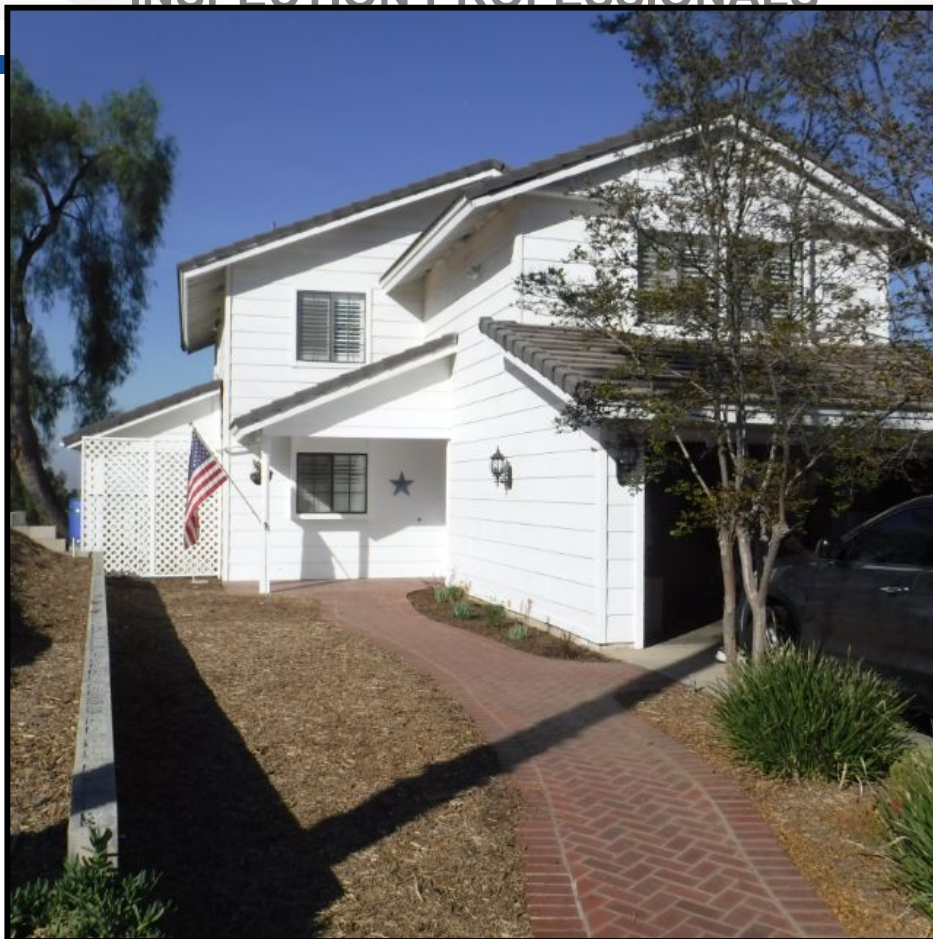


ELITE GROUP

INSPECTION PROFESSIONALS



14480 Laurel Dr, Riverside, CA 92503
Inspection prepared for: Mark Kehl
Real Estate Agent: Ruben Muro - Keller Williams (Corona)

Date of Inspection: 2/9/2018 Time: 3:00 PM
Age of Home: 1984 Size: 1846
Weather: Sunny
Order ID: 133734

Inspector: Don McMahon
Phone: 909-568-9315



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.

BATHROOMS		
Page 11 Item: 5	Window Conditions	• Stuck in position - needs to be serviced-downstairs
Page 13 Item: 15	Shower Walls	• Cracked materials - needs to be serviced/repaired-hall
KITCHEN		
Page 17 Item: 21	Dishwashers	• Drains directly to the disposal without an air gap - improper installation - needs to be serviced
LAUNDRY AREA		
Page 20 Item: 15	Electrical	• 240v service is not energized- needs to be serviced
HEATING/AIR CONDITIONING		
Page 21 Item: 1	Heaters	• Premier heater present - possible recall - recommend licensed heating contractor or gas company to evaluate this unit (includes all possible re-branded units) • https://www.cpsc.gov/Recalls/2001/CPSC-Announces-Recall-of-Furnaces-in-California/
WATER HEATERS		
Page 25 Item: 6	Overflow Line/s	• None - needs to be serviced/installed
ELECTRICAL/GAS SERVICE		
Page 26 Item: 3	Panel Wiring	• Unused wires present - consult electrician to trace wires/evaluate as needed
GARAGE AND/OR CARPORT		
Page 32 Item: 9	Fire Doors	• Door is not a fire rated - needs to be replaced with a fire rated door
Page 33 Item: 20	Ventilation	• Vents obstructed by personal items/cabinets - needs to be serviced
EXTERIOR AREAS		
Page 34 Item: 6	Eaves & Fascia	• Deteriorated in areas - needs to be serviced - consult the termite report
GROUNDS		
Page 38 Item: 10	Exterior Plumbing and Faucets	• Bibb(s) not functional at one or more locations - needs to be serviced
Page 39 Item: 12	Water Pressure	• Pressure is higher than 120 psi, we recommend that a plumber further evaluate this high pressure as soon as possible
Page 39 Item: 13	Pressure Regulator	• Installed but pressure is above 80 PSI - needs to be serviced by a plumbing contractor
Page 39 Item: 15	Fencing and Walls	• Rust/rust damage at metal fence materials - needs to be serviced
Page 40 Item: 17	Planters	• No drain(s) visible for planter, recommend confirm or installation - needs to be serviced
ROOF		
Page 41 Item: 1	Condition	• Loose/slipping tiles/shingles - needs to be serviced
Page 42 Item: 6	Spark Arrestors	• No spark arrestor/rain cap present - recommend installation

