

Seller's comments to the Morisson Property Inspection Report dated May 3, 2022 (revised 5/5/22)

2.1 - It is believed that the balcony was subject to different building standards at the time and the balcony is not in violation of any building codes as a result.

4.2(2) - Galvanized lines have a useful life of 40-50 years. All updated areas of the home have been replaced with new plumbing materials.

6.3 – Owner is not aware of any existing leaks with the property.

7 – Generally, roof maintenance is the responsibility of the HOA.



America's *Premier* Property Inspection Company!

PROPERTY INSPECTION REPORT

11337 Nebraska Ave., Unit 301, Los Angeles, CA 90025



Prepared for: Jino Han

Inspection Date: 5/3/2022
Report Number: 2022050302IG
Real Estate Agent:
Home Inspector: Isaias Godoy



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General Summary



Morrison Property Inspections, Inc.

504 Route 66., Suite 102
Glendora, CA 91740

Customer
Jino Han

Address
11337 Nebraska Ave., Unit 301
Los Angeles CA 90025

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exteriors and Grounds

2.1 PORCH, DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS

Recommendation



(1) The hand and barrier railing are not installed to meet current standards at the rear (exterior) balcony. Recommend correcting.



(2) Deterioration observed at the rear balcony decking. Recommend further review by a qualified contractor.

3. Electrical System

3.1 MAIN PANEL & SUB PANEL(S)

Recommendation



(1) Sylvania panel is a possible re-branded panel originally manufactured by Zinsco. There have been known problems with these types of panels in the past. Recommend verifying condition with a qualified electrician.



(3) Unable to inspect, panel locked access at the time of the inspection in common area. Recommend verifying the condition.

3.3 BRANCH WIRING & GROUNDING

Recommendation

Open splices and scorching observed near AC condensers - safety concern. Recommend correcting and verifying condition by a qualified electrician.

3.5 LIGHT FIXTURES, CEILING FANS & DOOR BELL (Interior/Exterior)**Recommendation**

(2) Light fixture did not respond to test at rear (exterior) balcony. Recommend correcting.

4. Plumbing System

4.2 DRAIN, WASTE, VENT PIPING (Readily visible)**Recommendation**

(1) Unable to locate main clean-out access. Recommend verifying location or installing where needed.

4.4 WASHER & DRYER CONNECTIONS**Recommendation**

(3) Drip pan with drain line is not installed underneath the upper level washer. Recommend installing.

4.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)**Recommendation**

Rust and corrosion observed under the sink at kitchen and hallway tub access compartment valves. Recommend correcting.

4.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS**Recommendation**

Caulking/grout at hall bathroom tub is deteriorated. Recommend repair.

6. Heating and Air Conditioning Systems

6.1 COOLING CONDITION**Recommendation**

(2) Deterioration or missing insulation observed at the refrigeration lines. Recommend replacement.

6.2 CONDENSATE REMOVAL**Recommendation**

We were unable to locate the termination point for the primary condensate drain line. Recommend verifying location and condition.

6.3 PLATFORM/COMPARTMENT/CLOSET**Limited Inspection**

Water staining observed at heating unit closet. Recommend further review by a qualified professional.

7. Fireplaces and Chimneys

7.1 FLASHING**Recommendation**

Lifting of flashing observed. Recommend correcting.

7.2 FIREBOX, HEARTH & DOORS**Recommendation**

Glass doors and a protective screen surround are not installed at living room. Recommend installing.

8. Kitchen Appliances

8.1 STOVE/OVEN

Recommendation



Anti-tip bracket is not installed. Recommend installing.

9. Interior Rooms

9.0 FLOORS

Recommendation



Sloping floor observed at dining room, master bedroom, bedrooms and living room. Recommend further review by a qualified contractor.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a qualified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Isaias Godoy

Date: 5/3/2022	Time: 12:00 PM	Report ID: 2022050302IG
Property: 11337 Nebraska Ave., Unit 301 Los Angeles CA 90025	Customer: Jino Han	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Please note that each office is independently owned and operated. If you have any questions or concerns regarding the report, please contact the office that scheduled the inspection.

Inspected (IN) = The item, component, or unit was visually observed. If no other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

Limited Inspection (LI) = Observation of the item, component, or unit was limited by personal items, obstructions, or conditions listed during the course of the inspection.

