

ELITE GROUP

INSPECTION PROFESSIONALS



580 Terrill Ave, Los Angeles, CA 90042
Inspection prepared for: Andreas Kutzer
Real Estate Agent: -

Date of Inspection: 2/11/2019 Time: 10:00 AM
Age of Home: 1961 Size: 1900
Weather: Sunny, cold, dry
Order ID: 165309

Inspector: Cory Hett
Phone: 714 482 8173
Email: c_hett@hotmail.com



800-494-8998

EliteInspections.com



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" on this report -- further evaluation often times will allow a contractor to find additional items needing repair beyond the scope of the home inspection. Failure to further evaluate any item as recommended releases us of any liability.

INTERIOR

Page 10 Item: 3	Floor Conditions	<ul style="list-style-type: none"> Flooring not level and/or uneven in areas - recommend further evaluation by a licensed contractor Scratched/worn areas Open seams/gaps in areas Wood flooring is swollen/cupping/lifting - evidence of a past moisture problem - at dining area Consult termite report for wood floors
Page 11 Item: 5	Doors	<ul style="list-style-type: none"> Doors not square in jamb - did not affect performance
Page 11 Item: 8	Fireplaces	<ul style="list-style-type: none"> No damper stop clamp - required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel Heavy soot present - dirty chimney/flue - needs to be serviced Recommend further evaluation by CSIA certified chimney sweep
Page 12 Item: 9	Electrical	<ul style="list-style-type: none"> Broken dimmer switch - missing dimmer knobs - needs to be serviced

BEDROOMS

Page 14 Item: 2	Wall Conditions	<ul style="list-style-type: none"> Cracking/patching in areas - more than typical - evidence of past settlement - monitor for future cracking
Page 14 Item: 5	Window Conditions	<ul style="list-style-type: none"> Did not lock/latch properly - missing hardware - needs to be serviced - at master bedroom
Page 15 Item: 6	Doors	<ul style="list-style-type: none"> Loose/worn hardware/hinges needs minor service Damaged/hole - needs to be serviced
Page 15 Item: 7	Electrical	<ul style="list-style-type: none"> Missing fixture at ceiling - exposed wires/connections - at master bedroom Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate
Page 16 Item: 8	Closets	<ul style="list-style-type: none"> Missing closet doors - needs to be serviced

BATHROOMS

Page 18 Item: 6	Doors	<ul style="list-style-type: none"> Warped/worn door skin - drags on floor - at hall bathroom
Page 19 Item: 9	Sinks	<ul style="list-style-type: none"> Loose/worn fixture - needs minor maintenance Drains slowly - needs to be serviced - at hall, master bathrooms
Page 19 Item: 11	Bath Tubs	<ul style="list-style-type: none"> Tub to shower diverter not operating properly - needs to be serviced - at master bathroom

KITCHEN

Page 22 Item: 4	Window Conditions	<ul style="list-style-type: none"> Did not lock/latch properly - missing hardware - needs to be serviced
Page 22 Item: 5	Counters	<ul style="list-style-type: none"> Gaps at countertop joints - needs to be serviced Cracked materials - needs to be serviced
Page 23 Item: 7	Sinks	<ul style="list-style-type: none"> Fixture leaks while operating - needs to be serviced
Page 23 Item: 8	Drinking Water Faucets	<ul style="list-style-type: none"> Faucet not operating properly - needs to be serviced
Page 24 Item: 16	Exhaust Vents	<ul style="list-style-type: none"> Does not operate properly - needs to be serviced Missing filter(s) - needs to be installed

Page 24 Item: 17	Electrical	<ul style="list-style-type: none"> • Improper/exposed wiring to light fixture - needs to be serviced
LAUNDRY AREA		
Page 25 Item: 4	Dryer Vent	<ul style="list-style-type: none"> • Loose exterior vent cover • Recommend cleaning exterior vent cover
HEATING/AIR CONDITIONING		
Page 28 Item: 7	Filters	<ul style="list-style-type: none"> • Filter is worn/dirty and will likely need changing soon
Page 28 Item: 8	Registers	<ul style="list-style-type: none"> • Wall/ceiling registers did not appear disconnected/non functional - consult seller • Air flow weak / moderate temperature differences measured at some registers when operating the HVAC system - recommend system and ducting evaluation by a licensed HVAC contractor.
Page 29 Item: 10	Refrigerant Lines	<ul style="list-style-type: none"> • Insulation gaps observed in areas • Worn/weathered insulation where visible - may need servicing/repair soon - recommend annual/seasonal maintenance to check and service insulation on refrigerant lines as needed
Page 29 Item: 11	Air Conditioning Compressors	<ul style="list-style-type: none"> • Air flow was not cold • Units did not operate properly - recommend HVAC contractor evaluate the system • Unit does not have a proper base - needs to be serviced
WATER HEATERS		
Page 30 Item: 5	Overflow Line/s	<ul style="list-style-type: none"> • None - needs to be serviced/installed
Page 31 Item: 7	Strapping	<ul style="list-style-type: none"> • Missing blocking behind water heater - needs to be serviced
Page 31 Item: 10	Platforms/Bases	<ul style="list-style-type: none"> • Sitting in irregular area - sitting on earth/below grade soil - needs to be serviced
ELECTRICAL/GAS SERVICE		
Page 33 Item: 1	Main Panel	<ul style="list-style-type: none"> • Worn/older panel - consider upgrading services • Manufacture of panel a brand (Zinsco) known for frequent issues - recommend further evaluation by a licensed electrician
Page 33 Item: 4	Breakers	<ul style="list-style-type: none"> • No visible labeling for breakers on panel cover - needs to be serviced
GARAGE AND/OR CARPORT		
Page 37 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Deteriorated wood/fungus observed - needs to be serviced - consult termite report • Worn/weathered/cracked wood/support posts • Exposed nails/fasteners on roofing material - recommend sealing all fastener heads • Original garage structure converted into living space - check permits
EXTERIOR AREAS		
Page 38 Item: 1	Stucco	<ul style="list-style-type: none"> • Cracking/chipping/holes more than typical - needs to be serviced
Page 38 Item: 2	Siding	<ul style="list-style-type: none"> • Worn/weathered/cracked materials where visible – recommend siding maintenance • Deteriorated wood - needs to be serviced - consult termite inspection
Page 39 Item: 4	Eaves & Fascia	<ul style="list-style-type: none"> • Cracking/weathering/worn where visible - typical for age and weather exposure • Deteriorated in areas - needs to be serviced - consult the termite report
FOUNDATION		
Page 40 Item: 4	Foundation Walls	<ul style="list-style-type: none"> • Cracked more than typical in area- needs to be serviced/further evaluated • Visibly wet in areas - evidence of water/moisture intrusion at south side due to heavy rains - needs to be serviced
Page 41 Item: 6	Sub Flooring	<ul style="list-style-type: none"> • Stained areas present – consult termite report for any wood/moisture issues