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.



OVERVIEW

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

Inspection type: Elite Home Inspection

Single Family Residence

Front door faces South

All Utilities are ON for this inspection

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

2. Main Utilities Location

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

3. Who is present at the inspection?

- Buyer not present during inspection
- Owner present during inspection

4. Wall materials throughout the structure

Drywall

5. Ceiling materials throughout the structure

Drywall

6. Floor materials throughout the structure

Vinyl • Hardwood

7. Window materials/type throughout the structure

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

8. Notes/Additional Info

- Small cracking may be found throughout the structure, this is normal for California construction and generally caused by settling, earthquake, and wind conditions.

INTERIOR

See bedrooms, bathrooms, kitchen, and laundry area pages of the report for additional interior information. INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Wall Conditions

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

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



INTERIOR Wall Conditions

2. Ceiling Conditions

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

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

3. Ceiling Fans

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

4. Floor Conditions

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

Worn and stained areas- typical for age of the material

5. Window Conditions

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

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

6. Window-Wall A/C or Heat Units

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

7. Security Bars

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

8. Doors

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

Operated at time of inspection

9. Screen Doors

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

10. Sliding Glass Doors

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

11. Sliding Door Screens

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

12. French Doors

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

Door(s) operated at the time of the inspection

13. French Door Screens

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

14. Fireplaces

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

Location/s: Living room
 Mason built
 Damper was worn/rusted/dirty - recommend cleaning • Gas log lighter present



INTERIOR Fireplaces

15. Electrical

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

A representative number of receptacles and switches were tested and found to be operational at time of inspection • Some switches have unknown function - not inspected, inquire with seller regarding operation

16. Stairs & Handrails

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

Loose rails - needs to be serviced for optimum safety



INTERIOR Stairs & Handrails

17. Closets

INSP	NINSP	NFE	NONE	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Normal wear for age with no major visible defects

18. Cabinets

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

19. Bar-Wet Bars

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

20. Door Bells

INSP	NINSP	NFE	NONE	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Operated at time of inspection front

21. Smoke Detectors

INSP	NINSP	NFE	NONE	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Operational at time of inspection via factory installed test button



INTERIOR Smoke Detectors

22. Carbon Monoxide Detectors

INSP	NINSP	NFE	NONE	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Operational at time of inspection via factory installed test button



INTERIOR Carbon Monoxide Detectors

BEDROOMS

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Locations

Master • East • West

2. Wall Conditions

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

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



BEDROOMS Wall Conditions



BEDROOMS Wall Conditions



BEDROOMS Wall Conditions

3. Ceiling Conditions

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

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

4. Ceiling Fans

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

Operated at time of inspection

5. Floor Conditions

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

Worn and stained areas- typical for age of the material

6. Window Conditions

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

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

7. Window-Wall A/C or Heat Units

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

8. Security Bars

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

9. Doors

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

Operated at time of inspection

10. Screen Doors

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

11. Sliding Glass Doors

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

Slider operated at the time of the inspection • Tempered glass label observed

12. Sliding Door Screens

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

Operated at time of inspection

13. French Doors

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

Door(s) operated at the time of the inspection

14. French Door Screens

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

None installed

15. Fireplaces

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

Location/s: No fireplace present

16. Electrical

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

A representative number of receptacles and switches were tested and found to be operational at time of inspection

17. Closets

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

Normal wear for age with no major visible defects

18. Cabinets

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

19. Bar-Wet Bars

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

20. Smoke Detectors

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

Operational at time of inspection via factory installed test button

21. Carbon Monoxide Detectors

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

BATHROOMS

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Locations

Master • Hall • Downstairs

2. Wall Conditions

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

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



BATHROOMS Wall Conditions



BATHROOMS Wall Conditions



BATHROOMS Wall Conditions

3. Ceiling Conditions

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

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

4. Floor Conditions

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

Worn and stained areas- typical for age of the material

5. Window Conditions

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

Accessible windows were tested and operated at time of inspection • Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age • **Stuck in position - needs to be serviced-downstairs**



