

The Elite Group

Property Inspection Service

(800) 494-8998

www.EliteInspections.com

Servicing Northern and Southern California

Industry Leaders in Technology

Service...

...is our Product!

PROPERTY INSPECTION REPORT



View Of The Front

ADDRESS: 4031 Bennett Ave Corona California

CLIENT: David & Lori Evans

DATE OF INSPECTION: 4/30/2018 **AGENT:** .

AGENCY/CITY: .

INSPECTOR: Steve Coulter

JOB#: 141844

YEAR BUILT: 2000

REPORT#: 14184421

INSPECTION AGREEMENT

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT AND THE TERMS AND CONDITIONS OF THE CONTRACT

SCOPE OF THE INSPECTION / REPORT

We will perform a non-invasive physical 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. We will also give you a written report that describes and identifies the inspected systems, structures and components and identifies material defects. We may amend the report within twenty-four (24) hours after completing the inspection.

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 California Real Estate Inspection Association ("the CREIA Standards") and subject to the Definitions, Scope, Limitations, Exceptions and Exclusions in the CREIA Standards. Terms in this Agreement have the same meaning as the defined terms in the CREIA Standards. The CREIA Standards are available from our inspector and from CREIA's website:
<http://www.CREIA.org/>.

IF YOU DISCOVER A DEFECT FOR WHICH 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. 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 TEN (10) TIMES THE INSPECTION FEE.

TEGPIS 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. Contact your home warranty company.

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 BEFORE WE CAN DELIVER THE REPORT TO YOU.

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT AND THE CONTRACT.

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ABOUT YOUR INSPECTION

In order for you to receive the full value of this inspection, please read the information we have provided.

**ALL ITEMS IN RED PRINT ARE OF IMMEDIATE CONCERN TO THIS STRUCTURE;
HOWEVER, THE ENTIRE REPORT MUST BE READ FOR FULL DISCLOSURE**

During this inspection your inspector did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. Areas that are hidden 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. Items marked good must, in all cases, be considered good for the age of the item. Also, items in less than good condition must be 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. Your report does not include all items covered in the **REAL ESTATE TRANSFER DISCLOSURE FORM**.

An attorney and/or real estate broker should be consulted on additional items not included in this report.

Mold spores cannot be identified as toxic/dangerous with this inspection report. Your inspector is not certified to identify toxic mold spores. It's recommended the client have the property tested by a certified mold inspector, whether or not a mold like substance has been indicated in this report.

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.

TERMS USED IN THIS REPORT

| | | | |
|----------------|---|-----------------|-----------------------------------|
| NLC | Normal Living Condition | ELECT. | Electrical |
| NFAM | Normal For Age of Material | A/C | Air Conditioning |
| NFTC | Normal For Type of Construction | INT. | Interior |
| NFAS | Normal For Age of Structure | EXT. | Exterior |
| NTBS | Not To Building Standards | G.F.C.I. | Ground Fault Circuit Interrupter |
| GV | General View, establishes location and identification | T.P.R.V. | Temperature Pressure Relief Valve |
| COS | Cosmetic | PSI | Pounds per Square Inch |
| SM | Small | N/A | Not Accessible / Did Not Inspect |
| LG | Large | REC. | Recommend |
| APPROX. | Approximately | PRV | Pressure Relief Valve |
| | | SYST. | System |

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

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

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INTERIOR

buyer not present during inspection

1. WALLS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Includes: living room, family room, dining room, hallways, entry

Constructed of / wall coverings: drywall
patched areas throughout, some wall areas N/A due to personal décor

A/C-Heater: none

Wet Bar: none

Stairs/rails: none

Utilities: ☐ Power off ☐ Water off ☐ Gas off **Includes all areas of the structure.**

☒ Structure occupied: personal items prevent complete inspection throughout the property.

