

ELITE GROUP

INSPECTION PROFESSIONALS



4452 Signature Dr, Corona, CA 92883
Inspection prepared for: Richard and Susan Gonzales
Real Estate Agent: Ruben Muro -

Date of Inspection: 3/19/2018 Time: 10:00 AM
Age of Home: 1999 Size: 2868
Weather: Partly cloudy, cool, dry
Order ID: 137955

Inspector: Joe DiNoto
Certified Master Inspector / Senior Inspector
Phone: 951.538.9038



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 7 Item: 11	Windows	<ul style="list-style-type: none"> Multiple windows throughout structure were found to have deteriorated internal seals with condensation and fogging between panes. Recommend evaluation/service by qualified window contractor.
Page 9 Item: 18	Smoke Detector/s	<ul style="list-style-type: none"> Did not operate near front entrance and at north hall - needs to be serviced or replaced
Page 10 Item: 19	Carbon Monoxide Detector/s	<ul style="list-style-type: none"> Missing at hallway areas (required at north and south hallway areas leading to bedrooms) - needs to be installed
BATHROOM/S		
Page 14 Item: 8	Bath Tub/s	<ul style="list-style-type: none"> Tub fixture leaks when operated - needs to be serviced - northeast
KITCHEN		
Page 20 Item: 8	Garbage Disposal/s	<ul style="list-style-type: none"> Unit corroded inside and at exterior casing. Visible leaking when unit is turned on. Replacement is recommended.
HEATING/AIR CONDITIONING		
Page 26 Item: 1	Heater/s	<ul style="list-style-type: none"> Unit rusting at interior due to present or past leak from roof vent. Needs to be fully evaluated and serviced by a licensed HVAC contractor.
Page 27 Item: 3	Venting	<ul style="list-style-type: none"> Evidence of current or past leakage at roof vent into unit. Rust present. Needs to be further evaluated/serviced. See roof vent comments and recommendations.
Page 29 Item: 12	Air Conditioning Compressor/s	<ul style="list-style-type: none"> Air flow was not cold enough at both units - could not reach 20 degree temperature differential at time of inspection (most prominent at north side serving unit) - recommend evaluation/service by a licensed HVAC contractor.
ELECTRICAL/GAS SERVICE		
Page 33 Item: 2	Breakers	<ul style="list-style-type: none"> Number of unused breakers: 1 (oven). Consult seller for reason.
Page 34 Item: 6	Main Gas Valve	<ul style="list-style-type: none"> Gas smell present at the main valve - recommend contacting the gas utility company to repair
GARAGE AND/OR CARPORT		
Page 41 Item: 9	Firewall/s	<ul style="list-style-type: none"> Hole present (ceiling) - needs to be serviced to retain integrity of fire separation • Pull-down attic ladder not fire-rated type - needs to be serviced
Page 41 Item: 10	Walls	<ul style="list-style-type: none"> Moisture damaged and heavy staining with mold like substance present at north wall at window area (testing needed to confirm). Appears to be caused by window defect. Tested positive for moisture. Musty odor present in garage. Needs to be further evaluated and serviced by qualified licensed contractor.



Page 43 Item: 17	Window/s	<ul style="list-style-type: none"> • Evidence of leaking at one window, causing wall staining, damage, moisture, etc. Needs evaluation/service. See exterior window and garage wall comments and recommendations.
EXTERIOR AREAS		
Page 44 Item: 3	Weep Screeds	<ul style="list-style-type: none"> • Soil in contact with weep screed in areas. • Rusted due to irrigation overspray and soil contact - needs to be serviced
Page 45 Item: 7	Exterior Window/s	<ul style="list-style-type: none"> • Fogging, hazing and deteriorating internal seals present between panes of multiple windows. Recommend evaluation/service of all windows • North side garage window is apparently defective, as moisture is entering north side interior garage wall at window area. See garage wall comments. Needs evaluation/service.
GROUNDS		
Page 49 Item: 10	Sprinklers	<ul style="list-style-type: none"> • Leaking present at valves. • Disconnected wiring • Underground leak/broken piping at southeast (by driveway) • Heads need adjustment - evidence of spraying structure/fences/walkways - needs to be serviced • Needs to be evaluated/serviced by a licensed landscape contractor.
Page 52 Item: 13	Planter/s	<ul style="list-style-type: none"> • Soil in planters in contact with stucco weep screed - needs to be serviced • Exterior planters at south, west and north sides built directly against structure without proper permanent moisture barrier. It appears that tar paper or similar thin barrier has been installed, but this is not considered appropriate to prevent moisture penetration into structure. All accessible interior walls adjacent to planters were inspected and tested for moisture intrusion. No evidence of moisture penetration has occurred at time of inspection. Recommend further evaluation/service and corrections.
ROOF		
Page 55 Item: 3	Gutters and Down Spout/s	<ul style="list-style-type: none"> • Gutters at south side of structure are clogged and not functional. Standing water present. Needs to be serviced.
Page 56 Item: 4	Vents and Vent Cap/s	<ul style="list-style-type: none"> • There appears to be problem with one heater vent at roof, as water has entered heater and caused rusting of unit and staining at heater base in attic. Needs evaluation/service.

ABOUT YOUR INSPECTION - READ ALL OF THE INFORMATION WE PROVIDE

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. IF A FURTHER EVALUATION IS NOT PERFORMED, CONCEALED DAMAGE BEYOND THE SCOPE OF THE HOME INSPECTION MAY BE FOUND AFTER THE CONTINGENCY PERIOD HAS EXPIRED.

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. The Elite Group Property Inspection Service, Inc. 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.

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.*

***The Elite Group Property Inspections, Inc. will not engage in any claims regarding aluminum wiring, asbestos or lead paint.**

PHOTO DOCUMENTATION: Your report also includes 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.

Please carefully read your entire Inspection Report. Call your inspector after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible areas of the structure; inspection may be limited by vegetation, height restrictions, weather and possessions. Depending on the age of the structure, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the inspector feels may need further investigation or repair. It is NOT a requirement that a home being sold be brought up to today's building code standards.

ABOUT YOUR INSPECTION CONTINUED

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.

NFE = Needs further evaluation, repair or replacement by an appropriate licensed contractor.

For your safety and liability purposes, we recommend that licensed contractors 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 change at any time during escrow time periods.

THIS REPORT IS NON-TRANSFERABLE TO ANOTHER PARTY, NO EXCEPTIONS.

THANK YOU FOR USING THE ELITE GROUP PROPERTY INSPECTION SERVICE, INC.



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. Notes

Evidence of alterations, remodels or additions at this property - 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 inspection signatures, then you cannot assume that these areas were installed to proper building codes...further investigation beyond the scope of the home inspection may be needed. • RECOMMEND A COMPLETE MOLD AND MOISTURE EVALUATION. Contact our office to schedule at 800-494-8998. Upon inspection the Home Inspector found reason to believe that this structure needs further evaluation for mold and moisture.

2. Utilities / General Comments

- All Utilities are ON
- Occupied structure - personal items throughout the structure may prevent access or view to some areas
- Evidence of remodeling in areas - check all building permits to ensure that all remodeled areas were completed properly to city/county code
- Seller's agent present during inspection • Owner not present during inspection

3. Walls Constructed of/Coverings

Drywall

4. Walls

INSP	NINSP	NFE	NONE
X			

Occupied structure some areas not accessible due to personal items • No major visible defects observed at the time of inspection • Wall areas adjacent to exterior planters of concern tested negative for active moisture.



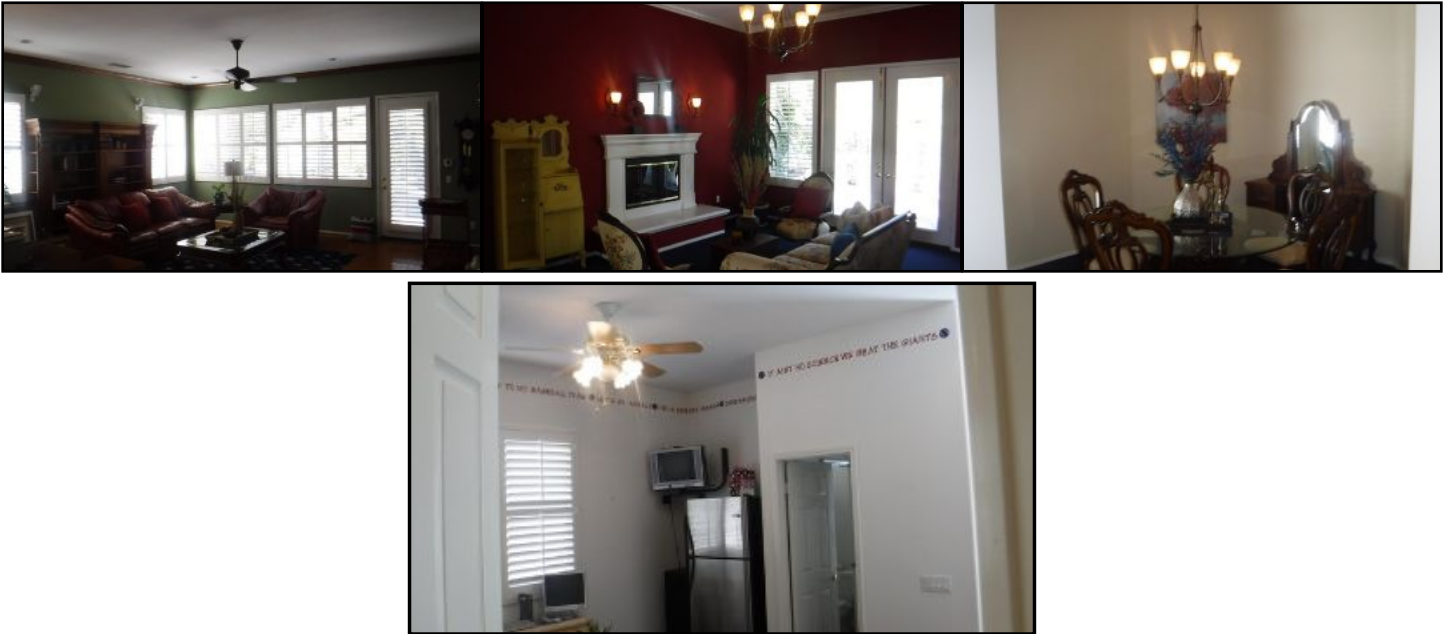
Wall areas adjacent to exterior planters of concern tested negative for active moisture.



