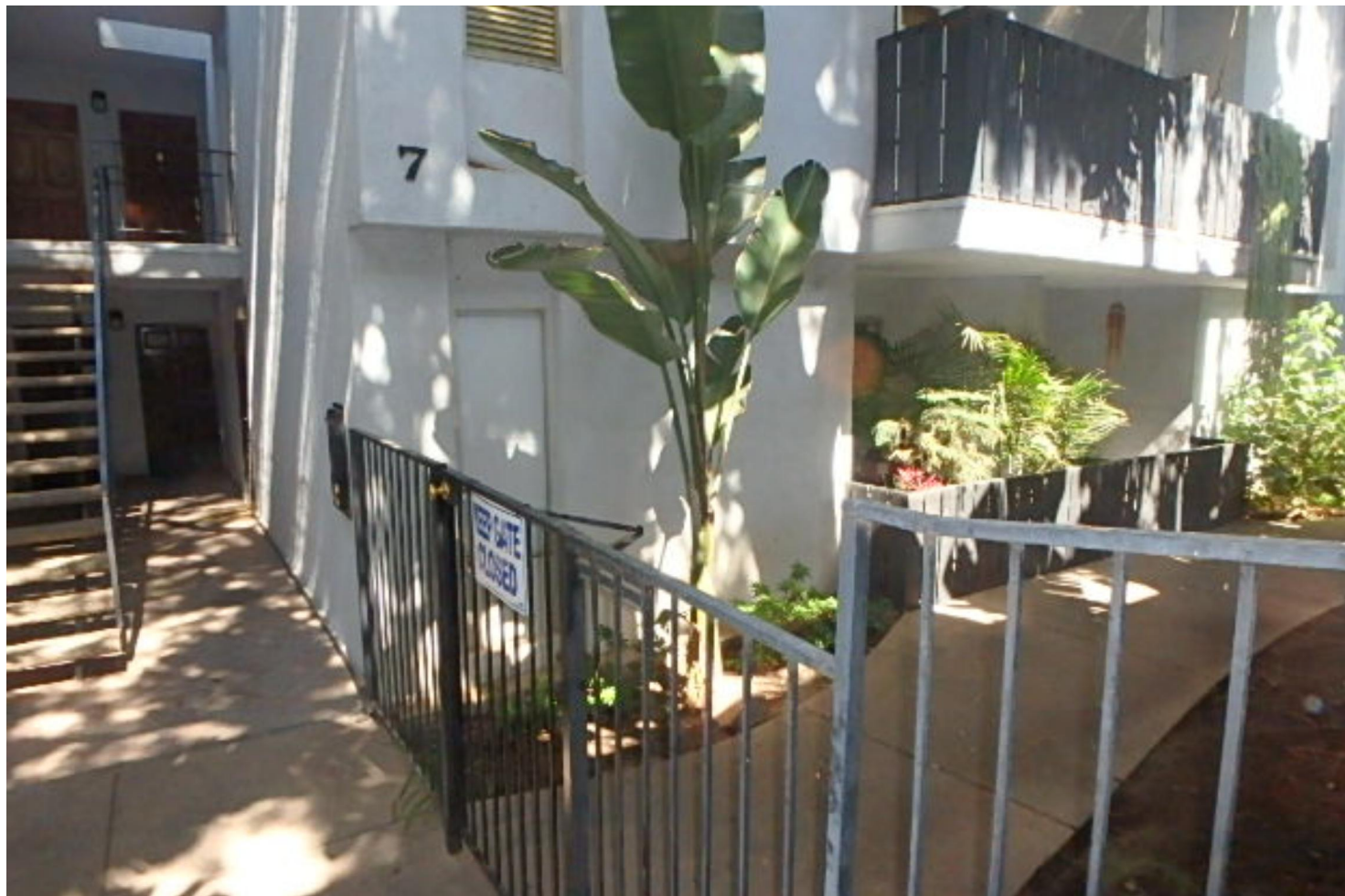




INSPECT BY L.A.
P.O. Box 33273
Granada Hills, CA. 91394
(818) 434-5988 Fax (000) 000-0000



Client: Jose Contreras

Schedule Date: 6/8/2018

Report #: JC060818096-096

Client Address:

Subject Property:

18645 Hatteras St.#181
Tarzana, Ca. 91356

KEY TO THE INSPECTION REPORT

Report # : JC060818096-096

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report.

SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report.

PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED.

NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
(2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
(3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
(4) This item is a safety hazard - correction is needed.
(5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE. If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials _____ Representative/Agent's Initials _____

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials _____ Representative/Agent's Initials _____

Present During The Inspection: [] Client [] Buyer's Agent [] Seller's Agent [X] Seller [] Other:

INSPECTOR : Lorenzo Alvarado

Inspection Date: 6/8/2018

Start Time: 10:00 AM

Completion Time 11:45 AM

The weather condition at the time of inspection was:

Dry - 87 degrees

Property Information:

The subject property inspected was a (an): Condominium

of units: 1

Approximate age of building: 1973 Blt.