2. CEILINGS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Constructed of / ceiling coverings: drywall
patched areas throughout

3. FLOORS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Floor coverings: ceramic tiles, wood
stained and worn-COS

4. WINDOWS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Constructed of: aluminum double pane
condensation-N/A dirty windows, worn frames-NFAM, worn hardware, could not access all

A/C-Heater: none

Security Bars: none

5. DOORS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

functional, loose/worn hardware, weathered

Screen Doors: none

Closets/Cabinets: functional, normal wear, most N/A due to personal items

6. SLIDING DOOR

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

tempered glass, worn hardware, worn rollers, worn tracks

Screen Doors: none

7. FIREPLACES

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

1. Living Room switch ignition

operated

8. ELECTRICAL

Good Fair Poor

☐ ☒ ☐

☐ N/A ☐ None

some outlets N/A, some switches N/A, worn switches, worn outlets
irregular workmanship on fan/overhaed fixture

Ceiling Fans: operated

Smoke Detectors: operated

Carbon Monoxide Detector: operated

Door Bell: operated front

For all items marked outside of good condition, recommend proper attention by the appropriate licensed contractor. Recommend checking for permits on all additional construction performed on the property after original construction. See bedrooms, bathrooms, kitchen, and laundry area pages of the report for additional interior information. Built-in central vacuum systems are not inspected.

1. WALLS

Locations: 1. Master 2. North West 3. North Central 4. South 5. North East

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

Constructed of / wall coverings: drywall
patched areas throughout, some wall areas N/A due to personal décor

A/C-Heater: none

Wet Bar : none

2. CEILINGS

Constructed of: drywall

Good Fair Poor

☐ ☐ ☒
☐ N/A ☐ None

Large stained areas-5

3. FLOORS

Floor coverings: carpet

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

stained and worn-COS

4. WINDOWS

Constructed of: vinyl double pane, aluminum double pane
condensation-N/A dirty windows, worn frames-NFAM, worn hardware, could not access all

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

A/C-Heater: none

Security Bars: none

5. DOORS

functional, loose/worn hardware

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

Closets/Cabinets: functional, normal wear, most N/A due to personal items

6. SLIDING DOOR

tempered glass, worn hardware, worn rollers, worn tracks

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

Screen Doors: operated

7. FIREPLACES

Good Fair Poor

☐ ☐ ☐
☐ N/A ☒ None

8. ELECTRICAL

most electrical N/A, worn switches, worn outlets

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

Ceiling Fans: operated

Smoke Detectors: operated

Carbon Monoxide Detectors: none

The city of Los Angeles requires smoke detectors in all bedrooms.

BATHROOMS

1. WALLS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Locations: 1. Master 2. Hall

Constructed of / wall coverings: drywall

patched areas throughout, some wall areas N/A due to personal décor

2. CEILINGS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Constructed of: drywall

patched areas throughout

3. FLOORS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Floor coverings: ceramic tiles

stained and worn-COS, area rugs present

4. WINDOWS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Constructed of: aluminum double pane

worn frames-NFAM, worn hardware, condensation-N/A dirty windows

Security Bars: none

5. DOORS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

functional, loose/worn hardware

6. COUNTERS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

normal wear-1, under construction-N/A-2

7. CABINETS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

functional, normal wear, most N/A due to personal items-1, under construction-N/A-2

8. SINKS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

functional, worn fixtures-1, under construction-N/A-2

9. MIRRORS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

functional

10. BATH TUBS

normal wear

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Leaking overflow drains and spa tub jet hoses cannot be detected with this inspection.

11. SHOWERS

normal wear

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

12. SHOWER WALLS

normal wear

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

13. ENCLOSURES

tempered glass, normal wear

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

14. TOILETS/ BIDETS

worn units

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

15. PLUMBING

under construction-N/A-2

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

16. ELECTRICAL

some outlets N/A, some switches N/A, worn switches, worn outlets

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

GFCI: test operated

Exhaust Fans: operated

17. HEATING

Type: central unit

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

1. WALLS

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

Constructed of / wall coverings: drywall
patched areas throughout, some wall areas N/A due to personal décor

☒ appliances prevent complete inspection of walls and floors.