Page 41 Item: 7	Posts and Girders	<ul style="list-style-type: none"> • Brackets for all attachment points would benefit the structure • Evidence of settlement in areas • Uneven areas - needs to be evaluated by licensed foundation contractor
Page 42 Item: 10	Ventilation	<ul style="list-style-type: none"> • Moisture present under structure - evidence of past water/moisture intrusion from heavy rains • Grade above vent(s) will direct water into structure - needs to be serviced
Page 42 Item: 12	Electrical	<ul style="list-style-type: none"> • Unsecured wiring - needs to be serviced - All wiring should be properly secured to the framing. • Exposed connections (splices) not properly installed with a junction box - potential hazard - needs to be serviced
Page 43 Item: 13	Plumbing	<ul style="list-style-type: none"> • Cast-iron drain pipes rusted and clogs at bottom - needs to be serviced • Copper to galvanized plumbing missing proper connection - needs to be serviced by licensed plumber • Corroded connections/piping in area - needs to be serviced
Page 44 Item: 14	Duct Work	<ul style="list-style-type: none"> • Older/worn ducts present - needs to be evaluated for possible upgrade • Outer wrap damaged minor • Disconnected/loose connections - needs to be serviced

GROUNDS

Page 46 Item: 1	Driveways and Walkways	<ul style="list-style-type: none"> • Cracking/chipping large - needs to be serviced • Driveway displacement/uplifted/uneven areas - trip hazard - needs to be serviced
Page 46 Item: 3	Patio and Porch Decks	<ul style="list-style-type: none"> • Earth to wood contact at posts • Deteriorated/stained/worn wood - consult termite report - needs to be serviced • Recommend review for proper installation and attachment
Page 47 Item: 4	Stairs & Handrails	<ul style="list-style-type: none"> • Worn/loose rails - typical for the age of the materials • Rail opening too wide - unsafe - needs to be serviced
Page 47 Item: 5	Exterior Electrical	<ul style="list-style-type: none"> • Outlet covers missing - needs to be serviced • Exposed wiring is not rated for outdoor use - needs to be serviced
Page 48 Item: 6	Exterior Plumbing and Faucets	<ul style="list-style-type: none"> • Exterior plumbing is present and not original to the structure - check all installation permits to ensure installation to building code • Irregular installation/workmanship used - needs to be serviced
Page 48 Item: 7	Main Water Valve	<ul style="list-style-type: none"> • Gate valve present/worn (these types of valves are known to fail internally) - consider upgrading to a ball valve
Page 49 Item: 9	Pressure Regulator	<ul style="list-style-type: none"> • Rust present - signs of wear
Page 49 Item: 11	Fencing and Walls	<ul style="list-style-type: none"> • Cracking large/separation cracks present • Leaning areas of fencing/walls - needs to be serviced
Page 50 Item: 12	Gates	<ul style="list-style-type: none"> • Damaged wood gate - needs to be serviced
Page 50 Item: 14	Grading	<ul style="list-style-type: none"> • Hillside/steep slopes present adjacent or around property - recommend soils engineer or geologist for professional determination of stability • Large trees/bushes/vegetation around the structure areas may have a long term affect on structure perimeter areas and the underground plumbing (recommend a sewer scope inspection for underground plumbing as needed). • Low spots along the foundation - recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage • Small localized water ponding may occur in areas - monitor these areas as drains may be needed

ROOF

Page 52 Item: 1	Condition	<ul style="list-style-type: none"> • Debris present in areas - recommend cleaning roof area of all debris • Exposed nails on roofing material - recommend sealing all fastener heads • Evidence of prior repair/patching observed - consult seller for all past repairs
-----------------	-----------	--

Page 53 Item: 2	Flashings	<ul style="list-style-type: none"> • Evidence of prior repair/patching observed - consult seller for all past repairs
Page 53 Item: 3	Gutters and Down Spouts	<ul style="list-style-type: none"> • Worn/older gutters • Clogged/restricted by debris in areas - needs to be serviced • Evidence of leaking at joints - needs to be serviced • Loose/unsecured conduit in area - needs to be serviced

PRE-LISTING SUMMARY

1. About The House

Year Built:1961

Building Type: Wood frame and stucco

Roof Type: Asphalt Shingles (Average type) - Typical life span of 20 to 25 years

Utilities: Fuel Type: Natural Gas

Plumbing Type: Copper

Electrical: Overhead feed: 100 AMPS - Common for most homes, but will likely need a future upgrade

2. Above Average Items

NEW EXTERIOR PAINT - This structure appears to have new exterior paint which helps to protect the home from most of the exterior elements.

HVAC SYSTEM - This structure has a newer heating and air conditioning system that was in good operating condition at the time of the inspection.

PRESSURE REGULATOR - The main water valve system was fitted with an pressure regulator to aid in regulating the ever changing city water pressure changes.

An older electrical system was present and while an upgrade is recommended, we did not have any major electrical problems during the inspection.

This structure has an older roof, however with some routine maintenance a roofer can help this roof to last for years to come.

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 1982 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!

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.

ABOUT YOUR INSPECTION CONTINUED

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 THE ELITE GROUP PROPERTY INSPECTION SERVICE, INC.



PLATINUM
ROOF PROTECTION PLAN

MOLD SAFE

SEWER GARD





CALL NOW (844) 314-1347
#1 SOURCE FOR YOUR NEW HOME!