Wall areas adjacent to exterior planters of concern tested negative for active moisture.



Wall areas adjacent to exterior planters of concern tested negative for active moisture.



5. Ceilings Constructed of/Coverings

Drywall

6. Ceilings

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No major visible defects at time of inspection

7. Ceiling Fan/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operated at time of inspection • Normal wear for age, no major visible defects

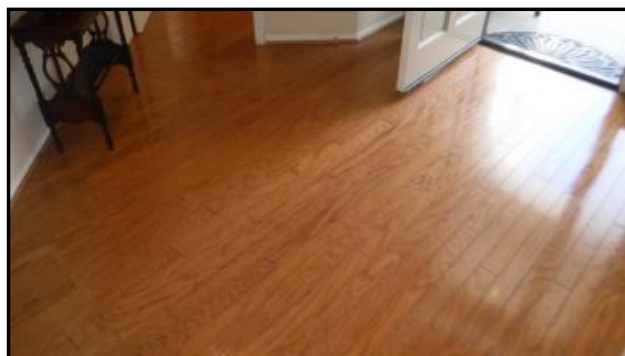
8. Floor Coverings

Carpet • Tile • Hardwood

9. Floors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Personal items prevent complete inspection in areas • Normal wear for age - no major visible defects at the time of the inspection



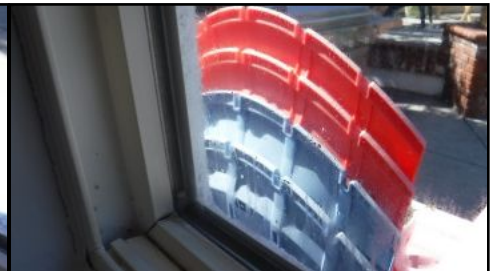
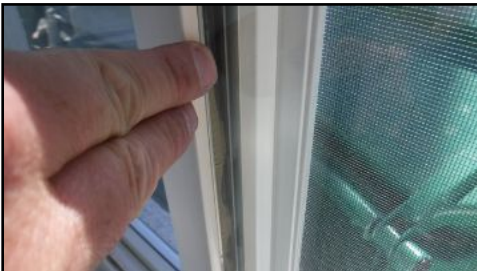
10. Windows Constructed of

Double pane • Vinyl framed

11. Windows

INSP	NINSP	NFE	NONE
X		X	

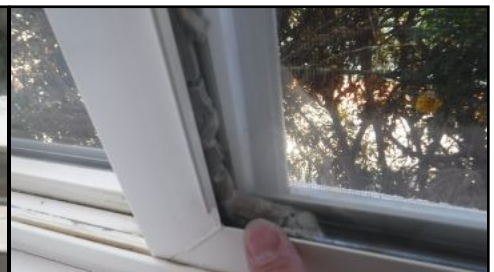
Note: Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film prevent an accurate inspection of the window glass areas • Note: Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure) • Only accessible windows were tested during this inspection • Operated at time of inspection • Recommend general window maintenance/lubrication and weather tight service • **Multiple windows throughout structure were found to have deteriorated internal seals with condensation and fogging between panes. Recommend evaluation/service by qualified window contractor.**



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12. Doors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Only accessible doors were tested during this inspection, personal items were not disturbed or moved to test all doors. • Operated at time of inspection • Normal wear for age - no major visible defects at the time of the inspection

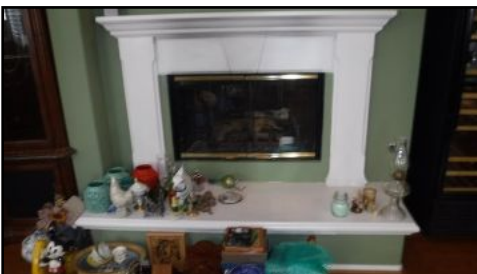
13. Fireplace/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location/s: Living room/family room (double-sided)

Prefabricated

Note: Fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and a Gas Company evaluation of the fireplace prior to operating the fireplace. • Could not fully inspect due to ash/soot/debris/cosmetic logs/materials inside the fireplace • Damper stop clamp was present at the time of the inspection • Normal wear at the time of the inspection - no major visible defects • Recommend fire caulk/sealing any holes/gaps/cracks • Damper was tested and operated at the time of the inspection



14. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Only the visible and accessible switches/outlets are testing during this inspection, personal items are not moved to access any outlets/switches behind them. • Representative number of receptacles and switches tested and operational at time of inspection • Outlets/switches had normal wear for age - no major visible defects • Some switches have unknown function - not inspected inquire with seller regarding operation • Bulb defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate

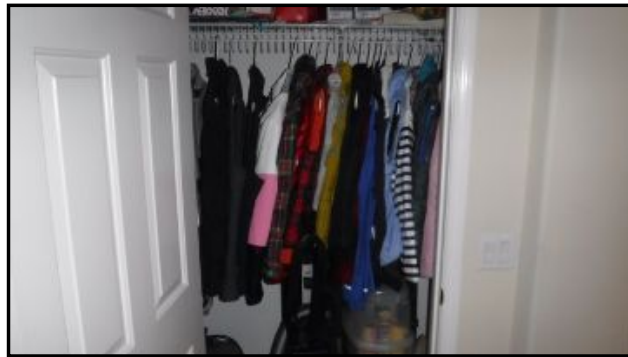


Bulb defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate

15. Closet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some closet areas not visible for inspection due to personal storage • Normal wear for age - no major visible defects



16. Cabinet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some interior cabinet areas not visible for inspection due to personal storage • Normal wear for age of material - no major visible defects

17. Door Bell/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ring Video doorbell present. Did not operate at time of inspection.

18. Smoke Detector/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Smoke detectors that are out of reach are not tested for functionality, all battery operated smoke detectors should be within reach for testing and maintenance. • For safety purposes we recommend that smoke detectors be placed in all hallways outside of sleeping areas (bedrooms) and on all levels of multi-level dwellings. For longer hallways and/or oddly located bedrooms, multiple smoke detectors are suggested and should be placed at each end of the hallways to ensure optimum safety alert. • Operational at time of inspection via factory installed test button - south hall • Worn/older model suggest replacement with modern devices • **Did not operate near front entrance and at north hall - needs to be serviced or replaced**



Did not operate near front entrance and at north hall - needs to be serviced or replaced

Did not operate near front entrance and at north hall - needs to be serviced or replaced

19. Carbon Monoxide Detector/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Missing at hallway areas (required at north and south hallway areas leading to bedrooms) - needs to be installed

BEDROOM/S

"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. Location/s

Master, northeast, southeast

2. Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

See interior section comments and recommendations for all walls, ceilings, floors, windows, etc. • Patched/partial painted areas in closet present - southeast



Patched/partial painted areas in closet present - southeast

3. Electrical

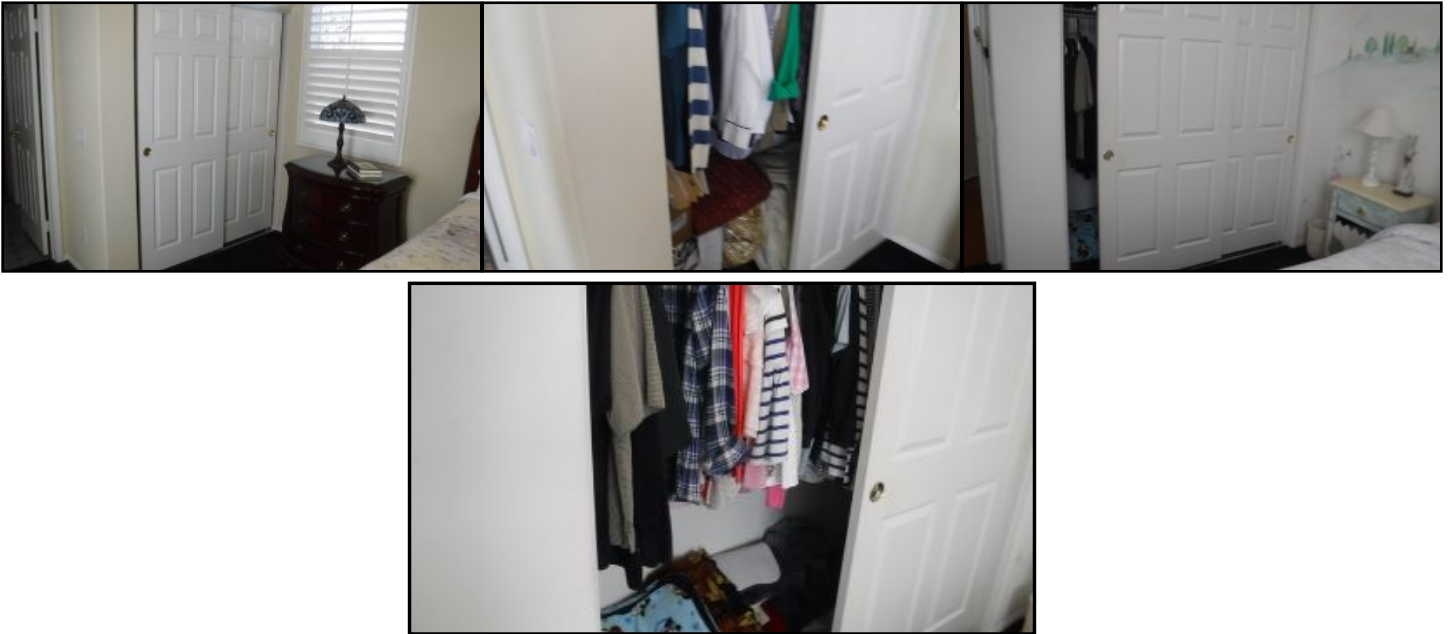
INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Only the visible and accessible switches/outlets are testing during this inspection, personal items are not moved to access any outlets/switches behind them. • Representative number of receptacles and switches tested and operational at time of inspection • Some switches have unknown function - not inspected inquire with seller regarding operation • Outlets/switches had normal wear at the time of the inspection - no major visible defects