2. CEILINGS

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

Constructed of: drywall
patched areas throughout

Ceiling Fan: none

3. FLOORS

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

Floor coverings: ceramic tiles
stained and worn-COS, area rugs present

4. WINDOWS

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

Constructed of: aluminum double pane
condensation-N/A dirty windows, worn frames-NFAM, worn hardware

Security Bars: none

5. DOORS

Good Fair Poor
☐ ☐ ☐
☐ N/A ☒ None

6. COUNTERS

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

normal wear

7. CABINETS

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

functional, normal wear, most N/A due to personal items

8. SINKS

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

functional, worn fixtures

Spray Wand: operated

Drinking Water Faucet: operated

Hot Water Dispenser: none

Soap Dispenser: none

9. DISHWASHER operated, not fully visible due to dishes, worn unit

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

This inspection cannot determine how well the dishwasher cleans the dishes

10. DISPOSAL operated, worn unit

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Blades are not inspected

11. PLUMBING personal items prevent complete inspection

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

Water purifying systems and water softners are not inspected.

12. RANGE Number of burners that did not operate: 0 Number of burners that did not self light: 0 operated, gas

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

13. OVEN operated, gas

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Microwave Oven: operated

Trash Compactor: operated

14. VENTING Type: hood with fan operated

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

15. ELECTRICAL some outlets N/A, some switches N/A, worn switches, worn outlets

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

GFCI: test operated

Non built-in appliances and built-in refrigerators are excluded from this report.

16. SLIDING DOOR

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

Screen Door: none

1. WALLS

Constructed of / wall coverings: N/A

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

☒ Washer and dryer prevent complete inspection.

2. CEILINGS

Constructed of: N/A

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

3. FLOORS

Floor coverings: N/A

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

4. WINDOWS

Constructed of: N/A

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

Security Bars: N/A

5. DOORS

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

Counters/Cabinets: N/A

6. DRYER VENT

could not access-N/A

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

7. PLUMBING

personal items prevent complete inspection

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

Laundry Tub/Sink: none

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 . Supply valves cannot be tested whether a washing machine is present or not.

8. GAS VALVE

not visible-N/A

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

9. ELECTRICAL

some outlets N/A, some switches N/A

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

GFCI: none visible

Exhaust Fan: operated

1. STRUCTURE

Good Fair Poor

☐ ☒ ☒
☐ N/A ☐ None

cracked, loose & worn lumber

2. INSULATION

Material type: loose fill

approximate depth: 6"

Good Fair Poor

☒ ☐ ☐
☐ N/A ☐ None

Note: The inspector cannot determine or test if asbestos materials exist in the structure.

3. VENTILATION

Good Fair Poor

☒ ☐ ☐
☐ N/A ☐ None

Vent Screens: functional

Temperature sensors and fans for attic exhaust systems are not tested.

4. EXHAUST

loose & worn areas

VENTS

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

5. DUCT WORK

loose connections & worn areas

Good Fair Poor

☒ ☒ ☐
☐ N/A ☐ None

6. ELECTRICAL

most N/A due to insulation

Good Fair Poor

☒ ☐ ☐
☐ N/A ☐ None

7. PLUMBING

most N/A due to insulation, inspector ran water while inspecting attic plumbing

Good Fair Poor

☒ ☐ ☐
☐ N/A ☐ None

8. ACCESS

functional

Good Fair Poor

☒ ☐ ☐
☐ N/A ☐ None

9. CHIMNEYS

direct vent

Good Fair Poor

☐ ☐ ☐
☒ N/A ☐ None

1. HEATER

Location: 1.Attic

Type: gas, forced air, split system

This report does not indicate if the heater is on recall, a follow up report will be emailed thru RecallChek.

2. CONDITION

operated, dirty/dusty unit-recommend cleaning

3. FILTERS

dirty

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Approx. Filter size: 24x 30 x 1

Filter location: hall ceiling

Electronic air filters are not inspected. Inspector cannot determine a crack in the fire box.