Not Inspected (NI) = The item, component, or unit was not inspected, and no representations were made as to whether or not it was functioning as intended. The reason for not inspecting may be stated.

Not Present (NP) = The item, component, or unit was not present in the home or building.

Recommend (RC) = The item, component, or unit was not functioning as intended or needs further inspection by a qualified specialist. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

Levels:

3rd Level Unit

Structure Type:

Condominium/Townhouse

Lot Type:

Sloped

Estimated Age of Home:

Approximately 41 to 50 years of age

Weather Conditions:

Clear

Temperature:

Approximately 70 to 80 degrees

Rain in last 3 days:

No

Occupant Status:

Occupied

Present:

Buyer's Agent

1. Roof Coverings

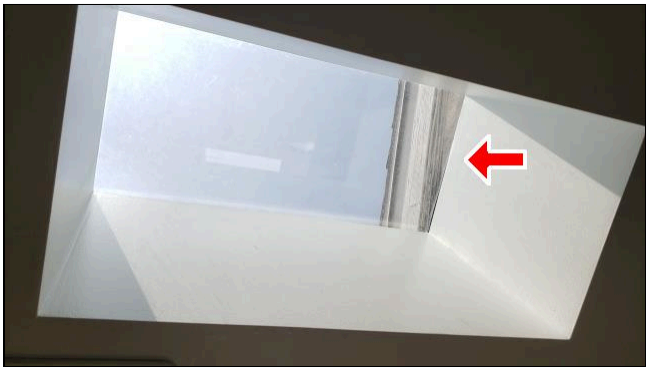
(Refer to Part 2, Section 3 of the CREIA Standards of Practice) Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights. The inspector is not required to: 1. Walk on the roof surface if in the opinion of the inspector there is risk of damage or a hazard to the inspector 2. Warrant or certify that roof systems, coverings or components are free from leakage

Items

1.0 SKYLIGHTS

Comments: Limited Inspection

Although there was no evidence the skylight was leaking at the time of inspection, skylight seals should be checked periodically to minimize the potential for future leaking.



1.0 Item 1(Picture)

1.1 HOMEOWNER ASSOCIATION COMMENTS

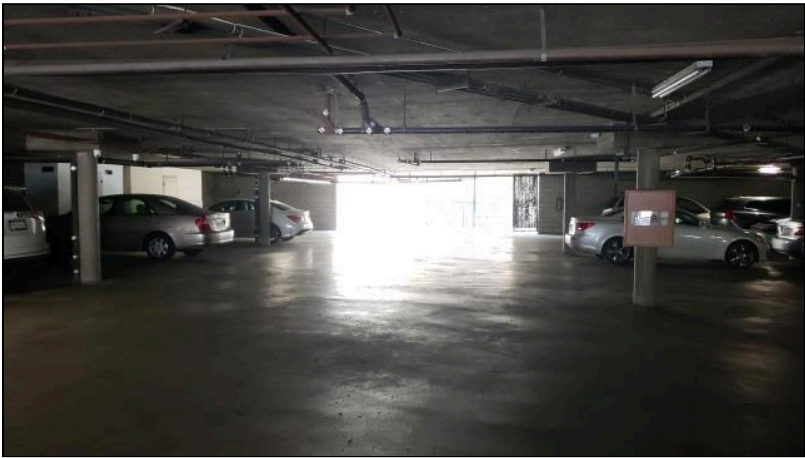
Comments: Not Inspected

The roofing materials and other associated components are typically the responsibility of the homeowner association. Suggest contacting the homeowner association regarding responsibility.

The roof of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and current weather conditions. Our inspection makes an attempt to find a leak but in most cases we are UNABLE to determine if active leaking is present, even during or immediately after precipitation. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the roof system was made at the time of inspection, (due to roof coverings, height, slope, etc.) the client is advised to consult a qualified roofer to verify the overall condition.