4. Closet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some closet areas not visible for inspection due to personal storage • Normal wear for age - no major visible defects



5. Smoke Detector/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For safety purposes we recommend that smoke detectors be placed in all sleeping areas (bedrooms) on all levels of multi-level dwellings. • Operational at time of inspection via factory installed test button • Worn/older model suggest replacement with modern devices



BATHROOM/S

"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. Location/s

Master, northeast, hall

2. Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

See interior section comments and recommendations for all walls, ceilings, floors, windows, etc. • No visible mold found at the time of the inspection



3. Closet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some closet areas not visible for inspection due to personal storage • Normal wear for age



4. Counter/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some counter areas not visible for inspection due to personal storage • Counter has normal wear at time of inspection • Recommend grout/sealer maintenance

5. Cabinet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Some interior cabinet areas not visible for inspection due to personal storage • Normal wear for age of material - no major visible defects • Worn cabinets with loose/worn hardware - typical for age



Loose hardware/hinge - southeast hall

6. Sink/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fixture operated at the time of the inspection • Normal wear at fixture/sink for age of material - no major visible defects



7. Mirror/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

8. Bath Tub/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note - tubs are not filled to overflow opening to test • Fixture was tested and operating at the time of the inspection • Fixture was in a worn/older condition at the time of the inspection - typical for age • Corrosion at fixture - needs to be serviced • Drain stopper missing - needs to be serviced • **Tub fixture leaks when operated - needs to be serviced - northeast**



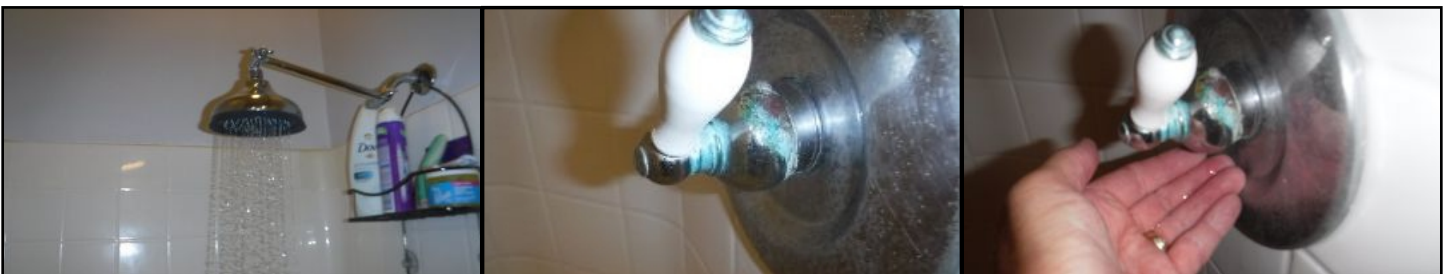


Tub fixture leaks when operated - needs to be serviced - northeast

9. Shower/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Shower drains are not plugged and the pan long-term tested - consult termite report • Tub/Shower combo present - see tub notes for additional information • Fixture was in a worn and older condition - typical for the age • Fixture leaks when operating - needs to be serviced - south hall • Corrosion present at fixture - needs to be serviced

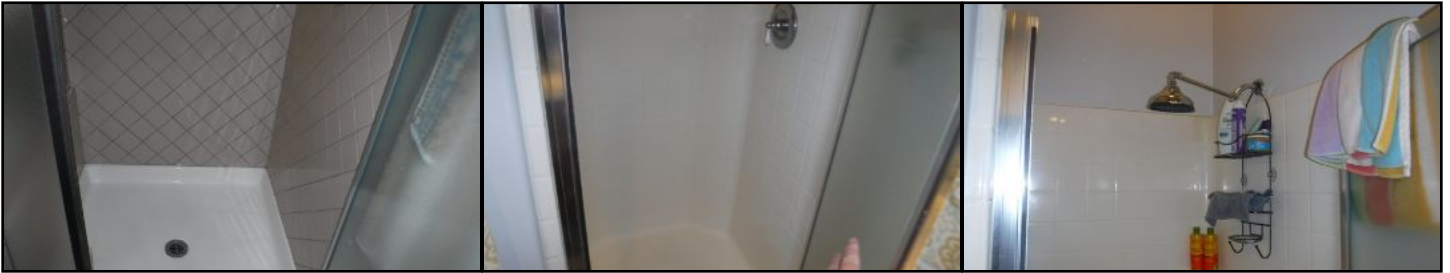


Fixture leaks when operating - needs to be serviced - south hall

10. Shower Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some areas not visible/accessible for inspection due to personal items present • Fiberglass surround present • Tile and grout present • Recommend grout and sealer maintenance • Shower pan has normal wear for age at the time of the inspection - no major visible defects • Shower walls have normal wear for age at the time of the inspection - no major visible defects • Recommend maintenance and sealing holes & gaps at all wall/plumbing junctures to prevent water infiltration into walls



11. Enclosures / Shower doors

INSP
 NINSP
 NFE
 NONE
 Operational at time of inspection • Tempered glass label observed • Normal wear for age at the time of the inspection - no major visible defects

12. Toilet/s

INSP
 NINSP
 NFE
 NONE
 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



13. Plumbing

INSP
 NINSP
 NFE
 NONE
 Note: The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). • Operational at time of inspection via normal fixture controls - no visible leaks observed • Angle stops/hoses/drain pipes are in a normal condition for their age - no major visible defects • No visible leaks found at the time of the inspection • Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber





14. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Representative number of receptacles and switches tested and operational at time of inspection • Outlets/switches/fixtures had normal wear for age - no major visible defects

15. GFCI/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and operational at time of inspection via normal control



16. Exhaust Fan/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

17. Heating

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

See HVAC page for more information about this section • Central unit

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. Walls

INSP	NINSP	NFE	NONE
X			

See interior section comments and recommendations for all walls, ceilings, floors, windows, etc.



2. Counters

INSP	NINSP	NFE	NONE
X			

Some counter areas not visible for inspection due to personal storage • Worn tile and grout - recommend grout and sealer maintenance

3. Cabinet/s

INSP	NINSP	NFE	NONE
X		X	

Some interior cabinet areas not visible for inspection due to personal storage • Cabinet base under sink not visible due to personal items - **n/a**. Recommend evaluation due to disposal leak found at time of inspection.



Cabinet base under sink not visible due to personal items - **n/a**. Recommend evaluation due to disposal leak found at time of inspection.

4. Pantry

INSP	NINSP	NFE	NONE
X			

Normal wear for age of material



5. Sink/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some areas not visible due to personal items • Tested and functional at time of inspection via normal fixture controls • Normal wear at fixtures for age of material - no major visible defects • Normal wear at sink for age of material - no major visible defects



6. Spray Wand/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operational at time of inspection

7. Dishwasher/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: The dishwasher inspection is limited and does not include an inspection of the water pump or any hoses inside or beneath the unit. The home inspector cannot predict the remaining life of the dishwasher or any parts within the dishwasher; nor can the home inspector tell you if or how well the dishwasher actually cleans dishes. • Internal areas not visible due to personal storage/dishes present • Tested and operational (not full cycle) at time of inspection via normal controls • Unit is worn/older • Drained properly during inspection • No visible leaks found at the time of the inspection • Rusting at interior racks



8. Garbage Disposal/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: The garbage disposal has a limited inspection, the Inspector cannot predict the remaining life of the garbage disposal nor determine how well the garbage disposal disposes of food or other items. The sharpness or adequacies of the internal blades is not determined during the home inspection. • Tested and operational at time of inspection via normal controls • **Unit corroded inside and at exterior casing. Visible leaking when unit is turned on. Replacement is recommended.**



Unit corroded inside and at exterior casing. Visible leaking when unit is turned on. Replacement is recommended.



Unit corroded inside and at exterior casing. Visible leaking when unit is turned on. Replacement is recommended.

9. Plumbing

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). • Operational at time of inspection via normal fixture controls - no visible leaks observed • Angle stops/hoses appear to be in normal condition at the time of inspection - no major visible defects • Corrosion is present at plumbing areas - this is a sign of slow leaking and should be further evaluated by a plumber

10. Range/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: The range or cooktop has a limited inspection, the Inspector cannot predict the remaining life of the unit nor determine the BTUs output by each burner or if/how well the burners will cook food. • Gas - tested and operational at time of inspection via normal controls • Normal wear for age - no major visible defects



11. Oven/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Double oven present • Off at breaker - not tested. Recommend evaluation/service as needed.



