

ELITEGROUP

COMMERCIAL INSPECTION REPORT



12444 Sample Address Blvd, Sample City, CA 91606
Inspection prepared for: Sample Name
Real Estate Agent: Name Agent - Your Favorite Agency

Date of Inspection: 3/29/2019 Time: 10:00 AM
Age of Home: 1963 56 years old Size: 60,896 sf
Weather: Wet rained recently & cloudy & warm
Order ID: 17xxxx, Commercial Inspection Main Systems Only
Office Building, Building is facing north

Inspector: Sample Report
Phone: 800-494-8998
Email: customerservice@eliteinspections.com



Summary Page

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. Further evaluation is recommended for any item written in red text or marked "needs to be serviced" on this report -- further evaluation often times will allow a contractor to find additional items needing repair beyond the scope of the home inspection. Failure to further evaluate any item as recommended releases us of any liability.

INTERIOR

Page 7 Item: 4	Walls	<ul style="list-style-type: none"> • Irregular installation/patching/workmanship & missing tiles 1st & 2nd floor mens bath- needs to be serviced • Large holes & or cracks present-120, 2nd floor womens bath,501 & in stairs walls in areas-- larger than typical - needs to be further evaluated/serviced • Stains/blistered areas present at hall by water main valve- tested dry with moisture meter at time of inspection • Stains/blistered areas present 400- tested dry with moisture meter at time of inspection
Page 10 Item: 6	Ceilings	<ul style="list-style-type: none"> • Missing loose panels 1st ,5th floor hall-120,300,400,501 - needs to be serviced • Stains/blistered areas present -1st,2nd 3rd,4th,5th floors hall, 120,200,300,400,501- tested dry with moisture meter • Evidence of leaking from condensation- 1st ,2nd, 3rd,4th,5th floors halls-120,300,400,501 • Sagging damaged materials- 120,400- needs to be serviced • Evidence of leaking from roof-400,501,4th 5th floor halls -needs to be serviced
Page 12 Item: 8	Floors	<ul style="list-style-type: none"> • Torn in areas 1st floor hall- needs to be serviced • Cracked areas 400- needs to be serviced
Page 13 Item: 10	Windows	<ul style="list-style-type: none"> • Cracked glass-105- needs to be serviced • Loose/missing weather stripping • Recommend general window maintenance/lubrication and weather tight service • Windows/glass below 18" and window glass in any doors should be tempered • evidence leaking windows south side-2nd floor- needs to be serviced • Hole in glass 2nd floor north side - needs to be serviced
Page 13 Item: 13	Electrical	<ul style="list-style-type: none"> • Exposed wires & connections -120 potential hazard needs to be serviced • Damaged burned fixtures 400- needs to be serviced • Missing outlet/switch covers - throughout structure-501 - recommend repair for safety
Page 14 Item: 14	Stairs & Handrails	<ul style="list-style-type: none"> • One elevator did not operate at time of inspection out of order- needs to be serviced • elevator tag is expired - needs to be serviced • Cracked landings- needs to be serviced
Page 15 Item: 15	Closet/Storage Room/s	<ul style="list-style-type: none"> • Holes large in wall 1st ,4th floor - needs to be serviced • Exposed wires 1st floor closet- needs to be serviced • Heavy patched areas 2nd floor- needs to be serviced - condition beneath patches unknown • Evidence of moisture mildew smell present 2nd 5th floor closet- needs to be serviced - hidden damage may exist

BATHROOM/S

Page 19 Item: 2	Counter/s	<ul style="list-style-type: none"> • Under construction mens & womens all areas of bathroom 3rd floor - not inspected
Page 19 Item: 3	Sink/s	<ul style="list-style-type: none"> • Sink Loose on wall womens 1st & 2nd,5th floors- needs minor maintenance
Page 19 Item: 4	Mirror/s	<ul style="list-style-type: none"> • Missing mirror womens 2nd floor bath



Page 20 Item: 5	Shower/s	<ul style="list-style-type: none"> • No water present at Fixture-501 - needs to be serviced
Page 21 Item: 8	Toilet/s	<ul style="list-style-type: none"> • Toilet loose at floor mens 1st & 4th,5th floor & womens 1st,5th floor baths - needs to be serviced • Toilet flush valve was leaking mens 4th floor - needs to be serviced
Page 22 Item: 11	Plumbing	<ul style="list-style-type: none"> • Galvanized water piping present 2nd floor- recommend complete water distribution system evaluation due to age
HEATING/AIR CONDITIONING		
Page 23 Item: 2	Heater/s	<ul style="list-style-type: none"> • 6 Units are worn and deteriorated - typical for the age - we recommend that you budget for a replacement and more efficient unit • Two Units & Boiler did not operate or respond to thermostat commands see water hears page- needs to be serviced/further evaluated • Recommend a complete evaluation by licensed heating contractor due to the age/condition of the unit
Page 24 Item: 3	A/C Evaporator Coil Box	<ul style="list-style-type: none"> • Air leak at connection to chiller upper roof- needs to be taped
Page 24 Item: 7	Electrical	<ul style="list-style-type: none"> • Exposed connections (splices) in enclosures- potential hazard needs to be serviced
Page 25 Item: 8	Thermostat/s	<ul style="list-style-type: none"> • Damaged-120 - needs to be serviced
Page 25 Item: 9	Filter/s	<ul style="list-style-type: none"> • Filter(s) heavily soiled and restricting air flow to blower motor - recommend immediate replacement or cleaning
Page 25 Item: 10	Registers	<ul style="list-style-type: none"> • Missing register cover(s)-120,300 - needs to be serviced
Page 26 Item: 11	Heater Enclosure/s	<ul style="list-style-type: none"> • Mold like substance present upper roof -needs to be serviced • Dry water stains at chiller enclosures- unable to determine if will become active during rain
Page 26 Item: 13	Refrigerant Line/s	<ul style="list-style-type: none"> • Missing insulation at compressor unit in areas - needs to be serviced
Page 27 Item: 15	Air Conditioning Compressor/s	<ul style="list-style-type: none"> • Did not operate properly two units- recommend HVAC contractor evaluate the system • upper roofs chiller/water tower Unit is worn and deteriorated - likely reaching the end of it's life - we recommend that you budget for a replacement and more efficient unit • Air flow was not cold enough chiller unit-3rd,5th floors - recommend a complete evaluation by a licensed A/C contractor • 6 Units are worn and deteriorated - likely reaching the end of it's life - we recommend that you budget for a replacement and more efficient unit
WATERHEATER/S		
Page 29 Item: 1	Water Heater/s Condition	<ul style="list-style-type: none"> • Rust noted in areas at water boiler for heater, monitor for further deterioration or leaks • Boiler Unit was not operating at the time of the inspection for heater- we recommend that a licensed plumber evaluate the unit
Page 29 Item: 3	Plumbing	<ul style="list-style-type: none"> • Corrosion at pipe connectors water heater - needs to be serviced • Visible leaking -water heater needs immediate attention by qualified plumber to prevent moisture related damage
Page 30 Item: 4	Electrical	<ul style="list-style-type: none"> • Exposed connections (splices) water pump- potential hazard needs to be serviced • Exposed Unsecured wiring in enclosure in areas- needs to be serviced
Page 30 Item: 6	Overflow Line/s	<ul style="list-style-type: none"> • Discharge pipe too short - needs to be serviced - recommend extending TPR discharge tube with 3/4" copper pipe to within 6" off the floor
Page 32 Item: 12	Enclosure/s	<ul style="list-style-type: none"> • Holes in walls/ceiling areas - needs to be serviced • Evidence of abnormal condensation present - needs to be serviced

ELECTRICAL/GAS SERVICE

Page 33 Item: 1	Main Panel	<ul style="list-style-type: none"> Evidence of water intrusion in the panel stained at ceiling- needs to be serviced
Page 33 Item: 2	Sub Panel/s	<ul style="list-style-type: none"> Manufacture of panel a brand (Zinsco/Federal Pacific/Stab-Lok) known for frequent issues - recommend upgrade Missing covers at sub in chiller room upper roof- needs to be serviced Double tapped/lugged breakers present are a sign of any overloaded panel 1st floor closet by womens bath – recommend licensed electrician for evaluation Green wire to breaker at 1st floor sub in close by womens bath - needs to be serviced
Page 36 Item: 3	Breakers	<ul style="list-style-type: none"> Manufacture of breakers/panel is a brand (Zinsco/Federal Pacific/Stab-Lok) known for frequent issues - recommend upgrade Loose breakers will not reset 1st floor sub 1B- needs to be serviced

ATTIC AREA

Page 39 Item: 1	Structure	<ul style="list-style-type: none"> Stains present all floors - evidence of past moisture entering structure- monitor for future moisture intrusion
Page 40 Item: 3	Duct Work	<ul style="list-style-type: none"> Evidence of past repairs to duct(s) - consult seller for all past repairs
Page 41 Item: 4	Electrical	<ul style="list-style-type: none"> Cover missing at junctions box(es) exposing connections over 1st floor bathrooms-120- needs to be serviced Exposed wires-120,501 - potential hazard needs to be serviced
Page 41 Item: 5	Plumbing	<ul style="list-style-type: none"> Evidence of past leakage at plumbing over bathroom 1st floor - needs to be serviced

EXTERIOR AREAS

Page 43 Item: 1	Stucco	<ul style="list-style-type: none"> Condensation/moisture damage at front in areas- needs to be serviced Missing in areas of the exterior at east side- recommend having a qualified contractor evaluate and repair the areas
Page 45 Item: 6	Exterior Doors	<ul style="list-style-type: none"> Worn/weathered at rear west side– recommend weather tight service/maintenance Damaged bent/dented commercial/garage doors at rear - needs to be serviced
Page 45 Item: 7	Exterior Window/s	<ul style="list-style-type: none"> Loose/missing weather stripping Recommend weather tight service/maintenance Hole in glass at front- needs to be serviced Cracked glass at rear-105,200 - needs to be serviced Missing glass & Windows boarded over at rear -105– consult window contractor Cracked glass at rear-105 - needs to be serviced

