

(800) 494-8998

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THE ELITE GROUP

HOME INSPECTIONS - MOLD INSPECTIONS - TERMITE INSPECTIONS

Pre-listing Inspection Report



1234 Main Street, AnyCity, CA 91710

Inspection prepared for: Sam Smith

Real Estate Agent: Dory Sally -

Date of Inspection: 1/15/2015 Time: 8:00 AM

Age of Home: 1986 Size: 3300

Order ID: 56971

Inspector: Michael Speirs

Email: TimMaher@eliteinspections.com



CALIFORNIA'S LARGEST AND MOST *trusted* INSPECTION COMPANY SINCE 1984.

PRE-LISTING SUMMARY

1. About the House

Building Type: Wood frame and stucco
Roof Type: Tile roof (Concrete, clay or slate) - Typical life span of 80 to 100 years
The 200 amp electrical service is typical for this home and it adequate for most modern lifestyles. An oversized copper water supply line provides very good water pressure.
Utilities: :Fuel Type: Natural Gas
Plumbing Type: Copper
Electrical: Underground feed: 200 AMPS
Year Built: 1987
There is a modern hot water heating system and air conditioning systems.

2. Above Average Items

NEW ROOF - This roof appears to be in great condition and with seasonal maintenance and care should be able to meet it's life expectancy.
DOUBLE-PANED WINDOWS - This structure has double-paned windows which offer more energy efficiencies and insulated properties and can reduce noise and protect the interior areas of the home from sun damage.
NEW WATER HEATER - This structure appears to have a newer water heater that is in a good operating condition.
HVAC SYSTEM - This structure has a newer heating and air conditioning system that was in good operating condition at the time of the inspection.
Upgrades: , The kitchen has been recently remodeled , LED lighting is being used in areas of the home and very energy efficient , The property perimeter walls/fencing has been updated
Windows in the home have been replaced with high quality modern units.

3. For the Buyer

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

4. Move-In Certified

The definition of a "Move In Certified" home has been Pre-Inspected and has

- *No structural defects
- *No major systems in need of immediate repair
- *No visual mold
- *No known health or safety hazards
- *Here is the link to download the Move In Certified logo to use for flyers, websites and other marketing for your listing.

<http://www.moveincertified.com/download/MoveInCertifiedLogo.zip>



ABOUT YOUR INSPECTION

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

ALL ITEMS IN RED PRINT ARE OF IMMEDIATE CONCERN TO THIS STRUCTURE AND SHOULD BE FURTHER EVALUATED BEFORE THE CLOSE IN ESCROW. HOWEVER, THE ENTIRE REPORT MUST BE READ FOR FULL DISCLOSURE

During this inspection your inspector did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. Areas that are hidden and/or not readily visible are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased visual inspection only. The Elite Group Property Inspection Service, Inc. inspections are performed with consideration given to the age of the structure. Defects will indicated and be marked as such, even though the condition may be normal for the age and should be inspected by the appropriate licensed contractor. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. Your report does not include all items covered in the REAL ESTATE TRANSFER DISCLOSURE FORM.

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

Mold spores, 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. It's recommended the client have the property tested by a certified expert in these areas, in all cases.

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.

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 portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any and all concerns and defects noted in the report.

Note that this report is a snapshot in time. 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 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.



SEWERGUARD

MOLDSAFE

RecallChek

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. Utilities

All Utilities are ON
Buyer present during inspection

2. Walls Constructed of/Coverings

Drywall

3. Walls

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

Small cracks/holes/chipped/dirty areas - normal for age of structure • Occupied structure some areas not accessible due to personal items • Small cracking noted throughout the structure, this is normal for California construction and caused by settling, earthquake, and wind conditions.

4. Ceilings Constructed of/Coverings

Drywall

5. Ceilings

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

Small cracks/holes/chipped/dirty areas - normal for age • **Stains/blistered areas present - tested dry with moisture meter in dinning room below upstairs bathroom**



Stains/blistered areas present - tested dry with moisture meter in dinning room below upstairs bathroom

6. Ceiling Fan/s

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

Operated at time of inspection

7. Floor Coverings

Carpet • Ceramic tile • Floating laminate

8. Floors

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

Personal items prevent complete inspection in areas • Worn and stained areas- typical for age of the material • Area rugs present - some areas of floors not visible

9. Windows Constructed of

Double pane • Vinyl framed • Fixed vinyl framed

10. Windows

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

Operated at time of inspection

11. Window-Wall A/C or Heat Unit/s

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

12. Doors

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

Operated at time of inspection • Loose/worn hardware needs minor service

13. Sliding Glass Door/s

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

Worn hardware • **Did not lock - needs to be serviced****14. Fireplace/s**

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

Location/s: Living room

Mason built

Gas log lighter present



Gas log lighter present

15. Electrical

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

Some outlets not accessible - not inspected

16. Stairs & Handrails

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

Functional at time of inspection

17. Closet/s

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

Some closet areas not visible for inspection due to personal storage

18. Cabinet/s

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

Some interior cabinet areas not visible for inspection due to personal storage • Normal wear for age of material