2. Exteriors and Grounds

(Refer to Part 4 Section 2 of the CREIA Standards of Practice) Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings. The inspector is not required to: 1. Inspect door or window screens, shutters, awnings, or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components




Styles & Materials

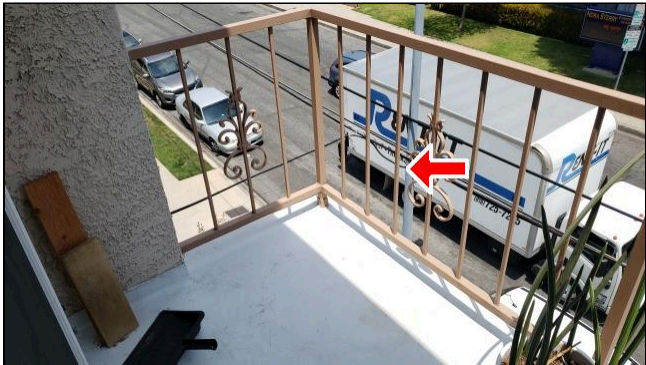
Lot Type: Sloped	Walkway Material: Concrete	Driveway Material: Concrete
Exterior Wall Cladding: Stucco Brick Veneer	Trim Material: Wood	Exterior Wall Structure: Wood Framing
Exterior Door(s) Type & Material: Sliding Glass Wood - Solid Core	Exterior Window(s) Type & Material: Sliding Single Hung	Fencing/Wall Material: Wrought Iron

Items

2.0 WALKWAYS AND DRIVEWAYS
Comments: Limited Inspection

2.1 PORCH, DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS
Comments: Recommendation

 (1) The hand and barrier railing are not installed to meet current standards at the rear (exterior) balcony. Recommend correcting.



2.1 Item 1(Picture)

📍 (2) Deterioration observed at the rear balcony decking. Recommend further review by a qualified contractor.



2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.2 WALL CLADDINGS

Comments: Limited Inspection

2.3 TRIM, EAVES & FASCIA

Comments: Limited Inspection

2.4 GRADING/DRAINAGE & PLANTERS

Comments: Limited Inspection

2.5 EXTERIOR DOORS

Comments: Inspected

2.6 EXTERIOR WINDOWS & FRAMES

Comments: Inspected

2.7 FENCING, WALLS & GATES

Comments: Inspected

2.8 EXTERIOR COMMENTS

Comments: Inspected

Regardless of the age of the building we advise inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

2.9 HOMEOWNER ASSOCIATION COMMENTS

Comments: Limited Inspection

Common areas and other exterior components are typically association maintained. Suggest contacting the homeowner association regarding responsibility, condition, and maintenance schedule.

The exterior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Stored personal items, vegetation or restricted access can limited the inspection of various components of the exterior. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the exterior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

3. Electrical System

(Refer to Part 2, Section 6 of the CREIA Standards of Practice) Items to be inspected: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets and lighting fixtures. The inspector is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates 3. Inspect de-icing systems or components 4. Inspect private or emergency electrical supply systems or components.



Styles & Materials

Electrical Service Entrance: Below Ground	Main Service Voltage: 120/240 Volts	Main Disconnect Amperage: Unable to determine
Main Disconnect Location: Exterior closet/cabinet	Main Panel Manufacturer: Unable to determine	Sub Panel Location: Hallway
Sub Panel Manufacturer: Sylvania/Zinsco	Sub Panel Disconnect Amperage: Unable to determine	Overload Protection Type: Circuit breakers
Branch Circuit Wiring Type: Not Visible	Branch Circuit Wiring Material (15 and 20 amp): Copper	Grounding Location(s): 2 - Locations found
Smoke & Carbon Monoxide Detectors: Installed	Security System: Not Installed	

Items

3.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

Comments: Limited Inspection

The main service entrance and wiring are typically association maintained. Suggest contacting the homeowner association regarding responsibility, condition, and maintenance schedule.

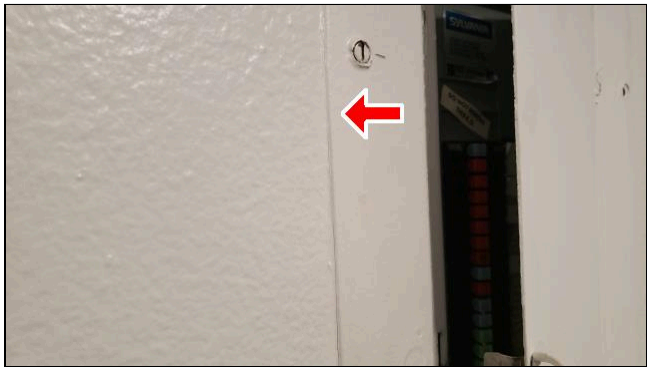
3.1 MAIN PANEL & SUB PANEL(S)

Comments: Recommendation


🏠 (1) Sylvania panel is a possible re-branded panel originally manufactured by Zinsco. There have been known problems with these types of panels in the past. Recommend verifying condition with a qualified

electrician.