4. THERMOSTATS

operated

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

Radiant heating system not tested

5. GAS VALVES

functional

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

6. VENTING

normal wear

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

7. AIR SUPPLY

recommend cleaning return air chambers

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

8. REGISTERS

dirty, loose

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Heater Temperature at Registers: 87 °

Temperature at Air Return: 66 °

A/C Temperature at Registers: 48 °

An Average Temperature Reading is taken throughout structure

Not all registers can be tested for air flow pressure, due to location, condition and operation of heater and A/C.

9. ENCLOSURE

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

10. A/C

COMPRESSOR

Location: 1.exterior grounds

Type: electric

operated, dirty coils

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

Refrigerant Lines: functional

Gas A/C units and swamp coolers are not inspected.

1. CONDITION

Locations: 1.Garage

Type: gas
operated

Number of gallons: 50

Solar heating systems are not inspected.

2. VENTING

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

3. PLUMBING

Material type: copper
slight corrosion present

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

4. TPRV

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

5. OVERFLOW LINE

Material type: copper

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

6. STRAPPING

strapped properly

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

7. GAS VALVE

rec. drip line

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

8. BASE

Good Fair Poor

☐ ☐ ☒

☐ N/A ☐ None

worn areas & mold like substance present

9. COMBUSTION

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

10. ENCLOSURE

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

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GARAGE/CARPORT

garage roof attached to main structure-see roof page, most N/A due to personal items

1. ROOF AREA

Constructed of: N/A

CONDITION

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

Rafters/Ceiling: functional, most N/A due to personal items

2. MAIN DOOR

Type: sectional door
weathered

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

3. HARDWARE/ SPRINGS

rusted & worn areas

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Utility Tub/Sink: none

4. OPENER

operated, worn unit

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Automatic Reverse: operated

5. DOORS

Fire Door: functional

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Man Door: functional, loose/worn hardware, weathered

Screen Door: none

6. FIREWALL/ WALLS

personal items prevent complete inspection, patched areas

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Anchor Bolts: not visible

Counters/Cabinets: most N/A due to personal items, worn

7. SLAB

personal items prevent complete inspection

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

8. ELECTRICAL

some outlets N/A, some switches N/A, worn switches, worn outlets

exposed below 8 feet

Good Fair Poor

☐ ☒ ☒

☐ N/A ☐ None

GFCI: none visible

220V: none visible

9. VENTILATION

could not access due to personal items

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

Windows: none

Inspector did not walk on roof, inspected from ladder/ground only, Some areas not visible due to height/angle/solar panels

1. CONSTRUCTED OF: tile

2. CONDITION cracked and chipped tiles-NFAM, loose mortar,evidence of past leaking consult seller

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

3. FLASHINGS rusted, bent, lifting

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

4. GUTTERS/ DOWN SPOUT loose connections,worn areas

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

5. VENTS/ loose caps, rusted

VENT CAPS

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

6. CHIMNEYS normal wear,direct vent

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Includes all exterior accessible areas of the chimney. Interior cavity excluded from inspection report.

7. SPARK ARRESTORS rusted & worn

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

8. SKYLIGHTS

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

9. WEATHER CONDITION overcast and cloudy, cold, drizzle

10. COMMENTS

Solar panels/tube globes excluded from report. The inspector cannot determine whether a roof is water tight or not.

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ELECTRICAL SERVICE

1. PANELS

Location: Main Panel: west side
loose worn covers, unused wires present

Sub Panels: none

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Electrical/gas fires due to poor installation of wiring and gas lines cannot be determined by the inspector.