CONCRETE SLAB FOUNDATION

Page 47 Item: 2	Foundation Perimeter	<ul style="list-style-type: none"> Large trees/bushes/vegetation around the structure areas may have a long term affect on the slab areas/perimeter and the underground plumbing (recommend a sewer scope inspection for underground plumbing).
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GROUNDS

Page 48 Item: 1	Parking Lot/s/Driveway/s and Walkway/s	<ul style="list-style-type: none"> Walkway displacement/uplifted/uneven areas rear east side- potential trip hazard - needs to be serviced Cracking large at rear parking lot- needs to be serviced Recommend sealing existing materials to extend life
Page 49 Item: 3	Patio and Porch Roof/s	<ul style="list-style-type: none"> Ponding in areas - needs to be serviced Stained & Evidence of pasc leaking front & rear - needs to be serviced

Page 50 Item: 5	Exterior Electrical	<ul style="list-style-type: none"> • Exterior outlet/switch covers are missing or not of proper exterior weather proof type at front - needs to be serviced • Exposed wires/connections at front over head- potential hazard needs to be serviced • Missing j box cover at rear- needs to be serviced
Page 51 Item: 7	Exterior Plumbing and Faucet/s	<ul style="list-style-type: none"> • Hose bib missing handle - needs to be serviced • Exterior hose faucet(s) leaked at handle(s) when operated at rear - needs to be serviced
Page 53 Item: 11	Fencing and Walls	<ul style="list-style-type: none"> • Loose/missing top caps/materials in areas - needs to be serviced • Loose areas of fencing east side- needs to be serviced • Rust/rust damage at metal fence materials in areas - needs to be serviced • Damaged fencing east side- needs to be serviced • Damaged/holes block walls south side - needs to be serviced
Page 54 Item: 12	Gate/s	<ul style="list-style-type: none"> • Support posts loose/deteriorated/leaning at west gate parking lot - needs to be serviced
Page 54 Item: 14	Grading	<ul style="list-style-type: none"> • Dirt is high on east side of structure - needs to be serviced • Standing/ponding water in areas – signs of poor drainage • Stained areas show evidence of ponding water or poor drainage – recommend further evaluation
ROOF		
Page 55 Item: 1	Condition	<ul style="list-style-type: none"> • Blistered areas - needs to be serviced • Evidence of leaking/past leaking • Ponding/evidence of ponding in areas - needs to be serviced • Evidence of prior repair/patching observed - consult seller for all past repairs • Recommend roofing contractor to further evaluate
Page 58 Item: 2	Flashing/s	<ul style="list-style-type: none"> • Missing/damaged flashings in areas - needs to be serviced • Deteriorated mastic at flashings - needs to be serviced • Evidence of prior repair/patching observed - consult seller for all past repairs

ABOUT YOUR INSPECTION - PLEASE READ ALL OF THE INFORMATION WE PROVIDE BELOW

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 AS DEEMED BY THE OPINION OF THE READER. IF A FURTHER EVALUATION IS NOT PERFORMED AND ADDITIONAL DEFECTS ARE FOUND AFTER THE CONTINGENCY PERIOD HAS EXPIRED, THEN ANY DISPUTES OR CLAIMS AGAINST THE INSPECTION WILL BE DENIED. SIMPLY PUT, IF YOU DO NOT FOLLOW THE ADVICE IN THIS REPORT, THEN YOU CANNOT HOLD THE INSPECTOR OR THE INSPECTION REPORT LIABLE AFTER YOU MOVE INTO THE INSPECTED STRUCTURE OR PROPERTY.

This IS a 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. Elite Group Inspection Professionals 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.

ENVIRONMENTAL DISCLAIMER: 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.*

***Elite Group Inspection Professionals will not engage in any claims regarding aluminum wiring, asbestos or lead paint.**

PHOTO DOCUMENTATION: Your report may include 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. The Inspector CANNOT use photos provided by anyone else for the inspection report. Any photos included in the report must be taken by the Inspector only, with the Inspector's camera only!

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.

ABOUT YOUR INSPECTION CONTINUED

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.

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 and the item should be further evaluated. Often the items discovered by the Inspector are only clues to a potentially larger issue, further evaluation may uncover other items the inspector did not see or disclose during the inspection.

For your safety and liability purposes, we recommend that licensed contractors further 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 can change at any time during escrow time periods. You are 100% responsible for verifying all conditions prior to close of escrow.

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

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



INTERIOR

See bedrooms, bathrooms, kitchen, and laundry area pages of the report for additional interior information. "Needs to be serviced" is a common phrase used throughout this report and means, in the inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and/or replacement by an appropriate licensed contractor may be required.

1. Notes

ALL PERSONAL EQUIPMENT EXCLUDED FROM THIS REPORT- IN AND OUT OF STRUCTURE • MAIN SYSTEMS ONLY-LIMITED INSPECTION • Description of building type: Office building • Five story building • Steel frame and stucco • Block/brick mason construction • Steel frame • Units inspected: 120,200,300,400,501 • Notes It appears that over all this building is lacking the proper maintenance that is required for an older 56 years old building, there are holes & stains on walls/ceilings & older worn electrical equipment in areas & some old galvanize plumbing ,roof ,[a/c](#) & heaters equipment throughout structure this is a list of some butt not all items In need of maintenance throughout structure inside & out

2. Utilities / General Comments

- All Utilities are ON
 - Occupied structure - personal items throughout the structure may prevent access or view to some areas
- Buyer arrived during inspection • Buyer's agent not present during inspection • Seller's agent not present during inspection • Owner present during inspection • Tenant present during inspection

3. Walls Constructed of/Coverings

Drywall • Plaster • Wall paper • Tile • Block masonry

4. Walls

Occupied structure some areas not accessible due to personal items • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - typical for age of structure • No major visible defects observed at the time of inspection • Patched/partial painted areas present - consult seller regarding patched areas • **Irregular installation/patching/workmanship & missing tiles 1st & 2nd floor mens bath- needs to be serviced** • **Large holes & or cracks present-120, 2nd floor womens bath,501 & in stairs walls in areas- larger than typical - needs to be further evaluated/serviced** • **Stains/blistered areas present at hall by water main valve- tested dry with moisture meter at time of inspection** • **Stains/blistered areas present 400- tested dry with moisture meter at time of inspection**



Stains/blistered areas present at hall by water main valve- tested dry with moisture meter at time of inspection



General view



Irregular installation/patching/workmanship & missing tiles 1st & floor mens bath- needs to be serviced



Irregular installation/patching/workmanship & missing tiles 1st & floor mens bath- needs to be serviced



Large holes & or cracks present-120 – larger than typical - needs to be further evaluated/serviced



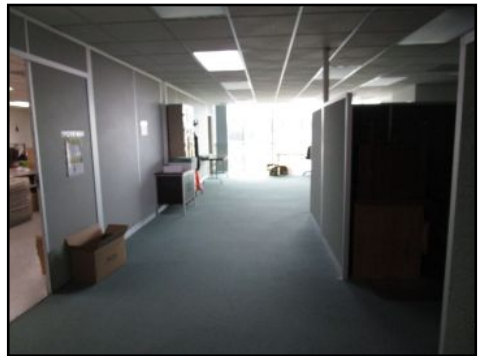
Large holes & or cracks present- 2nd floor womens bath– larger than typical - needs to be further evaluated/serviced



Irregular installation/patching/workmanship & missing tiles 2nd floor mens bath- needs to be serviced



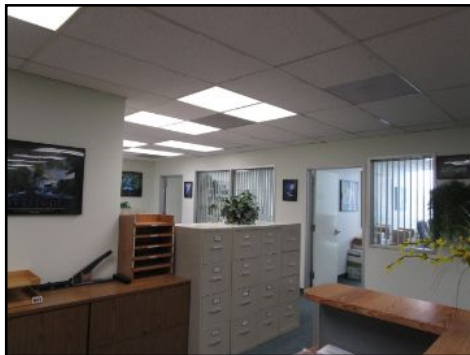
General view-200



General view-200



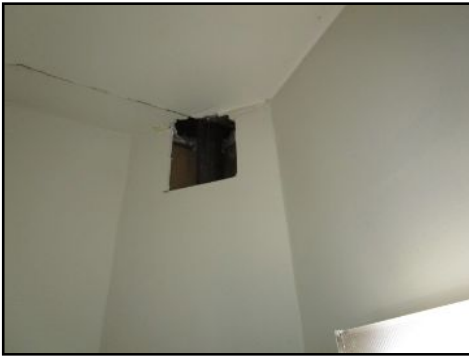
General view-200



General view-300



Large holes & or cracks present- in stairs walls in areas– larger than typical - needs to be further evaluated/serviced



Large holes & or cracks present in stairs walls in areas- larger than typical - needs to be further evaluated/serviced



Large holes & or cracks present in stairs walls in areas- larger than typical - needs to be further evaluated/serviced



Large holes & or cracks present in stairs walls in areas- larger than typical - needs to be further evaluated/serviced



General view-400



Stains/blistered areas present 400- tested dry with moisture meter at time of inspection



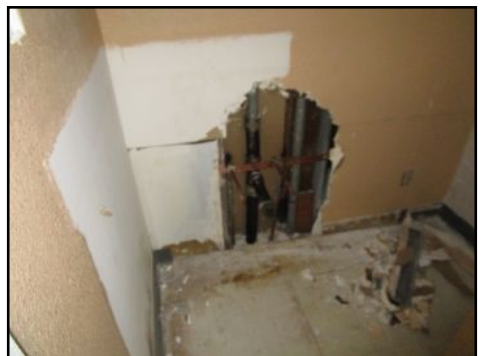
General view 5th floor hall



General view-501



General view-501



Large holes & or cracks present- 501- larger than typical - needs to be further evaluated/serviced



Large holes & or cracks present- 501- larger than typical - needs to be further evaluated/serviced