Now That You've Had Your Home Inspection, here's what to expect:

After your home inspection, your personal Home Assistant will contact you to help with your move-in needs. Your Home Assistant schedules services for all items on your repair list. And your Home Assistant is there for you any time you need to get maintenance done on your new home.



Complimentary Move In Services

We are here to assist you in transferring your utilities, Internet, Cable, and Much More!



Tackle your to-do list

Think of Home Assistant as your 24/7 personal support team for every home improvement project.



We've got you covered

Home Assistant will match you with one of our Porch Services pros or recommend some friends in the Porch Pro Network.



We're here when you need us

Your Home Assistant provides useful tools and resources, in addition to hassle-free help, whenever and wherever you need it.

Move In With Ease!

Enjoy complimentary Porch Home Assistant Gold for your move-in projects and all future home projects. A trusted resource of Elite Inspections! INCLUDES \$200 TOWARDS HANDYMAN SERVICES.



Home Assistant Gold

- ✓ Personalized for you and your home
- ✓ Emergency hotline assistance 24/7
- ✓ Ask the Experts mobile app

CALL TODAY!
(844) 314-1347



All Porch Services backed by our
 100% Satisfaction Guarantee
 & Best Price Guarantee

We'll get the job done or find someone who can!

Your free Porch Home Assistant is here for you, every step of the way

Partners

We power home services for some of the biggest brands and retailers



CALL NOW (844) 314-1347



Porch is committed to making sure you're happy with every job, whether it's done by a pro from Porch Services or a recommended pro from the Porch Pro Network.



OVERVIEW

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

Inspection type: BASIC Home Inspection (Pre listing inspection only)

Single Family Residence

Front door faces East (approximate)

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

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

2. Main Utilities Location

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

3. Who is present at the inspection?

- Owner present during inspection

4. Wall materials throughout the structure

Drywall • Plaster • Paneling • Tile • Brick • Built-in cabinetry/shelving/etc. - see cabinet notes

5. Ceiling materials throughout the structure

Drywall • Plaster • Open beam ceiling construction in areas • Cathedral style (vaulted) in areas

6. Floor materials throughout the structure

Tile • Hardwood • Wood laminate

7. Window materials/type throughout the structure

Single pane • Aluminum framed • Horizontal sliding type (one window slides while the other remains stationary) • Crank style

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

INTERIOR

See bedrooms, bathrooms, kitchen, and laundry area pages of the report for additional interior information. "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. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and/or replacement by an appropriate licensed contractor may be required.

1. Wall Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Stained areas present - tested dry with moisture meter at time of inspection • Patched/partial painted areas present - consult seller regarding patched areas



General view



General view

2. Ceiling Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Stained areas present - tested dry with moisture meter at time of inspection • Patched/partial painted areas present - consult seller regarding patched areas

3. Floor Conditions

Flooring not level and/or uneven in areas - recommend further evaluation by a licensed contractor • Scratched/worn areas • Open seams/gaps in areas • Wood flooring is swollen/cupping/lifting - evidence of a past moisture problem - at dining area • Consult termite report for wood floors



Scratched/worn areas



Wood flooring is swollen/cupping/lifting - evidence of a past moisture problem - at dining area

4. Window Conditions

Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • Recommend general window maintenance/lubrication and weather tight service



5. Doors

Operated at time of inspection • Loose/worn hardware needs minor service - typical for age • Recommend routine maintenance on hardware and weather seals on all exterior doors • **Doors not square in jamb - did not affect performance**



Doors not square in jamb - did not affect performance

6. Sliding Glass Doors

Slider operated at the time of the inspection • Worn door with loose/worn hardware/frames/rollers/tracks - typical for age • Single pane • Tempered glass label observed

7. Sliding Door Screens

Operated at time of inspection

8. Fireplaces

Location/s: Living room

Masonry

Small cracks/worn areas present - typical for age • Minor deterioration • Damper was worn/rusted/dirty - recommend cleaning • Glass/screen door operated at the time of the inspection • Gas log lighter present • Gas valve tested and operated at the time of the inspection • **No damper stop clamp - required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel • Heavy soot present - dirty chimney/flue - needs to be serviced • Recommend further evaluation by CSIA certified chimney sweep**



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

Heavy soot present - dirty chimney/flue - needs to be serviced

9. Electrical

Loose/worn outlets/switches - typical for age consider upgrading • Some switches have unknown function - not inspected, inquire with seller regarding operation • **Broken dimmer switch - missing dimmer knobs - needs to be serviced**



Loose/worn outlets/switches - typical for age consider upgrading

10. Closets

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

11. Door Bells

Operated at time of inspection front

12. Smoke Detectors

Operational at time of inspection via factory installed test button



13. Carbon Monoxide Detectors

Operational at time of inspection via factory installed test button



BEDROOMS

"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. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Locations

Master • Northeast • Northwest

2. Wall Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas • **Cracking/patching in areas - more than typical - evidence of past settlement - monitor for future cracking**



General view



General view



Cracking in areas - more than typical - evidence of past settlement - monitor for future cracking

3. Ceiling Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas

4. Floor Conditions

See interior page notes • Scratched/worn areas - typical for age and use • Open seams/gaps in areas - recommend sealing any cracks or voids in flooring • Consult termite report for wood floors

5. Window Conditions

Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • Dirty tracks or hardware - needs to be serviced/cleaned/lubricated • Recommend general window maintenance/lubrication and weather tight service • **Did not lock/latch properly - missing hardware - needs to be serviced - at master bedroom**



6. Doors

Operated at time of inspection • Loose/worn hardware/hinges needs minor service • Damaged/hole - needs to be serviced



Damaged/hole - needs to be serviced

7. Electrical

Some switches have unknown function - not inspected, inquire with seller regarding operation • Loose/worn outlets/switches - typical for age consider upgrading • Loose fixtures - needs to be serviced • Some outlets not accessible - not inspected • 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. • Missing fixture at ceiling - exposed wires/connections - at master bedroom • Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate



Some bulbs defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate

Missing fixture at ceiling - exposed wires/connections - at master bedroom



8. Closets

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



Missing closet doors - needs to be serviced

9. Cabinets

Worn cabinets with loose/worn hardware - typical for age

10. Smoke Detectors

Operational at time of inspection via factory installed test button



Operational at time of inspection via factory installed test button

11. Carbon Monoxide Detectors

Current safety standards do not require a carbon monoxide detector in bedrooms.

