

(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



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>



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