19. Bar-Wet Bar/s

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

Operated at time of inspection

20. Door Bell/s

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

Functional at time of inspection front

21. Smoke Detector/s

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

22. Carbon Monoxide Detector/s

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

BEDROOM/S

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

1. Location/s

Master • Downstairs south west • Downstairs west

2. Walls Constructed of/Coverings

Drywall

3. Walls

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

Occupied structure some areas not accessible due to personal items

4. Ceilings

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

No major visible defects at time of inspection

5. Ceiling Fan/s

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

Operated normally when tested, at time of inspection

6. Floor Coverings

Carpet • Floating laminate

7. Floors

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

8. Windows Constructed of

Double pane • Vinyl framed • Fixed vinyl framed

9. Windows

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

Operated at time of inspection

10. Doors

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

Operated at time of inspection

11. Sliding Glass Door/s

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

Tempered glass label observed • Double pane

12. Sliding Door Screen/s

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

Functional at time of inspection

13. Electrical

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

Some outlets not accessible - not inspected

14. Closet/s

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

Some closet areas not visible for inspection due to personal storage

15. Cabinet/s

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

Some interior cabinet areas not visible for inspection due to personal storage

16. Smoke Detector/s

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

17. Carbon Monoxide Detector/s

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

BATHROOM/S

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

1. Location/s

Master • Upstairs • Downstairs

2. Walls Constructed of/Coverings

Drywall • Ceramic Tiles • Synthetic Material

3. Walls

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

Occupied structure some areas not accessible due to personal items

4. Ceilings Constructed of/Coverings

Drywall

5. Ceilings

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

No major visible defects at time of inspection

6. Floor Coverings

Ceramic tile • Hardwood

7. Floors

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

Area rugs present - some areas of floors not visible • Normal wear for age

8. Windows Constructed of

Double pane • Vinyl framed

9. Windows

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

Operated at time of inspection

10. Doors

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

Operated at time of inspection

11. Closet/s

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

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

12. Counter/s

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

Counter has normal wear at time of inspection • Some counter areas not visible for inspection due to personal storage

13. Cabinet/s

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

Some interior cabinet areas not visible for inspection due to personal storage • Normal wear for age of material



14. Sink/s

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

Tested and functional at time of inspection via normal fixture controls

15. Mirror/s

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

Mirror functional at time of inspection

16. Bath Tub/s

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

Missing stopper upstairs • Some areas not visible due to personal items

**Missing stopper upstairs****17. Shower/s**

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

Some areas not visible due to personal items • Tested and functional at time of inspection via normal fixture controls

18. Shower Walls

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

Fiberglass surround present

19. Enclosure/s

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

Operational at time of inspection • Tempered glass label observed

20. Toilet/s

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

Tested and operational at time of inspection via normal fixture controls • Toilet upstairs does not flush properly - needs to be serviced

21. 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 - no visible leaks observed • Worn fixtures

22. Electrical

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

23. GFCI/s

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

Tested and operational at time of inspection via normal control

24. Exhaust Fan/s

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

Operated at time of inspection

25. Heating

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

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

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. Walls Constructed of/Coverings

Drywall • Ceramic tiles

2. Walls

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

Occupied structure some areas not accessible due to personal items

3. Ceilings Constructed of/Coverings

Drywall

4. Ceilings

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

Some areas not fully visible due to height/angle/natural lighting/shadowing - **N/A**

5. Ceiling Fan/s

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

Operated normally when tested, at time of inspection

6. Floor Coverings

Floating laminate

7. Floors

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

Personal items prevent complete inspection in areas • Area rugs present - some areas of floors not visible • Worn and stained areas- typical for age of the material

8. Windows Constructed of

Double pane • Vinyl framed

9. Windows

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

Operated at time of inspection • **Did not lock/latch kitchen- needs to be serviced**

10. Counters

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

Cracking small - aesthetic

11. Cabinet/s

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

Some interior cabinet areas not visible for inspection due to personal storage • Normal wear for age of material

12. Pantry

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

Some pantry areas not visible for inspection due to personal storage • Normal wear for age of material

13. Sink/s

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

Normal wear for age of material

14. Drinking Water Faucet/s

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

Tested and operational at time of inspection via normal fixture controls

15. Spray Wand/s

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

Operational at time of inspection

16. Hot Water Dispenser/s

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

17. Soap Dispenser/s

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

Tested and operational at time of inspection via normal fixture controls

18. Dishwasher/s

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

Tested and operational (not full cycle) at time of inspection via normal controls •
Kenmore • 543543254

19. Garbage Disposal/s

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

Electrolux • 655647575 • Normal wear for age • Unit corroded inside

20. 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 - no visible leaks observed •
Corrosion visible