5. Ceilings Constructed of/Coverings

Drywall • Plaster • Tile and T-bar drop ceiling

6. Ceilings

Some areas not fully visible due to height/angle/natural lighting/shadowing - N/A • Small cracks/holes/chipped/dirty areas/cosmetic blemishes observed - normal for age • Patched/partial painted areas present - consult seller regarding patched areas • Missing loose panels 1st ,5th floor hall- 120,300,400,501 - needs to be serviced • Stains/blistered areas present -1st,2nd 3rd,4th,5th floors hall, 120,200,300,400,501- tested dry with moisture meter • Evidence of leaking from condensation- 1st ,2nd, 3rd,4th,5th floors halls-120,300,400,501 • Sagging damaged materials- 120,400-needs to be serviced • Evidence of leaking from roof-400,501,4th 5th floor halls -needs to be serviced



Missing loose panels 1st floor hall - needs to be serviced



Stains/blistered areas present 1st floor hall-1st floors hall- tested dry with moisture meter



Patched/partial painted areas present - consult seller regarding patched areas



Evidence of leaking from condensation- 1st floors halls



Missing loose panels -120 - needs to be serviced



Stains/blistered areas present 1st floor 120- tested dry with moisture meter



Evidence of leaking from condensation--120



Sagging damaged materials- 120- needs to be serviced



Evidence of leaking from condensation- 2nd floors halls



Stains/blistered areas present 200- tested dry with moisture meter



Evidence of leaking from condensation- 3rd floors halls



Stains/blistered areas present 300- tested dry with moisture meter



Missing loose panels ,300 - needs to be serviced



Stains/blistered areas present - ,400- tested dry with moisture meter



Evidence of leaking from condensation- 400



Evidence of leaking from roof-,400 - needs to be serviced



Evidence of leaking from roof-400 - needs to be serviced



Missing loose panels 400 - needs to be serviced



Missing loose panels 400 - needs to be serviced



Sagging damaged materials- 400- needs to be serviced



Stains/blistered areas present floors hall- tested dry with moisture meter



Evidence of leaking from condensation-5th floors halls



Missing loose panels 5th floor hall - needs to be serviced



Evidence of leaking from roof-501 - needs to be serviced



Evidence of leaking from roof 501 -needs to be serviced

7. Floor Coverings

Carpet • Tile • Bare concrete • Tile squares

8. Floors

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 • Plactic present in areas 3rd floor- some areas of floors not visible • **Torn in areas 1st floor hall- needs to be serviced** • **Cracked areas 400- needs to be serviced**



Worn and stained areas- typical for age of the material



Plactic present 3rd floor- some areas of floors not visible



Cracked areas 400- needs to be serviced

9. Windows Constructed of

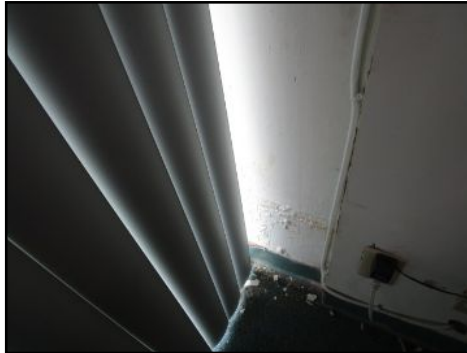
Single pane • Fixed aluminum framed

10. Windows

Note: Tint/film over windows is not inspected and often is bubbled/loose/peeling/scratched - tint/film prevent an accurate inspection of the window glass areas • Note: Interior window shutters/blinds/coverings are not tested or inspected as part of this home inspection (this includes all windows at the structure) • Only accessible windows were tested during this inspection • Operated at time of inspection • **Cracked glass-105- needs to be serviced** • **Loose/missing weather stripping** • **Recommend general window maintenance/lubrication and weather tight service** • **Windows/glass below 18" and window glass in any doors should be tempered** • **evidence leaking windows south side-2nd floor- needs to be serviced** • **Hole in glass 2nd floor north side - needs to be serviced**



Cracked glass-105- needs to be serviced



evidence leaking windows south side-2nd floor- needs to be serviced



evidence leaking windows south side-2nd floor- needs to be serviced



Hole in glass 2nd floor north side - needs to be serviced

11. Doors

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

12. Hydraulic/Automatic Doors

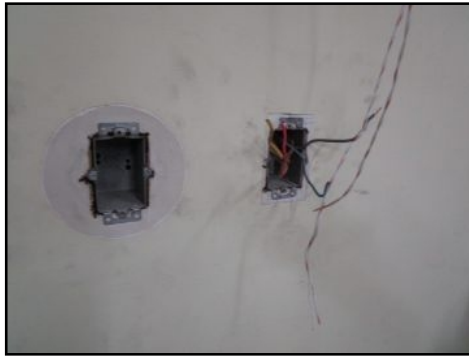
Note: Only accessible doors were tested during this inspection, personal items were not disturbed or moved to test all doors. • Door operated at the time of the inspection • Worn door with loose/worn hardware/frames/rollers/tracks - typical for age • Cannot determine if tempered in areas

13. Electrical

Note: Only the visible and accessible switches/outlets are testing during this inspection, personal items are not moved to access any outlets/switches behind them. • Loose/worn outlets/switches - typical for age consider replacement • Bulb defective/missing/light(s) did not function - check bulbs/consult electrician to further evaluate • Outlets painted over - typical for age • **Exposed wires & connections -120 potential hazard needs to be serviced** • **Damaged burned fixtures 400- needs to be serviced** • **Missing outlet/switch covers - throughout structure-501 - recommend repair for safety**



Exposed wires & connections -120 potential hazard needs to be serviced



Exposed wires & connections -120 potential hazard needs to be serviced



Damaged burned fixtures 400- needs to be serviced



Missing outlet/switch covers - throughout structure-501 - recommend repair for safety



Missing outlet/switch covers - throughout structure-501 - recommend repair for safety



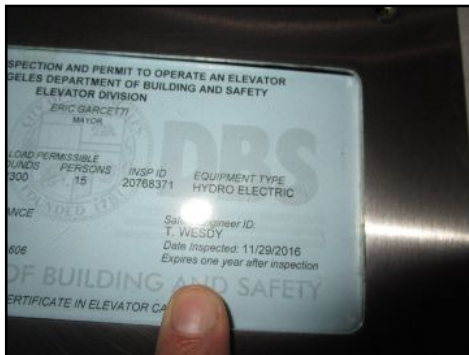
Missing outlet/switch covers - throughout structure-501 - recommend repair for safety

14. Stairs & Handrails

Stairs Functional at time of inspection • One Elevator Functional at time of inspection • One elevator did not operate at time of inspection out of order- needs to be serviced • elevator tag is expired - needs to be serviced • Cracked landings- needs to be serviced



One Elevator Functional at time of inspection



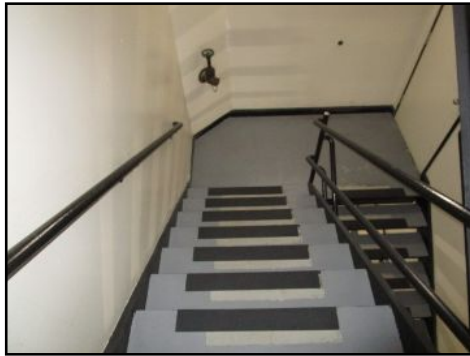
elevator tag is expired - needs to be serviced



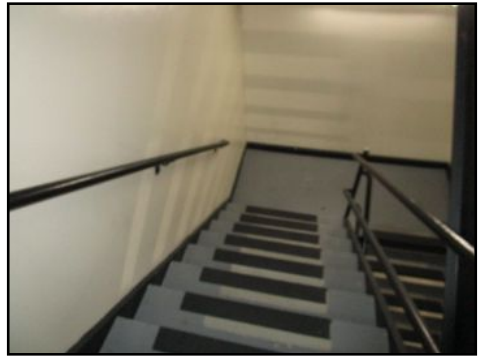
One elevator did not operate at time of inspection out of order- needs to be serviced



Stairs Functional at time of inspection



Stairs Functional at time of inspection



General view



Cracked landings- needs to be serviced



Cracked landings- needs to be serviced



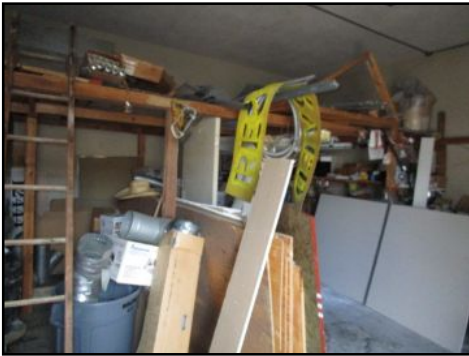
Cracked landings- needs to be serviced



One elevator did not operate at time of inspection out of order- needs to be serviced

15. Closet/Storage Room/s

Some closet areas not visible for inspection due to personal storage • Worn closets with loose/worn hardware - typical for age • Holes large in wall 1st ,4th floor - needs to be serviced • Exposed wires 1st floor closet- needs to be serviced • Heavy patched areas 2nd floor- needs to be serviced - condition beneath patches unknown • Evidence of moisture mildew smell present 2nd 5th floor closet- needs to be serviced - hidden damage may exist



General view storage/garage



Some closet areas not visible for inspection due to personal storage



General view



Evidence of moisture mildew smell present 2nd closet- needs to be serviced - hidden damage may exist



General view



Holes large in wall 4th floor - needs to be serviced

16. Cabinet/s

Some interior cabinet areas not visible for inspection due to personal storage • Worn cabinets with loose/worn hardware - typical for age



General view-400

17. Bar-Wet Bar/s/Utility sink/s

Operated at time of inspection-400 • Fixtures/sink had normal wear at the time of the inspection - no major visible defects • Dispose Operated at time of inspection-400