BATHROOMS

"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. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Locations

Master • Hall

2. Wall Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas



General view



General view

3. Ceiling Conditions

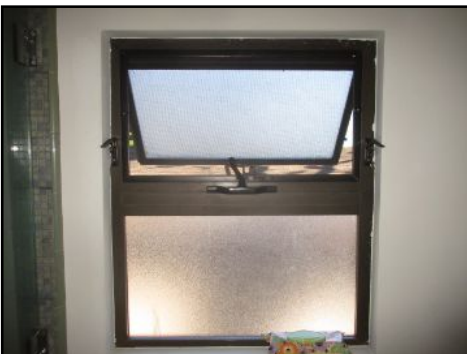
Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas

4. Floor Conditions

Worn tile and grout - recommend grout and sealer maintenance

5. Window Conditions

Accessible windows were tested and operated at time of inspection • Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age



6. Doors

Operated at time of inspection • Did not latch properly - needs to be serviced • **Warped/worn door skin - drags on floor - at hall bathroom**

7. Counters

Tile and grout is worn - recommend grout and sealer maintenance • Gaps at countertop joints - needs to be serviced • Scratched/Worn/Chipped/Stained areas - signs of age and wear



8. Cabinets

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

9. Sinks

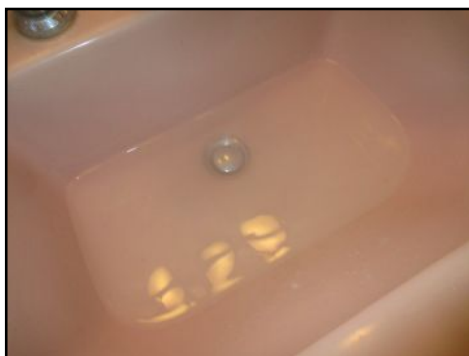
Fixture operated at the time of the inspection • **Loose/worn fixture - needs minor maintenance** • **Drains slowly - needs to be serviced - at hall, master bathrooms**



Drains slowly - needs to be serviced - at hall, master bathrooms



Loose/worn fixture - needs minor maintenance

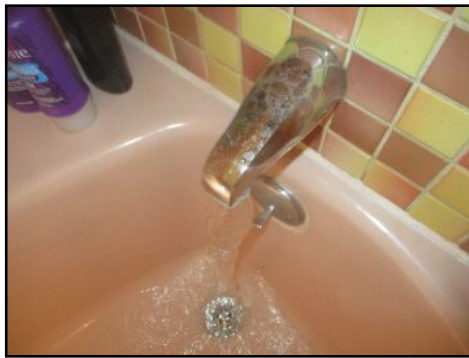


10. Mirrors

Mirror functional at time of inspection • Normal wear for age of material with no major visible defects

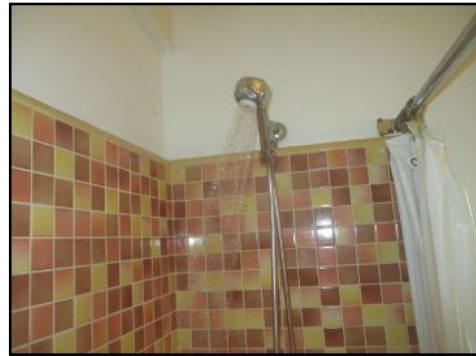
11. Bath Tubs

Fixture was in a worn/older condition at the time of the inspection - typical for age • Tub is worn/older - typical for the age • **Tub to shower diverter not operating properly - needs to be serviced - at master bathroom**



12. Showers

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



13. Shower Walls

Worn tile/grout - typical for age - recommend routine grout and sealer maintenance • Grout/caulking is dirty or stained - recommend cleaning and drying all surfaces that may accumulate moisture • Recommend maintenance and sealing holes & gaps at all wall/plumbing junctures to prevent water infiltration into walls • Caulking needed around perimeter



14. Enclosures / Shower doors

Operational at time of inspection - Tempered glass label observed • Shower curtain - **N/A**

15. Toilets

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



16. Plumbing

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



17. Electrical

Loose/worn outlets/switches - typical for age consider upgrading

18. GFCIs

Tested and operational at time of inspection via normal control • **GFCI** not grounded - typical for old ungrounded system pre-1965



Tested and operational at time of inspection via normal control

19. Exhaust Fans

Operated at time of inspection • Worn/older fan - typical wear for age

20. Heating

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

KITCHEN

"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. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Wall Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas

2. Ceiling Conditions

Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Patched/partial painted areas present - consult seller regarding patched areas

3. Floor Conditions

Scratched/worn areas - typical for age and use

4. Window Conditions

Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • **Did not lock/latch properly - missing hardware - needs to be serviced**



5. Counters

Counter is worn and has typical wear for age • **Gaps at countertop joints - needs to be serviced • Cracked materials - needs to be serviced**



6. Cabinets

Worn cabinets with loose/worn hardware - typical for age • Stained areas below sink - dry at time of inspection • Doors and drawers did not close properly - normal for age of materials

7. Sinks

Fixture operated at the time of the inspection • Worn fixture/sink - typical for the age • **Fixture leaks while operating - needs to be serviced**



8. Drinking Water Faucets

Faucet not operating properly - needs to be serviced

9. Spray Wands

Operational at time of inspection

10. Dishwashers

Not tested per owner - N/A



Not tested per owner - N/A

11. Garbage Disposals

Tested and operational at time of inspection via normal controls • Worn/older unit - typical wear for age and use