Approximate age of roof:

Additions / Alterations to:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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01. Driveway

N/A

Asphalt Brick Concrete Parking:

Material: Not fully visible Defect(s) Trip hazards (4) Common cracks *
 Evidence of poor drainage *

Comments: N/A - This item is covered and maintained by the Home Owners' Association

02. Sidewalks

N/A

Deterioration * Paver Tile Materials:

Not fully visible * Defect(s) * Concrete Flag Stone / Masonry Brick Trip hazard(s) (4)
 Common cracks *

Comments: N/A - This item is covered and maintained by the Home Owners' Association

03. Retaining Walls

N/A

Location(s): Material:

Not fully visible * Deterioration / damage Defect(s) * Common cracks *

Comments: N/A - This item is covered and maintained by the Home Owners' Association

04. Patio

N/A

Location: Brick Pavers

Common cracks * Trip Hazard(s) (4) Defect(s) Other Material: Not fully visible * Concrete

Comments: N/A - This item is covered and maintained by the Home Owners' Association

05. Exterior Cover(s)

N/A

Deterioration * Cover is Unstable (2)

Covered roof (see Roof page) Open design Location(s): Defect(s) Moisture damage *
 Not fully visible * Earth to wood / Dry rot (3)

Comments: N/A - This item is covered and maintained by the Home Owners' Association

06. Deck(s) & Porch

N/A

Common cracks * Concrete Material:

Location(s): Trip hazard(s) (4) Defect(s) Railing: Evidence of poor drainage *
 Not fully visible

Comments: N/A - This item is covered and maintained by the Home Owners' Association

07. Fences & Gates

N/A

Gate(s) have Defect(s) * Common cracks

Wrought Iron Chain Link Block Wobbly (4) Fence(s) have Defect(s) * Material: Wood
 Pool/spa related concerns (or see item 83) Not fully visible

Comments: N/A - This item is covered and maintained by the Home Owners' Association

--- End of Category GROUNDS ---

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08. Exterior Stairs

N/A

[] Earth to wood contact / Dry rot (3) [] Metal

[] Brick [] Railing: [] Not fully visible [] Common cracks * [] Location: [] Defect(s) * [] Wood
 [] Concrete [] Material:

Comments: N/A - This item is covered and maintained by the Home Owners' Association

09. Exterior Walls

N/A

[] Wood [] Defect(s) *

[] Evidence of Patch & Repair * [] Moisture stains * [] Structure: [] Earth to Wood or Dry Rot (3)
 [] Common cracks * [] Not fully visible * [] Stucco [] Masonry [] Wall Covering: [] Brick

Comments: N/A - This item is covered and maintained by the Home Owners' Association

Notice: Wall insulation type and value is not verified UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed**

10. Trim

N/A

[] Defect(s) [] Moisture stains * [] Material:

[] Not fully visible * [] Dry rot (3) [] Stucco [] Metal [] Wood

Comments: N/A - This item is covered and maintained by the Home Owners' Association

11. Chimney(s)

N/A

[] Metal Stack(s) not inspected [] Location A:

[] Not fully visible* [] Recommend Rain Cap * [] Material: [] Defect(s) [] Common Cracks* [] Location D:
 [] Location C: [] Location B: [] Spark Screen & Rain Cap Installed [] Brick

Comments: N/A - This item is covered and maintained by the Home Owners' Association

*Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.**

12. Exterior Related Items

N/A

[X] Sprinkler system - Not Tested

[] Defects & Concern(s) [X] Sprinkler system - Not Inspected

Comments: N/A - This item is covered and maintained by the Home Owners' Association

*Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.**

13. Hose Faucets

N/A

[] Not functional * [] Defect(s) * [] Leak(s) (2)

[] Corroded * [] Hose faucet(s) tested is serviceable

Comments: N/A - This item is covered and maintained by the Home Owners' Association

14. Gutters & Downspouts

N/A

[] Missing Downspouts [] Not fully visible

[] Recommend Gutters & Downspouts * [] Recommend regular cleaning * [] Defect(s) * [] Debris filled
 [] None Installed [] Partial [] Full

Comments: N/A - This item is covered and maintained by the Home Owners' Association

Notice: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.**

--- End of Category EXTERIOR ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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15. Grading

N/A

[] Surface drains visible - not tested

[] Defect(s) * [] Tree(s) planted close to structure * [] Plant(s) in contact with structure *
 [] Soil / pavement high at foundation * [] Stair Stepped [] Steep (1) [] Not fully visible [] Slope:
 [] Level Site

Comments: N/A - This item is covered and maintained by the Home Owners' Association

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16. Slab-on-Grade

N/A

[] Foundation is Poured Concrete

[] Slab not visible due to floor coverings [] Common cracks * [] No readily visible problems [] Not fully visible
 [] Defect(s) * [] Crawlspace & Slab Combination

Comments: N/A - This item is covered and maintained by the Home Owners' Association

*Notice: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection. **

17. Raised Foundation

N/A

[] Foundation: [] Major cracks (1)

[] Common cracks * [] Not fully visible [] Defect(s) Noted * [] Crumbling / Spalling concrete (2)
 [] Evidence of foundation movement (1) (2) [] Columns:

Comments: N/A - This item is covered and maintained by the Home Owners' Association

17a. Crawlspace

N/A

[] Debris in crawlspace *

[] Asbestos-like Material (4) [] Common stains [] Vent screen defect(s) [] Defect(s) Noted * [] Not fully visible
 [] Insulation condition: [] Insulation type: [] Access cover: [] Crawlspace inspection:
 [] Ventilation appears serviceable

Comments: N/A - This item is covered and maintained by the Home Owners' Association