2. BREAKERS

Number of breakers in off position: 0
loose/worn breakers

Breaker Amp Rating: 100

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Type of Wiring: copper

3. FUSES

Fuse Amp Rating: N/A

Number of fuses burnt out: 0

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

4. FEEDS

underground

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

EXTERIOR ITEMS

5. STUCCO

small cracking-COS, chipping, small holes

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

Weep Scream:

most N/A due to bushes/plants/trees/personal items, rusted

6. SIDING

Constructed of: wood, stucco over foam
cracked, weathered

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

For damaged wooden areas and moisture problems (mold/mildew), consult the termite inspection report.

7. EAVES/FACIA

stained, cracked, weathered

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

8. PAINT

fading

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

9. DOORS/ WINDOWS

Doors: weathered

Windows: weathered

Good Fair Poor

☒ ☒ ☐

☐ N/A ☐ None

See interior for additional information

10. MAIN GAS VALVE

Location: west side
natural gas

Good Fair Poor

☒ ☐ ☐

☐ N/A ☐ None

Seismic Safety Valve Present: ☐ Yes ☒ No

Gas leaks or carbon monoxide poisoning cannot be detected with this inspection, including all gas/propane systems interior and exterior of the structure. Obstructed gas appliance ventilation exhaust pipes cannot be detected. Recommend Gas Company to evaluate all gas areas before occupying the property. Fire pits and exterior BBQ's are excluded from this inspection. Recommend mold/moisture problems/damage be further evaluated by the appropriate licensed contractor.

1. DRIVEWAYS

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

Constructed of: concrete

Includes driveways, walkways, patios, porches, decks and pool areas should they exist.
 cracked-NFAM

2. PATIO/PORCH ROOFS

Good Fair Poor
☐ ☒ ☐
☐ N/A ☐ None

Constructed of: shade type aluminum

bent & worn areas

Can not determine if patio/porch roofs are water tight.

3. PATIO ENCLOSURE

Good Fair Poor
☐ ☐ ☐
☐ N/A ☒ None

Balcony: none

For damaged wooden areas and moisture problems (mold/mildew), consult the termite inspection report.

4. SLAB/DECKS

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

small cracking

Ext. stairs/handrails: none

5. ELECTRICAL

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

worn outlets & fixtures

GFCI: none visible

Low voltage lighting and motion detected lights are not inspected.

6. MAIN WATER VALVE

Good Fair Poor
☒ ☒ ☐
☐ N/A ☐ None

Location: front of structure
 worn valve

Type of Plumbing: Copper:10% Polyethylene Tubing:20% Unknown:70% APPROX.%

7. WATER PRESSURE

Good Fair Poor
☐ ☐ ☒
☐ N/A ☐ None

Approximate pounds per square inch: 110+

high pressure, recommend 55-80 pound per square inch

Pressure Regulator: present
 see water pressure

8. SPRINKLERS

Good Fair Poor
☐ ☐ ☐
☒ N/A ☐ None

on timers-not inspected

Sprinklers on timers are not inspected consult seller/association.

9. FENCING/ WALLS

Good Fair Poor
☐ ☒ ☒
☐ N/A ☐ None

Constructed of: block, wood

damaged wood

Gates: functional

Planters: functional

10. GRADING

Good Fair Poor
☐ ☒ ☒
☐ N/A ☐ None

exposed tree roots & rec. removal of shed

Above ground pools, ponds, waterfalls, birdbaths, and pumps used for these items, are excluded from this report. Steep hillsides and inaccessible areas on the grounds are excluded from this report.

SLAB FOUNDATION

☐ Living area is above garage/subterranean structure, second story or above concrete slabs can not be inspected.
slab not visible due to floor coverings

1. SLAB

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

2. FOUNDATION not visible

SLAB PERIMETER

Good Fair Poor

☐ ☐ ☐

☒ N/A ☐ None

RAISED FOUNDATION

3. VENTILATION

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

Vent Screens: none

Access Cover: none

4. POST/GIRDERS

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

5. SUB FLOORING

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

6. FOUNDATION WALLS

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

Anchor Bolts: none

Cripple Walls: none

Chimney Hearth: none

☐ river rock foundation present, recommend contractor to determine stability

7. ELECTRICAL

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

8. PLUMBING

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None

Sump pumps, septic tanks and sewer drain pipes from structure to street are excluded from this inspection.