BATHROOMS Window Conditions

6. Security Bars

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

7. Doors

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

Operated at time of inspection

8. Closets

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

9. Counters

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

Counter has normal wear for age at time of inspection with no major visible defects • Small cracking - did not affect performance

10. Cabinets

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

Normal wear for age of material - no major visible defects

11. Sinks

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



BATHROOMS Sinks



BATHROOMS Sinks



BATHROOMS Sinks



BATHROOMS Sinks

12. Mirrors

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

Normal wear for age of material with no major visible defects

13. Bath Tubs

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

Fixture was tested and operating at the time of the inspection



BATHROOMS Bath Tubs

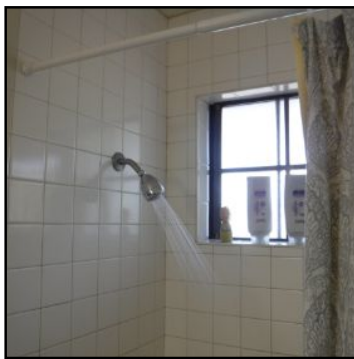


BATHROOMS Bath Tubs

14. Showers

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

Fixture was tested and operating at time of inspection via normal fixture controls



BATHROOMS Showers



BATHROOMS Showers

15. Shower Walls

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

Wall materials in a worn/stained-faded/old condition - typical for age - recommend routine grout and sealer maintenance • Shower pan is in a worn/stained/older condition - typical for the age - recommend routine grout and sealer maintenance • **Cracked materials - needs to be serviced/repaired-hall**



BATHROOMS Shower Walls



BATHROOMS Shower Walls

16. Enclosures / Shower doors

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

Shower curtain - **N/A** • Operational at time of inspection - Cannot determine if tempered

17. Toilets

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 fixture controls, flush test performed

18. Bidets

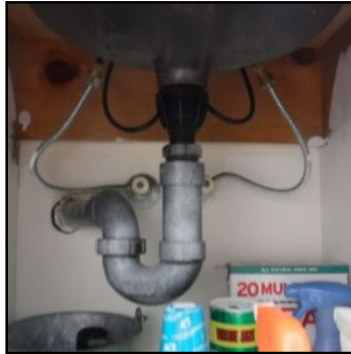
INSP	NINSP	NFE	NONE	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

19. Plumbing

INSP	NINSP	NFE	NONE	Operational at time of inspection via normal fixture controls with no major visible defects
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



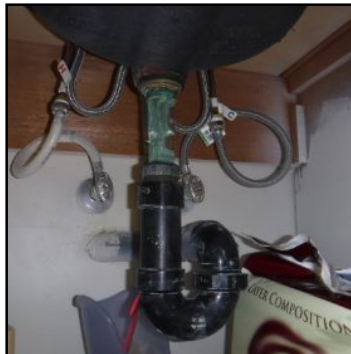
BATHROOMS Plumbing



BATHROOMS Plumbing



BATHROOMS Plumbing



BATHROOMS Plumbing

20. Electrical

INSP	NINSP	NFE	NONE	A representative number of receptacles and switches were tested and found to be operational at time of inspection
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

21. GFCIs

INSP	NINSP	NFE	NONE	None installed recommend upgrade for increased safety
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

22. Exhaust Fans

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

23. Heating

INSP	NINSP	NFE	NONE	Central unit • Operated with normal wear - no major visible defects
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

KITCHEN

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Wall Conditions

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

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



KITCHEN Wall Conditions

2. Ceiling Conditions

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

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

3. Ceiling Fans

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

4. Floor Conditions

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

Worn and stained areas- typical for age of the material

5. Window Conditions

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

Visible/accessible windows have worn frames/hardware/sills/tracks - typical for age

6. Security Bars

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

7. Doors

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

8. Screen Doors

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

9. Sliding Glass Doors

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

10. Sliding Door Screens

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

11. French Doors

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

12. French Door Screens

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

13. Counters

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

Counter has normal wear for age at time of inspection with no major visible defects

14. Cabinets

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

Normal wear for age of material - no major visible defects

15. Pantry

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

16. Sinks

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



KITCHEN Sinks

17. Drinking Water Faucets

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

None installed

18. Spray Wands

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

Operational at time of inspection

19. Hot Water Dispensers

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

None installed

20. Soap Dispensers

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 fixture controls

21. Dishwashers

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

Tested and operational (one fill and drain cycle only, not full cycle) at time of inspection via normal controls • **Drains directly to the disposal without an air gap - improper installation - needs to be serviced**

