas cannot be visibly inspected***
• ***Inspector does not use specialized instruments to detect moisture, if any, under siding surface***
• Deteriorated wood - needs to be serviced - consult termite inspection
• Condensation/moisture damage - needs to be serviced





Deteriorated wood - needs to be serviced - consult termite inspection









Condensation/moisture damage - needs to be serviced











Condensation/moisture damage - needs to be serviced



3. Wood Trim

Observations:
- **Consult termite report for all exterior wood**

4. Eaves & Fascia

Observations:
- Cracking/weathering/worn where visible - typical for age and weather exposure
- Weathering and staining present in areas
- Exposed exterior wood requires periodic seasonal **maintenance** and paint - recommend servicing
- Damaged due to moisture - needs to be serviced
- Lifting in areas - needs to be serviced







Lifting in areas - needs to be serviced











Damaged due to moisture - needs to be serviced

5. Exterior Paint

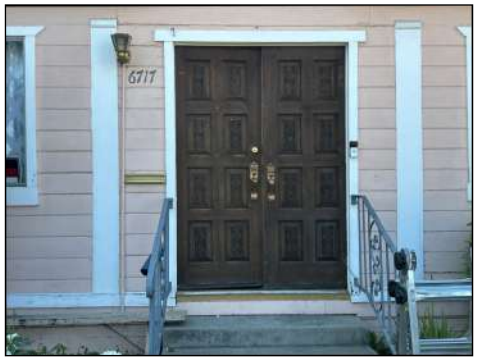
Observations:
• Weathered and worn areas - typical for age and weather exposure, the structure would benefit from new paint
• ***Paint is recommended to help maintain and seal the exterior areas of the structure***
• ***Exterior paint will require maintenance every 3-5 years***
• ***Some areas not accessible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





6. Exterior Doors

Observations:
• ***Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals***
• See interior section for more information
• All visible and accessible doors were tested during this inspection
• Loose/worn hardware needs minor service and/or adjustment
• Loose/worn hardware and hinges - typical for age
• Maintain weather tight seals at all doors







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.
- Worn windows/screens - typical for age
- Recommend weather tight service/maintenance










FOUNDATION

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1. Access Panels

Observations:
• ***Limited inspection - some areas under the structure are not accessible/visible due to piping/electrical/duct work, insulation or inadequate service space – N/A***
• Inspection method: partially traversed due to height limitations/ductwork/plumbing blocking complete access or view to some areas - limited inspection
• Access entry is worn/weathered/bent – recommend service/repair to prevent pest access to under structure
• Access entry is below grade level - moisture may enter this area during rain - recommend adding a moisture entry barrier curb





2. Foundation Walls

Observations:
• Constructed of: concrete
• Constructed of: unreinforced brick masonry - further evaluation recommend by a licensed foundation contractor due to age and type of materials present
• Visible foundation wall areas are worn and stained areas - typical for age of the structure and material
• Cracked areas present - typical for age of material
• Cracks minor (less than 1/8-inch) - typical for age, monitor for further movement
• Stained/worn areas - typical for age
• Efflorescence present - indicates past moisture accumulation - monitor for further moisture intrusion
• ***All accessible areas of foundation walls were visibly inspected during this inspection (some areas my not be accessible due to limited space/plumbing piping/duct work obstructions)***
• ***Vegetation or storage present - some areas of foundation walls not completely visible for inspection***
• ***Large trees/bushes/vegetation around the structure areas may have a long term effect on the foundation walls and the underground plumbing (recommend a sewer scope inspection for underground plumbing).***
• Constructed of: wood - recommend complete structural pest control inspection and further evaluation by a structural engineer due to age and type of foundation materials
• Cracks large - needs to be serviced/further evaluated
• Damaged areas - needs to be serviced/further evaluated
• Masonry foundation - unable to determine if reinforced - recommend complete evaluation by licensed foundation contractor or structural engineer to evaluate due to age/type