21. Range/s

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

Arcoaire • 4324321 • Normal wear for age • Gas - tested and operational at time of
inspection via normal controls

22. Oven/s

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

Bosch • 4354135 • Normal wear for age • Gas - tested and operational at time of
inspection via normal controls

23. Microwave/s

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

Bosch • 43242142 • Normal wear for age • Tested and operational at time of inspection
via normal controls

24. Trash Compactor/s

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

Armstrong • 543543242 • Tested and operational (no trash) at time of inspection via
normal controls

25. Exhaust Vent/s

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

Exterior vented

Arcoaire • 6546536543 • Normal wear for age

26. Electrical

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

Some outlets not accessible - not inspected

27. GFCI/s

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

Tested and operational at time of inspection via normal control

LAUNDRY AREA

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

Separate laundry room present/sub-wall added at garage check for permits

2. Walls Constructed of/Coverings

Drywall

3. Walls

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

Occupied structure some areas not accessible due to personal items

4. Ceilings Constructed of/Coverings

Drywall

5. Ceilings

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

No visible defects at time of inspection

6. Floor Coverings

Carpet

7. Floors

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

Washer/dryer unit(s) present during inspection and obstruct the view of the floor areas
 • Personal items prevent complete inspection in areas • Normal wear for age • Worn and stained areas- typical for age of the material

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. Counter/s

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

Some counter areas not visible for inspection due to personal storage

10. Cabinet/s

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

Some interior cabinet areas not visible for inspection due to personal storage • Normal wear for age of material

11. Dryer Vent/s

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

Mostly not visible due to personal storage • Normal wear on day of the inspection

12. Plumbing

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

Trap not visible • Tested and functional at time of inspection via normal fixture controls

13. Gas Valve/s

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

Normal wear

14. Electrical

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

15. GFCI/s

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

16. Exhaust Fan/s

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

Operated at time of inspection

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

1. Heater/s

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

Location: Laundry room

Type: Gas fired forced hot air • Split system

Note: Inspector does not examine heat exchanger or determine the presence of a cracked heat exchanger - this is not a complete evaluation of the internal areas of the heater - consult an HVAC contractor for further evaluation if you have concerns about the heat exchanger • Day and Night • 432432432

2. A/C Evaporator Coil Box

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

Note: The **a/d** coil box is only examined on the exterior - an internal inspection is not completed on the coil box - consult a HVAC contractor to further evaluate as needed • Note: This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size - consult a HVAC contractor for further evaluation as needed

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"/>

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

5. Gas Supply Valve/s and Pipe/s

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

Normal wear at time of inspection - no major visible defects

6. Electrical

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

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

7. Thermostat/s

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

Standard mechanical type present - functional day of the inspection

8. Filter/s

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

Located inside heater cabinet, filter size 24"x24"x1"
A seasonal HVAC service contract is recommended to ensure that all filters changed/cleaned regularly or as needed • 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"/>

Representative number tested and functional day of the inspection • Heater Temperature at Registers: 125 degrees • A/C Temperature at Registers: 50 degrees • Temperature at Air Return: 75 degrees





Heater Temperature



Return Air Temperature



A/C Temperature

10. Heater Enclosure/s

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

Visible areas have normal wear at time of inspection - no major visible defects • Note: The inspector cannot determine if asbestos exists in any part of the HVAC system - consult an asbestos testing company if you have concerns about asbestos • Note: Due to presence of rust, scale, and some debris in this furnace, a professional cleaning and service review by a licensed HVAC contractor is highly advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchanger is not within the scope of this inspection and should be performed by a HVAC contractor prior to ensure the proper and safe operation of this system.

11. Platform/Base/s

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

Recommend seasonal servicing and maintenance to ensure sealing holes and gaps in the heater base

12. Refrigerant Line/s

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

13. Air Conditioning Compressor/s

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

Location: Electric unit - exterior east
Five-Star • 4324322



WATERHEATER/S

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 Heater/s Condition

INSP	NINSP	NFE	NONE
X			

Number of gallons: 50 gallons

Frigidaire • 543534543 • Note: The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. The Inspector cannot predict the remaining life of the unit. • Operated at the time of the inspection

2. Venting

INSP	NINSP	NFE	NONE
X			

Normal wear day of the inspection - no major visible defects

3. Plumbing

INSP	NINSP	NFE	NONE
X			

Material type: Copper

Normal wear at time of inspection - no major visible defects

4. Electrical

INSP	NINSP	NFE	NONE
			X

5. Temperature Pressure Release Valve/s

INSP	NINSP	NFE	NONE
X			

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

6. Overflow Line/s

INSP	NINSP	NFE	NONE
X			

Material type: Copper

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

7. Water Heater Temperature

INSP	NINSP	NFE	NONE
X			

Note: Temperature can be taken at the exhaust draft diverter location, but may not represent the actual temperature at the interior fixtures within the structure - see all photos attached to the report • 113 F