22. Garbage Disposals

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

None installed

23. Plumbing

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

Operational at time of inspection via normal fixture controls with no major visible defects



KITCHEN Plumbing

24. Ranges

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

Gas supplied unit • Tested and operational at time of inspection via normal controls

25. Ovens

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

Gas supplied unit • Tested and operational at time of inspection via normal controls

26. Microwaves

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 controls

27. Trash Compactors

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

28. Exhaust Vents

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

Exterior vented
Tested and operational at time of inspection via normal controls

29. Electrical

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

A representative number of receptacles and switches were tested and found to be operational at time of inspection

30. GFCIs

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

None installed recommend upgrade for increased safety

LAUNDRY AREA

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Laundry Area Location

Interior hall area

2. Wall Conditions

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

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



LAUNDRY AREA Wall Conditions

3. Ceiling Conditions

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

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

4. Floor Conditions

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

Worn and stained areas- typical for age of the material

5. Window Conditions

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

6. Security Bars

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

7. Doors

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

8. Counters

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

9. Cabinets

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

Normal wear for age of material - no major visible defects

10. Closets

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

11. Dryer Vent

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

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

12. Plumbing

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

Visible fixtures were worn/old - typical wear for age • 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

13. Wash Basin

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

14. Gas Valve

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

Normal wear at valve - no major visible defects at the time of the inspection

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 • **240v service is not energized- needs to be serviced**

16. GFCIs

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

None installed recommend upgrade for increased safety

17. Exhaust Fan

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

Operated at time of inspection

HEATING/AIR CONDITIONING

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

***Contractor Reference - Specialize Heating & Air Conditioning (888) 376-1903 | \$29.95 Service!**
<https://www.hvacsoutherncalifornia.com/>

1. Heaters

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

Location: Attic

Type: Gas fired forced hot air • Split system

Operated at time of inspection • Visible areas of unit are worn and older - we recommend that you budget for a replacement and more efficient unit - recommend seasonal service and maintenance to extend the life of the unit • **Premier heater present - possible recall - recommend licensed heating contractor or gas company to evaluate this unit (includes all possible re-branded units) •**

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



HEATING/AIR CONDITIONING Heaters

2. A/C Evaporator Coil Box

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

The visible areas of the coil box have normal wear at the time of inspection - no major visible defects

3. Venting

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

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

4. Air Supply

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

Visible areas have normal at time of inspection - no major visible defects

5. Gas Supply Valves and Pipes

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. Thermostats

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

8. Filters

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

Located in a filter grill in hall ceiling
Filter has normal wear at the time of inspection

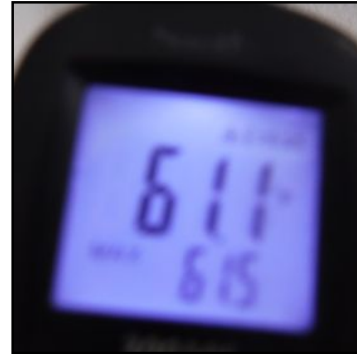
9. Registers

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

Heater Temperature at Registers: 100 degrees • **A/C** Temperature at Registers:60 degrees • Temperature at Air Return:80 degrees



HEATING/AIR CONDITIONING Registers



HEATING/AIR CONDITIONING Registers

10. Heater Enclosures

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

11. Platforms/Bases

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

Visible areas are worn/dirty - recommend cleaning the base areas and sealing the base of the unit as part of the preventative maintenance

12. Refrigerant Lines

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

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



HEATING/AIR CONDITIONING Refrigerant Lines

13. Air Conditioning Compressors

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

Location: Electric unit - exterior south
Operated at the time of inspection



HEATING/AIR CONDITIONING Air Conditioning Compressors

WATER HEATERS

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Water Heaters Condition

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

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



WATER HEATERS Water Heaters Condition

2. Venting

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

Normal wear day of the inspection - no major visible defects

3. Plumbing

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

Material type: Copper • Insulated lines - plumbing is not fully visible
Normal wear at time of inspection - no major visible defects or leaks found at the time of the inspection



WATER HEATERS Plumbing

4. Electrical

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

5. Temperature Pressure Release Valves

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 - no major visible defects

6. Overflow Line/s

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

Material type: None/Missing - needs to be installed
 None - needs to be serviced/installed

7. Water Heater Temperature

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

100 F



WATER HEATERS Water Heater Temperature

8. 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

9. Gas Supply Valves and Pipes

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

Worn valve, consider upgrading to newer style valve

10. 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

11. Platforms/Bases

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

12. Enclosures

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

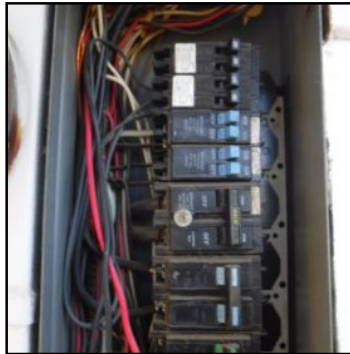
ELECTRICAL/GAS SERVICE

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Main Panel

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

Location/s: South side of the structure
 Normal wear for age at time of inspection - no major visible defects