Damaged areas - needs to be serviced/further evaluated

Damaged areas - needs to be serviced/further evaluated









Cracks large - needs to be serviced/further evaluated





Constructed of: wood - recommend complete structural pest control inspection and further evaluation by a structural engineer due to age and type of foundation materials




3. Cripple Walls

Observations:

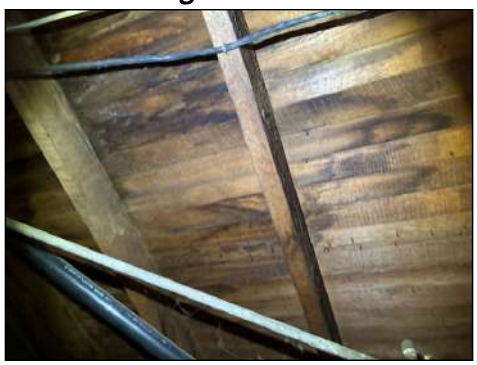
- Stained areas present - consult termite report for any wood/moisture issues
- Cracking small at wood members - typical for age
- ***Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires***
- ***Insulation present - not completely visible for inspection***
- Sagging - needs to be serviced



Sagging - needs to be serviced

4. Sub Flooring

Observations:
- Wood is worn and stained in areas where visible - typical of a structure this age
- Stained areas present – consult termite report for any wood/moisture issues
- ***Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires - some areas of the sub floor are not visible or inspected***
- ***Some areas of the sub floor are not visible or inspected***
- ***Sub flooring not visible due to floor insulation***







5. Posts and Girders

Observations:
- Stained and worn areas - typical for age of structure
- Small cracking at wood members - typical for age of structure
- Brackets for all attachment points would benefit the structure
- Posts off centered and not aligned over concrete piers - recommend brackets for added support
- ***Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires***
- Posts in contact with soil - needs to be serviced - consult the termite report
- || shifted post - needs to be serviced/recommend further evaluation
- Heavily damaged - needs to be serviced





Heavily damaged - needs to be serviced





Posts in contact with soil - needs to be serviced - consult the termite report



shifted post - needs to be serviced/recommend further evaluation

6. Sill Plate

Observations:

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



7. Anchor Bolts

Observations:
• Anchor bolts present - worn with rust present - typical for age



8. Ventilation

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



9. Vent Screens

Observations:
• Worn/bent/small holes – recommend maintenance and repairs to prevent pest intrusion
• Dirty/restricted screens - recommend cleaning



10. Electrical

Observations:
• Visible wiring under the structure is in a worn and older condition typical for the age the of structure
• Unsecured wiring - recommend servicing - All wiring should be properly secured to the framing.



11. Plumbing

Observations:
• The inspector ran water during the inspection prior to inspecting under the structure
• Visible/accessible plumbing areas have worn and older piping in typical condition for the age of the structure
• No visible leaks found at the time of the inspection
• Galvanized piping under structure appears to be abandoned - consult with a plumber to confirm and remove old piping from under the structure
• Visibly leaking plumbing - recommend immediate evaluation by a licensed plumber to prevent unwanted moisture in crawl space
• Corrosion/cysts at one or more locations of the metal drain lines or distribution piping - recommended further evaluation by a licensed plumber












Visibly leaking plumbing - recommend immediate evaluation by a licensed plumber to prevent unwanted moisture in crawl space





Visibly leaking plumbing - recommend immediate evaluation by a licensed plumber to prevent unwanted moisture in crawl space