12. Plumbing

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



13. Ranges

Not tested per owner - N/A

14. Ovens

Not tested per owner - N/A

15. Trash Compactors

None installed

16. Exhaust Vents

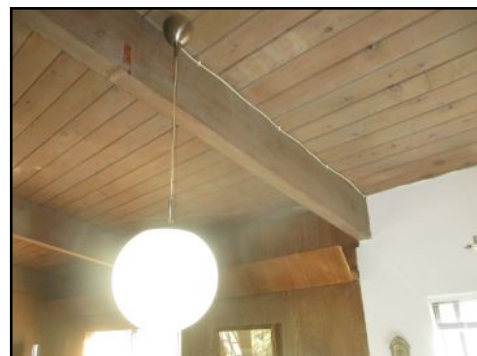
Hood with fan

Does not operate properly - needs to be serviced • Missing filter(s) - needs to be installed



17. Electrical

Loose/worn outlets/switches - typical for age consider upgrading • Improper/exposed wiring to light fixture - needs to be serviced



18. GFCIs

Tested and operational at time of inspection via normal control

LAUNDRY AREA

"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. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Laundry Area Location

Family room

2. Wall Conditions



General view

3. Doors

Doors removed - N/A

4. Dryer Vent

Could not fully inspect the dryer vent in the laundry area, it is obscured by cabinetry/washer/dryer • Dryer vent should be cleaned periodically to prevent lint fire hazards • **Loose exterior vent cover** • **Recommend cleaning exterior vent cover**



Recommend cleaning exterior vent cover

5. Plumbing

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

6. Gas Valve

Not visible/accessible - not inspected • The inspector does not check for gas leaks, consult the Gas Company to evaluate all gas areas prior to occupancy

7. Electrical

Areas not visible/accessible - not inspected/tested

8. Exhaust Fan

None

HEATING/AIR CONDITIONING

"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. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

***Contractor Reference - Specialized Heating & Air Conditioning (888) 376-1903 | \$49.95 Service!**

<https://www.hvacsonthencalifornia.com/>

1. Heaters

Location: Under structure/crawlspace • Family room

Type: Gas fired forced hot air • Single sided wall heater

Operated at time of inspection • Newer unit/not original to the structure - check all installation permits to ensure that this unit was installed to code



Operated at time of inspection



Gas wall unit tested and operated



Operated at time of inspection

2. Venting

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



3. Air Supply

Visible areas have normal at time of inspection - no major visible defects • Recommend seasonal service and maintenance to ensure that all areas are sealed/cleaned/dry and functioning normally at all times



4. Gas Supply Valves and Pipes

Normal wear at time of inspection - no major visible defects



5. Electrical

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

6. Thermostats

Digital type present - functional day of the inspection - for central heating only • Standard mechanical type present - functional day of the inspection - for wall heater only - family room • Location - hallway and family room



Digital type present - functional day of the inspection - for central heating only Standard mechanical type present - functional day of the inspection - for wall heater only - family room

7. Filters

Located on the side of the heater

We recommend that the filters be changed or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems • **Filter is worn/dirty and will likely need changing soon**

8. Registers

Heater Temperature at Registers: • Temperature at Air Return: • **Wall/ceiling registers did not appear disconnected/non functional - consult seller • Air flow weak / moderate temperature differences measured at some registers when operating the HVAC system - recommend system and ducting evaluation by a licensed HVAC contractor.**



Return air register



Heater Temperature at Registers:



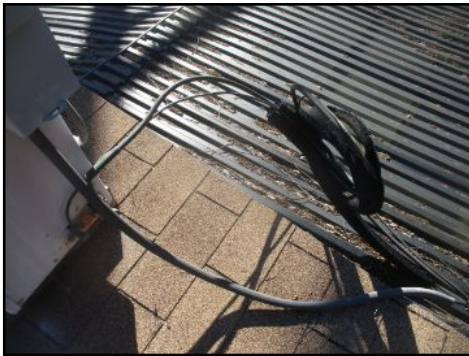
Wall/ceiling registers did not appear disconnected/non functional - consult seller

9. Combustion Air

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

10. Refrigerant Lines

Insulation gaps observed in areas • Worn/weathered insulation where visible - may need servicing/repair soon - recommend annual/seasonal maintenance to check and service insulation on refrigerant lines as needed



11. Air Conditioning Compressors

Location: Electric unit - roof

Visible areas of unit are worn and weathered – recommend seasonal service and maintenance to extend the life of the unit • **Air flow was not cold** • **Units did not operate properly - recommend HVAC contractor evaluate the system** • **Unit does not have a proper base - needs to be serviced**



Did not operate properly - recommend HVAC contractor evaluate the system



Did not operate properly - recommend HVAC contractor evaluate the system



Interior wall unit

WATER HEATERS

"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. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Water Heaters Condition

Number of gallons: 40 gallons

Location/s: Under the structure

Operated at the time of the inspection - Gas 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



General view



General view

2. Venting

Vent is worn and older - consider upgrading vent

3. Plumbing

Material type: Copper • Copper flex lines

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

Corrosion present - signs of wear - monitor for moisture



4. Temperature Pressure Release Valves

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

5. Overflow Line/s

Material type: None/Missing - needs to be installed

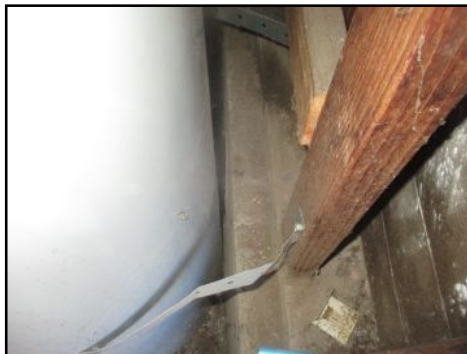
None - needs to be serviced/installed

6. Water Heater Temperature



7. Strapping

Standard metal type straps present - normal wear on the day of the inspection - no major visible defects •
Missing blocking behind water heater - needs to be serviced



Missing blocking behind water heater - needs to be serviced

8. Gas Supply Valves and Pipes

Normal wear at time of inspection - no major visible defects

9. Combustion Air

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

10. Platforms/Bases

Sitting in irregular area - sitting on earth/below grade soil - needs to be serviced



Sitting in irregular area - sitting on earth/below grade soil - needs to be serviced

ELECTRICAL/GAS SERVICE

"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. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Main Panel