ELECTRICAL/GAS SERVICE Main Panel

2. Sub Panels

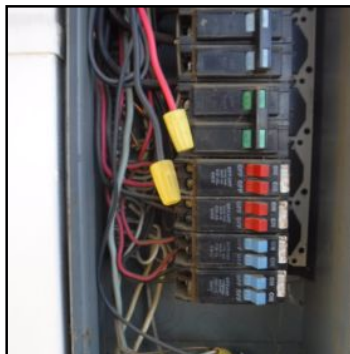
INSP	NINSP	NFE	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location: No sub panel present
 None

3. Panel Wiring

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

Wiring type: copper and multi-strand aluminum at 240-Volt circuits • **Unused wires present - consult electrician to trace wires/evaluate as needed**



ELECTRICAL/GAS SERVICE Panel Wiring

4. Breakers

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

Loose/worn breakers - typical for age

5. Breaker Amp Capacity

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

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

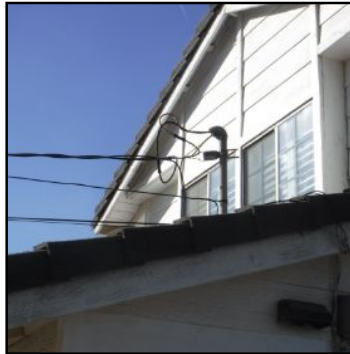
6. Fuses

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

7. Cable Feeds

INSP	NINSP	NFE	NONE
X			

Overhead - normal wear for the age on day of the inspection - no major visible defects



ELECTRICAL/GAS SERVICE Cable Feeds

8. Main Gas Valve

INSP	NINSP	NFE	NONE
X			

Location: South side of the structure

Natural gas present

- Valve has normal wear for age at the time of inspection - no major visible defects
- No seismic safety valve present - recommend installation for increased safety



ELECTRICAL/GAS SERVICE Main Gas Valve

9. Gas Pipes and Valves

INSP	NINSP	NFE	NONE
X			

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

ATTIC AREA

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Access Entries

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

Inspection method: Partially traversed: Flooring walk boards not installed in attic - inspection limited due to potential for damage to insulation, areas without walk boards or clear footing were not traversed • Normal wear at access door - no major visible defects

2. Structure

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

Conventional framing functional, normal wear at time of inspection - no major visible defects



ATTIC AREA Structure



ATTIC AREA Structure

3. Insulation

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

Approximate depth: 4-6 inches in depth - more recommended
All visible insulation is worn/older/dirty - typical for the age of the structure



ATTIC AREA Insulation

4. Ventilation

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

Existing ventilation appeared to be adequate on the day of the inspection

5. 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

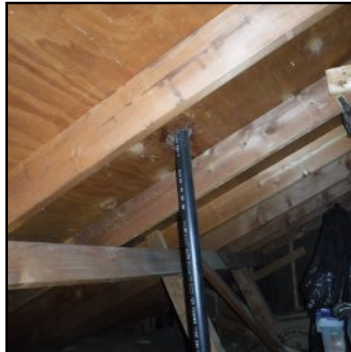
6. Exhaust Vents

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



ATTIC AREA Exhaust Vents



ATTIC AREA Exhaust Vents



ATTIC AREA Exhaust Vents

7. Duct Work

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

Older/worn ducts present - recommend routine maintenance and cleaning to extend the life of the existing ducts • Outer wrap damaged minor - needs to be serviced



ATTIC AREA Duct Work



ATTIC AREA Duct Work

8. Electrical

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

Visible electrical areas appear to have normal wear for age with no major visible defects at the time of the inspection • Most electrical not accessible and not inspected

9. Plumbing

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

Evidence of altered plumbing/piping in the attic - check all installation permits to ensure that all plumbing was installed to city/county building code • Visible piping areas appeared to be in normal condition for age - no major visible defects at the time of the inspection



ATTIC AREA Plumbing

10. Chimneys

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

Chimney is not fully visible/not accessible for inspection

GARAGE AND/OR CARPORT

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

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 Same as main structure see roof page for comments and recommendations

2. Rafters & Ceilings

INSP	NINSP	NFE	NONE	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drywall present – no visible access to view rafters • Patched areas observed - inquire with seller regarding reason for repairs



GARAGE AND/OR CARPORT Rafters & Ceilings

3. Main Automotive Doors

INSP	NINSP	NFE	NONE	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Metal sectional 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"/>	Normal wear at time of inspection - no major visible defects

