

# **Property Inspection Report**

650 The Village, Unit 303, Redondo Beach, CA

*Prepared exclusively for*  
Dana Conklin

Inspection date: 03/24/2026

*Performed by*  
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## **Property Professor, Inc.**

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## **Owner's Listing Inspection Report - Cover Page**

### **"NOTICE TO BUYERS AND ALL THIRD PARTIES"**

**March 24, 2026**

**Client: Dana Conklin**

At the request of the named client, we have inspected the home at **650 The Village, Unit 303, Redondo Beach, CA California 90277** and have carefully prepared a written report for the *personal and confidential* use of our client in preparation for sale.

The physical inspection and written report address the overall general conditions of the structure at the time of the inspection. The report is primarily designed to provide our client(s) information describing the current condition of the structure's visually accessible component parts and systems and to disclose defects where monitoring, maintenance, repairs, corrections, and/or replacement are recommended.

The inspection report may also recommend additional inspections by appropriate qualified specialists to provide additional evaluations, including cost estimates for repairs/corrections at areas that exhibit evidence of deterioration, damage, defective components or safety concerns.

A home Inspection report, by law, is not a substitute for the property owner's required "*Disclosure Statement*" under sections 1102, 1102.2, 1102.4 and 1102.5 of California Real Estate Law and does not relieve the property owner and agents from providing the required disclosure forms under section 1102.6. Also required are the "Sellers' Property Questionnaire" (SPQ) and each Agents' "Agent Visual Inspection Disclosure" (AVID).

Property Professor, Inc. cannot control the interpretation or use of this report by third parties and will assume no legal responsibility for any such interpretation or use because many discussions of observed conditions are verbally communicated and explained during the course of the inspection. Therefore, it is requested that any and all individuals who enter into a ratified contract with the sellers to purchase the said property, contact Property Professor, Inc. for a personal on site review and consultation of the descriptions and conditions described in the report. **The cost of the on site review and consultation is \$250.00 payable to: Property Professor, Inc.**

Failure to comply with our request will relieve and hold harmless Property Professor, Inc. of any responsibility or legal liability to the buyers and eventual owners of the property because of misunderstandings or misinterpretations of disclosed conditions given to the client verbally and/or contained in our report.

Our inspection follows the current California Real Estate Inspection Association (CREIA) "Standard of Practice" pursuant to 7196 of the California Business and Professions Code currently required of professional home inspectors. If, after retaining Property Professor, Inc., any opinion, definition or verbal explanation expressed and/or contained in our inspection report is not totally clear in concept, please call us immediately at our office during business hours 8:00am to 5:00pm PT, Monday through Friday.

**Signed,**

/s/

**Craig M. Funabashi, President**  
**Property Professor, Inc.**  
**(310) 371-9494**

**(NOTE) This document is to be made part of the original inspection report under the terms and conditions of the inspection agreement signed by the client at the time of the original inspection. If a copy of this agreement has not been provided, the buyer is to contact our office for a new original copy to be signed dated and returned acknowledging those terms and conditions specified.**

**X Buyers signed acknowledgement \_\_\_\_\_**

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# INSPECTION INFORMATION

It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition."

## CLIENT & SITE INFORMATION

<b>FILE/DATE/TIME</b>	File # ConklinD Date: 03/24/2026 Time: 02:00 PM.
<b>CLIENT NAME</b>	Dana Conklin.
<b>LOCATION</b>	650 The Village. Unit 303, Redondo Beach, CA 90277.