(2) Exterior access cover is painted/sealed shut - limited review. Suggest verifying condition.



3.1 Item 1(Picture)

 (3) Unable to inspect, panel locked access at the time of the inspection in common area. Recommend verifying the condition.



3.1 Item 2(Picture)



3.1 Item 3(Picture)

3.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

Comments: Limited Inspection

Arc fault circuit interrupter protection is not installed on all branch circuits. Suggest installing as a safety enhancement.

3.3 BRANCH WIRING & GROUNDING

Comments: Recommendation

🏠 Open splices and scorching observed near AC condensers - safety concern. Recommend correcting and verifying condition by a qualified electrician.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.4 OUTLETS & GFCI (Interior/Exterior)

Comments: Limited Inspection

Limited review due to personal items blocking access.

3.5 LIGHT FIXTURES, CEILING FANS & DOOR BELL (Interior/Exterior)

Comments: Recommendation

(1) A number of exterior lights are on timers/sensor equipment. These low voltage systems are beyond the scope of this inspection.

🏠 (2) Light fixture did not respond to test at rear (exterior) balcony. Recommend correcting.

3.6 SMOKE & CARBON MONOXIDE DETECTORS

Comments: Limited Inspection

Testing of smoke and carbon monoxide detectors is beyond the scope of this inspection. The client is advised to have all smoke and carbon monoxide detectors tested annually to ensure a safe living environment.

The electrical system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes or stored personal items can limit the evaluation of the electrical system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the electrical system was made at the time of inspection, the client is advised to consult a qualified electrician to verify the overall condition.

4. Plumbing System

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



Styles & Materials

Main Water Shut-Off: Common area	Pressure Regulator: Installed	Water Distribution Piping: Copper
Drain - Waste - Vent Piping: Cast Iron/Galvanized	Location of Main Line Clean-out(s): Not Located	Waste System: Unable to determine waste system type - Waste system is underground
Main Gas Shut-Off Location: Right side	Gas Distribution Piping: Galvanized Steel Piping	Seismic Shut Off Valve: Installed
Washer/Dryer Connection Location: Kitchen	Dryer Connection Type: Unable To Determine	Bathroom Exhaust Types: Fan(s)
Fire Sprinklers: Not Installed		

Items

4.0 WATER SOURCE

Comments: Limited Inspection

4.1 WATER DISTRIBUTION PIPING

Comments: Limited Inspection

4.2 DRAIN, WASTE, VENT PIPING (Readily visible)

Comments: Recommendation

 (1) Unable to locate main clean-out access. Recommend verifying location or installing where needed.

(2) Cast iron/galvanized DWV piping is beyond its intended service life. Suggest verifying overall condition and remaining service life with a qualified plumber.

4.3 MAIN GAS SHUT-OFF & FUEL PIPING

Comments: Limited Inspection

(1) A visual observation of the readily accessible gas lines was performed. Testing for gas leaks is technically

exhaustive and is therefore beyond the scope of this inspection. The client is advised to verify condition of the gas lines with the gas company and or a qualified plumber.

(2) Seismic shut-off valve is installed.

4.4 WASHER & DRYER CONNECTIONS

Comments: Recommendation

(1) Washer connections present. Faucet and drain not tested. Suggest verifying condition.

(2) Due to restrictive clearance, we were unable to determine the type of dryer connections. Suggest verifying condition.



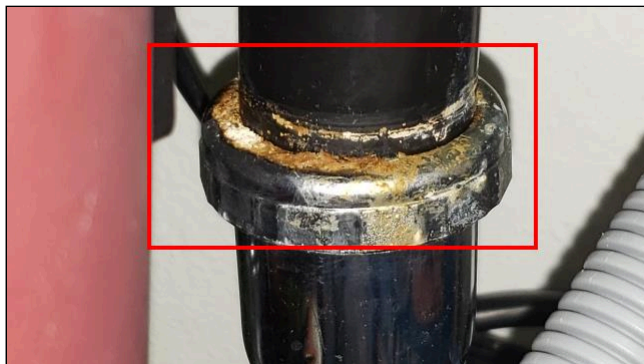
4.4 Item 1(Picture)

🏠 (3) Drip pan with drain line is not installed underneath the upper level washer. Recommend installing.