5. Garage Door Openers

INSP	NINSP	NFE	NONE	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Opener(s) operated at the time of the inspection

6. Garage Doors Reverse Safety Status

INSP	NINSP	NFE	NONE	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Light beam was tested; the inspector interrupted the beam during closing, the door stopped and reversed back open on the day of the inspection

7. Exterior Doors

INSP	NINSP	NFE	NONE	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Operated at the time of inspection • Worn/weathered door - typical for age

8. Exterior Door Screens

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

9. Fire Doors

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

Operated at the time of inspection • **Door is not a fire rated - needs to be replaced with a fire rated door**

10. Firewalls

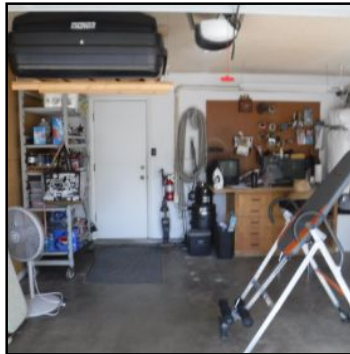
INSP	NINSP	NFE	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

11. Walls

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

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



GARAGE AND/OR CARPORT Walls

12. Anchor Bolts

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

Could not access - not inspected

13. Cabinets

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

Loose/worn hardware - worn cabinets - typical for age

14. Counters

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

Counter has worn areas typical for age

15. Closets

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

16. Slab

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

Small cracks/chipped areas - typical for the age of the materials • Worn and stained areas - typical for age of the material

17. Electrical

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

A representative number of receptacles and switches were tested and found to be operational at time of inspection

18. GFCIs

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

19. 240 Volt Receptacle

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

20. Ventilation

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

Wall vents are present • Vents obstructed by personal items/cabinets - needs to be serviced

21. 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

22. Windows

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

Constructed of: None
None

23. Wash Basin

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

24. Electrical Chase/Soffit

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

EXTERIOR AREAS

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Stucco

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

None present - siding only (see siding notes)

2. Siding

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

Constructed of: Wood
Worn/weathered/cracked materials where visible – recommend siding maintenance

3. Lower Half of Chimney

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

Worn/weathered at time of inspection where visible - typical for age

4. Wood Trim

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

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

5. Weep Screeds

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

Worn/weathered areas - typical for the age

6. Eaves & Fascia

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

Weathering and staining present in areas • **Deteriorated in areas - needs to be serviced - consult the termite report**



EXTERIOR AREAS Eaves & Fascia

7. Corbels

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

Worn and weathered materials - typical for age

8. Soffits

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

9. Exterior Paint

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

10. Exterior Doors

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

All visible and accessible doors were tested during this inspection

11. Exterior Windows

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

Worn windows/screens - typical for age

12. Shutters

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

13. Shelves and Planter Boxes

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

CONCRETE SLAB FOUNDATION

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

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

2. Foundation Perimeter

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

Vegetation growing against structure prevents visibility or access to some areas of foundation perimeter for inspection

- Worn and stained areas - typical for age of the structure

GROUNDS

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

***Contractor Reference - Geologic Property Evaluations - Robert Ruff, Certified Geologist 714.920.7744, ruffgeo7@gmail.com**

1. Driveways and Walkways

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

Constructed of: Concrete • Brick

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



GROUNDS Driveways and Walkways

2. Patio and Porch Roofs

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

Constructed of: Shade type plastic

Worn/weathered materials - typical for age



GROUNDS Patio and Porch Roofs

3. Balconies

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

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

4. Balcony and Deck Railing

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

Wood railings present - consult termite report for all exterior wood • Normal wear on the day of the inspection - no major visible defects



GROUNDS Balcony and Deck Railing

5. Patio Enclosures

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

6. Patio and Porch Decks

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

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



GROUNDS Patio and Porch Decks

7. Stairs & Handrails

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

8. Exterior Electrical

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

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

9. GFCIs

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

None visible/installed recommend upgrade for increased safety

10. Exterior Plumbing and Faucets

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

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

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



GROUNDS Exterior Plumbing and Faucets

11. Main Water Valve

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

Type of plumbing: Copper 100% (approximate)

Location: south side

- Gate valve present/worn - consider upgrading to a ball valve



GROUNDS Main Water Valve

12. Water Pressure

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

Pressure is higher than 120 psi, we recommend that a plumber further evaluate this high pressure as soon as possible

13. Pressure Regulator

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

Installed but pressure is above 80 PSI - needs to be serviced by a plumbing contractor

14. Sprinklers

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

15. Fencing and Walls

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

Constructed of: Wrought iron

- Visible fencing/wall areas are worn and weathered - typical for the age of the materials •
- Rust/rust damage at metal fence materials - needs to be serviced