12. Exhaust Vents

Observations:
- None present - N/A

13. Basement

Observations:
- None present

14. Sump Pumps

Observations:
- None Present / Not applicable

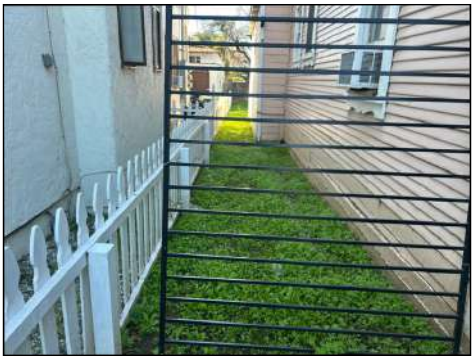
GROUNDS

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

1. Driveways and Walkways

Constructed of: Concrete • Brick • Masonry pavers • Dirt • Grass
Observations:
- Worn with common cracks/chips - typical for age of material
- Moderate cracking in areas - recommend maintenance and patching as needed
- Driveway stained in areas
- Walkways stained in areas
- Cracking/chipping small and typical for age
- Driveway displacement/uplifted/uneven areas - trip hazard - needs to be serviced



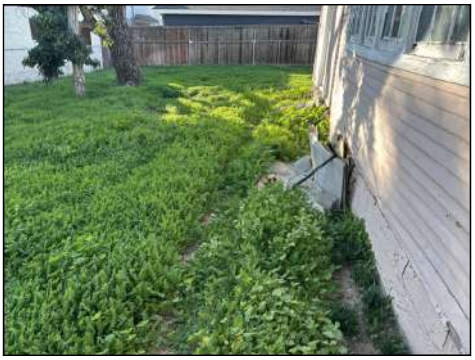





Driveway displacement/uplifted/uneven areas - trip hazard - needs to be serviced







2. Patio and Porch Roofs

Constructed of: None present

3. Stairs & Handrails

Observations:
- Stairs are worn/weathered - typical for the age of the materials
- Worn/loose rails - typical for the age of the materials





4. Exterior Electrical

Observations:
- No exterior outlets visible - typical for older homes

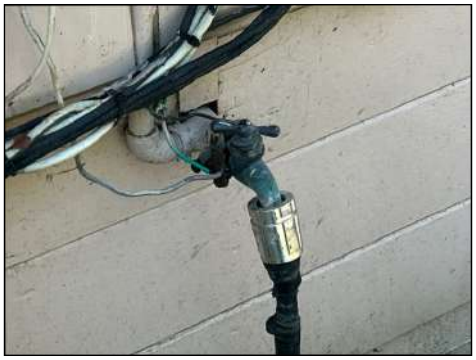
5. GFCIs

Observations:
- GFCI upgrades are recommended on exterior outlets for increased safety
- None visible/installed recommend upgrade for increased safety

6. Exterior Plumbing and Faucets

Observations:
- Accessible exterior faucets operated/worn at time of inspection via normal fixture controls
- Bibb(s) not functional at one or more locations - needs to be serviced





Bibb(s) not functional at one or more locations - needs to be serviced

7. Main Water Valve

Type of plumbing: Galvanized water piping present - recommend complete water distribution system evaluation beyond the scope of this inspection due to age/type

Observations:

- Location: east side
- Main ball valve is worn - typical for age
- ***Main water shutoff is visibly inspected only - the valve(s) is not tested for operation due to the potential for leakage***
- ***This inspection cannot determine certain plumbing defects such as pinhole leaks due to concealment in walls ceilings, floors, concrete slabs, etc. This inspection also does not determine or identify geographic areas that are prone to this issue. Consult seller's disclosures and qualified professionals/contractors if concerns exist in this area.***
- Valve is visible leaking at the time of the inspection - consult with a licensed plumber to determine cause and repair options



Valve is visible leaking at the time of the inspection - consult with a licensed plumber to determine cause and repair options

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**
- Hose bib(s) not accessible or stripped - could not test water pressure at this inspection - recommend consulting with a plumbing contractor on repair options and pressure test

9. Pressure Regulator

Observations:

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

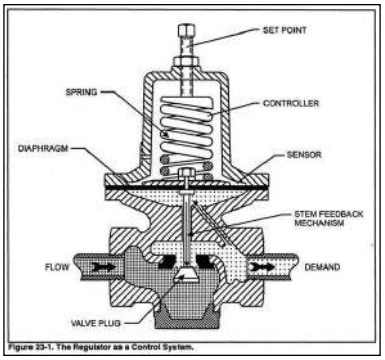


Figure 23-1. The Regulator as a Control System.