4.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Comments: Recommendation

🏠 Rust and corrosion observed under the sink at kitchen and hallway tub access compartment valves. Recommend correcting.



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)

4.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Comments: Recommendation



Caulking/grout at hall bathroom tub is deteriorated. Recommend repair.



4.6 Item 1(Picture)

4.7 VENTILATION (Bathroom & laundry room)

Comments: Inspected

The plumbing system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, lot grade or stored personal items can limit the evaluation of the plumbing system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition.

5. Water Heaters

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems

Styles & Materials

Location:

Utility room

Items

5.0 HOMEOWNER ASSOCIATION COMMENTS

Comments: Not Inspected

Community water heaters are association maintained and beyond the scope of this inspection. Suggest contacting the homeowner association regarding condition and maintenance schedule.

The water heating system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the water heating system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the water heating system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition.

6. Heating and Air Conditioning Systems

(Refer to Part 2, Section 7 of the CREIA Standards of Practice) Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air and exhaust vent systems 5. Condensate drainage 5. Conditioned air distribution systems. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance or leakage of any air distribution system 5. Inspect electronic air filtering of humidity control systems or components



Styles & Materials

Air Conditioning Equipment Type: Split System/Forced Air - Electric Condenser	Air Conditioning Manufacturer: Unable to determine	Air Conditioning Location: Roof
Heating Equipment Type: Heat pump electric	Heating Manufacturer: Trane	Heating Equipment Location: Interior closet
Thermostat Locations: Living room	Primary Condensate Termination: Unable to determine termination point	Alternate Condensate Termination: Kill switch installed
Ductwork: Not Visible	Cooling Differential: Greater than 15 degrees Fahrenheit	Heating Operation: Unit provided heat

Items

6.0 HEATING CONDITION
Comments: Limited Inspection

(1) A heat pump is a sealed, compressor-cycle air conditioning system that can operate in reverse. Adequate air flow is important to the efficiency of this unit, therefore, the filter should be kept clean.

(2) A Nest system is present. Due to the nature of these systems, we were unable to remove the access cover to the furnace to inspect mechanical items - limited review. The client is advised to have the furnace/heat pump interiors checked by a qualified HVAC technician.



6.0 Item 1(Picture)

(3) Unit was tested using normal operating controls and provided heat at the service registers. Changing the air filters, servicing and regular maintenance of the components is necessary to prolong the service life of the system.

6.1 COOLING CONDITION

Comments: Recommendation

(1) The air conditioning system was operated using normal operation controls (thermostat). The difference between the return air vent and the service registers was between the recommended range of 15 to 20 degrees Fahrenheit. Changing the air filters, servicing and regular maintenance of the components is necessary to prolong the service life of the system.



(2) Deterioration or missing insulation observed at the refrigeration lines. Recommend replacement.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

6.2 CONDENSATE REMOVAL

Comments: Recommendation



We were unable to locate the termination point for the primary condensate drain line. Recommend

verifying location and condition.

6.3 PLATFORM/COMPARTMENT/CLOSET

Comments: Limited Inspection

📍 Water staining observed at heating unit closet. Recommend further review by a qualified professional.



6.3 Item 1(Picture)

6.4 THERMOSTATS & AUTOMATIC SAFETY SWITCHES

Comments: Inspected

6.5 DUCTING & PLENUMS

Comments: Limited Inspection

Unable to inspect all ductwork. Ducts may be concealed or installed in an inaccessible area. The buyer is advised to verify the overall condition of the ducting with a qualified HVAC contractor.

6.6 AIR FILTER AND REGISTERS

Comments: Inspected

6.7 HOMEOWNER ASSOCIATION COMMENTS

Comments: Limited Inspection

Heating and air conditioning units are sometimes the responsibility of the homeowner association. Suggest contacting the homeowner association regarding responsibility, condition, and maintenance schedule.

The HVAC system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the HVAC system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified HVAC specialist to verify the overall condition.