17b. Floor Structure

N/A

[] Anchor Bolts not visible

[] Anchor Bolts not present (1) (2) (5) [] Unable to verify anchor bolts * [] Earth to Wood / Termite-like (3)
 [] Not fully visible [] Common Stains [] Floor Framing have Defect(s) * [] Floor Construction:
 [] Anchor Bolts present

Comments: N/A - This item is covered and maintained by the Home Owners' Association

18. Basement

N/A

[] Sump pump(s) not inspected [] Insulation:

[] Common cracks * [] Stored items blocked full view of the basement * [] Defect(s) Noted * [] Moisture stains *
 [] Stairs Railing: [] Basement stairs: [] Basement is: [] Basement inspection:

Comments: N/A - This item is covered and maintained by the Home Owners' Association

--- End of Category FOUNDATION ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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| | | |
|--|-----|---|
| 19. Main Roof(s) | N/A | <input type="checkbox"/> Not fully visible <input type="checkbox"/> Roof style: |
| <input type="checkbox"/> Exposed Fasteners (2) <input type="checkbox"/> Evidence of Patch & Repair * <input type="checkbox"/> Ridge Caps have defect(s) <input type="checkbox"/> Typical maintenance recommended (2) <input type="checkbox"/> Defect(s) Noted* <input type="checkbox"/> Generally Favorable <input type="checkbox"/> Number of layers: <input type="checkbox"/> How Inspected: <input type="checkbox"/> Roof covering is: <input type="checkbox"/> Location: | | |
| Comments: N/A - This item is covered and maintained by the Home Owners' Association | | |

| | | |
|--|-----|---|
| 20. Second Roof(s) | N/A | <input type="checkbox"/> Number of Layers: <input type="checkbox"/> Roof style: |
| <input type="checkbox"/> Evidence of Patch & Repair * <input type="checkbox"/> Defect(s) Noted * <input type="checkbox"/> Generally Favorable <input type="checkbox"/> Typical maintenance recommended (2) <input type="checkbox"/> Exposed Fasteners (2) <input type="checkbox"/> Not fully visible <input type="checkbox"/> Roof Material: <input type="checkbox"/> Location: <input type="checkbox"/> How Inspected: | | |
| Comments: N/A - This item is covered and maintained by the Home Owners' Association Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. * Inspection is limited.* | | |

| | | |
|---|-----|---|
| 21. Third Roof(s) | N/A | <input type="checkbox"/> Location: <input type="checkbox"/> Roof style: |
| <input type="checkbox"/> Exposed Fasteners (2) <input type="checkbox"/> Typical maintenance recommended (2) <input type="checkbox"/> Roof Material: <input type="checkbox"/> How Inspected: <input type="checkbox"/> Number of layers: <input type="checkbox"/> Defect(s) Noted * <input type="checkbox"/> Not fully visible * <input type="checkbox"/> Evidence of Patch & Repair * | | |
| Comments: N/A - This item is covered and maintained by the Home Owners' Association | | |

| | | |
|--|-----|--|
| 22. Exposed Flashings | N/A | <input type="checkbox"/> Skylight(s): <input type="checkbox"/> Improper No Visible Flashing(s) |
| <input type="checkbox"/> Flashings N/A for roof style or material <input type="checkbox"/> Skylight(s) appear serviceable <input type="checkbox"/> Vents Cap(s) Missing * <input type="checkbox"/> Vent caps appear serviceable <input type="checkbox"/> Defect(s) Noted * <input type="checkbox"/> Not fully visible * | | |
| Comments: N/A - This item is covered and maintained by the Home Owners' Association Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection. * Roofs, skylights and flashing are not water tested for leaks. * Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed.* | | |

--- End of Category ROOF ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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23. Main Line

N/A

Main line & Shut off location: Defect(s) *

Above 80 PSI - adjust, repair, install regulator (2) Pressure: Size: Material: Water is Off (2)
 Leak at water softener (2) Water softener installed - water condition/quality not tested * Valve handle is:
 Not fully visible

Comments: N/A - This item is covered and maintained by the Home Owners' Association

24. Supply Lines

Appears Serviceable

Flow restriction is: Leak(s) Noted (2)

Defect(s) Noted * Corrosion is: minor * Not fully visible Material: Copper
 Noise / Water Hammering Noted

Comments: The supply lines appeared to be in serviceable condition.

*Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. * Water quality testing or testing for hazards such as lead is not part of this inspection. *
 Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.*

25. Waste Lines

Appears Serviceable

Not fully visible Improper / No Vent Rise (2)

Defect(s) * Material: ABS Missing / Loose Cover(s) * Pipes lack proper support at: Leaking at:
 Corrosion is: none visible

Comments: Waste lines and vent systems appeared serviceable at time of inspection.

*Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. * Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation. **

26. Fuel System

N/A

Not fully visible Seismic Shut Off Installed

Fuel type is: Defect(s) Noted * Shutoff valve location(s): Seismic shut off valve missing (2) (4)
 Gas is Off - Contact Utility Company Corrosion is: Recommend Upgrade(s) *

Comments: N/A - Individual Gas Meter is not applicable to the home - inclusive in the HOA fees.

*Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size. **

27. Water Heater(s)

N/A

Seismic straps: Vent flue piping:

Vent has Asbestos-like material (4) Rust flakes in burner chamber * Gas/Pilot is off - No hot water *
 Catch pan installed TPR Overflow Pipe: Deterioration (2) TPR valve installed: Worn *
 Defect(s) * Capacity: Corrosion on pipes / valves * Water shut off installed: Location B:
 Type: Location C: Enclosure: Combustion air: Not fully visible Location D:
 Recommend catch pan * Leak(s) Noted (2) (4) Location A: Thermal blanket recommended *

Comments: N/A - Hot water is provided and maintained by the Home Owners' Association.

*Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. **

--- End of Category PLUMBING ---

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28. Description

[] Location B: [] Location E: [] Location G:

[X] Location A: Hallway Ceiling [X] Fuel type: electric [X] Heating type: Heat Pump Air [X] Approximate input BTU's: N/A
 [] Location C: [] Location D:

Comments: The inspection of the heating system(s) does not include the dismantling and inspection of the internal parts and components within the system. * Recommend contacting a licensed/qualified professional to inspect the internal parts and components of the heating system for defects and determine the useful life and serviceability of the system. *

*Notice: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements. **

29. Condition

Appears Serviceable

[] Electronic ignition malfunction (2)

[] Did not respond to normal control (2) [] Not functional (2) [] Near end of lifespan (2) [] Worn *
 [] Maintenance recommended (2) [] Gas / Pilot light is off - unable to test * [] Defect(s) Noted *

Comments: The heating system appeared to be operational at time of inspection.

*Notice: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION. **

30. Venting

N/A

[] Vent pipe not fully visible

[] Asbestos-like material (4) [] Near end of lifespan (2) [] Defect(s)
 [] Vent terminates near window / opening (2) (4) [] Improper materials (2) (4)

Comments: N/A

31. Combustion Air

N/A

[] Defect(s) Noted* [] Combustion air:

Comments: N/A

32. Burners

N/A

[] Flames appeared typical

[] Closed system not visible for inspection [] Defect(s) Noted

Comments: N/A

*Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. * Some furnaces are designed in such a way that inspection is almost impossible. * Safety devices are not tested by this company. **

33. Distribution

Appears Serviceable

[] Makes unusual noise (2) [] Circulation pump:

[] Register Defect(s) * [] Low air volume noted * [] Not fully visible [X] Materials: Ducts & Registers
 [] Duct(s) have Defect(s)* [] Asbestos-like material (4)

Comments: The distribution system appears to be in serviceable condition.

*Notice: Asbestos materials have been commonly used in heating systems. * Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. **

--- End of Category HEATING ---

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34. Normal Controls

Appears Serviceable

[] Controls need repairs / replacement (2)

[X] Thermostat: appears serviceable [] Defect(s)

Comments: Heating and cooling system controls appear serviceable.

*Notice: Thermostats are not checked for calibration or timed functions. * Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. **

35. Air Filters

Read Comment(s)

[] Filter is Serviceable [] Defect(s) *

[X] Condition: dirty [X] Recommend changing the air filter

Comments: The air filter is dirty - recommend changing the filter. *

*Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. * Have these systems evaluated by a qualified individual. **

36. Heating/Cooling Notes

N/A

[] Recommend complete system evaluation (2)

[] Please read comment(s)* [] Inadequate to heat entire home *

Comments: N/A

*Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. * Environmental risks, if any, are not included. * Notice: Asbestos materials have been commonly used in heating systems. * Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. **

37. Evaporative Cooler

N/A

[] No electrical disconnect [] Defect(s) Noted *

[] Pads are deteriorated * [] Unit: [] Missing overflow line * [] Unit makes unusual noise (2)
 [] Not functional (2) [] Location:

Comments: N/A

38. Air Conditioning

Appears Serviceable

[] Not responding to controls (2)

[] Temperature differential is incorrect (2) [] Condenser coil: [] Outside temperature is too cold - Unable to test *
 [] Worn * [] Near end of lifespan (2) [] Defect(s) * [] Location D: [] Location C: [] Location B:
 [X] Location A: Roof [X] Type: Heat Pump - Air [] Other Location(s):

Comments: Cooling system was serviceable at the time of the inspection.

Notice: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

38a. Power

Read Comment(s)

[] Defect(s)* [X] Electrical conduit: have defects

[X] Electrical disconnect present [X] Power: 240 volt [] Box is loose / not secured * [] Box is rusted / Worn *
 [] Electrical disconnect not present (2) [X] Refrigerant charge (not inspected)

Comments: The power conduit line is disconnected at the cooling system. * (2) (4)

38b. Condensate

Read Comment(s)

[X] Termination: not located

[X] Condensate line: unable to view [X] Line(s) not fully visible [] Defect(s) Noted *

Comments: Inspector could not find / locate the termination point for the A/C main condensate drain. * (2)

38c. Refrigerant Lines

Read Comment(s)

[] Lines leak at: [X] Lines not fully visible

[] Ice on lines (2) [X] Insulation: deteriorated * [] Insulation installed on lines [X] Refrigerant lines: present

Comments: Deteriorated and partly missing insulation was at the cooling system's refrigerant line. *

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38d. Cooling Comments

Comments: The inspection of the cooling system(s) does not include the dismantling and inspection of the internal parts and components within the system. * Recommend contacting a licensed/qualified professional to inspect the internal parts and components of the cooling system for defects and determine the useful life and serviceability of the system. *

--- End of Category HEAT2/COOL ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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39. Service