9. DUCT WORK

Good Fair Poor

☐ ☐ ☐

☐ N/A ☒ None



Reference Page: Grounds

Reference Area: Fencing/Walls



Reference Page: Heating Air Conditioning

Reference Area: A/C Compressor



Reference Page: Heating Air Conditioning

Reference Area: Refrigerant Lines

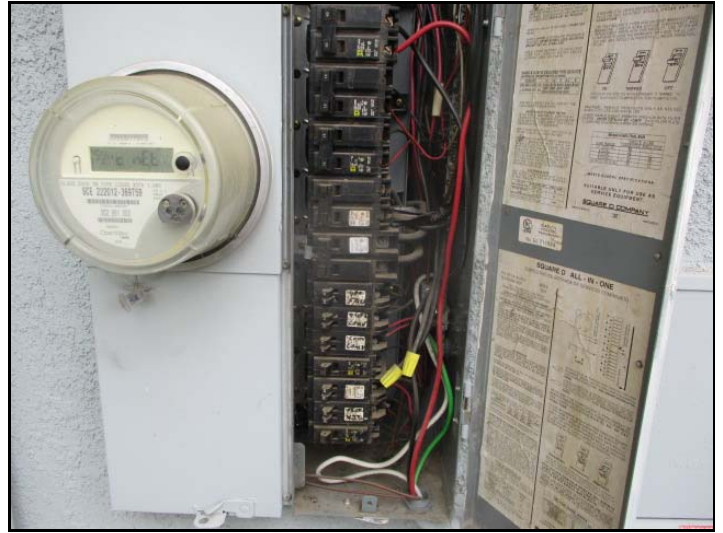


Reference Page: Grounds

Reference Area: out structure



Reference Page: Exterior Items
Reference Area: Main Gas Valve



Reference Page: Electrical Service
Reference Area: Main Panel



Reference Page: Grounds
Reference Area: Main Water Valve



Reference Page: Grounds
Reference Area: Water Pressure



Reference Page: Grounds
Reference Area: tree roots



Reference Page: Grounds
Reference Area: Patio Roof



Reference Page: Water Heater
Reference Area: General View



Reference Page: Water Heater
Reference Area: General View



Reference Page: Water Heater
Reference Area: Condition



Reference Page: Garage
Reference Area: Electrical



Reference Page: Garage
Reference Area: general view



Reference Page: Laundry Area
Reference Area: General View



Reference Page: Interior
Reference Area: Fireplaces



Reference Page: Bathrooms
Reference Area: General View



Reference Page: Bathrooms
Reference Area: General View



Reference Page: Bathrooms
Reference Area: General View



Reference Page: Bathrooms
Reference Area: General View



Reference Page: Heating Air Conditioning
Reference Area: Registers



Reference Page: Heating Air Conditioning
Reference Area: Registers



Reference Page: Bedrooms
Reference Area: Ceilings



Reference Page: Heating Air Conditioning
Reference Area: Heater



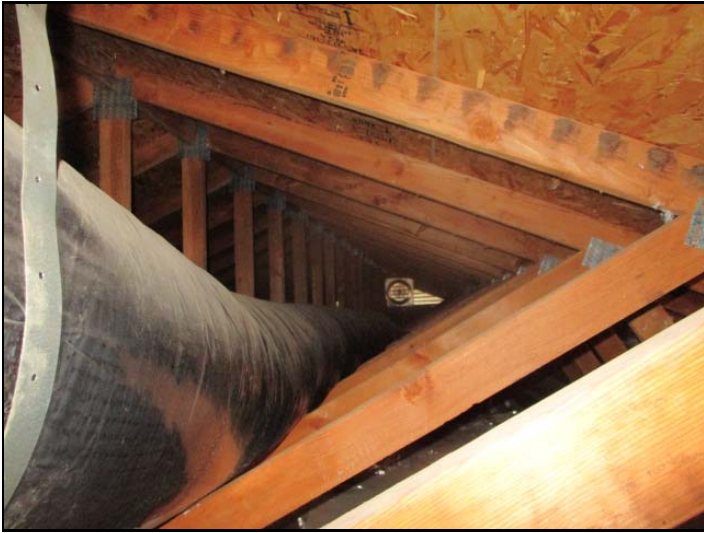
Reference Page: Heating Air Conditioning
Reference Area: Heater