GROUPS Fencing and Walls

16. Gates

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

Constructed of: Wrought iron
Operated on the day of the inspection • Weathered and worn materials - typical for age

17. Planters

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

No drain(s) visible for planter, recommend confirm or installation - needs to be serviced

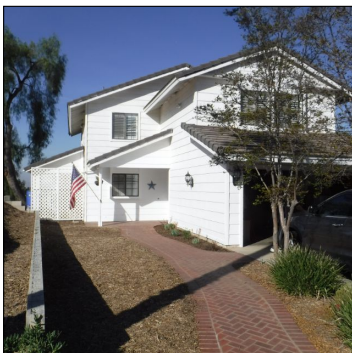


GROUPS Planters

18. Grading

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

No drains visible at the property at the time of the inspection, drains are recommended to divert water away from structure



GROUPS Grading



GROUPS Grading



GROUPS Grading

19. Out Structures

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

ROOF

INSP = Inspected, NINSP = NOT inspected, NFE = Needs further evaluation, repaired or replaced by appropriate licensed contractor, NONE = Not present at time of inspection

1. Condition

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

Inspection method - from the ground only

- Limited inspection - some areas are not visible due to height/angle - recommend roofer to evaluate as needed

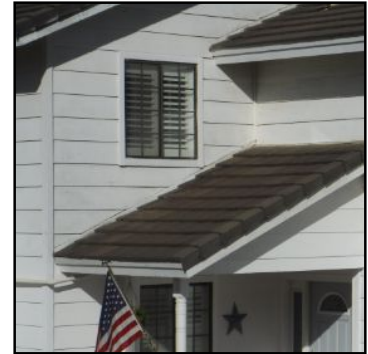
Worn and weathered materials present - typical for age and weather exposure - roof needs maintenance • **Loose/slipping tiles/shingles - needs to be serviced**



ROOF Condition



ROOF Condition



ROOF Condition



ROOF Condition

2. Flashings

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

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

3. Gutters and Down Spouts

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

4. Vents and Vent Caps

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

Worn/weathered cap(s) – recommend seasonal maintenance to ensure that caps do not become loose or develop other defects

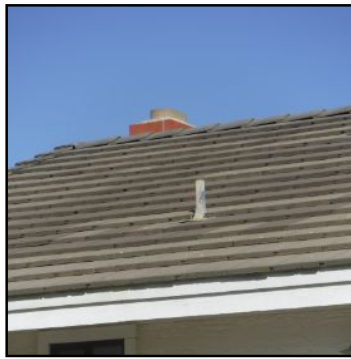


ROOF Vents and Vent Caps

5. Chimneys

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

Worn/weathered chimney – recommend seasonal maintenance and care



ROOF Chimneys

6. Spark Arrestors

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

No spark arrestor/rain cap present - recommend installation

7. Sky Lights

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

8. Solar Light Globes

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

9. Ducting on Roof

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

DISCLAIMERS

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

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

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

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

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

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

Garage: The garage is often the location where most storage occurs and receives a limited inspection when items are present. Personal items or other materials/possessions are not moved in any way to provide access to areas for inspection - areas of rafters, ceilings, firewall(s) or other walls should not be considered fully inspected if personal items or storage is present - defects may be present behind these items and not visible to the inspector at the time of inspection. Doors, windows, cabinets, counters, closets, slab areas, electrical areas, ventilation, plumbing areas or soffit(s) not fully accessible are not inspected, tested or evaluated. Firewall: fire rating labels are often not visible on finished drywall and cannot be determined with this inspection. Garage doors, hardware, openers and associated safety devices can only be inspected if these areas are clear of stored items and can be safely operated without disturbing other items in the garage. Garage doors, hardware and openers require periodic maintenance and servicing. Remote controls for openers are not tested. Door opener activator button should be minimum 54-inches above floor for safety.

DISCLAIMERS CONTINUED

Pressure sensors/systems are generally not tested due to the risk of damage if they are not properly operating - we recommend having a general service completed prior to regular use. We recommend checking permits for any converted garage areas or additional walls/ceilings or other alterations made to the garage.

Heating & Air Conditioning: This report does not indicate if the heater is on recall, a follow up with RecallChek.com is recommended. Electronic or Ultra violet air filters are not inspected. Inspector cannot determine if there is a crack in the firebox or if carbon monoxide is leaking in any part of the system. Not all registers can be tested for pressure flow, due to location, condition and operation of the heating & air conditioning system. Adjustable registers that are closed are not opened by the Inspector. Missing manufacturer labels prevent RecallChek (this is true for all appliances/systems at the structure). Age, remaining life, size or efficiency cannot be determined by the Inspector. The air conditioning system freon or other refrigerant levels are not checked or determined if leaking by the Inspector. Heaters, coil boxes, condensers and air compressors are NOT disassembled to evaluate the internal working parts. This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size or any other mechanical efficiency.