N/A

[] Amps not determined

- [] Power was off to the home (2) [] Panel Rating: [] Voltage: [] Grounding is not visible
 [] Main Ground Defect(s) [] Main panel ground present [] Conductors too close to: [] Defect(s)
 [] Exposed splice(s) (2) [] Frayed wires (2) (4) [] Main Service Wires: [] No drip loop *
 [] Number of conductors: [] Not functional (2) [] Service Type: [] Near end of lifespan (2)
 [] Deterioration / Damage (2)

Comments: N/A - This item is covered and maintained by the Home Owners' Association

40. Main Panel

[X] Location: Hallway [] Not functional (2)

- [] Near end of lifespan (2) [] Deterioration / Damage (2)
 [] Power off at main - no inspection performed. (2) Power was off at time of inspect

Comments: Read comments below. *

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. * If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances. *

41. Conductors

[] Fuses

- [X] Conductors not fully visible in most parts of the structure* [X] Wiring method: Non-Metallic Cable
 [X] Branch wires: Copper [X] Service wire type: Aluminum [X] Breakers: Conventional type [] Knob & Tube

Comments: Please read panel notes below. *

42. Sub-panels

N/A

[] Inaccessible, could not be inspected at:

- [] Locked, could not be inspected at: [] Location D: [] Location C: [] Location B: [] Location A:

Comments: N/A

43. Panel Notes

Read Comment(s)

[] Unprotected opening(s) & Cover Defect(s)

- [] Loose breaker(s) (2) (4) [] Breakers / fuses damaged (2) (4) [] Aluminum wire noted at general circuit breakers *
 [] More than six breakers without a main disconnect * [] Direct tap (2) (4) [] Defect(s) [] Uncapped wire(s)
 [] Scorching (2) (4) [] Double tap noted (2) (4) [] Breaker(s) off - have reason verified
 [] Improper wiring (2) (4) [X] System is or may be outdated * [] Load rating may not be sufficient *

Comments: There are no visible defects in the main panel, however, please note that the "Zinsco" make and brand of breakers / panels are known to have performance failures as they get older. * (2) (4) (5)

44. Wiring Notes

Appears Serviceable

[] Three-prong outlet(s) ungrounded

- [X] Furnishings prevent testing of some outlets and switches. *
 [X] Representative sample of fixtures, switches and outlets appear serviceable. [] Junction box cover(s) missing
 [] Exposed splices noted (2) (4) [] Extension cord used as permanent wiring (2) (4) [] No Power to Outlet(s)
 [] Unprotected wiring (2) (4) [] Cover Plate Defect(s) * [] Electrical fixture(s) have defect(s)
 [] Damaged / loose light fixture(s) [X] Doorbell: N/A [] GFCI outlet(s) recommended at all wet areas *
 [] GFCI outlet(s) not operational (2) (4) [] Reverse Polarity [X] GFCI(s) responded to test at: All applicable locations

Comments: The representative sample of switches and outlets tested appeared to be serviceable.

--- End of Category ELECTRICAL ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

45. Main Entry Door

Appears Serviceable

 Weather stripping: appears serviceable

Damaged door jamb. * Hardware operational: Yes Deterioration / Damage * Defect(s) *
 Not functional * Main door rubs *

Comments: The main entry door appears serviceable.

46. Interior Doors

Appears Serviceable

 Door(s) does not latch * Defect(s) *

Doors tested are serviceable Tempered Glass Insignia: Missing trim *
 Stored items & belongings blocked doors - unable to test all doors* Hardware have Defect(s)*

Comments: The interior doors tested appear to be serviceable.

47. Exterior Doors

Read Comment(s)

 Defect(s) * Screen door(s): appears serviceable

Hardware: not functional Unable to determine if glass is tempered (4) (5)
 Tempered glass insignia not visible at: Tempered glass insignia visible at applicable locations
 Exterior Door(s) tested serviceable

Comments: The latching hardware is not operational at the main bedroom sliding glass door to the patio. *

48. Windows

Appears Serviceable

Window(s) blocked by furnishings - unable to test all * Security bars - openable type - not tested
 Window(s) have Defect(s) * Missing / Defective Latch * Type: Aluminum
 Broken sash cords / Loose spring mechanism Tempered glass insignia not visible (4) (5)
 Security bars - non-openable type (4) (5) Window Screen(s):

Comments: The representative sample of window appear serviceable.

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49. Interior Walls

Appears Serviceable

 Major cracks (1) Common cracks * Other:

Furnishings prevent full inspection-check carefully on your final walk-through Wall(s) have Defect(s)*
 Evidence of patch & repair * Moisture stain(s) noted * Wallpaper Drywall Paneling Plaster

Comments: The general condition of the interior walls appears serviceable.

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50. Ceilings

Appears Serviceable

 Common cracks * Ceiling height low at:

Ceiling(s) have Defect(s)* Evidence of patch & repair Moisture Damage * Moisture Stain(s) *
 Stacked & stored items block full view of ceiling(s)* Other Material: Wood / Wood Beams Plaster
 Acoustic Spray Drywall

Comments: The general condition of the ceilings appeared serviceable at the time of the inspection.