Operated at time of inspection-400



Dispose Operated at time of inspection-400

18. Smoke Detector/s

No test button - not tested • Note: Fire hose present in halls are not inspected



Note: Fire hose present in halls are not inspected



No test button - not tested



Note: Fire hose present in halls are not inspected



No test button - not tested



No test button - not tested

BATHROOM/S

"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Locations

Mens 1st floor • Womens 1st floor • Womens 2nd floor • Mens 2nd floor • Mens 3rd floor • Womens 3rd floor • Mens 4th floor • Womens 4th floor • Mens 5th floor • Womens 5th floor • Hall-501



Mens 1st floor



Womens 1st floor



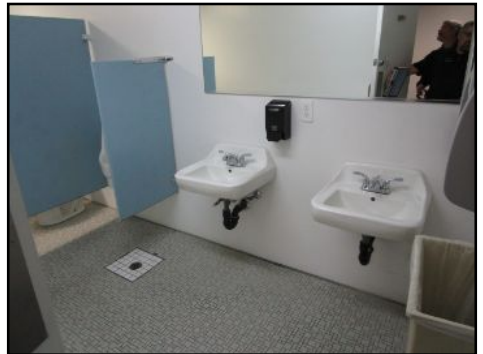
Mens 2nd floor



Mens 3rd floor



Womens 3rd floor



Mens 4th floor



Womens 4th floor



Womens 4th floor



Mens 5th floor



Womens 5th floor



Womens 5th floor

2. Counter/s

Some counter areas not visible for inspection due to personal storage • Counter is worn/scratched/older womens 2nd floor - typical wear for age • **Under construction mens & womens all areas of bathroom 3rd floor - not inspected**



Counter is worn/scratched/older womens 2nd floor- typical wear for age



Under construction mens & womens all areas of bathroom 3rd floor - not inspected



Under construction mens & womens all areas of bathroom 3rd floor - not inspected

3. Sink/s

Some areas not visible/accessible due to personal items • Fixture operated at the time of the inspection • Worn fixture/sink - typical for the age • **Sink Loose on wall womens 1st & 2nd,5th floors- needs minor maintenance**



Sink Loose on wall womens 1st floors- needs minor maintenance



Sink Loose on wall womens 2nd floors- needs minor maintenance



Sink Loose on wall womens 5th floors- needs minor maintenance

4. Mirror/s

Mirror functional at time of inspection • Normal wear for age of material - no major visible defects • Fading spots present womens 2nd floor • **Missing mirror womens 2nd floor bath**



Missing mirror womens 2nd floor bath

5. Shower/s

Note: Shower drains are not plugged and the pan long-term tested - consult termite report • **No water present at Fixture-501 - needs to be serviced**



No water present at Fixture-501 - needs to be serviced

6. Shower Walls

Solid surface material present • Shower pan & walks are in a worn/stained/older condition-501 - typical for the age



Shower pan & walks are in a worn/stained/older condition-501 - typical for the age



Shower pan & walks are in a worn/stained/older condition-501 - typical for the age

7. Enclosures / Shower doors

Operational at time of inspection-501 • Enclosure door(s) in a worn/older condition with loose/worn hardware-501 - typical for the age

8. Toilet/s

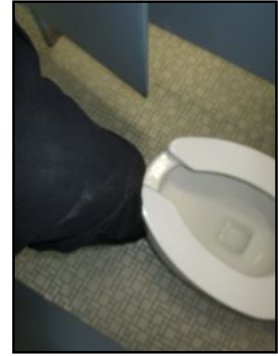
Tested and operational at time of inspection via normal fixture controls, flush test performed • Toilet has normal wear for age at the time of the inspection - no major visible defects • **Toilet loose at floor mens 1st & 4th,5th floor & womens 1st,5th floor baths - needs to be serviced** • **Toilet flush valve was leaking mens 4th floor - needs to be serviced**



Toilet loose at floor mens 1st & 4th,5th floor & womens 1st,5th floor baths - needs to be serviced



Toilet loose at floor mens womens 1st floor baths - needs to be serviced



Toilet loose at floor mens 4th floor - needs to be serviced



Toilet flush valve was leaking mens 4th floor - needs to be serviced



Toilet loose at floor mens 5th floor- needs to be serviced

9. Urinal/s

Waterless urinal present-1st ,4th,5th floors • Operated-2nd floor



Waterless urinal present-1st floors



Operated-2nd floor



Waterless urinal present-4th floors



Waterless urinal present-5th floors

10. Bidet/s

None

11. Plumbing

Operational at time of inspection via normal fixture controls - no visible leaks observed • Angle stops/hoses/drain pipes are in a normal condition for their age - no major visible defects • Angle stops/hoses/drain pipes are worn/older 2nd floor - recommend upgrading these areas with new fixtures • **Galvanized water piping present 2nd floor- recommend complete water distribution system evaluation due to age**



Galvanized water piping present 2nd floor- recommend complete water distribution system evaluation due to age

12. Electrical

Representative number of receptacles and switches tested and operational at time of inspection • Loose/worn outlets/switches - typical for age consider replacement

13. GFCI/s

None installed recommend upgrade for increased safety

14. Exhaust Fan/s

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



Operated at time of inspection



Operated at time of inspection

15. Heating

No heating element present in the bathroom

HEATING/AIR CONDITIONING

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1. Heater Location/s and Type

7 Units Location:attic or hall closet Type: heat pump split system • 2 Unit Location: roof Type: electric forced hot air dual pack unit • 2 Unit Location: roof Type: gas fired forced hot air dual pack unit • 1 Units Location: roof Type: heat pump chillers

2. Heater/s

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 • Typical life expectancy 10 to 15 years, with proper maintenance • Approximate age of 2 units 15 to 20 years • Approximate age of 2 units 20 to 25 years • Approximate age of 1 unit under 5 years2nd floor • Approximate age of 6 unit 20 to 25 years • Operated at time of inspection-2nd floor-200 • Recommend regular service/maintenance to extend the life of the unit • **6 Units are worn and deteriorated - typical for the age - we recommend that you budget for a replacement and more efficient unit • Two Units & Boiler did not operate or respond to thermostat commands see water hears page- needs to be serviced/further evaluated • Recommend a complete evaluation by licensed heating contractor due to the age/condition of the unit**



General view older unit



General view older unit



General view



General view older unit



General view-200

3. A/C Evaporator Coil Box

Note: The a/c coil box is only examined on the exterior - an internal inspection is not completed on the coil box - consult a HVAC contractor to further evaluate as needed • Note: This inspection does not determine if the evaporator coil BTU size is the same as condensing unit size - consult a HVAC contractor for further evaluation as needed • The visible areas of the coil box have normal wear at the time of inspection - no major visible defects • **Air leak at connection to chiller uper roof- needs to be taped**



Air leak at connection to chiller uper roof- needs to be taped

4. Venting

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

5. Air Supply

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

6. Gas Supply Valve/s and Pipe/s

Normal wear at time of inspection - no major visible defects



Normal wear at time of inspection - no major visible defects

7. Electrical

Operating properly at the time of the inspection - no major visible defects • **Exposed connections (splices) in enclosures- potential hazard needs to be serviced**



Exposed connections (splices) in enclosures- potential hazard needs to be serviced

8. Thermostat/s

Digital type present - functional day of the inspection • Worn/older model - recommend upgrading • **Damaged-120 - needs to be serviced**



Damaged-120 - needs to be serviced



Digital type present - functional day of the inspection



Worn/older model - recommend upgrading

9. Filter/s

Located inside heater cabinet, filter size 20"x25"x1"

A seasonal HVAC service contract is recommended to ensure that all filters changed/cleaned regularly or as needed • We recommend that the filters be change or cleaned every 3 to 6 months depending on the usage of the heating and air conditioning systems • **Filter(s) heavily soiled and restricting air flow to blower motor - recommend immediate replacement or cleaning**

10. Registers

Heater Temperature at Registers: 110 degrees-2 nd floor-200 only • A/C Temperature at Registers:60 degrees-120,200,400 • A/C Temperature at Registers:65 degrees-3rd,5th floors • Temperature at Air Return:70 degrees • Representative number tested and functional day of the inspection • **Missing register cover(s)-120,300 - needs to be serviced**



Missing register cover(s)-120 - needs to be serviced



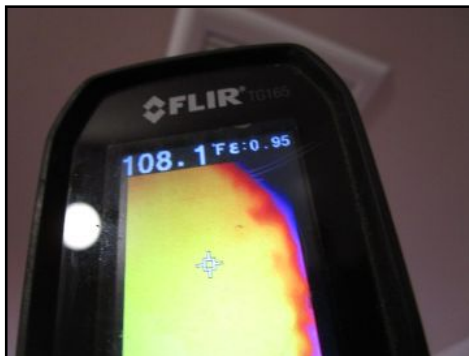
Heater Temperature 120



A/C Temperature



A/C Temperature-200



Heater Temperature -200



A/C Temperature-400

11. Heater Enclosure/s

Mold like substance present upper roof -needs to be serviced • Dry water stains at chiller enclosures- unable to determine if will become active during rain



Mold like substance present upper roof -needs to be serviced



Dry water stains at chiller enclosures- unable to determine if will become active during rain



Dry water stains at chiller enclosures- unable to determine if will become active during rain



Dry water stains at chiller enclosures- unable to determine if will become active during rain

12. Platform/Base/s

Recommend seasonal servicing and maintenance to ensure sealing holes and gaps in the heater base • Visible areas have normal wear at time of inspection - no major visible defects

13. Refrigerant Line/s

Worn/weathered insulation where visible - may need servicing/repair soon • Missing insulation at compressor unit in areas - needs to be serviced



Worn/weathered insulation where visible - may need servicing/repair soon



Worn/weathered insulation where visible - may need servicing/repair soon

14. A/C Compressor Type - Location

1-Electric unit - exterior south • 8 Electric units lower roof - roof • 2 upper roof Electric unit - roof • 1 Chiller present upper roof