## CLIMATIC CHARACTERISTICS

<b>WEATHER &amp; SOIL</b>	Weather conditions during the inspection: clear, 65-75 degrees, and the ground was dry.
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## BUILDING CHARACTERISTICS

<b>STRUCTURE</b>	single-level condominium unit over parking garage.
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## UTILITY SERVICES

<b>UTILITIES</b>	All utilities on- electricity and water NOTE: There was no gas service to this unit.
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## OTHER INFORMATION

<b>ATTENDING</b>	People present: client and listing agent.
<b>OCCUPIED</b>	The home was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.
<b>INSPECTED BY</b>	Craig Funabashi.
<b>COMMENTS</b>	There were material defect(s) noted in the systems, structures, and components of the building. These conditions are preceded by codes e.g. [SC], [FE], [CR] and [RU]. Each code is defined in the "DEFINITIONS" section below. We recommend all maintenance, repairs, or corrections be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

## INTRODUCTORY NOTES

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### IMPORTANT INFORMATION

**[NOTE] "The residential dwelling unit appears to be part of a complex that is managed and maintained by a Homeowners Association. The inspection will be limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected.**

**The current condition of the "common elements" such as, but not limited to, roofs; stairs; landings; porches; hallways; walks; balconies; decks; patios; pools; spas; recreational areas/equipment; elevators; utility metering; parking stalls/ports; building site condition; structural stability; drainage systems; and all common areas on the property are not considered to be part of the inspection report. Any comments made regarding same have been made as a courtesy only, and should be addressed to the Homeowners Association or their representative.**

**It is suggested that the Homeowners Association's Proforma Operating Budget, including a Reserve Study as required by California Civil Code Section 1365 & 1365.5 and the Department of Real Estate, be carefully reviewed. The Reserve Study should provide an awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of present funds, and a funding strategy to cover future major repair and/or replacement. Approved or anticipated special assessments should also be addressed.**

**It is also suggested that the current residential unit owner (the seller) and the Homeowners Association be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C.C. & Rs" and Reserve Study for disclosure of pertinent facts affecting the current condition and market value of the residential unit, the complex's common elements and areas, and any existing or pending litigation."**

**[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.**

**[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.**

**[NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.**

**[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.**

**[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.**

## ENVIRONMENTAL CONCERNS

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

## DEFINITIONS

### MATERIAL DEFECT

A material defect is a condition that significantly affects the value, desirability, habitability, or safety of the building. Style or aesthetics shall not be considered in determining whether a specific system, structure, or component is defective.

### SAFETY CONCERNS

[SC] **Safety Concerns:** Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

### FURTHER EVALUATION

[FE] **Further Evaluation:** Conditions noted that warrant further evaluation by specialists in the appropriate trades.

### CORRECTIONS RECOMMENDED

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

### RECOMMENDED UPGRADE

[RU] **Recommended Upgrades:** Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to, safety-related items such as GFCI receptacle(s) and smoke detector locations and the installation of safety glass where subject to human impact.

### NOTE

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

### FUNCTIONED

Functioned: as defined in the CREIA Standards of Practice, "Performing its normal, proper and characteristic action."

### FAILED

Failed: As defined in Webster's Dictionary, "To be deficient or negligent in an obligation, duty, or expectation." If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.

### SPECIALIST

Specialist: as defined in Webster's Dictionary, "A person who specializes in a particular field of study, professional work. Any individual schooled, trained and/or who otherwise holds a special knowledge of specific systems or components." Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*", as well as qualified state licensed contractors in specific occupations.

# EXTERIORS / SITE & GROUNDS

The visible exterior surfaces and materials of the building were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows, and doors is the source of moisture damage and deterioration. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## EXTERIOR INFORMATION

<b>DOOR TYPE(S)</b>	Materials: wood entry door and vinyl/plastic sliding doors.
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## EXTERIOR CONDITIONS

<b>ASSOCIATIONS</b>	Please read the residential dwelling unit statement in the "Introductory Notes" section on the "Inspection Information" page of the report.
<b>DOOR(S)</b>	The doors viewed from the exterior appeared functional.
<b>BALCONY(S)</b>	<p>The balcony/deck coating appeared functional, with exceptions noted.</p> <p>a. [FE] The balcony deck was tiled. The waterproofing material under the tile was not visible/accessible to examine. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.</p>



## GUARDRAIL(S)

The railings appeared functional, with exceptions noted.  
a. [SC] The guard railings were damaged and/or deteriorated in some areas. We recommend inquiries of the homeowners association for correcting the condition(s) noted.