Reference Page: Attic
Reference Area: General View



Reference Page: Attic
Reference Area: General View



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Reference Area: General View



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Reference Area: General View



Reference Page: Attic
Reference Area: General View



Reference Page: Attic
Reference Area: Structure



Reference Page: Attic
Reference Area: Structure



Reference Page: Kitchen
Reference Area: General View



Reference Page: Heating Air Conditioning
Reference Area: Registers

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Reference Page: Interior
Reference Area: General View



Reference Page: Interior
Reference Area: General View



Reference Page: Bedrooms
Reference Area: General View



Reference Page: Bedrooms
Reference Area: General View



Reference Page: Bedrooms
Reference Area: General View



Reference Page: Bedrooms
Reference Area: General View



Reference Page: Roof
Reference Area: General View



Reference Page: Roof
Reference Area: General View



Reference Page: Roof
Reference Area: General View



Reference Page: Roof
Reference Area: General View



Reference Page: Roof
Reference Area: General View

Reference Page:
Reference Area:

The Elite Group

Property Inspection Service

(800) 494-8998

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PROPERTY INSPECTION REPORT



Rear View

Thank you for using The Elite Group Property Inspection Service, Inc.

We appreciate the business and look forward to serving you in the future.

RESIDENTIAL EARTHQUAKE HAZARDS REPORT

Answer these questions to the best of you knowledge. If you do not have actual knowledge as to whether the weaknesses exist, answer don't know. (If your house does not have the feature, answer "N/A")

| | Yes | No | N/A | Don't Know |
|--|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Is the house anchored or bolted to the foundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. If the house has cripple walls: | | | | |
| Are the exterior cripple walls braced? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. If the exterior foundation, or part or it, is made of unreinforced masonry, has it been strengthened? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. If the house is built on a hillside, answer the following: | | | | |
| Are the exterior tall foundation walls braced? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Were the tall post or columns either built to resist earthquakes or have they been strengthened? | <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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. If the house has living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened? | <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)? | <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) | <input type="checkbox"/> | <input type="checkbox"/> | | <input checked="" type="checkbox"/> |

If any of the above questions answered "No", the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you corrected one or more of these weaknesses, describe the work on a separate page.

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weakness it may have.

As buyer of the property, 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.

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weakness it may have.

EXECUTED BY:

SELLER: _____ SELLER: _____ DATE: _____

BUYER: _____ BUYER: _____ DATE: _____

This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

PROVIDED BY THE ELITE GROUP PROPERTY INSPECTION SERVICE, INC. (800) 494-8998

The Elite Group

Property Inspection Service

SUMMARY PAGE

Inspection Address: 4031 Bennett Ave Corona California

Date of Inspection: 4/30/2018

Client: David & Lori Evans

Report#: 14184421

INTERIOR

Electrical: irregular workmanship on fan/overhaed fixture

BEDROOMS

Ceilings: Large stained areas-5

ATTIC

Structure: cracked,loose & worn lumber

WATER HEATER

Base: worn areas & mold like substance present

GARAGE/CARPORT

Electrical: exposed below 8 feet

GROUND

Patio/Porch Roof: bent & worn areas

Water Pressure: high pressure, recommend 55-80 pound per square inch

Pressure Regulator: see water pressure

Fencing/Walls: damaged wood

Grading: exposed tree roots & rec. removal of shed

This summary page is not intended to be read alone. Please read entire report for full disclosure.

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Monday, April 30, 2018