12. Microwave/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: The microwave is tested with a microwave tester or damp sponge/cloth only. No other features of the microwave are tested or evaluated for cooking. The home inspector cannot predict the remaining life left in the unit. • Tested and operational at time of inspection via normal controls • Normal wear for age - no major visible defects



13. Trash Compactor/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: The trash compactor is tested using the regular operating controls only. No other features of the compactor are tested or evaluated. The home inspector cannot predict the remaining life left in the unit. • Tested and operational at time of inspection via normal controls • Unit has normal wear for age - no major visible defects



14. Exhaust Vent/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior vented • Microwave with fan
 Note: The exhaust fan/vent is testing using the normal controls only. No smoke testing or other testing is done to determine the CFMs or how well the unit evacuates air. The home inspector cannot predict the remaining life left in the unit. • Tested and operational at time of inspection via normal controls • Normal wear for age - no major visible defects

15. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Representative number of receptacles and switches tested and operational at time of inspection • Outlets/switches had normal wear at the time of the inspection - no major visible defects

16. GFCI/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and operational at time of inspection via normal control



LAUNDRY AREA

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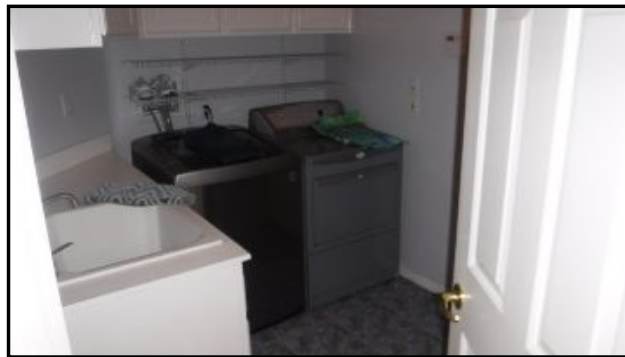
1. Laundry Area Location

NOTE: The laundry area receives a limited inspection: washer and dryer units (if present) are not operated or tested for functionality nor are they moved to inspect walls/ceilings/floors/etc beneath or around them. The interior areas of the dryer vent are not inspected for obstructions. The laundry plumbing supply valves are not operated. Water is not run through the laundry drain during this inspection. • Separate laundry room present

2. Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

See interior section comments and recommendations for all walls, ceilings, floors, windows, etc. • Washer/dryer unit(s) present during inspection and obstruct the view of the wall areas • Occupied structure some areas not accessible due to personal items • Normal wear at the time of inspection - no major visible defects • NOTE: Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions. • No visible mold found at time of inspection.



3. Ceilings

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Counter/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some counter areas not visible for inspection due to personal storage • Counter has normal wear at time of inspection - no major visible defects

5. Cabinet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some interior cabinet areas not visible for inspection due to personal storage • Normal wear for age of material - no major visible defects at the time of the inspection • No visible mold found at time of inspection

6. Dryer Vent/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Dryer vent should be cleaned periodically to prevent lint fire hazards • Could not fully inspect the dryer vent in the laundry area, it is obscured by cabinetry/washer/dryer • Normal wear on day of the inspection - no major visible defects



7. Plumbing

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: The plumbing supply valves are visually inspected only and are not tested for functionality due to the potential for leakage - valves that are not used often will seize or freeze and are likely to leak when operated (opened/closed). The laundry drain cannot be tested at this inspection. The washer and dryer (if present) are not tested or inspected. • Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas • Visible fixtures had normal wear for age at the time of the inspection - no major visible defects • No visible leaks at time of inspection • Drain trap is not visible at the time of the inspection - n/a - note: laundry drains are not water or pressure tested during this inspection

8. Wash Basin/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Operated with normal wear at time of inspection • There were no visible leaks at the time of the inspection • Dry corrosion at drain trap. Recommend evaluation.



Dry corrosion at drain trap. Recommend evaluation.

9. Gas Valve/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: The inspector does not check for gas leaks, consult the Gas Company to evaluate all gas areas prior to occupancy • Washer/dryer unit(s) present during inspection and obstruct the view of the wall/plumbing areas • Not visible/accessible - not inspected

10. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Washer/dryer unit(s) present during inspection and obstruct the view of the wall/electrical areas • Representative number of receptacles and switches tested and operational at time of inspection • Visible switches/outlets have normal wear for their age - no major visible defects visible at the time of the inspection • Worn light switch - recommend upgrade.

11. GFCI/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and operational at time of inspection via normal control



12. Exhaust Fan/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operated at time of inspection • Fan has normal wear at the time of the inspection - no major visible defects

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.hvacsoutherncalifornia.com/>

1. Heater/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Location: Attic x2

Type: Gas fired forced hot air • Split system

Note: Inspector does not examine heat exchanger or determine the presence of a cracked heat exchanger - this is not a complete evaluation of the internal areas of the heater - consult an HVAC contractor for further evaluation if you have concerns about the heat exchanger • Operated at time of inspection • Unit has normal wear for age at the time of the inspection - no major visible defects (one unit) • **Unit rusting at interior due to present or past leak from roof vent. Needs to be fully evaluated and serviced by a licensed HVAC contractor.**



Unit rusting at interior due to present or past leak from roof vent. Needs to be fully evaluated and serviced by a licensed HVAC contractor.

Unit rusting at interior due to present or past leak from roof vent. Needs to be fully evaluated and serviced by a licensed HVAC contractor.



Unit rusting at interior due to present or past leak from roof vent. Needs to be fully evaluated and serviced by a licensed HVAC contractor.



2. A/C Evaporator Coil Box

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: The **a/d** coil box is only examined on the exterior - an internal inspection is not completed on the coil box - consult a HVAC contractor to further evaluate as needed • Note: This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size - consult a HVAC contractor for further evaluation as needed • The visible areas of the coil box have normal wear at the time of inspection - no major visible defects • Condensation lines cannot be traced to all locations by the inspector, often times there are several areas of the condensate lines that are not visible to the inspector - consult a HVAC contractor to further evaluate as needed • See service recommendations. Recommend including evaluation of evaporator coils and condensation drainage as part of recommended maintenance

3. Venting

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The visible areas of the vent have normal wear at the inspection - no major visible defects (one unit) • **Evidence of current or past leakage at roof vent into unit. Rust present. Needs to be further evaluated/serviced. See roof vent comments and recommendations.**

4. Air Supply

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend seasonal service and maintenance to ensure that all areas are sealed/cleaned/dry and functioning normally at all times • Could not access/see all areas within the air return chamber - recommend routine cleaning of this area as part of preventative maintenance • No visible mold at the time of the inspection

5. Gas Supply Valve/s and Pipe/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear at time of inspection - no major visible defects



6. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

7. Thermostat/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Digital type present - functional day of the inspection x2

8. Filter/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Multiple filter locations present
 A seasonal HVAC service contract is recommended to ensure that all filters changed/cleaned regularly or as needed • We recommend that the filters be change or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems • Filter has normal wear at the time of inspection

9. Registers

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Representative number tested and functional day of the inspection • All visible register covers have normal wear at the time of the inspection - no major visible defects • Air flow weak at some registers or moderate temperature differences were observed when operating the HVAC system - recommend further evaluation by a licensed HVAC technician



A/C Temperature



A/C Temperature



Temperature at Air Return



A/C Temperature

10. Platform/Base/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Recommend seasonal servicing and maintenance to ensure sealing holes and gaps in the heater base • Visible areas are worn/dirty - recommend cleaning the base areas and sealing the base of the unit as part of the preventative maintenance • Dry stains present, no visible mold at time of inspection. See heater vent comments.



11. Refrigerant Line/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

12. Air Conditioning Compressor/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Location: Electric unit - exterior north • Electric unit - exterior south
 Operated at the time of inspection • Unit has normal wear for age at the time of the inspection - no major visible defects • **Air flow was not cold enough at both units - could not reach 20 degree temperature differential at time of inspection (most prominent at north side serving unit) - recommend evaluation/service by a licensed HVAC contractor.**



WATERHEATER/S

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1. Water Heater/s Condition

INSP	NINSP	NFE	NONE
X		X	

Number of gallons: Blanket present gallons not visible - the blanket prevents a complete inspection of this unit - limited view of most areas

Location/s: Garage Gas

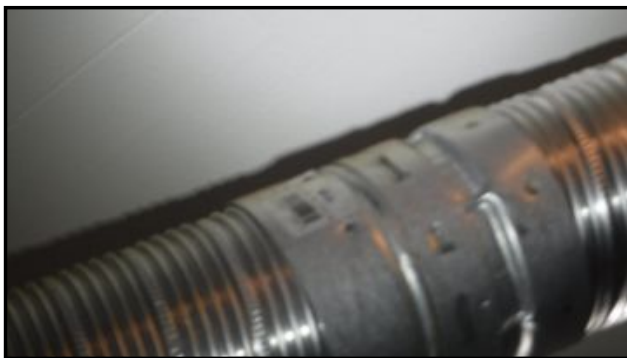
Note: The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. The Inspector cannot predict the remaining life of the unit. • Operated at the time of the inspection • The unit has normal wear for the age at the time of the inspection - no major visible defects • Consult a plumber or manufacturers owner's manual for general maintenance recommendations to extend the life of the unit • Unit age and condition cannot be fully determined due to blanket.



2. Venting

INSP	NINSP	NFE	NONE
X		X	

Flexible vent materials present and appear to have gas rating stamp. • Vent pipe not properly supported every 4-feet - needs to be serviced



3. Plumbing

INSP	NINSP	NFE	NONE
X		X	

Material type: Copper • Partially insulated lines - some plumbing lines are not visible

Worn valve/piping/connections - typical for age • No visible leaks at time of inspection • Corrosion present - monitor for moisture



4. Temperature Pressure Release Valve/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: The inspector visually inspects the TPRV only - this valve is not opened or tested during the inspection • Normal wear on the day of the inspection - no major visible defects

5. Overflow Line/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Material type: Copper

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



6. Water Heater Temperature

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



7. Strapping

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Standard metal type straps present - normal wear on the day of the inspection - no major visible defects • A third strap is recommended if water heater is determined to be larger than 50 gallons.