Location/s: South side of the structure

Worn/older panel - consider upgrading services • Manufacture of panel a brand (Zinsco) known for frequent issues - recommend further evaluation by a licensed electrician



Manufacture of panel a brand (Zinsco) known for frequent issues - recommend further evaluation by a licensed electrician

2. Sub Panels

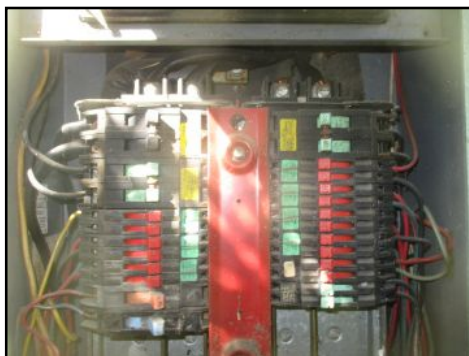
Location: No sub panel present

3. Panel Wiring

Wiring type: copper • Wiring method: non-metallic sheathed cable (romex) • Grounded panel - main ground/bonding wire observed and appears to be normal for the age of the panel • Visible wiring is worn and older - consider upgrading the electrical services • 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)

4. Breakers

Loose/worn breakers - typical for age • Worn/old breakers - may require replacement at any time • No visible labeling for breakers on panel cover - needs to be serviced



5. Breaker Amp Capacity

100 amp - while common for many structures, this may be considered low capacity for today's electrical uses - consider upgrading services • Pull out fuse used as main - typical for age - recommend upgrading panel



Pull out fuse used as main - typical for age - recommend upgrading panel

6. Cable Feeds

Overhead - worn/weathered - needs service/maintenance



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

Natural gas present

- Worn valve - typical for age
- Seismic safety valve present - inspector cannot determine if valve is installed properly (seismic valves cannot be tested with this inspection)



Seismic safety valve present - inspector cannot determine if valve is installed properly (seismic valves cannot be tested with this inspection)

8. Gas Pipes and Valves

Worn meter/piping - typical for age and exterior weathering • Minor rusting - typical for age - recommend rust treatment • 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 permits for any added gas lines, fire pits, BBQs, etc.

ATTIC AREA

"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. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Access Entries

ATTIC NOT INSPECTED: Attic access was locked/nailed/screwed/sealed shut - not entered



GARAGE AND/OR CARPORT

"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. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Roof Condition

Carport structure only

Constructed of: Plastic materials • Fiberglass

Deteriorated wood/fungus observed - needs to be serviced - consult termite report •

Worn/weathered/cracked wood/support posts • Exposed nails/fasteners on roofing material - recommend sealing all fastener heads • Original garage structure converted into living space - check permits



Worn/weathered/cracked wood/support posts



Deteriorated wood/fungus observed - needs to be serviced - consult termite report



Deteriorated wood/fungus observed - needs to be serviced - consult termite report

EXTERIOR AREAS

"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. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Stucco

Recently painted structure • Small cracking/chipping/holes present in areas - recommend stucco service/maintenance

- Patching present - consult seller for past repaired areas
- Stucco 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 visually inspected • **Cracking/chipping/holes more than typical - needs to be serviced**



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

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

2. Siding

Constructed of: Wood

Sprinklers may be spraying side of house; check and readjust as necessary, to prevent siding damage by moisture or insects

- **Worn/weathered/cracked materials where visible – recommend siding maintenance**
- **Deteriorated wood - needs to be serviced - consult termite inspection**



3. Wood Trim

Worn/weathered at time of inspection where visible – recommend service and water tight maintenance

4. Eaves & Fascia

Cracking/weathering/worn where visible - typical for age and weather exposure • Deteriorated in areas - needs to be serviced - consult the termite report

5. Soffits

Weathered and worn materials - typical for age

6. Exterior Paint

Recently painted structure – consult seller for any past repairs prior to painting

7. Exterior Doors

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

8. Exterior Windows

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

FOUNDATION

"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. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Slab Foundation

No determination can be made regarding the condition of the interior concrete slab as it was covered with flooring, expect to find typical cracks up to 1/4-inch when it is exposed • Slab not visible due to floor coverings - not visible for inspection • See interior floor area notes • Check for permits for any alterations/modifications/conversions

2. Exterior Foundation Perimeter

Most perimeter areas are not visible - N/A • Slab perimeter is covered by stucco - most areas are not visible for inspection - N/A

3. Access Panels

Inspection method: crawlspace completely traversed • Access entry is worn/weathered/bent – recommend service/repair to prevent pest access to under structure

4. Foundation Walls

Personal items/storage present in areas - some N/A not visible • Constructed of: concrete and concrete masonry blocks
 • Visible foundation wall areas are worn and stained areas - typical for age of the structure and material • Stem walls present • 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 may not be accessible due to limited space/plumbing piping/duct work obstructions) • **Cracked more than typical in area- needs to be serviced/further evaluated** • **Visibly wet in areas - evidence of water/moisture intrusion at south side due to heavy rains - needs to be serviced**



Constructed of: concrete and concrete masonry blocks



Evidence of moisture intrusion at south side - needs to be serviced



General view



Stem walls



Personal items/storage present in areas - some N/A not visible





Chimney - general view



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

5. Cripple Walls

None/not applicable

6. Sub Flooring

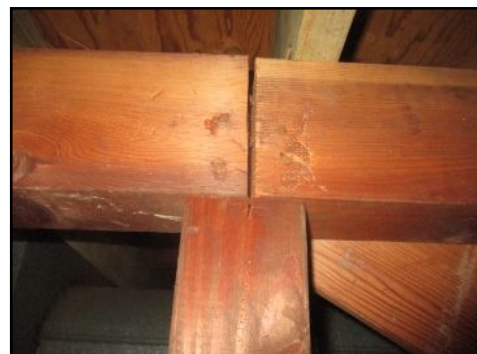
Cracked wood - typical for age • Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires - some areas of the sub floor are not visible or inspected • Some areas of the sub floor are not visible or inspected • **Stained areas present – consult termite report for any wood/moisture issues**