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 Valve/s

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

Normal wear at time of inspection - no major visible defects

10. Combustion Air

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

11. Platform/Base/s

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

Normal wear at time of inspection - no major visible defects

12. Enclosure/s

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

Normal wear at time of inspection - no major visible defects

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: West side of the structure

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

**2. Sub Panel/s**

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

Location: No sub panel present

3. Breakers

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

Type of wiring: Copper

Note: Breakers are visually inspected only - the inspector does not perform any electrical stress tests on the system to determine if a breaker trips properly (consult an electrician for further evaluation, if this is a concern) • Loose/worn breakers - typical for age

4. Panel Wiring

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

Wiring type: copper

5. Breaker Amp Capacity

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

200 amp

6. Cable Feeds

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

Underground - not accessible for inspection

7. Main Gas Valve

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

Location: East side of the structure

Natural gas present



8. Gas Pipe/s and Valve/s

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

Normal wear for age at the time of inspection - no major visible defects • Gas line to fire pit

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. Structure

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

Structure inspection limited due to access hindrances such as insulation/ductwork/pipes/wires • Conventional framing functional, normal wear at time of inspection - no major visible defects • Evidence of past or present leaks, dry at time of the inspection - recommend roofing contractor to evaluate

2. Insulation

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

Material type: Unfinished fiberglass batts

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

The inspector does not determine the presence of asbestos or any other hazardous materials in the building • The inspector does not determine R-value of the insulation

3. Ventilation

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

Ventilation appeared to be functional

4. Vent Screens

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

Ventilation screens functional at time of inspection

5. Exhaust Vent/s

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

Normal for age on day of the inspection

6. Duct Work

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

Normal wear where visible



7. Electrical

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

Most electrical not accessible and not inspected

8. Plumbing

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

None visible due to ductwork/insulation/storage

9. Access Entry/s

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

Normal wear at access door

10. Chimney/s

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

Not visible

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

2. Rafters & Ceilings

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. Main Automotive Door/s

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 Opener/s

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

Operated at the time of the inspection

6. Garage Door/s Reverse Safety Status

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

Light beam door safety not operational - needs to be serviced

7. Exterior Door/s

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

Normal wear at time of inspection - no major visible defects

8. Fire Door/s

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

Normal wear at time of inspection - no major visible defects

9. Firewall/s

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

Normal wear at the time of inspection - no major visible defects • Personal items/storage/etc. are present and prevent a complete inspection of firewall areas

10. Walls

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

11. Anchor Bolts

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

Present - normal wear for age



12. Cabinet/s

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

Normal wear for age of material

13. Counter/s

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

Some counter areas not visible for inspection due to personal storage

14. Slab

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 • Epoxy coated - prevents complete inspection

15. Electrical

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

All visible and accessible outlets, switches and lights are tested during this inspection

16. GFCI/s

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

17. 240 Volt Receptacle

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

18. Ventilation

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

Current Ventilation appears to be adequate at the time of the inspection

19. 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

20. Window/s

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

Constructed of: Single pane

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Normal wear at time of inspection - no major visible defects

2. Weep Screeds

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

3. Eaves & Facia

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

- Damaged in areas recommend termite

4. 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

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

5. 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

6. Exterior Doors

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

7. Exterior Window/s

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

Normal wear at time of inspection - no major visible defects

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 checked="" type="checkbox"/>	<input 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

2. Foundation Perimeter

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

Most perimeter areas are not visible - N/A

GROUNDS

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

1. Driveway/s and Walkway/s

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

Constructed of: Concrete • Brick
Normal wear for age on the day of the inspection

2. Patio and Porch Roof/s

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

Constructed of: Shade type wood • Wood
Normal wear at time of inspection - no major visible defects

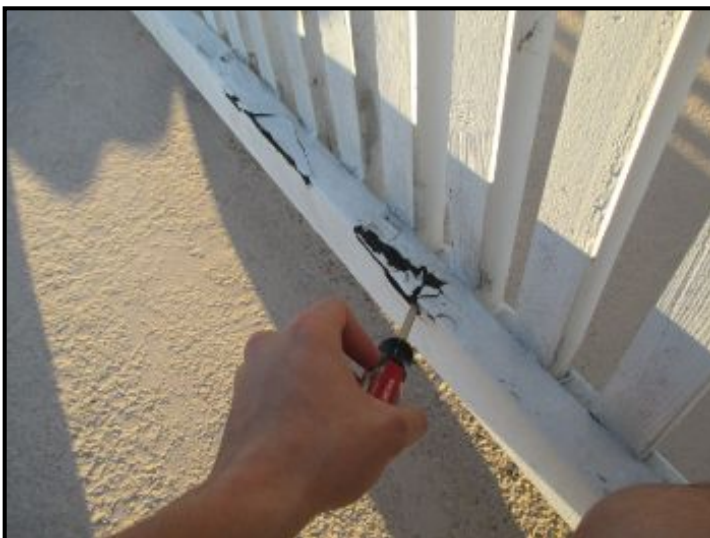
3. Balcony/s

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

4. Balcony and Deck Railing

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

Deteriorated wood - needs to be serviced - consult termite report • Damaged - needs to be serviced