8. Gas Valve/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear at time of inspection - no major visible defects

9. Combustion Air

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

10. Platform/Base/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear at time of inspection - no major visible defects • No visible mold found at the time of the inspection

ELECTRICAL/GAS SERVICE

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1. Main Panel

INSP	NINSP	NFE	NONE
X		X	

Location/s: South side of the structure

Note: Panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy • Normal wear for age at time of inspection - no major visible defects • Vegetation obstructs access to panel - recommend trimming vegetation for proper clearance • Inadequate working clearance (should be 3 feet in front, 30 inches wide and 6 feet in height) - needs to be serviced



2. Breakers

INSP	NINSP	NFE	NONE
X		X	

Type of wiring: Copper

Note: Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly (consult an electrician for further evaluation, if this is a concern) • Normal wear for age at time of inspection - no major visible defects • Labels are present on panel cover - the inspector does not check for accuracy of labels • **Number of unused breakers: 1 (oven). Consult seller for reason.**



Number of unused breakers: 1 (oven). Consult seller for reason.

3. Panel Wiring

INSP	NINSP	NFE	NONE
X			

Note: Some wire types cannot be determined due to wire casings cover wires entering the breakers. • Wiring type: copper • Wring method: non-metallic sheathed cable (romex or cloth) • Grounded panel - main ground/bonding wire observed and appears to be normal for the age of the panel



4. Breaker Amp Capacity

INSP	NINSP	NFE	NONE	200 amp
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



5. Cable Feeds

INSP	NINSP	NFE	NONE	Underground - not accessible for inspection
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

6. Main Gas Valve

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Location: 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. • South side of the structure

Natural gas present

- Valve has normal wear for age at the time of inspection - no major visible defects • Recommend gas valve wrench be placed near valve for optimal preparedness • No seismic safety valve present - recommend installation for increased safety • Note: The Inspector cannot determine if gas piping is properly protected in the ground - consult the Gas Company for further evaluation • Note: Exterior gas lines, fire pits, BBQs, etc. are not included as part of this inspection - consult your gas supplier company to further evaluate these areas and check all permits for added gas lines, fire pits, BBQs, etc. • Note: Main and other fuel gas supply valves are not tested or turned on/off during this inspection • Note: 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 at any time during the inspection. • **Gas smell present at the main valve - recommend contacting the gas utility company to repair**



7. Gas Pipe/s and Valve/s

INSP	NINSP	NFE	NONE
X			

Note: We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to purchase and occupancy. Note: The Inspector cannot determine if a gas leak is present in any area of the home at any time during the inspection. Note: The inspector cannot determine if all gas lines are properly protected in the ground. • Note: 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. • Normal wear for age at the time of inspection - no major visible defects • Worn meter/piping - typical for age and exterior weathering

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. Structure

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Limited attic inspection - many areas are not accessible to to limited space, lack of proper walk boards, electrical, plumbing, ductwork, etc. • Could not access all areas of the attic due to limited space • Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires • Manufactured trusses present, normal wear at time of inspection - no major visible defects • No major visible defects found at the time of the inspection • Consult termite report for all wood areas in the attic



2. Insulation

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Material type: Unfinished fiberglass batts

Approximate depth: 4-6 inches in depth - more recommended

Note: The inspector does not determine R-value of the insulation • Note: Insulation generally blocks visible inspection access to framing below level of insulation • Limited access/access hindrances prevent visible inspection of areas of insulation • All visible insulation appears to have normal wear for age with no major visible defects at the time of the inspection • No visible signs of rodents at this inspection - we recommend pest services seasonally as needed



3. Ventilation

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Inspector does not perform calculations to determine exact square-feet of ventilation required at time of construction • Some areas not visible due to personal storage/insulation/access hindrances • Existing ventilation appeared to be functional on the day of the inspection



4. Vent Screens

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Visible ventilation screens appeared to be functional at time of inspection • Recommend maintaining vent screen to prevent pest intrusion

5. Exhaust Vent/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Some vents are not visible or accessible and cannot be inspected - N/A • All visible vents appear to be in normal condition where visible - no major visible defects (except heater vent - see heater vent comments and recommendations).

6. Duct Work

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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. • Note: The inspector cannot determine efficiency or effectiveness of the duct layout - check all installation permits • Some areas not visible due to personal storage/insulation/access hindrances • Limited inspection/access due to structure and duct layout • All visible/accessible duct areas have normal wear for age at the time of the inspection - no major visible defects



7. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Most electrical not accessible and not inspected • No major visible defects at the time of the inspection • Attic light operated via normal fixture control

8. Plumbing

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some areas not visible due to personal storage/insulation/access hindrances • Visible piping areas appeared to be in normal condition for age - no major visible defects at the time of the inspection • No visible leaking at the time of inspection

9. Access Entry/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Limited inspection - some areas are not accessible or visible - N/A • Normal wear at access door - no major visible defects • Access door is dirty with cosmetic blemishes present • Garage attic pull-down ladder hinges/hardware needs adjustment. Difficult to close hatch.



10. Chimney/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Not fully visible/not accessible for inspection

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

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

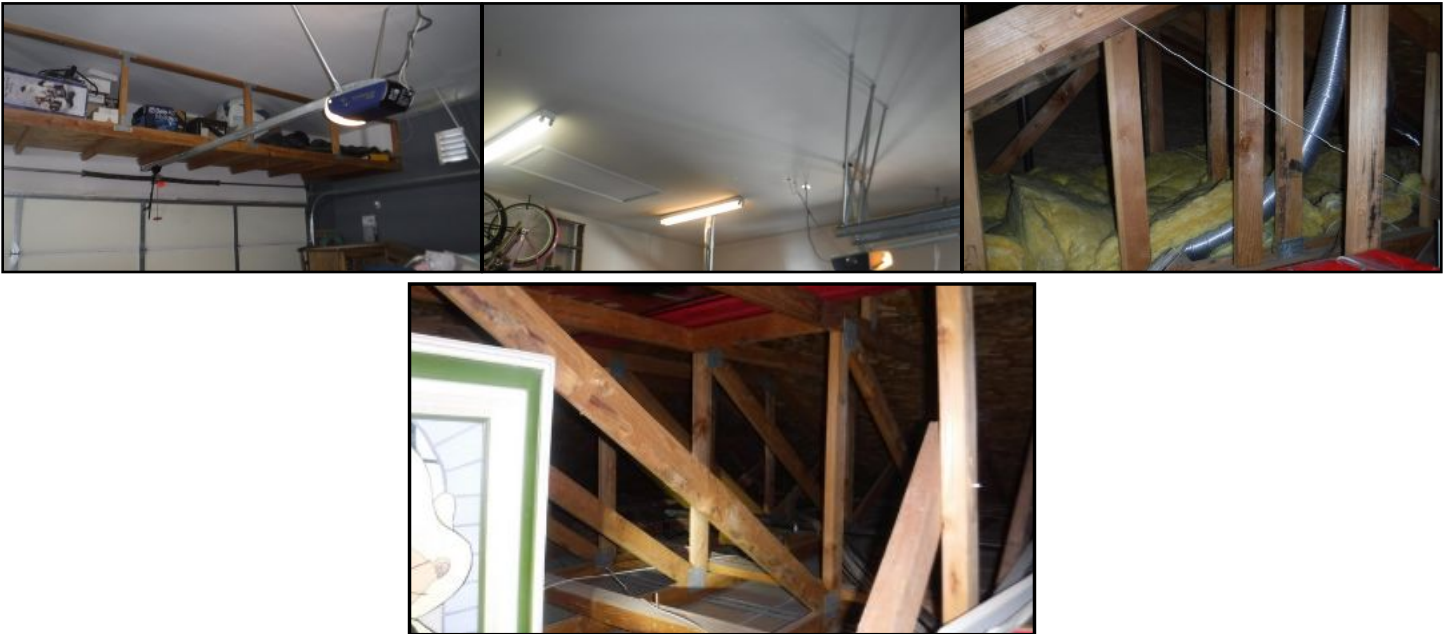
Constructed of: Concrete Tile

Same as main structure see roof page • Recommend seasonal maintenance to extend the life of the current materials

2. Rafters & Ceilings

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Some ceiling/rafter areas are not visible or accessible/inspected due to personal storage/wood boards • Consult termite report for all wood in garage area • Large hole cut in ceiling. Recommend repair.



3. Main Automotive Door/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Metal sectional x2

Recommend weather tight service/maintenance to prevent moisture intrusion around main door area • Normal wear for age at the time of the inspection - no major visible defects



4. Hardware/Springs

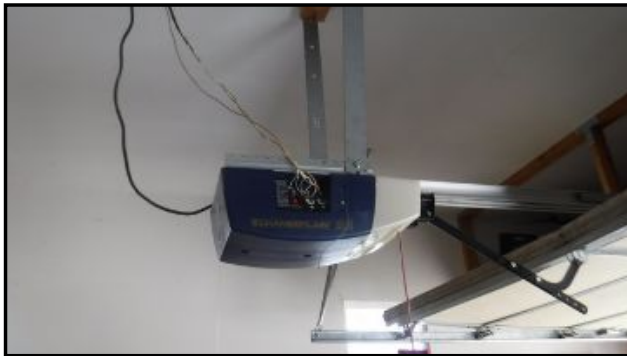
INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

5. Garage Door Opener/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Opener(s) were tested using the normal wall button on the day of the inspection (remote controls are not tested) • Multiple units present • Operated at the time of the inspection • Normal wear at time of inspection - no major visible/functional defects



6. Garage Door/s Reverse Safety Status

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Light beam interrupted and door stopped and reversed day of the inspection • Note: 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.