7. Fireplaces and Chimneys

(Refer to Part 2, Section 8 of the CREIA Standards of Practice) Items to be inspected: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals or gaskets 3. Operate any fireplace or determine if a fireplace can be safely used



Styles & Materials

Chimneys (exterior): Direct Vent Flue	Viewed Chimney From: Roof	Chimney Locations: Through Roof
Type of Fireplace: Gas Appliance Manufactured	Fireplace Locations: Living Room	

Items

7.0 CAP, FLUE & SPARK ARRESTOR

Comments: Limited Inspection

Rust/corrosion observed. Suggest further review by a qualified fireplace specialist.



7.0 Item 1(Picture)

7.1 FLASHING

Comments: Recommendation


 Lifting of flashing observed. Recommend correcting.



7.1 Item 1(Picture)

7.2 FIREBOX, HEARTH & DOORS

Comments: Recommendation

 Glass doors and a protective screen surround are not installed at living room. Recommend installing.

7.3 DAMPERS

Comments: Not Present

7.4 GAS PIPING & LOG LIGHTER

Comments: Limited Inspection

(1) Testing is beyond the scope of this inspection. Suggest verifying condition.

(2) Manufactured fireplaces are built and installed to manufacturers installation instructions. The buyer is advised to verify proper installation with a qualified fireplace specialist.

7.5 HOMEOWNER ASSOCIATION COMMENTS

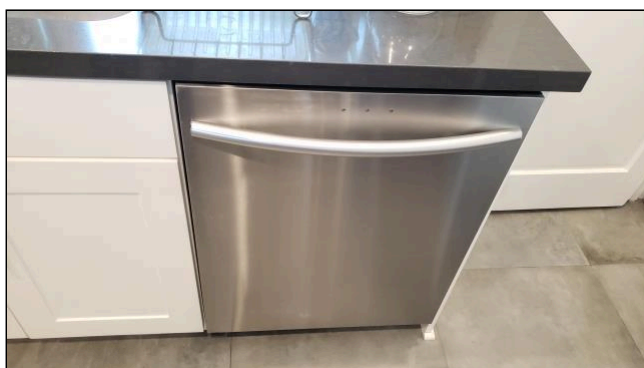
Comments: Limited Inspection

Chimneys or associated components are typically the responsibility of the homeowner association. Suggest contacting the homeowner association regarding responsibility, condition, and maintenance schedule.

The fireplace and chimney of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roofing materials, height, or stored personal items can limit the evaluation of the fireplace and chimney. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the fireplace and chimney was made at the time of inspection, the client is advised to consult a qualified fireplace specialist to verify the overall condition.

8. Kitchen Appliances

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals. The inspector is not required to: 1. Operate or evaluate the condition of any non-fixed appliances or added appliances (refrigerators, trash compactors, water purification systems etc.)



Styles & Materials

Exhaust Hood Brand:	Dishwasher Brand:	Disposal Brand:
Unable to determine	Samsung	In-Sink Erator
Stove/Oven Brand(s):		
Samsung		

Items

8.0 DISHWASHER

Comments: Inspected

8.1 STOVE/OVEN

Comments: Recommendation

 Anti-tip bracket is not installed. Recommend installing.