Deteriorated wood - needs to be serviced - consult termite report

5. Patio and Porch Deck/s

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



Ponding water-poor drainage

6. Stairs & Handrails

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

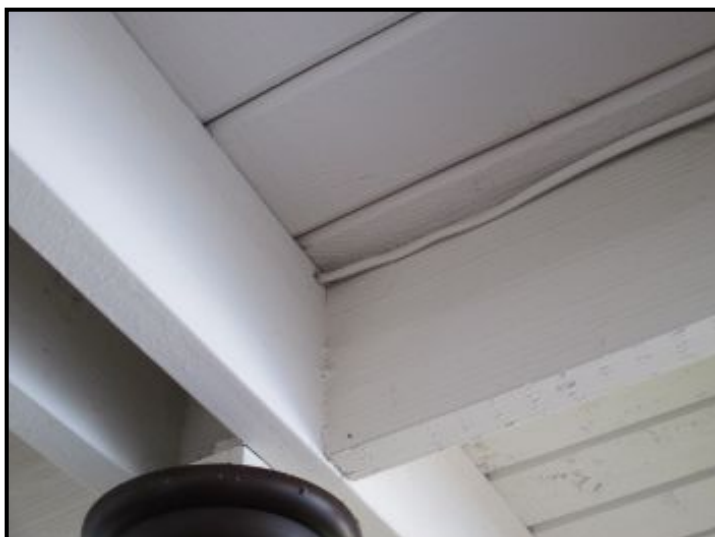


Normal wear at time of inspection - no major visible defects

7. Exterior Electrical

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

Exposed wiring is not rated for outdoor use at patio ceiling fan - needs to be serviced



Exposed wiring is not rated for outdoor use at patio ceiling fan - needs to be serviced



Patio Ceiling Fan

8. GFCI/s

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

Tested and operational at time of inspection via normal control

9. Exterior Plumbing and Faucet/s

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

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

10. 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: front

11. Water Pressure

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

Approximate pounds per square inch: 60

12. Pressure Regulator

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

Regulator appears to have normal wear on the day of the inspection - no major visible defects • Location: front of house

13. Sprinklers

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

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

14. Fencing and Walls

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

Constructed of: Wood • Block • Brick • Stucco

• Chain link • Wrought iron

Some wall/fence areas not visible for inspection due to vegetation/personal items • Damaged fencing/walls

15. Gate/s

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

Constructed of: Wrought iron

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

16. Planter/s

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

17. Grading

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

Visible erosion at hillside, Steep slope/hillside present adjacent or around property - recommend soils engineer or geologist for professional determination of stability, ponding water at east rear yard, poor drainage



Visible erosion at hillside, Steep slope/hillside present adjacent or around property - recommend soils engineer or geologist for professional determination of stability

18. Out Structures

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

N/A

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 a ladder at the eaves

Constructed of: Concrete tile

Normal wear for age • **Cracked/chipped tiles - typical for age/materials - recommend routine roof maintenance**



2. Flashing/s

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

Normal wear at time of inspection - no major visible defects

3. Gutters and Down Spout/s

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

Normal wear at time of inspection - no major visible defects

4. Vents and Vent Cap/s

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

Recommend seasonal maintenance to ensure that caps do not become loose or develop other defects • Normal at time of inspection - no major visible defects