Water Heater: The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. Circulation pumps, TPR Valves and pressure tanks cannot be tested with inspection. Solar water heaters are not inspected. Tankless units that are not original to the structure should be further evaluated by a qualified tankless technician as there are many aspects that are beyond of the scope of a general home inspection. Age, remaining life, size or efficiency cannot be determined by the Inspector. Gas lines are not measured or sized for water heater needs. The Inspector cannot light the pilot flame on the water heater or any other appliance where a pilot flame is not already on.

Roof: The inspector cannot determine if a roof (or any part of the roof system) leaks at any time or under any weather conditions, no water or hose testing is performed during this inspection. If there are concerns or signs of possible roof leaks, please contact a licensed roofer to perform an additional inspection. Remaining roof life can only be determined by a licensed roofer. This applies to all roof areas evaluated during this inspection. Tile roofs, metal roofs or roof areas not accessible with a 12-foot ladder will receive a limited inspection from the ground or eaves only. Tile, metal or other materials that can be damaged will not be walked on by the Inspector. Chimney cavities are excluded from this inspection, recommend an internal chimney inspection be performed beyond the scope of the home inspection. Solar panels and tube globes are excluded from this report. Solar panels will prevent inspection of roof areas beneath them.

Electrical/Gas: Electrical panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy. Some wire types cannot be determined due to wire casings cover wires entering the breakers. Panels with excess wiring are not completely visible due to amount of wires inside panel. Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly - including AFCI and GFCI breakers (consult an electrician for further evaluation, if this is a concern). Electrical and gas fires due to poor installation of wiring and faulty gas pipes cannot be determined by the inspector. Only accessible GFCIs with test and reset buttons are tested, the inspector does not determine which GFCI outlets may be linked to other areas of the structure. Ungrounded outlets may be present in older structures (pre-1965) even if the main or sub panels have been upgraded. The inspector cannot determine if all wiring has been updated. Expect to find ungrounded outlets in older homes (pre-1965) - this is not a defect. We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to purchase and occupancy. The Inspector cannot determine if a gas leak is present in any area of the home or underground at any time during the inspection. Carbon monoxide poisoning cannot be detected with this inspection, including all gas and propane systems interior and exterior of the structure. Gas supply valves are not turned or operated during this inspection. The internal condition of gas appliance ventilation exhaust pipes cannot be detected. Pilot lights and fire places are not lit by the inspector at any time, for any reason. It is the responsibility of the client to ensure that the main gas and electrical systems are on prior to the inspection. The requirement of gas line sediment traps is not determined by the inspector.

Exterior Areas: For all wood areas or damaged wooden areas and moisture problems (mold/mildew), consult the termite inspection report. See interior section of the report for additional window and door information. In no way, shape or form can the inspector determine if the exterior of the home is water tight or is built to prevent moisture intrusion, no hose or water testing is performed at this inspection. Stucco and siding require periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions. Fire pits, exterior fireplaces and exterior BBQ's are excluded from this inspection. We recommend adding anti-siphon/backflow preventers (if not already present) on all exterior hose bibs for optimum potable water protection. Property boundary lines and encroachment determinations are beyond the scope of a home inspection and are not inspected or included in this report - Consult with another qualified professional as needed for evaluation if concerns exist in this area. Zero lot lines prevent a complete inspection of areas on other properties. Common areas controlled by Home Owner's Associations are not included in this inspection. Areas not visible or accessible due to height/angle/vegetation/other forms of limited access are not included in this inspection. Inspector does not use specialized instruments to detect moisture, if any, under stucco or siding surfaces.

Grounds: This inspection cannot determine if patio and porch roofs, balconies or patio enclosures are water tight, no water/hose testing is performed. The Inspector does not perform any stress or destructive testing of the electrical system; Yard area electrical that is not readily visible and accessible may not be seen or inspected; Low voltage lighting/electrical systems, motion detectors, intercom, video/audio/security systems and electric outdoor heating systems are not inspected. Generally, it is typical for older homes not to have exterior outlets or switches, this is not a defect. Sprinklers on timers are not inspected, consult seller/HOA. Above ground pools, ponds, fountains, waterfalls, birdbaths, and associated equipment or pumps used for these items, are excluded from this report. Steep hillsides and inaccessible areas on the grounds are excluded from this report. It is highly recommend that all structures built on hillsides and slopes have a geological inspection performed to determine if the hillside/grading is stable.

DISCLAIMERS CONTINUED

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

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

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

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

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

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

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

SEE CONTRACT FOR ADDITIONAL INFORMATION AND DESCRIPTION OF ITEMS



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/>



Photos



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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 | Don't Know |
| <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 | Don't Know |
| <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
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
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.
N/A	Not accessible, not inspected