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

51. Floors

Read Comment(s)

[X] Furnishings prevent full inspection of the floors *

[] Dry rot / Termite-like (3) [] Cracked/Damaged tiles [] Wood [] Vinyl [] Carpet [] Floor(s) squeaks *
 [] Moisture Stains * [] Floor(s) have Defect(s)* [X] Trip hazard(s) (4) [X] Other: «floor type» [X] Tile

Comments: Trip hazards were noted at the living room's sunken floor area. * (4)

Notice: Determining odors or stains is not included! Floor covering damage/stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.**

--- End of Category INTERIOR ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

52. Fireplace(s)

N/A

Common cracks * Gas Valve: Damper door:

Gas Piping: Defect(s) Location B: Material: Not fully visible *

Blocked - unable to access / inspect * Location A: Location C: Location D:

Comments: N/A

Notice: Recommend installing safety spacer or damper when gas logs are present. * Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation

53. Interior Features

N/A

Defect(s)

Audio, Speaker, Intercom systems not inspected Security system installed - not inspected [X] Special Sink(s): N/A

Please read comment(s) Centralize Vacuum not inspected

Comments: N/A

53a. Ceiling Fans

N/A

Unable to determine operation *

Ceiling fan(s) tested serviceable Defect(s) * Improperly supported * (4) Vibrates / wobbles (4)

Not operational (2) Makes unusual noise*

Comments: N/A

53b. Interior Stairs

N/A

Defect(s) Openings in railing too wide * (5)

Railing(s): Handrail appears serviceable Stairway have defect(s) (2) (4) Uneven Rise / Run (2) (4)

Comments: N/A

53c. Wet Bar

N/A

Drain line: Counter is serviceable

Wet Bar Sink: Faucet has defect(s) Faucet is serviceable Defect(s) Moisture stains *

Comments: N/A

54. Smoke & Carbon Monoxide

Safety Hazard

Did not respond to test (4)

Suggest additional detectors in appropriate locations. (5) [X] Carbon Monoxide detector(s): did not respond to test (4)

No test button * Missing Detector(s) (4) Contact local Fire Department for fire safety requirements *

Responded to test button(s) Indicator light on [X] Smoke Detector(s) Serviceable at: hallway

Comments: The Carbon Monoxide detector did not respond to test at the hallway. * (4)

55. Laundry

N/A

220 Outlet: Outlet has defect(s)

Laundry Sink: Defect(s) Exhaust Fan: Stand Pipe: Gas shut off: Dryer Venting:

Faucet defect(s)* Hot & Cold faucet present Outlet is serviceable Location:

Comments: N/A - Common laundry room (Home Owners' Association)

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.* The inspector does not test washing machine drains or supply valves.* Water supply valves if turned may be subject to leaking.*

56. Attic General

N/A

Access to attic not provided (2)

Attic Framing have Defect(s) Asbestos-like material (4) Defect(s) Stains are:

Attic Door/Cover(s): How Inspected: Access location: Attic is: Ceiling Frame: Roof Frame:

Comments: Attic is not applicable to the home.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

56a. Ventilation & Insulation

N/A

No insulation provided * Not fully visible

Poor coverage * Insulation type: Power ventilator is not tested * Power ventilator present
 Screens: Ventilation: Vents provided

Comments: Attic is not applicable to the home.

*Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. * Tenting a home for fumigation may cause damage to roofs- recommend reinspection for damage after tenting is completed.**

--- End of Category INTERIOR-2 ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

57. Floor

N/A

 Not fully visible * Trip hazard (4)

Major cracks (1) Common cracks * Stored items block full view of floor * Moderate cracks(s) *
 Defect(s)* Deterioration / Damage * Garage type: Possible flammable material (4)

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

58. Firewall/Ceiling

N/A

 Do a careful check on your final walk-through *

Stored items block view to entire garage * Not fully visible Common cracks * Missing wall cover (4)
 Attic access door: Hole openings (4) Exposed flammable material (4) Evidence of patch & repair *
 Moisture stains * Defect(s)*

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

59. Ventilation

N/A

 Defect(s) * Blocked * No ventilation *

Screens had defect(s) * Serviceable

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

60. Garage Fire Door(s)

N/A

 Hardware has defect(s)

Deterioration / Damage * Type: Door lacks threshold / weatherstrip * Self-latching: Self-closer:
 Pet door noted on fire door (2) (4)

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

61. Exterior Door

N/A

 Door rubs * Hardware operational:

Not functional * Hardware is missing * Minor to moderate wear Door lacks threshold *
 Damaged door jamb * Defect(s)

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

62. Vehicle Door

N/A

 Moisture stained * Door(s) have Defect(s)

Type: Trim had defect(s) Rollers / track damaged (2) Door(s) locked blocked - couldn't test *
 Spring(s) have Defect(s) Safety springs installed Tension rods loose / missing *

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

63. Automatic Opener

N/A

 Service recommended * Worn *

Unit(s) poorly secured * Not functional (2) Not attached to vehicle door* Number of Units:
 Electronic sensors have defect(s) Defect(s)* Electronic sensors present
 Automatic reverse not inspected * Automatic reverse operated: Makes unusual noise when operated *

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

64. Electrical

N/A

[] Junction box cover(s) missing (4)

- [] Open splices (2) (4) [] Extension cords used as permanent wiring (2) (4) [] Unprotected wiring (2) (4)
 [] Outlet(s) has no power (2) [] Not fully visible [] Cover Plate(s) missing/cracked/damaged (4)
 [] Some outlets not accessible * [] Outlet(s) have defect(s) [] GFCI(s) defective (2) (4) [] GFCI(s) Operational
 [] Fixture(s) have defect(s) * [] Reverse Polarity (2) (4)

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

65. Garage/Carport Structure

N/A

[] Common Cracks * [] Moisture stains *

- [] Carport Structure: [] Wall / Ceiling have defect(s) * [] Evidence of movement (1) (2)
 [] Dry Rot / Termite-like Substance (3) [] Garage ceiling and walls appear serviceable

Comments: N/A - The carport/parking is covered and maintained by the Home Owners' Association

Notice: Determining the rating of fire walls is beyond the scope of this inspection.