Stained areas present – consult termite report for any wood/moisture issues

7. Posts and Girders

Stained and worn areas - typical for age of structure • Small cracking at wood members - typical for age of structure • Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires • **Brackets for all attachment points would benefit the structure • Evidence of settlement in areas • Uneven areas - needs to be evaluated by licensed foundation contractor**



Brackets for all attachment points would benefit the structure

8. Sill Plate

Worn/stained/cracked materials - typical for the age of the structure • Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires

9. Anchor Bolts

Anchor bolts present - worn with rust present - typical for age

10. Ventilation

Existing ventilation appeared to be adequate on the day of the inspection • **Moisture present under structure - evidence of past water/moisture intrusion from heavy rains • Grade above vent(s) will direct water into structure - needs to be serviced**



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



Moisture present under structure - evidence of past water/moisture intrusion from heavy rains

11. Vent Screens

Worn/bent/small holes – recommend maintenance and repairs to prevent pest intrusion

12. Electrical

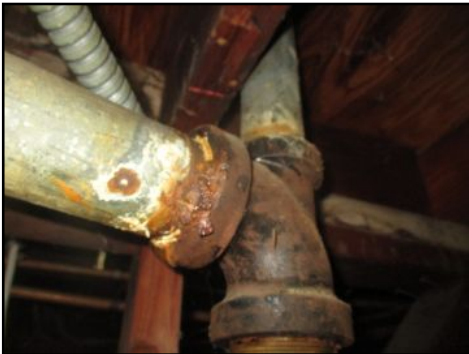
Visible wiring under the structure is in a worn and older condition typical for the age the of structure • Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires • **Unsecured wiring - needs to be serviced - All wiring should be properly secured to the framing. • 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

13. Plumbing

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 • Recommend a main drain sewer camera inspection due to age of plumbing • Evidence of past leakage at plumbing drains • Evidence of altered plumbing/piping under the structure - check all installation permits to ensure that all plumbing was installed to city/county building code. The home inspector is not a building code violation inspector. • **Cast-iron drain pipes rusted and cysts at bottom - needs to be serviced** • **Copper to galvanized plumbing missing proper connection – needs to be serviced by licensed plumber** • **Corroded connections/piping in area - needs to be serviced**

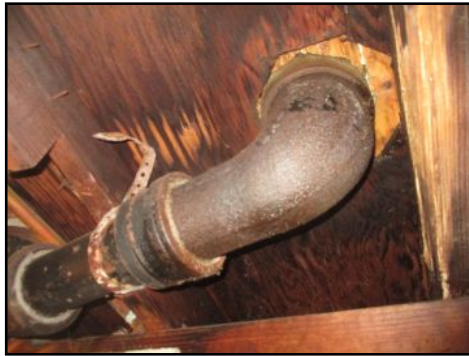


Cast-iron drain pipes rusted and cysts at bottom - needs to be serviced



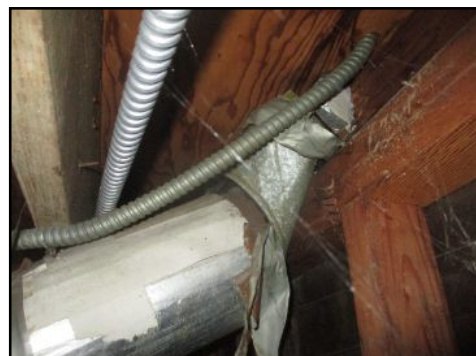
Corroded connections/piping in area - needs to be serviced

Copper to galvanized plumbing missing proper connection – needs to be serviced by licensed plumber



14. Duct Work

Note: The inspector does not determine the presence of asbestos or any other hazardous materials in the duct work - if there is any concern about asbestos in the duct work we recommend that the client have the ducts tested as needed. • Some areas not visible due to access hindrances or limitations • **Older/worn ducts present - needs to be evaluated for possible upgrade** • **Outer wrap damaged minor** • **Disconnected/loose connections - needs to be serviced**



Disconnected/loose connections - needs to be serviced

15. Basement

None present

GROUNDS

"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. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Driveways and Walkways

Constructed of: Concrete • Gravel • Step stone

Cracking/chipping large - needs to be serviced • Driveway displacement/uplifted/uneven areas - trip hazard - needs to be serviced



Cracking/chipping large - needs to be serviced

2. Balcony and Deck Railing



3. Patio and Porch Decks

Worn with common cracks/chips - typical for age of material

- Cracking/chipping small and typical for age
- Wood decking present - consult termite report for all exterior wood
- Earth to wood contact at posts • Deteriorated/stained/worn wood - consult termite report - needs to be serviced
- Recommend review for proper installation and attachment



General view - underside



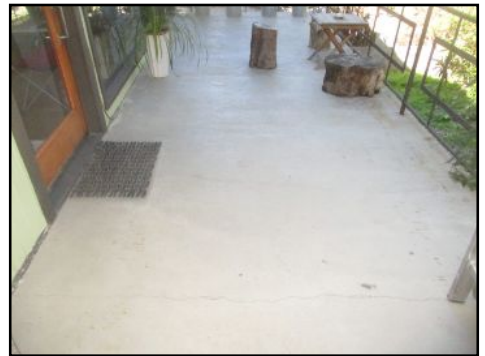
Deteriorated/stained/worn wood - consult termite report - needs to be serviced



Earth to wood contact at posts



Deteriorated/stained/worn wood - consult termite report - needs to be serviced



4. Stairs & Handrails

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

- Worn/loose rails - typical for the age of the materials
- Rail opening too wide - unsafe - needs to be serviced



5. Exterior Electrical

The visible and tested fixtures/switches/outlets were in a loose/worn condition - typical for age

- Outlet covers missing - needs to be serviced
- Exposed wiring is not rated for outdoor use - needs to be serviced



Outlet covers missing - needs to be serviced



Exposed wiring is not rated for outdoor use - needs to be serviced



6. Exterior Plumbing and Faucets

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

- Exterior hose faucet(s) leaked at handle(s) when operated - needs to be serviced
- Some not visible or accessible due to personal items/debris/vegetation - not tested
- We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection • Exterior plumbing is present and not original to the structure - check all installation permits to ensure installation to building code • Irregular installation/workmanship used - needs to be serviced