10. Fencing and Walls

Constructed of: Wood



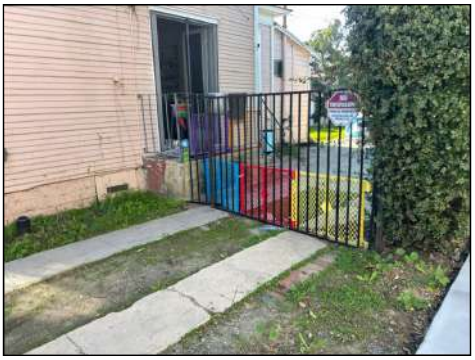







11. Gates

Constructed of: Metal
Observations:
- Operated on the day of the inspection
- Loose/worn hardware - typical for age
- Weathered and worn materials - typical for age
- Damaged - needs to be serviced



Damaged - needs to be serviced

12. Planters

Observations:
• Recommend adding drainage in planter areas to direct moisture away from the structure
• Recommend pruning or remove any plants or trees that are in contact or proximity to structure to eliminate pathways of wood destroying insects and moisture
• Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness
• 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





Trees or vegetation too close to structure areas - recommend servicing

13. Grading

Observations:
• No drains visible at the property at the time of the inspection, drains are recommended to divert water away from structure
• Recommend adding additional backfill to create the proper slope away from the foundation
• Separations in the seal between foundation and walkway - recommend sealing the walk way to foundation with appropriate caulking or other moisture sealing methods

14. Out Structures

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

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, condition of underlayment cannot be determined with this inspection. Water intrusion and moisture staining is not always visible during the inspection and can appear after rain fall. 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.

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 - Drone camera inspection

Constructed of: Asphalt shingles • Rolled materials

Observations:

• Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance

• Evidence of prior repair/patching observed - consult seller for all past repairs and roof service history

• Patching observed in areas on roof materials - inspector is unable to guarantee the adequacy of these repairs - recommend maintaining a continuous water tight seal in these areas

• Rolled composition roofing not considered a long-term material - regular maintenance is required

• Shingles exhibited extensive/abnormal granule loss - needs to be serviced/evaluated by a roofer













2. Flashings

Observations:
• Worn/weathered/rusted/bent - typical for age - recommend seasonal mastic maintenance to prevent moisture intrusion
• Flashings lifting in areas - needs to be serviced as part of your preventative roof maintenance
• Mastic at flashings is weathered and cracked - needs to be serviced and resealed at all penetration points
• Deteriorated mastic at flashings - needs to be serviced and resealed at all penetration points
• No kick-out flashing at roof to wall connection - needs to be serviced





No kick-out flashing at roof to wall connection - needs to be serviced

3. Gutters and Down Spouts

Observations:
• None present- recommend gutters on all feasible sides of the structure/roof areas to help to divert water away from the structure

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
• Loose vent cap(s) - recommend servicing



Loose vent cap(s) - recommend servicing

5. Chimneys

Observations:
• None

6. Spark Arrestors

Observations:
• Not applicable - no chimney present

7. Sky Lights

Observations:
• None present

8. Solar Light Globes

Observations:
• None

SEWER CAMERA INSPECTION

1. Conditions of Sewer Line

Report Details:

Drain line materials (sometimes difficult to tell with older pipes):cast iron clay

Approximate final length/distance reached during this inspection:104
Sewer line is in a worn/older condition and will likely need a future upgrade - consult a plumber for further evaluation and possible upgrade costs

Clean out cap has normal wear for age with no major visible defects at the time of the inspection

An annual sewer scope inspection is recommended to monitor the condition of the sewer line

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

***Please follow the secure link below to view your sewer inspection video;

https://drive.google.com/file/d/1qpf6z3eK7_65zcs9V4ER7AduhdkJFnSk/view?usp=sharing