The items listed below were visually examined to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with the exception of lawn sprinklers and low-voltage yard lighting. This inspection is a visual examination and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal or private water and sewer service piping or concealed clean-outs. This inspection is not intended to address or include any geological conditions or site stability information. For information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

# PLUMBING

The visible areas of the main water line, shutoff valve, water supply and drain lines, gas meter and piping were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual examination. Older fixtures or components should be budgeted for replacement. Some corrosion is common. We are not equipped to repair leaky shutoffs, therefore we do not operate fixture shutoffs. We recommend fixture shutoffs be examined by a specialist in the appropriate trade equipped to repair or replace the shutoffs should leakage occur.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## PLUMBING INFORMATION

<b>WATER SHUTOFF</b>	<b>NOTE:</b> There is no individual shutoff valve located for this unit.
<b>WATER PIPING</b>	Materials: copper piping, where visible.
<b>WASTE LINES</b>	Materials: a combination of ABS plastic, cast iron and galvanized piping, where visible.

## PLUMBING CONDITIONS

<b>WATER PIPING</b>	The visible water supply piping appeared functional.
<b>WATER FLOW</b>	A number of fixtures were operated simultaneously with a functional water flow.
<b>WASTE PIPING</b>	The visible drain/waste piping appeared functional.
<b>WASTE FLOW</b>	A number of drains were emptied simultaneously and appeared functional.
<b>WATER HEATER</b>	<b>NOTE: The hot water supply was provided by the management/association and was not inspected.</b>

# ELECTRICAL SYSTEMS

The visible areas of the service entrance, main and sub panels, grounding system and branch wiring were examined to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights, ceiling fans and accessible receptacles are checked for basic operation. Light fixtures that have missing or dead bulbs are considered nonfunctional. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices is not verified. The location of smoke detectors will be identified when present.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## ELECTRICAL SERVICE INFORMATION

<b>BRANCH WIRING</b>	Materials: copper Wire system type(s): conduit, where visible in the subpanel.
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## ELECTRICAL SERVICE CONDITIONS

<b>MAIN PANEL</b>	NOTE: There was a common area main panel. The panel was not accessed or examined.
<b>BRANCH WIRING</b>	The branch circuit wiring appeared functional.

## ELECTRICAL COMPONENT CONDITIONS

<b>SWITCHES</b>	Functional overall; deficiencies are identified in the location of the conditions.
<b>LIGHT(S)/FIXTURE(S)</b>	Functional overall; deficiencies are identified in the location of the conditions.
<b>RECEPTACLE(S)</b>	Functional overall; deficiencies are identified in the location of the conditions.
<b>INTERCOM</b>	<b>[FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the system's operation and maintenance.</b>

## ELECT. SUBPANEL CONDITIONS

<b>LOCATION</b>	Located in the bedroom.	
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**DISCONNECT TYPE  
ELECTRIC PANEL**

Circuit breakers.

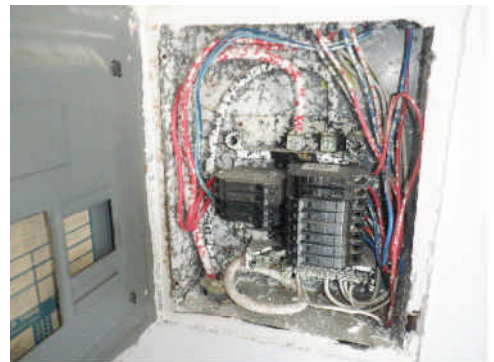
The circuit breakers in the subpanel were labeled. The accuracy of the labeling was not verified.



**WORKMANSHIP**

The wiring within the subpanel appeared functional, with exceptions noted.