15. Air Conditioning Compressor/s

Typical life expectancy 10 to 15 years, with proper maintenance • chiller Approximate age of unit over 25 years old • Approximate age of 4 unit- 10 to 15 years old • Approximate age of 3 unit 15 to 20 years old • Approximate age of 2 unit under 5 years old • Approximate age of 3 unit over 25 years old • Chiller Operated at the time of inspection upper roof • Recommend regular service/maintenance to extend the life of the unit • Worn/weathered units – recommend seasonal service/maintenance • Rust visible on/in casing - needs to be serviced • Did not operate properly two units- recommend HVAC contractor evaluate the system • upper roofs chiller/water tower Unit is worn and deteriorated - likely reaching the end of it's life - we recommend that you budget for a replacement and more efficient unit • Air flow was not cold enough chiller unit-3rd,5th floors - recommend a complete evaluation by a licensed A/C contractor • 6 Units are worn and deteriorated - likely reaching the end of it's life - we recommend that you budget for a replacement and more efficient unit



General view



Did not operate properly two units- recommend HVAC contractor evaluate the system



Did not operate properly two units- recommend HVAC contractor evaluate the system



General view



General view



General view



General view



General view



General view older unir



General view older unit



Rust visible on/in casing - needs to be serviced



General view older unit



General view



upper roofs chiller/water tower Unit is worn and deteriorated - likely reaching the end of it's life - we recommend that you budget for a replacement and more efficient unit



Air flow was not cold enough chiller unit-2nd floors - recommend a complete evaluation by a licensed A/C contractor



Air flow was not cold enough chiller unit-3rd floors - recommend a complete evaluation by a licensed A/C contractor



Air flow was not cold enough chiller unit- 4th floors - recommend a complete evaluation by a licensed A/C contractor



Air flow was not cold enough chiller unit 5th floors-501 - recommend a complete evaluation by a licensed A/C contractor

WATERHEATER/S

"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Water Heater/s Condition

Number of gallons: 100 gallons • Boiler present for heater

Location/s: Roof Gas

Note: The water heater is visually inspected only, the combustion/pilot doors are not removed for flame or burner condition inspection due to the potential for draft to burn out the pilot flame. The Inspector cannot predict the remaining life of the unit. • Operated at the time of the inspection • The unit has normal wear for the age at the time of the inspection - no major visible defects • Dented areas on outer casing • **Rust noted in areas at water boiler for heater, monitor for further deterioration or leaks • Boiler Unit was not operating at the time of the inspection for heater- we recommend that a licensed plumber evaluate the unit**



Operated at the time of the inspection



Dented areas on outer casing



Boiler Unit was not operating at the time of the inspection for heater- we recommend that a licensed plumber evaluate the unit

2. Venting

Normal wear day of the inspection - no major visible defects



Normal wear day of the inspection - no major visible defects

3. Plumbing

Material type: Copper • Copper has been added/ upgraded (not original) - check all installation permits • Galvanized - recommend complete water distribution system evaluation due to age • Partially insulated lines - some plumbing lines are not visible

Worn valve/piping/connections - typical for age • **Corrosion at pipe connectors water heater - needs to be serviced • Visible leaking -water heater needs immediate attention by qualified plumber to prevent moisture related damage**



Visible leaking -water heater needs immediate attention by qualified plumber to prevent moisture related damage



Corrosion at pipe connectors water heater - needs to be serviced

4. Electrical

Exposed connections (splices) water pump- potential hazard needs to be serviced • Exposed Unsecured wiring in enclosure in areas- needs to be serviced



Exposed connections (splices) water pump- potential hazard needs to be serviced



Exposed Unsecured wiring in enclosure in areas- needs to be serviced

5. Temperature Pressure Release Valve/s

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



General view

6. Overflow Line/s

Material type: Copper

Discharge pipe too short - needs to be serviced - recommend extending TPR discharge tube with 3/4" copper pipe to within 6" off the floor



Discharge pipe too short - needs to be serviced - recommend extending TPR discharge tube with 3/4" copper pipe to within 6" off the floor

7. Water Heater Temperature

110 F



110 F

8. Strapping

Standard metal type straps present - normal wear on the day of the inspection - no major visible defects



Standard metal type straps present - normal wear on the day of the inspection - no major visible defects

9. Gas Valve/s

Normal wear at time of inspection - no major visible defects

10. Combustion Air

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

11. Platform/Base/s

Normal wear at time of inspection - no major visible defects

12. Enclosure/s

Worn/dirty areas - recommend cleaning • Holes in walls/ceiling areas - needs to be serviced • Evidence of abnormal condensation present - needs to be serviced



Holes in walls/ceiling areas - needs to be serviced



Holes in walls/ceiling areas - needs to be serviced



Holes in walls/ceiling areas - needs to be serviced



Holes in walls/ceiling areas - needs to be serviced

ELECTRICAL/GAS SERVICE

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1. Main Panel

Location/s: Interior 1st floor closet

Note: Panels are visually inspected only, the inspector does not perform a load calculation to determine service capacity adequacy • Older panel Normal wear for age at time of inspection - no major visible defects • Transformer present step-down at chiller • **Evidence of water intrusion in the panel stained at ceiling- needs to be serviced**



General view



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



Evidence of water intrusion in the panel stained at ceiling- needs to be serviced



Evidence of water intrusion in the panel stained at ceiling- needs to be serviced



Transformer present step-down at chiller

2. Sub Panel/s

Location: Interior walls • Several throughout the structure

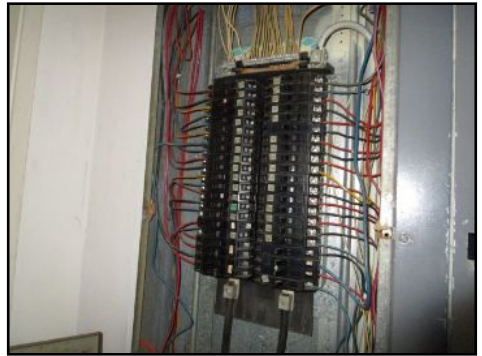
Worn/older zinsco panel present • Normal wear at time of the inspection - no major visible defects • Missing knockouts/twistouts in areas - needs to be serviced • **Manufacture of panel a brand (Zinsco/Federal Pacific/Stab-Lok) known for frequent issues - recommend upgrade • Missing covers at sub in chiller room upper roof- needs to be serviced • Double tapped/lugged breakers present are a sign of any overloaded panel 1st floor closet by womens bath – recommend licensed electrician for evaluation • Green wire to breaker at 1st floor sub in close by womens bath - needs to be serviced**



Worn/older zinsco panel present



Manufacture of panel a brand (Zinsco/Federal Pacific/Stab-Lok) known for frequent issues - recommend upgrade



General view



Missing covers at sub in chiller room upper roof- needs to be serviced



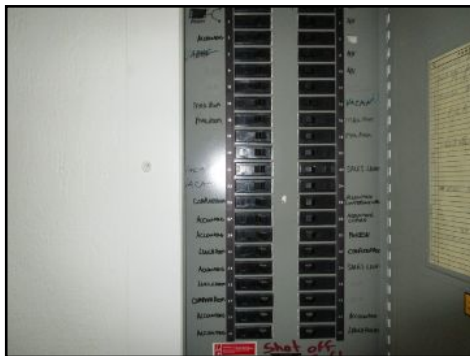
Normal wear at time of the inspection - no major visible defects



Double tapped/lugged breakers present are a sign of any overloaded panel 1st floor closet by womens bath – recommend licensed electrician for evaluation



Manufacture of panel a brand (Zinsco/Federal Pacific/Stab-Lok) known for frequent issues - recommend upgrade



General view



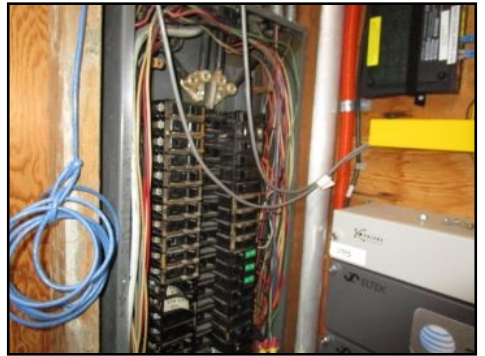
Missing knockouts/twistouts in areas - needs to be serviced



Manufacture of panel a brand (Zinsco/Federal Pacific/Stab-Lok) known for frequent issues - recommend upgrade



General view



General view



Manufacture of panel a brand (Zinsco/Federal Pacific/Stab-Lok) known for frequent issues - recommend upgrade



General view



Manufacture of panel a brand (Zinsco/Federal Pacific/Stab-Lok) known for frequent issues - recommend upgrade



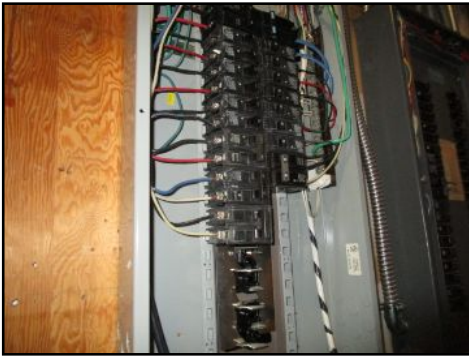
Worn/older zinsco panel present



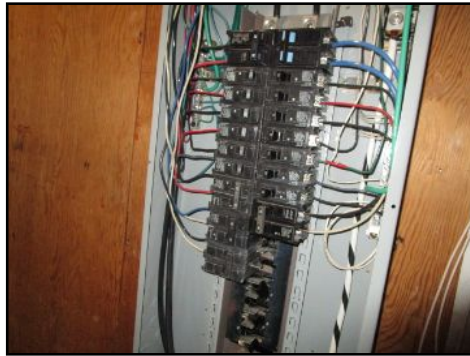
Missing knockouts/twistouts in areas - needs to be serviced



General view



General view



General view



Manufacture of panel a brand (Zinsco/Federal Pacific/Stab-Lok) known for frequent issues - recommend upgrade