7. Main Water Valve

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

Location: north side

- No visible leaking found at the main valve area at the time of the inspection • Gate valve present/worn (these types of valves are known to fail internally) - consider upgrading to a ball valve



Gate valve present/worn (these types of valves are known to fail internally) - consider upgrading to a ball valve

8. Water Pressure

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



Approximate pounds per square inch: 60

9. Pressure Regulator

Location: at main valve area • Regulator appears to be worn and older • **Rust present – signs of wear**



Rust present – signs of wear

10. Sprinklers

Sprinklers/irrigation systems on timers not inspected - consult seller/occupant/association/landscape contractor

11. Fencing and Walls

Constructed of: Block • Wood

Cracking large/separation cracks present • Leaning areas of fencing/walls – needs to be serviced





12. Gates

Constructed of: Wood • Wrought iron • Driveway gate present (manual operating type)
 Operated on the day of the inspection • Loose/worn hardware - typical for age • Weathered and worn materials - typical for age • **Damaged wood gate - needs to be serviced**



13. Planters

Cracked and worn - typical for age of material • No drain(s) visible for planter, recommend confirm or installation - needs to be serviced

14. Grading

No drains visible at the property at the time of the inspection, drains are recommended to divert water away from structure • Roof gutters should be installed in a manner to direct water away from the structure • This inspection cannot determine adequate drainage needs, the addition of drains may be needed in areas to help divert water away from the structure • Steep hillsides, fire safety study and inaccessible areas on the grounds are excluded from this inspection. • **Hillside/steep slopes present adjacent or around property - recommend soils engineer or geologist for professional determination of stability • Large trees/bushes/vegetation around the structure areas may have a long term affect on structure perimeter areas and the underground plumbing (recommend a sewer scope inspection for underground plumbing as needed). • Low spots along the foundation - recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage • Small localized water ponding may occur in areas - monitor these areas as drains may be needed**



Large trees/bushes/vegetation around the structure areas may have a long term affect on structure perimeter areas and the underground plumbing (recommend a sewer scope inspection for underground plumbing as needed).

Large trees/bushes/vegetation around the structure areas may have a long term affect on structure perimeter areas and the underground plumbing (recommend a sewer scope inspection for underground plumbing as needed).

15. Out Structures

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" 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; repair and / or replacement by an appropriate licensed contractor may be required.

1. Condition

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. This applies to all roof areas evaluated during this inspection (including garages). • Inspection method - roof was walked

Constructed of: Asphalt shingles

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

Debris present in areas - recommend cleaning roof area of all debris • Exposed nails on roofing material - recommend sealing all fastener heads • Evidence of prior repair/patching observed - consult seller for all past repairs



Debris present in areas -
recommend cleaning roof area of
all debris



2. Flashings

Some areas not visible - N/A • Worn/weathered/rusted/bent - typical for age - recommend seasonal mastic maintenance to prevent moisture intrusion • Mastic at flashings is weathered and cracked - needs to be serviced and resealed at all penetration points • **Evidence of prior repair/patching observed - consult seller for all past repairs**



Evidence of prior repair/patching observed - consult seller for all past repairs

3. Gutters and Down Spouts

Worn/older gutters • Clogged/restricted by debris in areas - needs to be serviced • Evidence of leaking at joints - needs to be serviced • Loose/unsecured conduit in area - needs to be serviced



Clogged/restricted by debris in areas - needs to be serviced

4. Vents and Vent Caps

Rusted - needs to be serviced • 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



Rusted - needs to be serviced

5. Chimneys

Cracks in bricks - aesthetic but monitor • Worn/weathered chimney – recommend seasonal maintenance and care

- Chimney cap is cracked in areas - recommend repairs and sealing all areas to prevent moisture entry



6. Spark Arrestors

Worn/weathered - typical for age



7. Sky Lights

None present

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:

Corporate Office

The Elite Group Property Inspection Service, Inc

Attn: Inspector Supervisor

21700 E Copley Suite 390 Diamond Bar, CA 91765

1(800) 494 - 8998

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: eliteinspections.com/customersupport

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.

DISCLAIMERS

Asbestos: The inspector is not licensed by the EPA and cannot determine, report on or test if asbestos materials exist in any area throughout the structure. Any structure built prior to 1978 may contain asbestos in one or multiple building materials used during that era of construction. If you have concerns about possible asbestos, it is solely up to you to arrange for asbestos testing by an appropriate licensed contractor. The Elite Group Property Inspections will not engage in any claims regarding asbestos.

Interior: Limited inspection on all occupied/staged structures. Personal property, furniture, moving boxes or other items are not moved and will prevent a complete inspection (this applies to all areas inside and outside of the structure being inspected). We recommend checking for permits on all additional construction or alterations including, but not limited to: window replacements, patio roofs, out structures, garage and attic conversions, roof alterations, etc. performed on the property after original construction. If multiple people are present at or arrive during this inspection and enter areas or operate appliances or fixtures after they have already been inspected or reported on by the home inspector; the home inspector is not responsible for the condition of these items or areas after they are inspected; the home inspector does not go back and re-inspect the items/areas during this limited time inspection. The Inspector cannot determine if past or present hidden pet damage exists in any part of the structure. The inspector is not a code violation inspector and will not report on building code requirements in any way. Built-in central vacuum systems are not inspected. Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure). Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film (if present) can prevent an accurate inspection of the window glass areas. Only accessible windows and doors are inspected, personal items are not moved to access or test all doors and windows. Broken double pane seals cannot be determined with this inspection, dirty windows can hide signs of condensation between panes. Vertical operating windows are known to have sash cable/spring problems, although the problem may not exist at the time of the inspection, we recommend that you check them often and repair these windows upon discovery of any sash cable or spring problems. Only the visible and accessible switches/outlets are tested 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 determined 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, 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.

DISCLAIMERS CONTINUED

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.

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 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.

DISCLAIMERS CONTINUED

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

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

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

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

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

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

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

SEE CONTRACT FOR ADDITIONAL INFORMATION AND DESCRIPTION OF ITEMS

BLANK - DO NOT REMOVE PAGE

Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
N/A	Not accessible, not inspected