8.2 EXHAUST FAN/HOOD

Comments: Inspected

8.3 DISPOSAL

Comments: Inspected

8.4 APPLIANCE COMMENTS

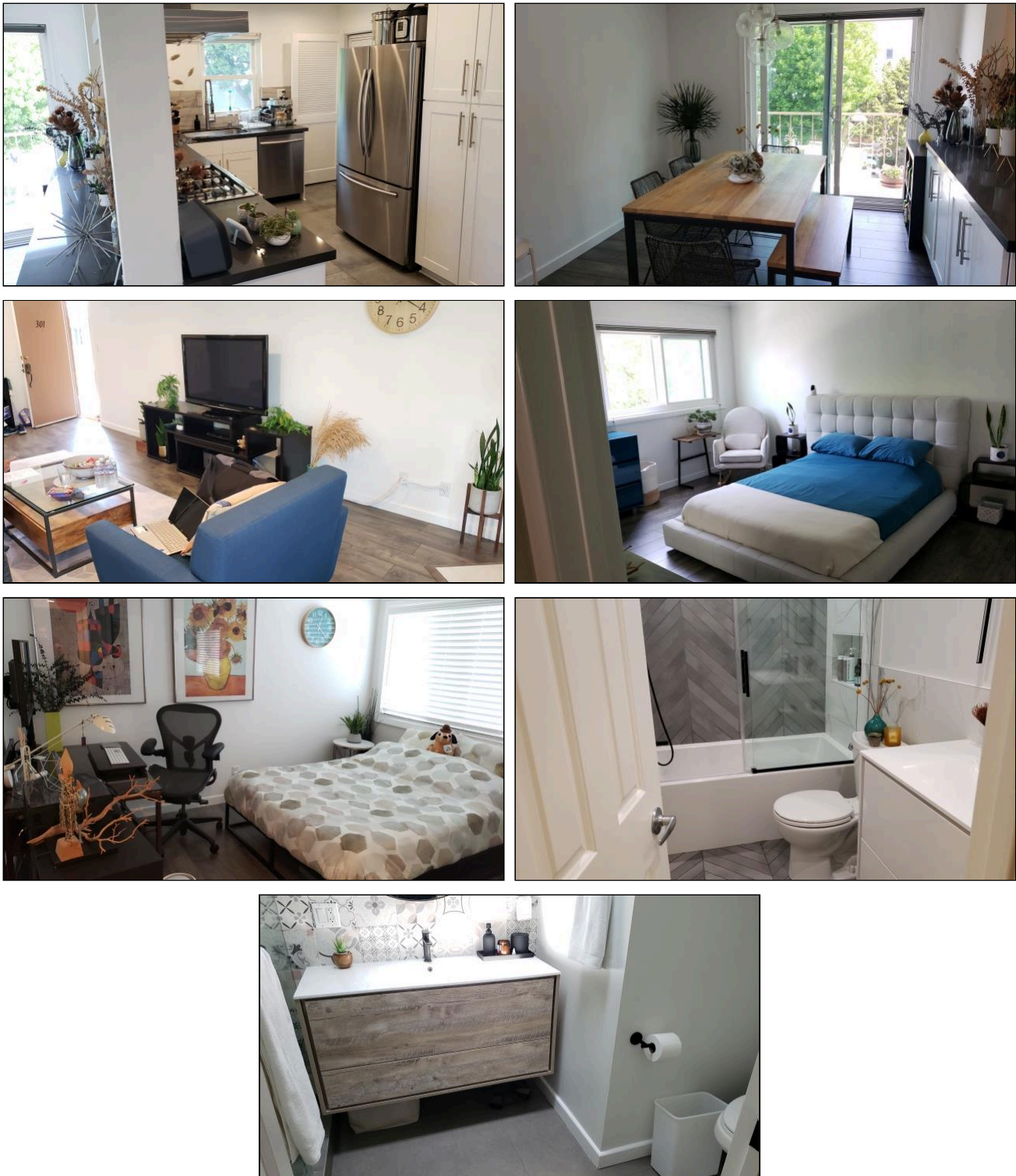
Comments: Inspected

A visual observation and basic function testing of the appliances was performed and run in normal modes only. The client is advised to verify condition of all modes and functions.

The kitchen appliances were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the kitchen area. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the kitchen was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition.

9. Interior Rooms

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Walls, ceilings, floors 2. Doors and windows 3. Stairways, handrails and guardrails 4. Permanently installed cabinets 5. Absence of smoke or carbon monoxide alarms. The inspector is not required to: 1. Inspect door, window or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate, test or determine the type of smoke or carbon monoxide alarms



Styles & Materials

Flooring Material Type:
Tile

Walls & Ceiling Material Type:
Drywall/Sheetrock

Interior Door Type:
Hollow core wood

Wood - Laminate


Cabinet Material Type:Wood

Counter Type:Manufactured material

Items

9.0 FLOORS

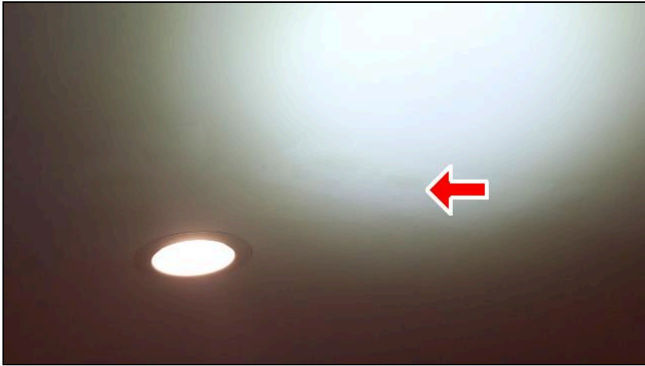

Comments: Recommendation

 Sloping floor observed at dining room, master bedroom, bedrooms and living room. Recommend further review by a qualified contractor.