7. Exterior Door/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

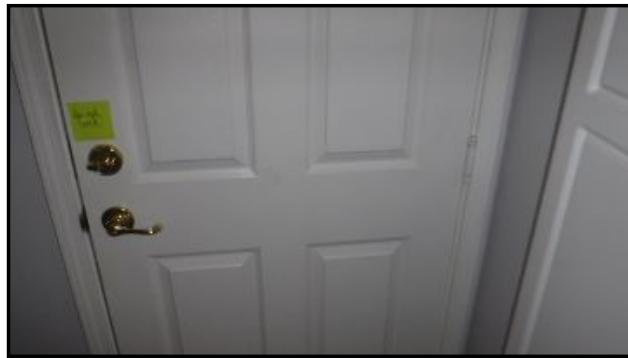
Could not access due to personal items - not inspected or tested



8. Fire Door/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operated at the time of inspection • Normal wear at time of inspection - no major visible defects • Maintain air tight seals at all times



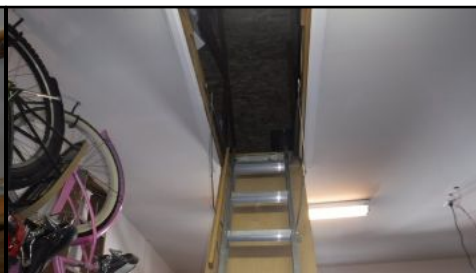
9. Firewall/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

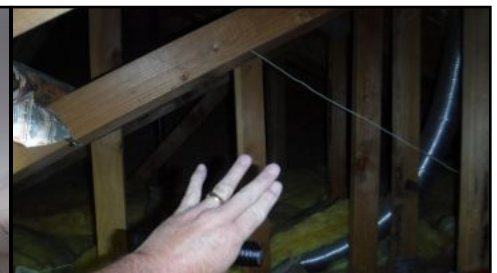
Personal items/storage/etc. are present and prevent a complete inspection of firewall areas • Recommend sealing any holes/gaps/cracks/loose tape – all areas of the firewall should be properly sealed with the correct fire-rated materials • Separation from garage to house at attic is not of fire-resistant materials. Therefore, firewall is considered to be the walls adjacent to living space and all ceiling areas. • **Hole present (ceiling) - needs to be serviced to retain integrity of fire separation** • **Pull-down attic ladder not fire-rated type - needs to be serviced**



Hole present (ceiling) - needs to be serviced to retain integrity of fire separation



Pull-down attic ladder not fire-rated type - needs to be serviced



Separation from garage to house at attic is not of fire-resistant materials. Therefore, firewall is considered to be the walls adjacent to living space and all ceiling areas.

10. Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Personal items/storage/etc. are present and prevent a complete inspection of wall areas • Consult termite report for any wood areas in garage • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • Partition walls for unknown purpose present. Consult seller. • **Moisture damaged and heavy staining with mold like substance present at north wall at window area (testing needed to confirm). Appears to be caused by window defect. Tested positive for moisture. Musty odor present in garage. Needs to be further evaluated and serviced by qualified licensed contractor.**



Moisture damaged and heavy staining with mold like substance present at north wall at window area (testing needed to confirm). Appears to be caused by window defect. Tested positive for moisture. Musty odor present in garage. Needs to be further evaluated and serviced by qualified licensed contractor.

Moisture damaged and heavy staining with mold like substance present at north wall at window area (testing needed to confirm). Appears to be caused by window defect. Tested positive for moisture. Musty odor present in garage. Needs to be further evaluated and serviced by qualified licensed contractor.

Moisture damaged and heavy staining with mold like substance present at north wall at window area (testing needed to confirm). Appears to be caused by window defect. Tested positive for moisture. Musty odor present in garage. Needs to be further evaluated and serviced by qualified licensed contractor.



Moisture damaged and heavy staining with mold like substance present at north wall at window area (testing needed to confirm). Appears to be caused by window defect. Tested positive for moisture. Musty odor present in garage. Needs to be further evaluated and serviced by qualified licensed contractor.

Moisture damaged and heavy staining with mold like substance present at north wall at window area (testing needed to confirm). Appears to be caused by window defect. Tested positive for moisture. Musty odor present in garage. Needs to be further evaluated and serviced by qualified licensed contractor.

11. Anchor Bolts

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Not visible but assumed to exist due to estimated date of construction

12. Slab

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Personal items/storage/vehicles prevent complete inspection of floor areas

13. Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

All visible and accessible outlets, switches and lights are tested during this inspection • Personal items/storage prevents access and complete inspection to some electrical areas • The accessible outlets were tested and operating at the time of the inspection • Some outlets/switches not accessible - not inspected

14. GFCI/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Recommend upgrading all accessible receptacles below 8 feet to **GFCI** protection within 6 feet of all potential wet locations or where potential ungrounded power tools may be used, unless these outlets are on dedicated circuits meant for appliances. • Tested and operational at time of inspection via normal control



15. Ventilation

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wall vents are present • Current Ventilation appears to be adequate at the time of the inspection

16. Vent Screens

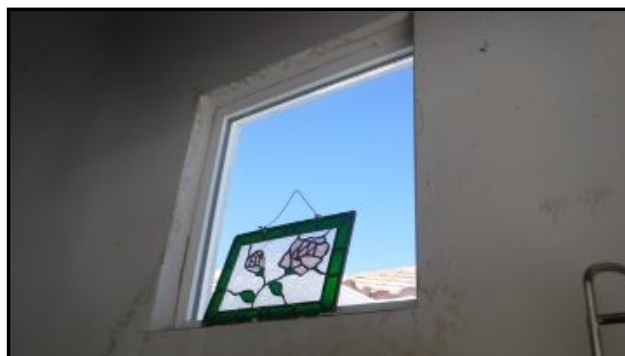
INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear on the day of the inspection • Recommend maintaining vent screen to prevent pest intrusion

17. Window/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Constructed of: Double pane • Vinyl framed
Fixed windows present at north side. • Evidence of leaking at one window, causing wall staining, damage, moisture, etc. Needs evaluation/service. See exterior window and garage wall comments and recommendations.



Evidence of leaking at one window, causing wall staining, damage, moisture, etc. Needs evaluation/service. See exterior window and garage wall comments and recommendations.

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

INSP	NINSP	NFE	NONE
X			

Note: Stucco requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions • Note: Inspector does not use specialized instruments to detect moisture, if any, under stucco surface

- Some not accessible for inspection due to vegetation/personal items/height/limited access - these areas cannot be visually inspected
- Normal wear at time of inspection where visible - no major visible defects



2. Wood Trim

INSP	NINSP	NFE	NONE
X			

Note: For damaged wooden areas and moisture problems (mold/mildew) always obtain a structural pest control inspection; Inspector does not determine wood destroying organism presence or damage - always obtain a structural pest control inspection; Inspector does not use specialized instruments to detect moisture, if any, under siding/trim surface

- Some not accessible for inspection due to vegetation/personal items/height/limited access - not visible for inspection
- Normal wear at time of inspection where visible - no major visible defects
- Recommend general trim maintenance and sealing any holes/gaps • Consult termite report for all exterior wood

3. Weep Screeds

INSP	NINSP	NFE	NONE
X		X	

Some areas not accessible for inspection due to vegetation/personal items - not visible for inspection • Weep screed does not have proper clearance from soil/concrete/grading in areas

- **Soil in contact with weep screed in areas.**
- **Rusted due to irrigation overspray and soil contact - needs to be serviced**



Soil in contact with weep screed in areas.

4. Eaves & Facia

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Inspector does not determine wood destroying organism presence or damage - always obtain a structural pest control inspection

- Consult termite report for all wood areas at the structure
- Normal wear at time of inspection where visible - no major visible defects



Remnants of mud nesting

5. Exterior Paint

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Some areas not accessible or visible due to vegetation/personal items • Normal wear at time of inspection - no major visible defects • Recommend caulking around doors and windows as necessary • Weathered/peeling areas.

6. Exterior Doors

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals • All visible and accessible doors were tested during this inspection • Normal wear at time of inspection - no major visible defects • Maintain weather tight seals at all doors • Consult the termite report for all wood doors/frames at this structure

7. Exterior Window/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: 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. • **Fogging, hazing and deteriorating internal seals present between panes of multiple windows. Recommend evaluation/service of all windows • North side garage window is apparently defective, as moisture is entering north side interior garage wall at window area. See garage wall comments. Needs evaluation/service.**

8. Shutters

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear at time of inspection - no major visible defects

- Consult termite report for all exterior wood

CONCRETE SLAB FOUNDATION

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1. Slab Foundation

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

2. Foundation Perimeter

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Most perimeter areas are not visible - N/A • Vegetation/storage present - some areas of foundation perimeter not visible for inspection • Normal wear on the day of the inspection where visible - no major defects visible • Worn and cracked - typical for the age of the structure

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. Driveway/s and Walkway/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Constructed of: Concrete • Stamped concrete
 Worn with common cracks/chips - typical for age of material • Moderate cracking in areas. Recommend sealing



2. Patio and Porch Roof/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Constructed of: Same as main structure - porch
 No patio structure present, see main roof page for porch areas • See main roof page for porch/patio areas • Normal wear at time of inspection - no major visible defects

3. Patio and Porch Deck/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Worn with common cracks/chips - typical for age of material
 • Moderate cracking in areas. Recommend sealing



4. Exterior Electrical

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Accessible lights/switches/outlets were tested on the day of the inspection
 • Consult seller for operation of exterior lighting and outlets in eaves. • Exterior lamps in front and back yards may be on timers or sensors. Consult seller for operation



Unused/empty junction box at west side

5. GFCI/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested and operational at time of inspection via normal control - garage

6. Exterior Plumbing and Faucet/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Exterior faucets operated with normal wear at time of inspection via normal fixture controls

- Faucet in back yard by bbq did not operate.