- a. [FE] There was paint/texture overspray in the panel and on the electrical components. We recommend a full evaluation and/or corrections by a specialist in the appropriate trade.
- b. [SC] There was evidence of movement and the feeder conduit was loose where the wires enter the panel. We recommend correcting the condition(s) noted.



# KITCHEN

The visible areas of the walls, ceilings, floors, cabinets, and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Self or continuous cleaning functions, timing devices, and thermostat accuracy are beyond the scope of the inspection.


**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## KITCHEN INFORMATION

<b>SINK/PLUMBING</b>	1 present.
<b>DISPOSAL(S)</b>	1 present.
<b>DISHWASHER(S)</b>	1 present.
<b>EXHAUST VENT(S)</b>	Up draft system.
<b>COOKTOP(S)</b>	An electric range/oven.
<b>MICROWAVE(S)</b>	Present.
<b>FILTERED WATER</b>	Present.
<b>REFRIGERATOR(S)</b>	Present.

## KITCHEN CONDITIONS

<b>RECEPTACLE(S)</b>	<p>The accessible receptacles were functional, with exceptions noted.</p> <p>a. [SC] Only the receptacle left of the sink was GFCI protected. The other countertop receptacle were not GFCI protected. This condition is a Safety Hazard. We recommend correcting the condition(s) noted.</p>	
<b>CABINET(S)</b>	<p>The cabinet(s)/ counter(s) were functional, with exceptions noted.</p> <p>a. [CR] There was a partially patched hole in the wall by the plumbing pipe in the sink cabinet. We recommend correcting the condition(s) noted.</p>	

**SINK/PLUMBING**

The faucet(s), sink(s) and piping were functional with exceptions noted.  
a. [CR] The faucet hand sprayer was defective and/or leaking. We recommend correcting the condition(s) noted.



**DISPOSAL(S)**

The garbage disposal(s) functioned, with exceptions noted.  
a. [CR] The disposal made unusual noises. There was a citrus lime in the disposal. We recommend correcting the condition(s) noted.

**DISHWASHER(S)**

The dishwasher(s) functioned through the "Rinse Cycle", no leakage noted. There was an air gap device present at the sink, no leakage noted.

**EXHAUST VENT(S)**

The exhaust vent fan built into the microwave functioned, with exceptions noted.  
a. [CR] The duct tape was loose/missing at the exhaust vent connection(s). We recommend correcting the condition(s) noted.



**COOKTOP(S)**

The cooktop/range burners functioned.



**OVEN(S)**

The oven functioned, with exceptions noted.  
a. **[SC]** The range/oven lacked an anti-tip device at the rear as required. This condition is a topple hazard. We recommend correcting the condition(s) noted.



**MICROWAVE(S)**

The microwave oven functioned and heated a glass of water.

**FILTERED WATER**

The system dispensed water from the faucet.

**REFRIGERATOR(S)**

**[FE]** These systems are outside the scope of the inspection and are not inspected. We recommend inquiring of the owner and or consulting with a specialist regarding the operation and maintenance of this system.



# BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## BATHROOM INFORMATION

<b>BATHROOM #:</b>	1.
<b>RECEPTACLE(S)</b>	<p>The accessible receptacles were functional, with exceptions noted.</p> <p>a. [SC] Only the lower wall receptacle was GFCI protected and it was ungrounded. The other receptacle closest to the sink was not GFCI protected. This condition is a Safety Hazard. We recommend correcting the condition(s) noted.</p>  

**VENTILATION**  
**CABINET(S)**  
**SINK/PLUMBING**

The exhaust vent fan functioned.

The cabinet(s)/ counter(s) were functional.



The faucets, sinks and piping were functional with exceptions noted.  
a. [CR] There was differing water flow from the faucet between hot and cold water. We recommend correcting the condition(s) noted.  
b. [SC] Corrugated plastic was used as drain piping. This material is not approved for this application. The corrugations trap bacteria. We recommend correcting the condition(s) noted.