9.1 WALLS & CEILINGS

Comments: Inspected

Evidence of repairs observed at living room ceiling. We are unable to determine the cause or effectiveness of these repairs.



9.1 Item 1(Picture)9.1 Item 2(Picture)

9.2 INTERIOR DOORS

Comments: Inspected

9.3 INTERIOR CLOSETS

Comments: Limited Inspection

Limited review due to personal items.

9.4 CABINETS & COUNTERTOPS

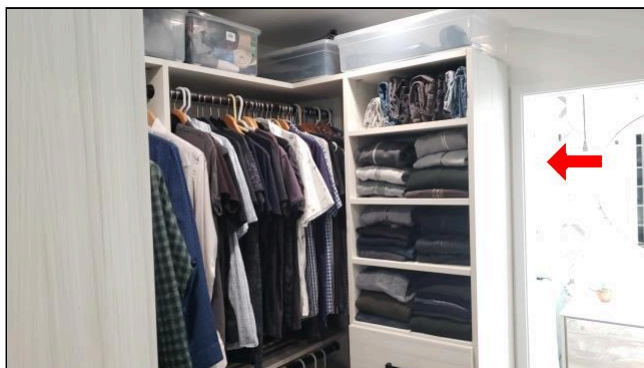
Comments: Limited Inspection

Limited review due to personal items.

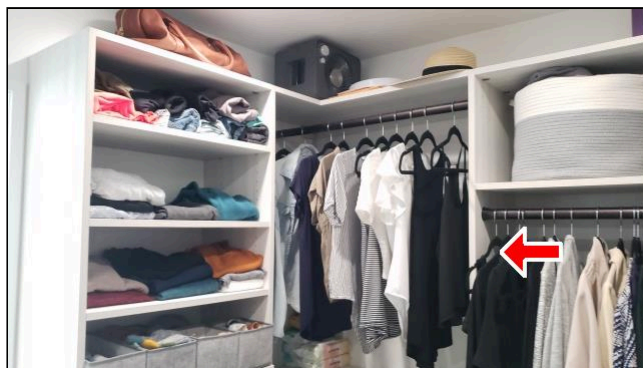
9.5 INTERIOR COMMENTS

Comments: Limited Inspection

Limited review due to personal items.



9.5 Item 1(Picture)



9.5 Item 2(Picture)

The interior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the interior areas. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the interior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition. The identification of toxic materials, asbestos, formaldehyde, lead, "Chinese" drywall, mold or other environmental hazards or conditions is beyond the scope of a home inspection and can only be made in a laboratory. If concerned, a qualified industrial hygienist should be consulted. Many products used in construction may contain materials that can be toxic/hazardous. Formaldehyde, lead and asbestos are the most well-known, but other chemicals can be found in varying amounts. While the use of some of these materials has decreased since the late 1970s; they may still be found, particularly in products imported from overseas. Further evaluation by sampling of suspect material for undesirable or toxic substances by a qualified testing laboratory would be prudent. I suggest reading the publication: "Buyers Guide to Earthquake Safety & Environmental Hazards" available at: <http://www.propertyid.com/govbooklets/govenviro.pdf>

**INVOICE**

Morrison Property Inspections, Inc.
504 Route 66., Suite 102
Glendora, CA 91740
Inspected By: Isaias Godoy

Inspection Date: 5/3/2022
Report ID: 20220503021G

Customer Info:	Inspection Property:
Jino Han	11337 Nebraska Ave., Unit 301 Los Angeles CA 90025
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Luxury Condo	400.00	1	400.00
Month Promotion	-1.00	50	-50.00
			Tax \$0.00
			Total Price \$350.00

Payment Method: Credit Card

Payment Status: Paid

Note:



Morrison Property Inspections, Inc.

504 Route 66., Suite 102
Glendora, CA 91740

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Cover Letter](#)

[Inspection Agreement](#)