Standing water was found in areas of the sewer line and may be caused by lack of proper drain pitch - annual sewer inspection/cleaning/maintenance is recommended - standing water can contribute to sewer waste sitting in the pipe and not flowing properly to the main city connection - further evaluation by a plumber is recommended
19 ft

Separations/steps/offsets observed in sewer line (this is a common condition at many pipe connections, especially when the connections are different materials) - consult a licensed plumbing contractor for service options
38 ft

Root intrusion(s) found in sewer line - service needed
19 ft
33 ft
67

Debris/foreign material found in drain line - service needed



PLEASE READ THIS GENERAL INFORMATION

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

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

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

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

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

GENERAL INFORMATION CONTINUED

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

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

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

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

SEWER PIPE MATERIALS AND DESCRIPTIONS

Older Homes: Clay, Cast Iron, and Orangeburg

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

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

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



Clay pipe

Life Expectancy: 50 to 60 years



Cast Iron pipe

Life Expectancy: 50 to 75 years



Orangeburg pipe

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

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

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

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

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

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

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

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

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

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

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

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



Concrete pipe

Life Expectancy: 50 to 75+ years

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

Newer Homes: Plastic, Cast Iron, and Clay

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

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



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



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

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

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

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

1. A leak is water escaping the pipe through a hole, break, or crack. Since the camera is inside the pipe, it cannot see the outside of the pipe. Meaning, it can't see if something is leaking OUT of the pipe. It can only show what is going on INSIDE the pipe.

2. The inspector/technician is looking at a monitor displaying what the camera "sees." So the inspector/technician has to interpret, or guess, what he's seeing. He might think he see something that looks like a hole, break, or crack in the pipe. But keep in mind, this is your sewer system we're talking about. This is where your waste flushes and runs through. Trust us when we say it does not look good. And all that gunk and waste makes it hard to tell if something is a leak based solely on what can be seen on the monitor.

3. Sewer pipes can be made of multiple different materials (as explained above). So something very possibly might look like a hole or a crack or a break, but because the walls of the pipe are so thick, it's possible what the inspector/technician is seeing does not go all the way through the pipe so no water is leaking out at all. The result: no leak.

4. Particularly with cast iron, but this could also be true for PVC, there are years of buildup on the walls of the pipe. Calcium, soap scum, grease, debris… you name it, builds up on the walls of your sewer pipes. So any cracks or holes the plumber sees could very well be in the buildup and not the actual pipe.

Glossary

Term	Definition
BIBB	A hose bibb is a special water fitting that has a threaded male connection to accommodate the female end of a hose connection.
CSIA	Certified Chimney Sweep - Certified Safety Institute of America
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.
Composition	Composite siding is a building material used on the exterior of homes and commercial structures. Like other cladding products, composite siding is installed so that it covers the exterior of a building completely, providing no openings for water to enter the interior of the space. Siding is available in boards or planks, which can be layered over one another horizontally or vertically. Some varieties of composite siding are made from shredded wood or sawdust, with a bonding agent added for strength. Known as Oriented Strand Board (OSB). Like traditional wood products, OSB is susceptible to moisture damage, but offers a higher level of protection against termites and rot. Fiber cement board is another popular composite siding product.
Efflorescence	Efflorescence is a crystalline or powdery deposit of salts often visible on the surface of concrete, brick, stucco, or natural stone surfaces. It occurs when water leaves behind salt deposits on the masonry surface.
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.
Maintenance	Performing unscheduled repairs to correct deficiencies that can occur during normal use and wear of building materials and/or systems withing a building or home (this is called "corrective" maintenance). "Preventive" maintenance refers to regularly schedule inspections, services, adjustments and replacements to prevent damage or abnormal wear. Recurring maintenance are generally preventive maintenance items suggested by the manufacturer to help maintain life expectancy of building materials or components within a building or home. Emergency maintenance is considered to be an unscheduled repair to correct a deficiency that may lead to personal injury or property damage if left unaddressed.
N/A	Not accessible, not inspected

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