Worn/older zinsco panel present

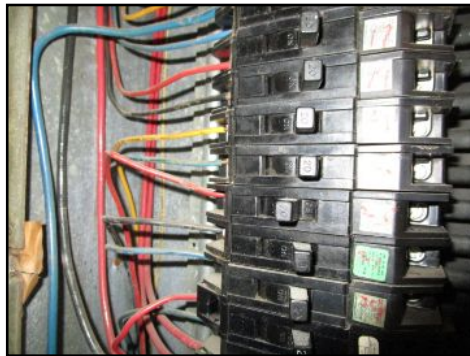
3. Breakers

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 • **Manufacture of breakers/panel is a brand (Zinsco/Federal Pacific/Stab-Lok) known for frequent issues - recommend upgrade** • **Loose breakers will not reset 1st floor sub 1B- needs to be serviced**



Manufacture of breakers/panel is a brand (Zinsco/Federal Pacific/Stab-Lok) known for frequent issues - recommend upgrade



Loose/worn breakers - typical for age



Loose/worn breakers - typical for age



Loose/worn breakers - typical for age

4. Panel Wiring

Note: Some wire types cannot be determined due to wire casings cover wires entering the breakers. • Wiring type: copper



Wiring type: copper



Wiring type: copper

5. Breaker Amp Capacity

2 600 amps • 3 phase • 4 Wire • 120\480 v • 2 600 amps • 1 phase • 3 Wire • 120/240



2 600 amps

6. Cable Feeds

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

7. Main Gas Valve

Location: South side of the structure

Natural gas present

- Valve has normal wear for age at the time of inspection - no major visible defects
- Seismic safety valve present - inspector cannot determine if valve is installed properly (seismic valves cannot be tested with this inspection)



General view



Seismic safety valve present - inspector cannot determine if valve is installed properly (seismic valves cannot be tested with this inspection)

8. Gas Pipe/s and Valve/s

Note: We recommend the gas supplier be contacted to safety check all fuel gas systems/appliances prior to occupancy, the inspector cannot determine if gas lines are properly protected in the ground. • Normal wear for age at the time of inspection - no major visible defects

ATTIC AREA

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1. Structure

Inspected from access hole only, limited space in attic prevented entry • Conventional framing functional, normal wear at time of inspection - no major visible defects • **Stains present all floors - evidence of past moisture entering structure- monitor for future moisture intrusion**



General view



Stains present all floors - evidence of past moisture entering structure- monitor for future moisture intrusion



Stains present all floors - evidence of past moisture entering structure- monitor for future moisture intrusion



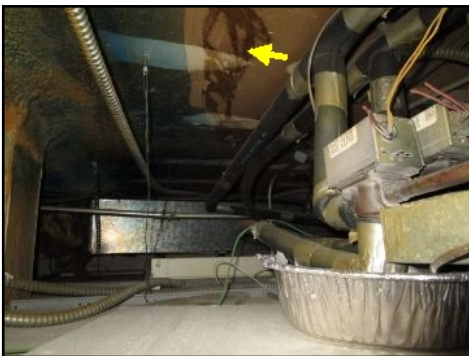
General view



General view



Stains present all floors - evidence of past moisture entering structure- monitor for future moisture intrusion



Stains present all floors - evidence of past moisture entering structure- monitor for future moisture intrusion



Stains present all floors - evidence of past moisture entering structure- monitor for future moisture intrusion



General view



General view



General view



Stains present all floors - evidence of past moisture entering structure- monitor for future moisture intrusion

2. Exhaust Vent/s

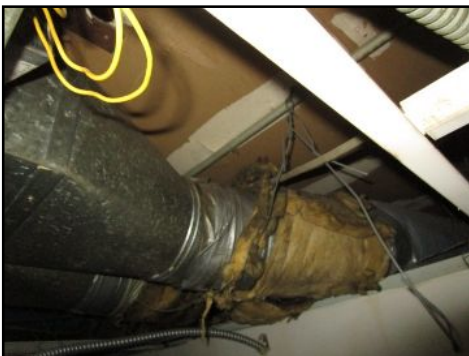
Some areas not visible due to personal storage/insulation/access hindrances • Some vents are not visible or accessible and cannot be inspected - N/A • All visible vents appear to be in normal condition where visible - no major visible defects



All visible vents appear to be in normal condition where visible - no major visible defects

3. Duct Work

Note: The inspector does not determine the presence of asbestos or any other hazardous materials in the duct work - if there is any concern about asbestos in the duct work we recommend that the client have the ducts tested as needed. • Note: The inspector does not determine efficiency or effectiveness of the duct layout - check all installation permits • Older/worn ducts present - recommend routine maintenance and cleaning to extend the life of the existing ducts • Evidence of past repairs to duct(s) - consult seller for all past repairs



Older/worn ducts present - recommend routine maintenance and cleaning to extend the life of the existing ducts



Older/worn ducts present - recommend routine maintenance and cleaning to extend the life of the existing ducts



General view



General view



General view

4. Electrical

Most electrical not accessible and not inspected • Cover missing at junctions box(es) exposing connections over 1st floor bathrooms-120- needs to be serviced • Exposed wires-120,501 - potential hazard needs to be serviced



Exposed wires-120,501 - potential hazard needs to be serviced

Exposed wires-501 - potential hazard needs to be serviced

5. Plumbing

Some areas not visible due to personal storage/insulation/access hindrances • Worn/older piping system present • Evidence of altered plumbing/piping in the attic - check all installation permits to ensure that all plumbing was installed to city/county building code • Evidence of past leakage at plumbing over bathroom 1st floor - needs to be serviced



Evidence of past leakage at plumbing over bathroom 1st floor - needs to be serviced



Worn/older piping system present



Evidence of past leakage at plumbing over bathroom 1st floor - needs to be serviced

6. Access Entry/s

Normal wear at access door - no major visible defects

7. Chimney/s

None



EXTERIOR AREAS

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1. Stucco

Note: Stucco requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions • Some not accessible for inspection due to vegetation/personal items/height/limited access - these areas cannot be visually inspected

- Small cracking/chipping/holes present in areas - recommend stucco service/maintenance
- Patching present - consult seller for past repaired areas
- **Condensation/moisture damage at front in areas- needs to be serviced**
- **Missing in areas of the exterior at east side- recommend having a qualified contractor evaluate and repair the areas**



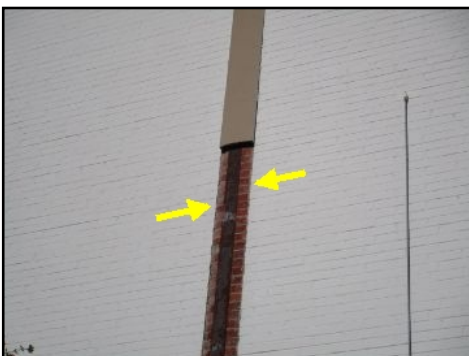
Condensation/moisture damage at front in areas- needs to be serviced



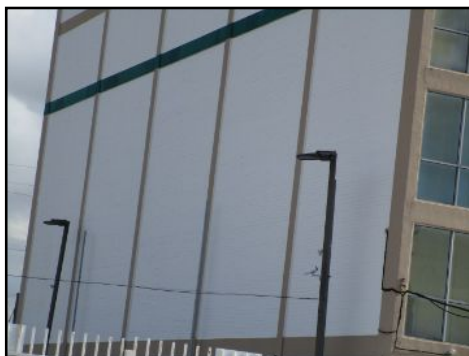
Condensation/moisture damage at front in areas- needs to be serviced



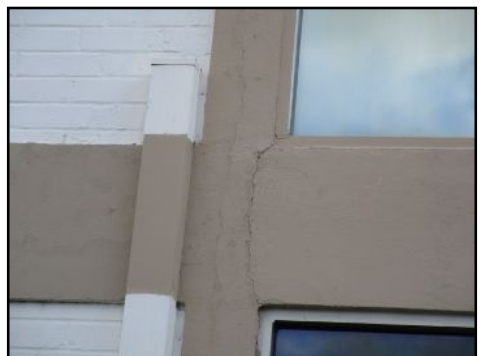
Missing in areas of the exterior at east side- recommend having a qualified contractor evaluate and repair the areas



Missing in areas of the exterior at east side- recommend having a qualified contractor evaluate and repair the areas



General view west side



Small cracking/chipping/holes present in areas - recommend stucco service/maintenance



Small cracking/chipping/holes present in areas - recommend stucco service/maintenance

2. Block/Brick Structure

Note: concrete requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions • Some not accessible for inspection due to vegetation/personal items/height/limited access - these areas cannot be visually inspected

- Normal wear at time of inspection where visible - no major visible defects
- Small cracking/holes/chipping - normal for age of material • Patching present - consult seller for past repaired areas



General view of rear



General view east side



Small cracking/holes/chipping - normal for age of material



Small cracking/holes/chipping - normal for age of material

3. Siding

Constructed of: Stone

Note: Siding requires periodic seasonal maintenance, consult an exterior finish contractor for maintenance tips/schedules/suggestions • Some not accessible for inspection due to vegetation/personal items/height/limited access - these areas cannot be visibly inspected

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

4. Weep Screeds

No weep screeds present - typical for age

5. Exterior Paint

Normal wear at time of inspection - no major visible defects • Weathered and worn areas

6. Exterior Doors

Note: Exterior doors require seasonal maintenance to extend lifespan and maintain weather tight seals • See interior section for more information • Normal wear at time of inspection - no major visible defects • Loose/worn hardware needs minor service and/or adjustment • Commercial vertical or garage door at rear • Commercial door not opened -N/A • **Worn/weathered at rear west side– recommend weather tight service/maintenance** • **Damaged bent/dented commercial/garage doors at rear - needs to be serviced**



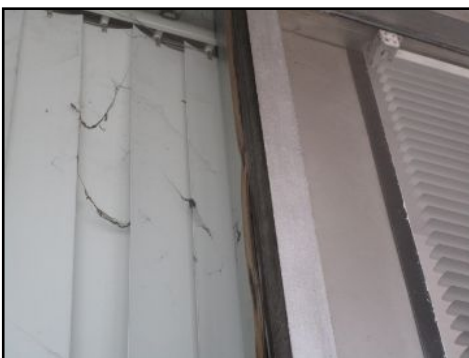
Damaged bent/dented commercial/garage doors at rear - needs to be serviced