5. Chimney/s

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

Normal wear at the time of inspection - no major visible defects • No rain cap

6. Spark Arrestor/s

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

Normal wear at time of inspection - no major visible defects

POOL AND/OR SPA

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

1. Plumbing

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

Normal wear, no visible leaking found at the time of the inspection



Normal wear, no visible leaking found at the time of the inspection

2. Pumps

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

Operated on the day of the inspection

3. Jets

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

Operated on the day of the inspection

4. Pressure Gauge/s

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

Operated on the day of the inspection

5. Pool Fill Valve/s

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

6. Electrical

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

Normal wear the day of the inspection

7. GFCI/s

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

Tested and functional at time of inspection

8. Light/s

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

Tested and functional at time of inspection

9. Timer/s

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

Damaged/corroded

10. Air Booster Pump/s

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

Operated on the day of the inspection

11. Filter/s

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

Appears operative on the day of the inspection

12. Skimmer and Basket/s

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

Appears operative on the day of the inspection

13. Heater

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

Type: Electric type present
 Operated on the day of the inspection
14. Tile

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

Normal wear at time of inspection • Stained

15. Coping

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

Normal wear at time of inspection

16. Decking

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

Normal wear at time of inspection • Chipped - aesthetic

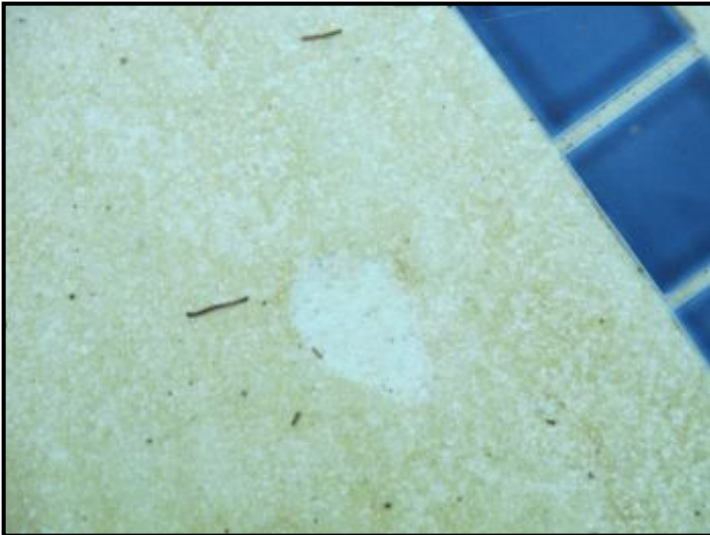
17. Gate/s & fencing

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

Constructed of: Wrought iron • Stucco
 Normal wear day of the inspection
18. Structure/s

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

Type: Below ground
Constructed of: Gunite • Plaster
 Normal wear on the day of the inspection • **Plaster Chipping, cracked Fiberglas at spa**



Pool Plaster Chipping



Above Ground Spa



Cracked Fiberglas Spa

19. Water Condition

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

Clear on the day of the inspection



Clear on the day of the inspection

INSPECTION AGREEMENT

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

SCOPE OF THE INSPECTION / REPORT

We will perform a non-invasive physical examination designed to identify material defects in the systems, structures, and components of buildings located on the property to be inspected, as they exist at the time of the inspection. Our inspection will be limited to those specific systems, structures and components that are present and visually accessible. We will only operate components and systems with normal user controls and as conditions permit. Unless we agree otherwise, we will only inspect the primary building, and its associated primary parking structure, on the property. We will also provide you with a report that describes and identifies the inspected systems, structures and components and identifies material defects. We may amend the report within twenty-four (24) hours after completing the inspection.

Unless we agree otherwise, we will perform the inspection, and issue the report, in accordance with the mandatory parts of the current Standards of Practice (Residential Standards - Four or Less Units) of the International Association of Certified Home Inspectors ("the InterNACHI Standards") and subject to the Definitions, Scope, Limitations, Exceptions and Exclusions in the InterNACHI Standards. Terms in this Agreement have the same meaning as the defined terms in the InterNACHI Standards. The InterNACHI Standards are available from InterNACHI's website: <http://www.nachi.org/>

IF YOU DISCOVER A DEFECT FOR WHICH WE MAY BE LIABLE TO YOU, YOU MUST NOTIFY US AND GIVE US A REASONABLE OPPORTUNITY TO RE-INSPECT THE PROPERTY BEFORE YOU REPAIR THE DEFECT. YOUR NOTICE MUST BE IN WRITING, INCLUDE A SIGNED COPY OF THIS AGREEMENT, AND BE MAILED TO:

Corporate Office
The Elite Group Property Inspection Service, Inc
Attn: Inspector Supervisor
21700 E Copley Suite 390 Diamond Bar, CA 91765
1(800) 494 - 8998

OUR LIABILITY TO YOU FOR CLAIMS ARISING FROM OUR INSPECTION OR OUR REPORT, WHETHER SOUNDING IN TORT OR CONTRACT, WILL NOT BE MORE THAN THE LESSER OF ACTUAL DAMAGES OR TEN (10) TIMES THE INSPECTION FEE.

TEGPIS AND CLIENT AGREE THAT CLIENT CANNOT FILE A LEGAL ACTION AGAINST TEGPIS OR ITS EMPLOYEES, WHETHER SOUNDING IN TORT OR CONTRACT, MORE THAN ONE YEAR AFTER THE CLIENT DISCOVERS, OR WITH THE EXERCISE OF REASONABLE DILIGENCE SHOULD HAVE DISCOVERED THE BREACH OR MATERIAL DEFECT.

Our report is NOT a warranty of the items inspected. Contact your home warranty company.

CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

Our goal is to provide valuable and unbiased information that helps consumers make informed decisions. A portion of our business may be based on relationships with other professions- real estate sales professionals, lawyers, lenders, vendors, etc., and our reports sometimes conflict with the business interests of these parties. We do not allow these relationships to compromise the integrity of our service. However, they do enable us to deliver more value to our clients. Our reports are intended to accurately reflect our impartial professional opinion, without exception.