--- End of Category GARAGE ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

66. Kitchen Sink(s)

Read Comment(s)

[X] Not fully visible [X] Spray wand has defect(s)

[] Defect(s) [] Moisture damage below sink * [] Moisture stains below sink * [] Plumbing under sink:
 [] Sink(s) have defect(s) [] Heavy wear / Chipped * [] Minor / Moderate wear [] Hot / cold reversed * (4)
 [X] Restricted view under the sink * [] Grout / caulking needed * [] Deterioration / Damage / Corrosion
 [X] Plumbing under sink appears serviceable [] Faucet: [X] Faucet appears serviceable

Comments: The kitchen sink spray wand is stuck in shower mode. *

67. Kitchen (general)

Appears Serviceable

[] Cracked / Damaged tiles [X] Counter type: Quarts

[] Defect(s) [] Moderate wear* [X] Counters appear serviceable [X] Cabinets appear serviceable [X] Minor wear *

Comments: The kitchen cabinets and counter tops appeared serviceable at the time of the inspection.

68. Disposal

Read Comment(s)

[] Splash guard damaged / missing *

[] Unit makes unusual noise * [] Blades appear to be frozen (2) [X] Not fully visible [] Not functional *
 [] Worn / Corrosion [] Defect(s) [] Leak noted (2) [X] Wiring Defect(s) * [] Wiring appears serviceable

Comments: Wire clamp is missing at the disposal. * (4)

69. Range/Cooktop

Appears Serviceable

[X] Gas shut-off valve(s): appears serviceable

[] Burner(s) Element(s) have defect(s) [X] Separate cooktop: N/A [X] Ventilation: serviceable
 [X] Clock / timer not tested [] Oven(s) have Defect(s) * [X] Worn * [X] Fuel type: gas & electric ignition
 [X] Number of ovens: Numerous

Comments: Range and oven were serviceable at the time of the inspection. Gas shut off and kitchen ventilation were serviceable.

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. * Appliances are not moved. *

70. Dishwasher

Appears Serviceable

[] Door doesn't close / open properly (2) [] Worn *

[X] Door seal: appears serviceable [] Unit not properly secured * [] Defect(s) [X] Racks appear serviceable
 [X] Air Gap device: serviceable [] Not applicable [X] Drain line: serviceable [] Not functional (2)
 [X] Not fully visible

Comments: Dishwasher appears serviceable.

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection. *

71. Special Features

N/A

[] Other features present but not inspected *

[] Water purification system not inspected [X] Microwave not inspected [X] Trash compactor: N/A
 [X] Special features not inspected

Comments: N/A

Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection. *

--- End of Category KITCHEN ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

72. Toilet

Appears Serviceable

[] Defect(s) * [] Urinal(s):

[] Does not appear to be low-flow (5) [] Water runs continuously * [X] Toilet(s) Serviceable at: the main bathroom
 [] Loose Tank(s) * [] Toilet(s) loose to floor *

Comments: Toilet appears serviceable.

73. Sink

Appears Serviceable

[X] Faucet(s) serviceable at: the main bathroom

[X] Stored items blocked full view under the sink(s)* [] Slow draining at: [] Sink(s) have defect(s)
 [] Grout / caulking needed * [X] Counter & Cabinet appear serviceable [] Unable to access - not inspected *
 [] Defect(s)* [] Drain stopper defect(s) [] Supply line / valve leaks (2) [] Plumbing under sink(s):
 [X] Plumbing under sink appears serviceable [] Hot / cold reversed * (4) [] Faucet(s) had defect(s) *

Comments: Sink, faucet and counter are serviceable in the main bathroom.

74. Vent/Heat

Appears Serviceable

[] Heating Coil: [] Defect(s)

[] Exhaust fan is not operational at: [] Bathroom has no ventilation at: [X] Ventilation is serviceable

Comments: Ventilation system appears serviceable.

75. Bathtub

Read Comment(s)

[] Tub(s) has: [] Bathtub is not applicable in:

[] Hydro-massage: [X] Drain stopper defect(s) * [] Bathtub is serviceable at: [] Slow draining at:
 [X] Drain is serviceable [] Hot & Cold water is reversed (4) [X] Faucet(s) have defect(s) [] Defect(s)
 [] Grout & Caulking needed *

Comments: Drain stopper is missing at the tub in the main bathroom. * The faucet spout leaks at the shower wall union in the main bathroom. * (2)

76. Shower

Appears Serviceable

[] Drain has defect(s) * [X] Drain appears serviceable

[] Enclosure is not applicable in: [] Valve handle(s): [X] Valves & shower are serviceable at: the main bathroom
 [] Shower Head/Wand Defect(s) [] Enclosure has defect(s) at: [X] Enclosure appears serviceable
 [] Diverter(s) has defect(s)* [] Grout / Caulking needed * [] Shower floor/wall defect(s) * [] Defect(s)*
 [] Hot / cold reversed (4)

Comments: Shower is serviceable in the main bathroom.