Worn/weathered at rear west side– recommend weather tight service/maintenance

7. Exterior Window/s

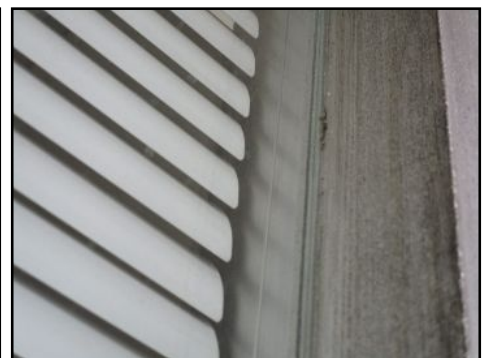
Note: Exterior windows require seasonal maintenance to extend lifespan and maintain weather tight seals • See interior section for additional information - some exterior window areas may not be visible due to height/limited access/vegetation/etc. • Worn windows- typical for age • **Loose/missing weather stripping** • **Recommend weather tight service/maintenance** • **Hole in glass at front- needs to be serviced** • **Cracked glass at rear-105,200 - needs to be serviced** • **Missing glass & Windows boarded over at rear -105– consult window contractor** • **Cracked glass at rear-105 - needs to be serviced**



Loose/missing weather stripping



Loose/missing weather stripping



Loose/missing weather stripping



Loose/missing weather stripping



Cracked glass at rear-105,200 - needs to be serviced



Missing glass & Windows boarded over at rear -105- consult window contractor



Missing glass & Windows boarded over at rear -105- consult window contractor



Recommend weather tight service/maintenance



Recommend weather tight service/maintenance

CONCRETE SLAB FOUNDATION

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1. Slab Foundation

Office space above garage/subterranean area - not inspected • No determination can be made regarding the condition of the interior concrete slab as it was covered with flooring, expect to find typical cracks up to 1/4-inch when it is exposed • Slab not visible due to floor coverings - not visible for inspection • See interior floor area notes

2. Foundation Perimeter

Perimeter areas are not visible - N/A • **Large trees/bushes/vegetation around the structure areas may have a long term affect on the slab areas/perimeter and the underground plumbing (recommend a sewer scope inspection for underground plumbing).**



Large trees/bushes/vegetation around the structure areas may have a long term affect on the slab areas/perimeter and the underground plumbing (recommend a sewer scope inspection for underground plumbing).



Large trees/bushes/vegetation around the structure areas may have a long term affect on the slab areas/perimeter and the underground plumbing (recommend a sewer scope inspection for underground plumbing).

GROUNDS

"Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed. Further evaluation of all items labeled with "needs to be serviced" is highly advised; repair and / or replacement by an appropriate licensed contractor may be required.

1. Parking Lot/s/Driveway/s and Walkway/s

Constructed of: Concrete • Asphalt • Tile

Worn with common cracks - typical for age of material • Handicap parking space/s present • Tile surfaces may be slippery when wet • **Walkway displacement/uplifted/uneven areas rear east side- potential trip hazard - needs to be serviced** • **Cracking large at rear parking lot- needs to be serviced** • **Recommend sealing existing materials to extend life**



Tile surfaces may be slippery when wet



General view



General view



Handicap parking space/s present



Handicap parking space/s present



Walkway displacement/uplifted/uneven areas rear east side- potential trip hazard - needs to be serviced



Walkway displacement/uplifted/uneven areas rear east side- potential trip hazard - needs to be serviced



Worn with common cracks - typical for age of material



Cracking large at rear parking lot- needs to be serviced



Cracking large at rear parking lot- needs to be serviced



Cracking large at rear parking lot- needs to be serviced



Cracking large at rear parking lot- needs to be serviced



Cracking large at rear parking lot- needs to be serviced



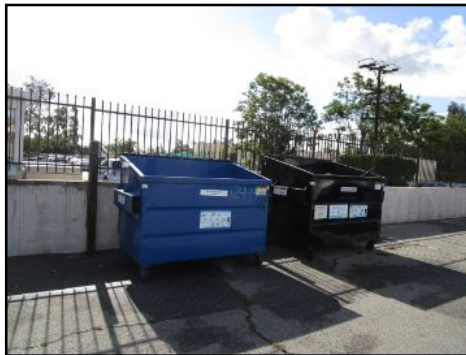
General view



Cracking large at rear parking lot- needs to be serviced

2. Trash Enclosure

None present



None present

3. Patio and Porch Roof/s

Constructed of: Same as main structure - porch • Same as main structure - patio
Worn/weathered materials • Consult termite report for all exterior wood • Ponding in areas - needs to be serviced • Stained & Evidence of pase leaking front & rear - needs to be serviced



Stained & Evidence of pase leaking front & rear - needs to be serviced



Stained & Evidence of pase leaking front & rear - needs to be serviced

4. Patio and Porch Deck/s

Worn with common cracks - typical for age of material



Worn with common cracks - typical for age of material

5. Exterior Electrical

Accessible lights/switches/outlets were tested on the day of the inspection

- All visible fixtures/switches/outlets were found to be in normal operating condition at the time of the inspection
- Electrical fixtures should be caulked/sealed to wall attachments to help prevent moisture entry
- Some light(s) did not function - check bulbs first, then consult any electrician to further evaluate as needed
- Cracked fixture(s) front over head- needs to be serviced
- Loose fixture(s) - needs to be serviced
- Exterior outlet/switch covers are missing or not of proper exterior weather proof type at front - needs to be serviced
- Exposed wires/connections at front over head- potential hazard needs to be serviced
- Missing j box cover at rear- needs to be serviced



Exposed wires/connections at front over head- potential hazard needs to be serviced



Exterior outlet/switch covers are missing or not of proper exterior weather proof type at front - needs to be serviced



Cracked fixture(s) front over head- needs to be serviced



Missing j box cover at rear- needs to be serviced

6. GFCI/s

None visible/installed recommend upgrade for increased safety

7. Exterior Plumbing and Faucet/s

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

- Hose bib missing handle - needs to be serviced
- Exterior hose faucet(s) leaked at handle(s) when operated at rear - needs to be serviced



Exterior hose faucet(s) leaked at handle(s) when operated at rear - needs to be serviced

8. Main Water Valve

Type of plumbing: Note: This section includes a percentage approximation of the plumbing type, it is not a guarantee of the plumbing type in all areas. The inspector cannot see plumbing type inside walls, floor or other areas that may be covered. • Copper piping is not original to the structure - check all permits to ensure piping was installed to city/county plumbing codes • Galvanized water piping present - recommend complete water distribution system evaluation due to age/type • Copper 80% and galvanized 20% (approximate)

Location: north side closet

- Main water shutoff is visibly inspected only - they are not tested for operation due to the potential for leakage
- Main valve appears to have normal wear at the time of inspection - no major visible defects



General view copper pipe



Main valve appears to have normal wear at the time of inspection - no major visible defects

9. Water Pressure

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



Approximate pounds per square inch: 80

10. Sprinklers

Sprinklers/irrigation systems on timers not inspected - consult seller/occupant/association/landscape contractor • Heads need adjustment - evidence of spraying structure/fences/walkways - needs to be serviced • No water service present - not inspected or tested • Note: Fire hose systems (if present) in halls are not tested or inspected

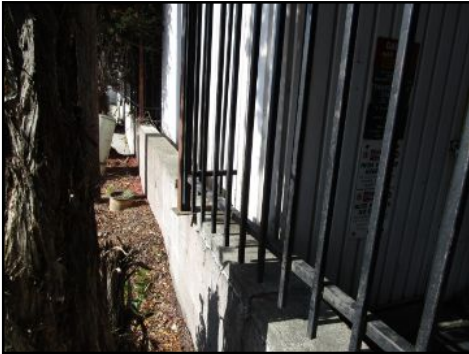


Sprinklers/irrigation systems on timers not inspected - consult seller/occupant/association/landscape contractor

11. Fencing and Walls

Constructed of: Block • Wrought iron

Some wall/fence areas not visible for inspection due to vegetation/personal items • Visible fencing/wall areas are worn and weathered - typical for the age of the materials • Cracking small and typical for age - monitor for further cracking and repair as needed • Loose/missing top caps/materials in areas - needs to be serviced • Loose areas of fencing east side- needs to be serviced • Rust/rust damage at metal fence materials in areas - needs to be serviced • Damaged fencing east side- needs to be serviced • Damaged/holes block walls south side - needs to be serviced



Loose areas of fencing east side- needs to be serviced



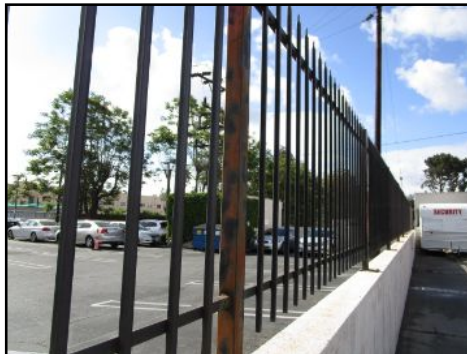
Loose areas of fencing east side- needs to be serviced



Damaged fencing east side- needs to be serviced



Cracking small and typical for age - monitor for further cracking and repair as needed



Rust/rust damage at metal fence materials in areas - needs to be serviced



Cracking small and typical for age - monitor for further cracking and repair as needed