YOU MUST PAY THE INSPECTION FEE BEFORE WE CAN DELIVER THE REPORT TO YOU.



SEWERGARD

MOLDSAFE

RecallChek

DISCLAIMER

Interior: Limited inspection on all occupied/staged structures, personal property, furniture and moving boxes prevent a complete inspection. Recommend checking for permits on all additional construction including windows, patio roofs, out structures, garage and attic conversions, etc. performed on the property after original construction. Built-in central vacuum systems are not inspected.

Bathrooms: Leaking bathtub and sink overflow drains and spa tub jet hoses cannot be detected with this inspection. Shower pans are not leak tested consult the termite report. Exterior access panels are only inspected if readily accessible and operable (not sealed or painted or screwed shut).

Kitchen: This inspection cannot determine how well the dishwasher cleans the dishes. Disposal blades are not inspected. Water purifying systems and water softeners are not inspected. Non built-in appliances and built-in refrigerators are excluded from this report.

Laundry: Water supply valves that are left in the on position for a long period of time tend to leak when turned off or do not shut off completely. Supply valves cannot be tested whether a washing machine is present or not. Washer and dryer units not inspected.

Attic: The inspector cannot determine or test if asbestos materials exist throughout the structure. When attic insulation is covering ceiling joists, we cannot completely inspect due to inspector safety concerns. Most attics are not completely accessible due to limited space. Attic insulation and limited space prevent the inspector from performing a complete inspection of the attic area, not all areas are accessible and will be determined by the inspector discretion. Temperature sensors and fans for attic exhaust systems are not tested. Rodents: If there is visible evidence of rodents, it will be noted as such. Most rodent 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 whether or not evidence exists.

Heating & Air Conditioning: This report does not indicate if the heater is on recall, a follow up report will be emailed via RecallChk. Electronic air filters are not inspected. Inspector cannot determine a crack in the firebox. Not all registers can be tested for pressure flow, due to location, condition and operation of the heating & Air Conditioning system. Missing labels prevent RecallChk.

Water Heater: Circulating 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 out of the scope of a general home inspection.

Roof: Chimney cavities are excluded from this inspection, recommend a chimney scope inspection be performed. Solar panels and tube globes are excluded from this report. The inspector cannot determine whether a roof is water tight or not, under any condition.

Electrical: Electrical and gas fires due to poor installation of wiring and faulty gas pipes cannot be determined by the inspector.

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

Grounds: This report cannot determine if patio and porch roofs or patio enclosures are water tight. Low voltage lighting and motion-detected sensors on light fixtures are not inspected. Sprinklers on timers are not inspected consult seller/association. Above ground pools, ponds, waterfalls, birdbaths, and pumps used for these items, are excluded from this report. Steep hillsides and inaccessible areas on the grounds are excluded from this report. It is highly recommend that all structures built on hillsides and slopes have a geological inspection performed to determine if the structure is stable. This inspection cannot determine ground movement or drainage issues.

Foundation: Sump pumps, septic tanks and sewer drain pipes from structure to street are excluded from this inspection. Soil levels and stem walls prevent complete inspection of the under house area. Drain scope inspections are recommended whether a defect is detected or not. Slab foundations are often covered and not visible; this is a limited inspection.

Pool: Solar panels are excluded from report. Valves that are not labeled for the pool and/or spa jets are excluded from this report. Automatic pool fill float valves and electronic chlorine dispensers are excluded from this report. Portable spas have a limited inspection. The inspector cannot determine pool or spa leaks. 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.

SEE CONTRACT FOR A COMPLETE DISCLAIMER OF ITEMS EXCLUDED FROM THIS INSPECTION



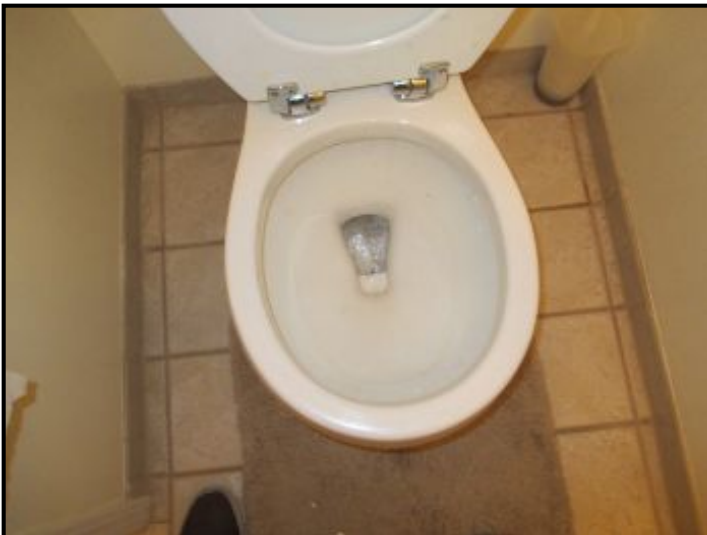
Photos



Tested and functional at time of inspection via normal fixture controls



Operational at time of inspection via normal fixture controls - no visible leaks observed





