



## Confidential Inspection Report

LOCATED AT:  
22100 Burbank Blvd #350F  
Woodland Hills, California 91367

PREPARED EXCLUSIVELY FOR:  
Mr. Michael Warren

INSPECTED ON:  
Tuesday, November 21, 2023



Inspector, James Huggins  
Huggs Quality Inspections



## Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

### Heat - Forced Hot Air

#### GENERAL COMMENT

**DNGR** **WARN** **UPG** **s-5:** There is no permanent source of heat for this residence. This condition violates present standards for habitable buildings. We recommend that a qualified contractor be retained to design and install a permanent heating system.

### Interior

#### HEAT SOURCE

**DNGR** **WARN** **UPG** **s-26:** There is no heating system in the building. Therefore, we recommend the installation of permanent heating.

### Exterior/Site/Ground

#### DOORS

**WARN** **UPG** **s-41:** The sliding glass door has been installed in reverse, which often makes it difficult to secure the door and can also cause leakage at the frame. We recommend repair or replacement if problems develop.



### Bathroom

#### SHOWER WALLS

**s-53:** The shower walls appear to be properly installed and generally in serviceable condition, with exceptions noted below.

**DNGR** **WARN**

**s-54:** Water is dripping from the back of the tub spout. We highly recommend exploring further for water potentially running down the envelope of the wall.



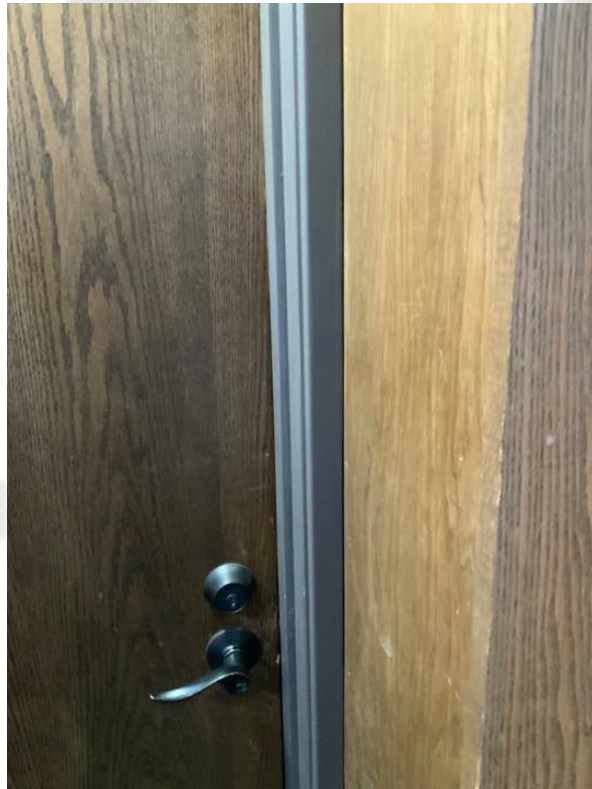
## Entry Area/Hall

### DOORS

**WARN** **UPG**

**s-63:** Door has gaps not properly installed we recommend repairing or replacing as needed.







Tuesday, November 21, 2023  
Mr. Michael Warren  
22100 Burbank Blvd #350F  
Woodland Hills, California 91367




Dear Mr. Michael Warren,

We have enclosed the report for the property inspection we conducted for you on Tuesday, November 21, 2023 at:

22100 Burbank Blvd #350F  
Woodland Hills, California 91367

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Dangerous condition that should be corrected as soon as possible.
-  = Potentially serious issue that should be addressed.
-  = Upgrade recommended, but not required

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, James Huggins  
Huggs Quality Inspections