Faucet in back yard by bbq did not operate.

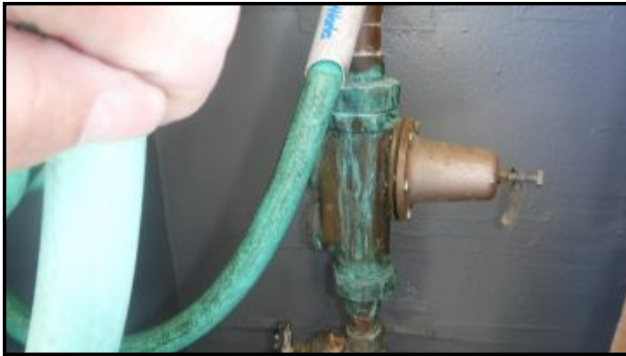
7. Main Water Valve

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type of plumbing: Note: This section 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 inside walls, floor or other areas that may be covered. • Copper 100% (approximate)

Location: garage

- Main water shutoff is visibly inspected only - they are not tested for operation due to the potential for leakage
- No visible leaking found at the time of the inspection
- Main valve appears to have normal wear at the time of inspection - no major visible defects
- Some corrosion or rust present, but no visible leaking at time of inspection. Monitor.



Some corrosion or rust present, but no visible leaking at time of inspection. Monitor.

8. Water Pressure

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



9. Pressure Regulator

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: garage • Regulator appears to be worn and older



10. Sprinklers

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Yard irrigation tested and operational at time of inspection via normal fixture controls • Timer controls not tested. Consult user's manual for operation and programming of unit. • **Leaking present at valves. • Disconnected wiring • Underground leak/broken piping at southeast (by driveway) • Heads need adjustment - evidence of spraying structure/fences/walkways - needs to be serviced • Needs to be evaluated/serviced by a licensed landscape contractor.**



Leaking present at valves.

Heads need adjustment - evidence of spraying structure/fences/walkways - needs to be serviced



Disconnected wiring



Underground leak/broken piping at southeast (by driveway)



Underground leak/broken piping at southeast (by driveway)



Underground leak/broken piping at southeast (by driveway)

11. Fencing and Walls

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Constructed of: Note: Fence or wall enclosures are not evaluated for security adequacy or design

- Block
- Wrought iron

Some wall/fence areas not visible for inspection due to vegetation/personal items • Visible fencing/wall areas are worn and weathered - typical for the age of the materials • Some loose and rusted wrought iron fencing.

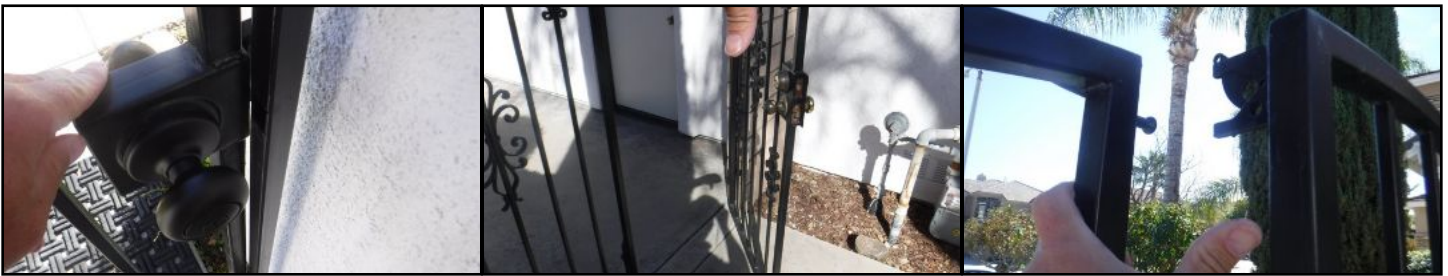


12. Gate/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Constructed of: Wrought iron

Operated on the day of the inspection • Normal wear at the time of the inspection • Not self-closing and latching properly. Needs to be serviced • Front gate needs adjustment



13. Planter/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: 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 • Recommend pruning or remove any plants that are in contact or proximity to structure to eliminate pathways of wood destroying insects and moisture • Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness • Recommend trimming trees that are in contact or proximity to home, as branches can abrade roofing or siding • **Soil in planters in contact with stucco weep screed - needs to be serviced • Exterior planters at south, west and north sides built directly against structure without proper permanent moisture barrier. It appears that tar paper or similar thin barrier has been installed, but this is not considered appropriate to prevent moisture penetration into structure. All accessible interior walls adjacent to planters were inspected and tested for moisture intrusion. No evidence of moisture penetration has occurred at time of inspection. Recommend further evaluation/service and corrections.**



Exterior planters at south, west and north sides built directly against structure without proper permanent moisture barrier. It appears that tar paper or similar thin barrier has been installed, but this is not considered appropriate to prevent moisture penetration into structure. All accessible interior walls adjacent to planters were inspected and tested for moisture intrusion. No evidence of moisture penetration has occurred at time of inspection. Recommend further evaluation/service.

Exterior planters at south, west and north sides built directly against structure without proper permanent moisture barrier. It appears that tar paper or similar thin barrier has been installed, but this is not considered appropriate to prevent moisture penetration into structure. All accessible interior walls adjacent to planters were inspected and tested for moisture intrusion. No evidence of moisture penetration has occurred at time of inspection. Recommend further evaluation/service.

Exterior planters at south, west and north sides built directly against structure without proper permanent moisture barrier. It appears that tar paper or similar thin barrier has been installed, but this is not considered appropriate to prevent moisture penetration into structure. All accessible interior walls adjacent to planters were inspected and tested for moisture intrusion. No evidence of moisture penetration has occurred at time of inspection. Recommend further evaluation/service.



Exterior planters at south, west and north sides built directly against structure without proper permanent moisture barrier. It appears that tar paper or similar thin barrier has been installed, but this is not considered appropriate to prevent moisture penetration into structure. All accessible interior walls adjacent to planters were inspected and tested for moisture intrusion. No evidence of moisture penetration has occurred at time of inspection. Recommend further evaluation/service.

Exterior planters at south, west and north sides built directly against structure without proper permanent moisture barrier. It appears that tar paper or similar thin barrier has been installed, but this is not considered appropriate to prevent moisture penetration into structure. All accessible interior walls adjacent to planters were inspected and tested for moisture intrusion. No evidence of moisture penetration has occurred at time of inspection. Recommend further evaluation/service.

Exterior planters at south, west and north sides built directly against structure without proper permanent moisture barrier. It appears that tar paper or similar thin barrier has been installed, but this is not considered appropriate to prevent moisture penetration into structure. All accessible interior walls adjacent to planters were inspected and tested for moisture intrusion. No evidence of moisture penetration has occurred at time of inspection. Recommend further evaluation/service.



Exterior planters at south, west and north sides built directly against structure without proper permanent moisture barrier. It appears that tar paper or similar thin barrier has been installed, but this is not considered appropriate to prevent moisture penetration into structure. All accessible interior walls adjacent to planters were inspected and tested for moisture intrusion. No evidence of moisture penetration has occurred at time of inspection. Recommend further evaluation/service.

14. Grading

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: This inspection cannot determine adequate drainage needs, the addition of drains may be needed in areas to help divert water away from the structure • Note: Steep hillsides, fire safety study and inaccessible areas on the grounds are excluded from this inspection. • Underground drains present - not tested for performance. Note underground drains will require periodic maintenance • Unfinished drain installation present in areas of back yard. Poor drainage/standing water may occur in areas. Recommend evaluation/service.



Unfinished drain installation present in areas of back yard. Poor drainage/standing water may occur in areas. Recommend evaluation/service.



Unfinished drain installation present in areas of back yard. Poor drainage/standing water may occur in areas. Recommend evaluation/service.

15. Out Structures

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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



ROOF

"Needs to be serviced" 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

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Disclaimer: The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. If there are concerns of possible roof leaks, please contact a licensed roofer to perform an additional inspection. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection. • Inspection method - from a ladder at the eaves • Limited inspection - several areas are not visible due to height/angle - recommend roofer to evaluate as needed

Constructed of: Concrete tile

Visible materials show signs of normal wear for the age of the materials at time of inspection - no major visible defects • Regular seasonal maintenance is recommended to extend the life of the roof





2. Flashing/s

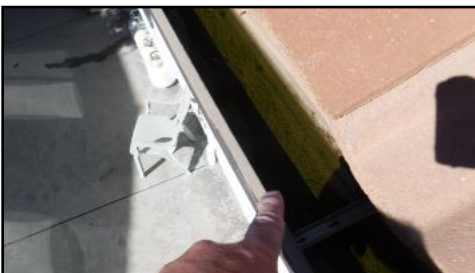
INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Worn/weathered/bent - typical for age • Recommend seasonal mastic maintenance to prevent moisture intrusion

3. Gutters and Down Spout/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Gutter downspouts terminate in area drains (this may only apply to some areas) • **Gutters at south side of structure are clogged and not functional. Standing water present. Needs to be serviced.**



Gutters at south side of structure are clogged and not functional. Standing water present. Needs to be serviced.



Gutters at south side of structure are clogged and not functional. Standing water present. Needs to be serviced.



Gutters at south side of structure are clogged and not functional. Standing water present. Needs to be serviced.