Fire pit



Damaged Pool Slide

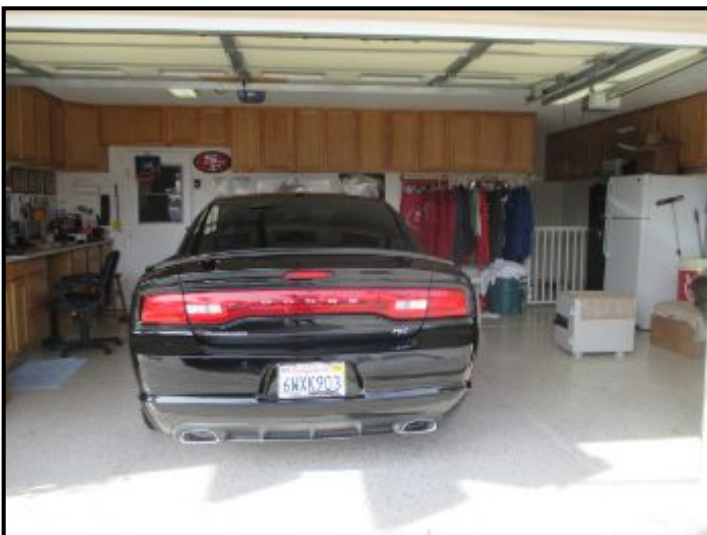


Pool Slide



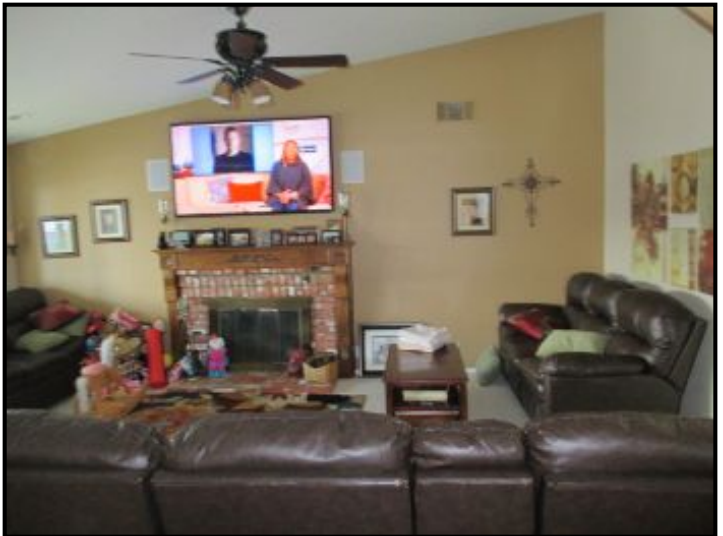


General View



General View

General View



General View



General View



General View



General View



General View



Tested and operational (not full cycle) at time of inspection via normal controls



General View



Missing stopper Master





ponding water









General View





General View



General View





Residential Earthquake Hazards Report

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

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



SEWERiGARD

MOLD SAFE

RecallChek

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
N/A	Not accessible, not inspected



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.

INTERIOR		
Page 3 Item: 5	Ceilings	• Stains/blistered areas present - tested dry with moisture meter in dinning room below upstairs bathroom
Page 4 Item: 13	Sliding Glass Door/s	• Did not lock - needs to be serviced
BATHROOM/S		
Page 9 Item: 20	Toilet/s	• Toilet upstairs does not flush property - needs to be serviced
KITCHEN		
Page 11 Item: 9	Windows	• Did not lock/latch kitchen- needs to be serviced
ATTIC AREA		
Page 23 Item: 1	Structure	• Evidence of past or present leaks, dry at time of the inspection - recommend roofing contractor to evaluate
EXTERIOR AREAS		
Page 27 Item: 3	Eaves & Facia	• Damaged in areas recommend termite
GROUNDS		
Page 29 Item: 4	Balcony and Deck Railing	• Deteriorated wood - needs to be serviced - consult termite report • Damaged - needs to be serviced
Page 30 Item: 7	Exterior Electrical	• Exposed wiring is not rated for outdoor use at patio ceiling fan - needs to be serviced
Page 32 Item: 17	Grading	• Visible erosion at hillside, Steep slope/hillside present adjacent or around property - recommend soils engineer or geologist for professional determination of stability, ponding water at east rear yard, poor drainage
ROOF		
Page 33 Item: 1	Condition	• Cracked/chipped tiles - typical for age/materials - recommend routine roof maintenance
POOL AND/OR SPA		
Page 36 Item: 18	Structure/s	• Plaster Chipping, cracked Fiberglas at spa