Damaged/holes block walls south side - needs to be serviced



Damaged/holes block walls south side - needs to be serviced

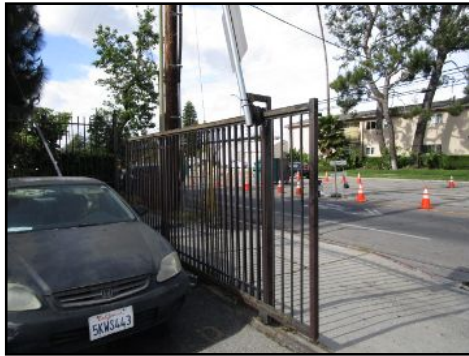
12. Gate/s

Constructed of: Wrought iron

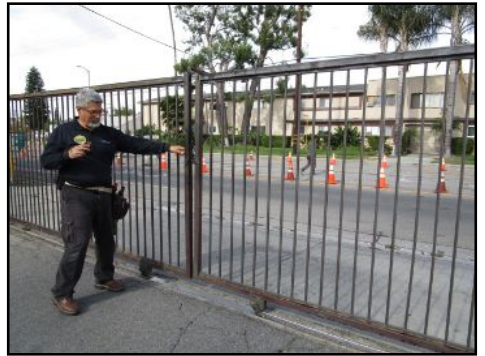
Operated on the day of the inspection • Loose/worn hardware • Weathered and worn materials • Support posts loose/deteriorated/leaning at west gate parking lot - needs to be serviced



Operated on the day of the inspection



Operated on the day of the inspection



Operated on the day of the inspection



Support posts loose/deteriorated/leaning at west gate parking lot - needs to be serviced

13. Planter/s

Cannot determine if planter areas are leaking into the structure areas • Cracked and worn - typical for age of material

14. Grading

Note: This inspection cannot determine adequate drainage needs, the addition of drains may be needed in areas to help divert water away from the structure • No drains visible at the property at the time of the inspection, drains are recommended to divert water away from structure • **Dirt is high on east side of structure - needs to be serviced** • **Standing/ponding water in areas – signs of poor drainage** • **Stained areas show evidence of ponding water or poor drainage – recommend further evaluation**



Dirt is high on east side of structure - needs to be serviced



Standing/ponding water in areas – signs of poor drainage

ROOF

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1. Condition

Inspection method - roof was walked

Constructed of: Built-up materials with mineral surface finish • Rubber base

Typical life expectancy for buildup roof 15 to 20 years - with proper maintenance • Approximate age of roof material -over 25 years under rubber base • Worn and weathered materials present • Rubber based material can hide imperfections and damaged to roof material under rubber based material • Regular seasonal maintenance is recommended to extend the life of the roof • **Blistered areas - needs to be serviced** • **Evidence of leaking/past leaking** • **Ponding/evidence of ponding in areas - needs to be serviced**

- Evidence of prior repair/patching observed - consult seller for all past repairs
- Recommend roofing contractor to further evaluate



Rubber based material can hide imperfections and damaged to roof material under rubber based material

Ponding/evidence of ponding in areas - needs to be serviced



Blistered areas - needs to be serviced

Evidence of prior repair/patching observed - consult seller for all past repairs

General view



Ponding/evidence of ponding in areas - needs to be serviced



Ponding/evidence of ponding in areas - needs to be serviced



Ponding/evidence of ponding in areas - needs to be serviced



Ponding/evidence of ponding in areas - needs to be serviced



Blistered areas - needs to be serviced



Evidence of prior repair/patching observed - consult seller for all past repairs



Blistered areas - needs to be serviced



Evidence of prior repair/patching observed - consult seller for all past repairs



Ponding/evidence of ponding in areas - needs to be serviced



Ponding/evidence of ponding in areas - needs to be serviced



General view



General view



Blistered areas - needs to be serviced



Evidence of prior repair/patching observed - consult seller for all past repairs



Evidence of prior repair/patching observed - consult seller for all past repairs



General view



Ponding/evidence of ponding in areas - needs to be serviced



Ponding/evidence of ponding in areas - needs to be serviced



Blistered areas - needs to be serviced



Ponding/evidence of ponding in areas - needs to be serviced



General view



Worn and weathered materials present



Ponding/evidence of ponding in areas - needs to be serviced

2. Flashing/s

Worn/weathered/rusted/bent - typical for age • Recommend seasonal mastic maintenance to prevent moisture intrusion • **Missing/damaged flashings in areas - needs to be serviced** • **Deteriorated mastic at flashings - needs to be serviced** • **Evidence of prior repair/patching observed - consult seller for all past repairs**



Missing/damaged flashings in areas - needs to be serviced

Missing/damaged flashings in areas - needs to be serviced

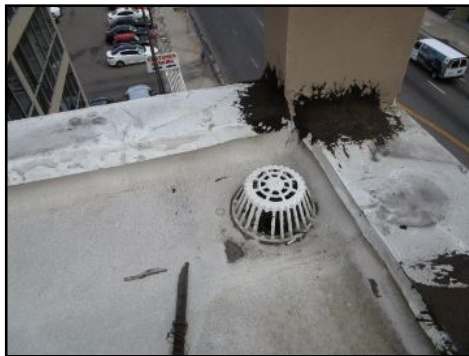
Evidence of prior repair/patching observed - consult seller for all past repairs



Evidence of prior repair/patching observed - consult seller for all past repairs

3. Gutters and Down Spout/s

Gutters are present at the structure roof drains • Normal wear at time of inspection - no major visible defects • Recommend cleaning and routine maintenance on gutter system to maintain good drainage



Gutters are present at the structure roof drains

Gutters are present at the structure roof drains

Gutters are present at the structure roof drains

4. Vents and Vent Cap/s

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

None

6. Spark Arrestor/s

Not applicable - no chimney present

7. Sky Light/s

Recommend seasonal maintenance and sealing all areas around skylight to prevent moisture intrusion •
None present

8. Solar Light Globe/s

None

INSPECTION AGREEMENT

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT AND THE TERMS AND CONDITIONS OF THE CONTRACT. YOU FURTHER AGREE THAT YOU UNDERSTAND THE LIMITATIONS OF A HOME INSPECTION AND HAVE READ THE DISCLAIMER PAGE OF THIS REPORT.

SCOPE OF THE INSPECTION / REPORT

We will perform a non-invasive visual examination designed to identify material defects in the systems, structures, and components of buildings located on the property to be inspected, as they exist at the time of the inspection. Our inspection will be limited to those specific systems, structures and components that are present and visually accessible. We will only operate components and systems with normal user controls and as conditions permit. Unless we agree otherwise, we will only inspect the primary building, and its associated primary parking structure on the property. Out structures are not included in our inspection: this exclusion encompasses exterior BBQs, appliances, fire pits, fire places, play equipment, ponds or fountains, sheds, workshops, lean-to structures, barns, etc.. We will also provide you with a written report that describes and identifies the inspected systems, structures and components and any visible material defects observed at the time of the inspection. We may amend the report within twenty-four (24) hours after completing the inspection.

RE-INSPECTION: A re-inspection may be scheduled with our office as needed to re-evaluate specific items that may have been repaired since our original inspection or that may have been obstructed and not visible or accessible during the original inspection. The fee for a re-inspection varies upon how many items are to be re-inspected and/or the length of time required to perform the re-inspection. A re-inspection is completed only for the items specified in writing by the buyer or buyer's Agent at the time of the re-inspection. A re-inspection does not include a complete inspection of the entire home or property, however the Inspector may update the inspection report with additional defects observed at the re-inspection that may not have been visible or accessible during the original inspection. It is recommended that you obtain all the necessary building permits, contractor receipts and any warranties provided by the manufacturer/installer/contractor for the repaired or replaced items. Unless we agree otherwise, we will perform the inspection, and issue the report, in accordance with the mandatory parts of the current Standards of Practice (Residential Standards - Four or Less Units) of the International Association of Certified Home Inspectors ("the InterNACHI Standards") and subject to the Definitions, Scope, Limitations, Exceptions and Exclusions in the InterNACHI Standards. Terms in this Agreement have the same meaning as the defined terms in the InterNACHI Standards. The InterNACHI Standards are available from InterNACHI's website: <http://www.nachi.org/>

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

Corporate Office

The Elite Group Property Inspection Service, Inc

Attn: Inspector Supervisor

2641 Hamner Ave #201, Norco California 92860

1(800) 494 - 8998

OUR LIABILITY TO YOU FOR CLAIMS ARISING FROM OUR INSPECTION OR OUR REPORT, WHETHER SOUNDING IN TORT OR CONTRACT, WILL NOT BE MORE THAN THE LESSER OF ACTUAL DAMAGES OR THREE (3) TIMES THE INSPECTION FEE.

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

Our report is NOT a warranty of the items inspected. However, The Elite Group may offer you additional warranties through a third party service provider. In all cases, you must contact your home warranty company first for any issues that arise after the date of the original home inspection. Failure to do so may result in voiding your home warranty.

Additional questions or concerns can be addressed through our Customer Service website: eliteinspections.com/customersupport

Please read the "About Your Inspection" and "Disclaimers" pages prior to filing any online claims as this will help you to determine if your claim is valid and within the scope of the home inspection.

CONFLICT OF INTEREST DISCLOSURE AND STATEMENT OF COMMITMENT

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

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



DISCLAIMER

DISCLAIMERS

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

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

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

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

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

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

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

DISCLAIMERS CONTINUED

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

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

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

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

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

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

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

DISCLAIMERS CONTINUED

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

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

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

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

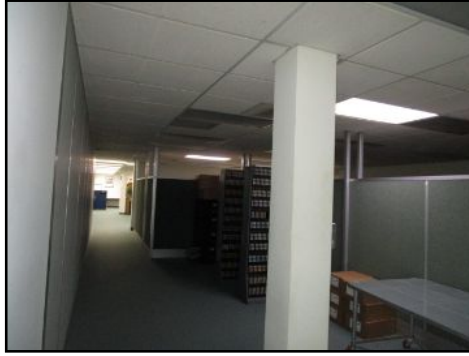
***Contractor References:** This report may contain a contractor reference and contractor contact information. Choosing a contractor is done solely at the risk of the client. The Elite Group cannot control the events that take place between contractors and customers and therefore cannot be held liable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

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

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

SEE CONTRACT FOR ADDITIONAL INFORMATION AND DESCRIPTION OF ITEMS

Photos



General view-200

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
N/A	Not accessible, not inspected