Gutters at south side of structure are clogged and not functional. Standing water present. Needs to be serviced.

4. Vents and Vent Cap/s

INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

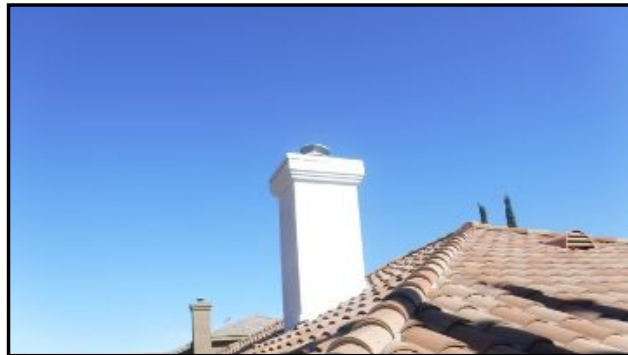
Recommend seasonal maintenance to ensure that caps do not become loose or develop other defects • There appears to be problem with one heater vent at roof, as water has entered heater and caused rusting of unit and staining at heater base in attic. Needs evaluation/service.



5. Chimney/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Chimney inspection includes all exterior accessible areas of chimney - interior cavity/flue is not inspected, consult a licensed chimney sweep contractor for further investigation and inspection of the internal areas of the chimney. • Could not access - not inspected



6. Spark Arrestor/s

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Could not access for inspection – N/A

POOL AND/OR SPA

"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. Plumbing

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pool, spa and all associated equipment and components are specifically excluded from inspection. Recommend evaluation and testing as needed



2. Gate/s & fencing

INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

See grounds fencing comments and recommendations.

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.



PLATINUM
ROOF PROTECTION PLAN

MOLD SAFE

SEWERIGARD



DISCLAIMER

DISCLAIMERS

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

Interior: Limited inspection on all occupied/staged structures. Personal property, furniture, moving boxes or other items are not moved and will prevent a complete inspection (this applies to all areas inside and outside of the structure being inspected). We recommend checking for permits on all additional construction or alterations including, but not limited to: window replacements, patio roofs, out structures, garage and attic conversions, roof alterations, etc. performed on the property after original construction. If multiple people are present at or arrive during this inspection and enter areas or operate appliances or fixtures after they have already been inspected or reported on by the home inspector; the home inspector is not responsible for the condition of these items or areas after they are inspected; the home inspector does not go back and re-inspect the items/areas during this limited time inspection. The Inspector cannot determine if past or present hidden pet damage exists in any part of the structure. The inspector is not a code violation inspector and will not report on building code requirements in any way. Built-in central vacuum systems are not inspected. Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure). Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film (if present) can prevent an accurate inspection of the window glass areas. Only accessible windows and doors are inspected, personal items are not moved to access or test all doors and windows. Broken double pane seals cannot be determined with this inspection, dirty windows can hide signs of condensation between panes. Vertical operating windows are known to have sash cable/spring problems, although the problem may not exist at the time of the inspection, we recommend that you check them often and repair these windows upon discovery of any sash cable or spring problems. Only the visible and accessible switches/outlets are testing during this inspection, personal items are not moved to access any outlets/switches behind them. Fireplace is visually inspected only, the fireplace is not lit to test flame color or condition. The internal cavity of the fireplace is not inspected. It is recommended that you have an internal inspection of the chimney and/or a Gas Company evaluation of the fireplace beyond the scope of this inspection. Ceiling fan mounts cannot be checked by the inspector. Smoke and carbon monoxide detectors that are out of reach are not tested for functionality, all battery operated smoke detectors should be within reach for testing and maintenance. We recommend any mold or moisture damaged areas noted in the report be further evaluated for cause and correction by the appropriate licensed contractor.

Bathrooms: Bathtub and sink overflow drains and spa tub jet hoses are not inspected and leaks in these areas cannot be detected with this inspection. Shower pans are not leak tested and cannot be determined if properly water-proofed by the inspector, consult the termite report for any shower pan tests. Exterior or interior access panels are only inspected if readily accessible and operable (not sealed or painted or screwed shut), second story access panels are not opened. The home inspector cannot determine if shower pans or tubs are properly pitched for drainage. We recommend upgrading all electrical outlets to GFCI protection within 6 feet of all potential wet locations, however this may not be a requirement for the sale of a home based on the age of the home (this also applies to kitchen sinks, wet bar sinks and laundry sinks).

Kitchen: Appliances receive a limited inspection for basic functionality only, additional features are not tested. Appliances are NOT disassembled to evaluate the internal working parts of each appliance. The inspection cannot determine how well the dishwasher cleans the dishes. Disposal blades are not inspected. It cannot be determine how well the oven, range/cook-top or microwave cook food. Age, remaining life, BTU's, CFM's and other forms of efficiency or effectiveness are not determined with this inspection. Water purifying systems, instant hot systems and water softeners are not inspected. Non built-in appliances and built-in refrigerators are excluded from this report.

Laundry: Supply valves, laundry drain, gas valve and dryer vent cannot be tested whether a washing machine is present or not. Washer and dryer units are not inspected or turned on for testing during this inspection and are excluded from this report. Washer and dryers are not moved to inspect the walls/floors/other components behind them. Water supply valves that are left in the on position for a long period of time tend to leak when turned off or do not shut off completely. Drains are not pressure tested.

Attic: The inspector cannot determine, report on or test if asbestos materials exist in any area throughout the structure. When attic insulation is covering ceiling joists, we cannot completely inspect some areas due to inspector safety concerns. Most attics are not completely accessible due to limited space. Attic insulation and limited space will prevent the inspector from performing a complete inspection of the attic area, not all areas are accessible and will be determined at the inspector's discretion. The Inspector does not determine the R-value of insulation present or the efficiency or effectiveness of HVAC duct layout or design. Attic insulation is not touched, moved or otherwise disturbed during the inspection. Temperature sensors and fans for attic exhaust systems are not tested. Rodents: If there is visible evidence of rodents or other pests, it will be noted as such. Most rodent/pest infestation exists under attic insulation, in walls or in areas not visible to the inspector and cannot be identified with this inspection. It's recommended a pest inspection be performed beyond the scope of a home inspection whether or not evidence exists.

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

PRE-LISTING SUMMARY

1. About The House

Building Type: Wood frame and stucco
Roof Type: Tile roof (Concrete, clay or slate) - Typical life span of 80 to 100 years
Utilities: Fuel Type: Natural Gas
Plumbing Type: Copper
Electrical: Underground feed: 200 AMPS

2. Above Average Items

NEW ROOF - This roof appears to be in great condition and with seasonal maintenance and care should be able to meet it's life expectancy.
NEW EXTERIOR PAINT - This structure appears to have new exterior paint which helps to protect the home from most of the exterior elements.
DOUBLE-PANED WINDOWS - This structure has double-paned windows which offer more energy efficiencies and insulated properties and can reduce noise and protect the interior areas of the home from sun damage.
PRESSURE REGULATOR - The main water valve system was fitted with an pressure regulator to aid in regulating the ever changing city water pressure changes.
ATTIC INSULATION - The attic insulation was found to be in good condition and should offer its benefits for years to come.
LANDSCAPE/HARDSCAPE - The landscape and hardscape have been maintained and are in good condition.

3. The Buyer

An Onsite Review is an essential component to a complete home inspection. In order to familiarize yourself with the property and our findings, please arrange an Onsite Review by calling our office at 800-494-8998. The fee for this service is \$260. The fee for this service is half the price of your Pre-Listing Inspection.

4. Move-In Certified

This home is not yet considered as "Move In Certified", however if the necessary repairs are made and then re-inspected, this home could be given our "Move In Certified" stamp of approval.



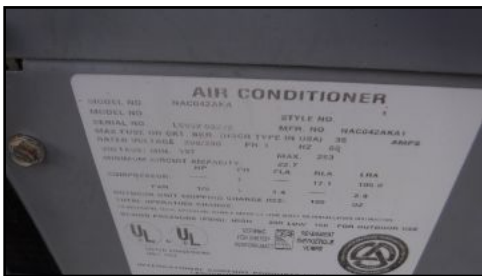
RECALLCHEK

RecallChek - The inspector will only provide photos of stickers visible and accessible at time of inspection. You will be sent an e-mail from RecallChek where you can enter in the following model numbers to check for appliance recalls. You are responsible for checking your appliances and model numbers through RecallChek as the numbers provided in the following photos will not be automatically checked for you. If you have an older heater in the attic and would like to check to see if it is on the California furnace recall list, then click on the following link:

<https://www.cpsc.gov/Recalls/2001/CPSC-Announces-Recall-of-Furnaces-in-California/>

1. Appliances

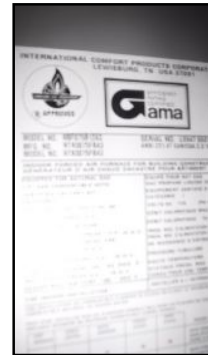
INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



A/C



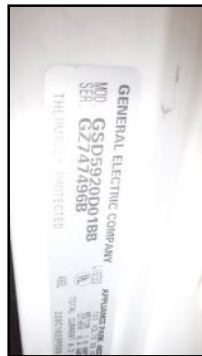
Heater



Heater



Disposal



Dishwasher



Trash Compactor



Range



Microwave

Residential Earthquake Hazards Report

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
2. Is the house anchored or bolted to the foundation?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
3. If the house has cripple walls:
- a. Are the exterior cripple walls braced?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
5. If the house is built on a hillside:
- a. Are the exterior tall foundation walls braced?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?
- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Yes | No | N/A | Don't Know |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EXECUTED BY:

 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

 (Buyer) (Buyer) Date



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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