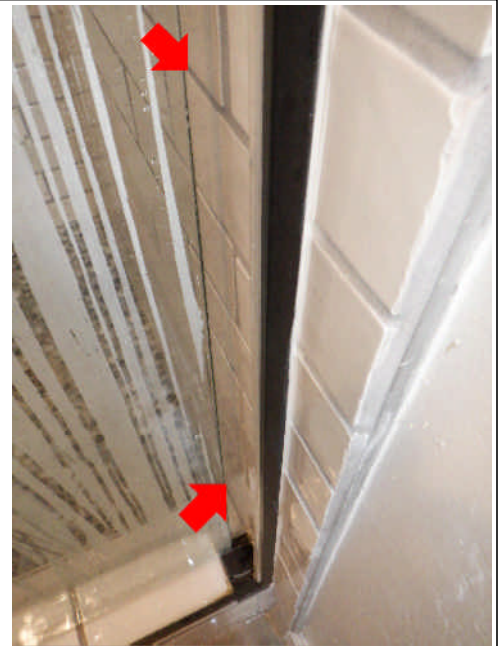
**TOILET(S)**  
**SHOWER(S)**

The toilet functioned, no leakage noted.

The shower and faucet(s) were functional.

**ENCLOSURE(S)**

The enclosure(s) were functional, with safety glass, except as noted.  
a. [CR] The shower doors were not square and did not close tightly. We recommend correcting the condition(s) noted.



# BUILDING INTERIOR

The visible areas of the walls, ceilings, floors, cabinets and counters were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents, and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms. To examine or test smoke detectors is beyond the scope of the inspection. We recommend older homes be upgraded to meet the current smoke detector installation standards for additional occupant safety.

**We recommend that all *material defects* noted below be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.**

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## BUILDING INTERIOR INFORMATION

<b>ROOMS INSPECTED</b>	OVERALL.
<b>WALLS/CEILINGS</b>	Materials: sheetrock.
<b>FLOORS</b>	Materials: simulated wood, covered by area rugs/carpeting.
<b>FIREPLACES #</b>	None.
<b>SMOKE ALARMS/ DETECTORS</b>	Smoke alarms/detectors were noted at the hallway and bedroom. NOTE: Heat detectors were also noted at the hallway and bedroom.

## BUILDING INTERIOR CONDITIONS

<b>COMMENTS</b>	[SC] There was no Carbon Monoxide alarm/detector present as generally required for building constructed over parking. There were no gas appliances or fireplace. We recommend installing units as required, according to the manufacturer's directions.
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## OVERALL.

<b>WALL(S)/CEILING(S)</b>	The visible areas of the walls and ceiling appeared functional.
<b>CARPET FLOORING</b>	The visible areas of the carpet appeared functional.
<b>WOOD FLOORING</b>	The visible areas of the simulated wood flooring were functional.
<b>INTERIOR DOOR(S)</b>	The doors were functional.
<b>EXTERIOR DOOR(S)</b>	The doors were functional.

**HEAT & COOL**

The two electric wall heaters were functional, with exceptions noted.  
a. [SC] Bedroom; When the closet door was open, it was close to the heating unit. This condition is a safety hazard. We recommend correcting the condition(s) noted. Advise only using with closet door closed.



**LIGHTS/FIXTURE(S)**

The ceiling fans were functional.

**SMOKE DETECTOR(S)**

NOTE: The absence or presence and location of smoke alarms/detectors is identified as part of a general home inspection. To examine or test smoke alarms/detectors is outside the scope of the inspection. Regular testing is recommended.

[SC] The location of the heat detector at the bedroom ceiling was obstructed by the ceiling fan. Generally, installation should be located away from ceiling fans for proper detection. We recommend correcting the condition noted.



## LIVING ROOM.

### EXTERIOR DOOR(S)

[CR] The screen door had damaged mesh. We recommend correcting the condition(s) noted.