*Notice: Determined whether shower pans are watertight is beyond the scope of this inspection. **

--- End of Category BATHROOMS ---

Client: Jose Contreras
Date: 6/8/2018

Property: 18645 Hatteras St.#181
Tarzana, Ca. 91356

BATHROOMS



Item # 75

Drain stopper is missing at the tub in the main bathroom. * The faucet spout leaks at the shower wall union in the main bathroom. * (2)

ELECTRICAL



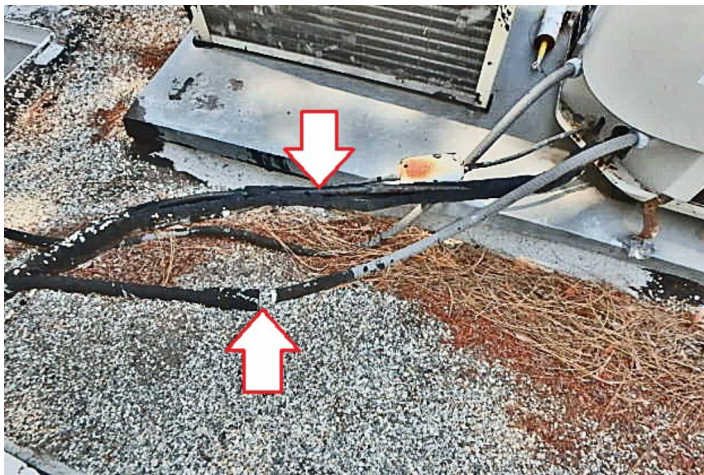
Item # 44

There are no visible defects in the main panel, however, please note that the "Zinsco" make and brand of breakers / panels are known to have performance failures as they get older. * (2) (4) (5)

Client: Jose Contreras
Date: 6/8/2018

Property: 18645 Hatteras St.#181
Tarzana, Ca. 91356

HEAT2/COOL



Item # 38a, 38c

The power conduit line is disconnected at the cooling system. * (2)
(4) Deteriorated and partly missing insulation was at the cooling system's refrigerant line. *



Item # 35

The air filter is dirty - recommend changing the filter. *

INTERIOR



Item # 47

The latching hardware is not operational at the main bedroom sliding glass door to the patio. *



Item # 51

Trip hazards were noted at the living room's sunken floor area. * (4)

Client: Jose Contreras
Date: 6/8/2018

Property: 18645 Hatteras St.#181
Tarzana, Ca. 91356

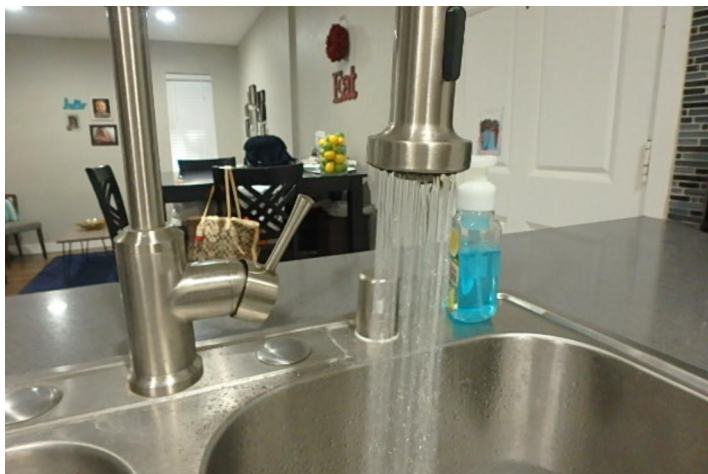
INTERIOR-2



Item # 54

The Carbon Monoxide detector did not respond to test at the hallway.
* (4)

KITCHEN



Item # 66

The kitchen sink spray wand is stuck in shower mode. *



Item # 68

Wire clamp is missing at the disposal. * (4)

Client: Jose Contreras
Date: 06/08/18

Property: 18645 Hatteras St.#181
Tarzana, Ca. 91356

HEAT2/COOL

Air Filters -- Read Comment(s)

The air filter is dirty - recommend changing the filter. *

Power -- Read Comment(s)

The power conduit line is disconnected at the cooling system. * (2) (4)

Condensate -- Read Comment(s)

Inspector could not find / locate the termination point for the A/C main condensate drain. * (2)

Refrigerant Lines -- Read Comment(s)

Deteriorated and partly missing insulation was at the cooling system's refrigerant line. *

ELECTRICAL

Panel Notes -- Read Comment(s)

There are no visible defects in the main panel, however, please note that the "Zinsco" make and brand of breakers / panels are known to have performance failures as they get older. * (2) (4) (5)

INTERIOR

Exterior Doors -- Read Comment(s)

The latching hardware is not operational at the main bedroom sliding glass door to the patio. *

Floors -- Read Comment(s)

Trip hazards were noted at the living room's sunken floor area. * (4)

INTERIOR-2

Smoke & Carbon Monoxide Detectors -- Safety Hazard

The Carbon Monoxide detector did not respond to test at the hallway. * (4)

KITCHEN

Kitchen Sink(s) -- Read Comment(s)

Client: Jose Contreras
Date: 06/08/18

Property: 18645 Hatteras St.#181
Tarzana, Ca. 91356

The kitchen sink spray wand is stuck in shower mode. *

KITCHEN

Disposal -- Read Comment(s)

Wire clamp is missing at the disposal. * (4)

BATHROOMS

Bathtub -- Read Comment(s)

Drain stopper is missing at the tub in the main bathroom. * The faucet spout leaks at the shower wall union in the main bathroom. * (2)