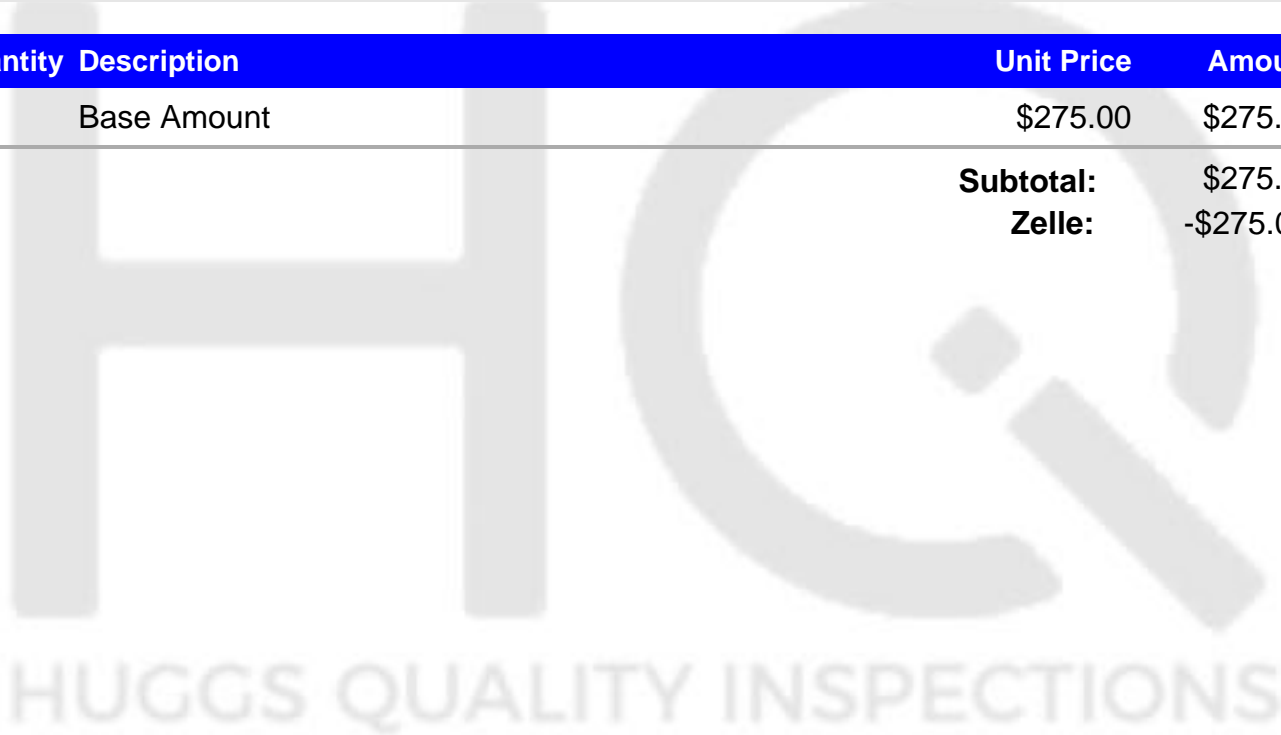




Receipt  
22100 Burbank Blvd #350F  
Woodland Hills, California 91367  
(626) 375-1919  
mike@warteklogistics.com

Client: Mr. Michael Warren  
Receipt Number: 356988712  
Receipt Date: Tuesday, November 21, 2023

Quantity	Description	Unit Price	Amount
1	Base Amount	\$275.00	\$275.00
		<b>Subtotal:</b>	\$275.00
		<b>Zelle:</b>	-\$275.00



**Change Due**

\$0.00

Huggs Quality Inspections • (909) 503-6754 • huggs3212@yahoo.com

Thank you for your business!

Please send payment to:

16809 Bellflower Blvd #246 Bellflower, CA 90706

# Table of Contents

Executive Summary.....	2
Introduction.....	9
Introductory Notes.....	9
Heat.....	10
Electrical System.....	10
Interior.....	11
Plumbing.....	14
Water Heater.....	14
Exterior/Site/Ground.....	15
Bathroom.....	15
Entry Area/Hall.....	20
Kitchen.....	22
Living Room.....	27
Conclusion.....	28
Locations of Emergency Controls.....	29





## Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

## Introductory Notes

### ORIENTATION

**1:** The entry to this dwelling is through a common area, which has not been included as part of our inspection. See additional remarks below regarding common areas.

### NOTES

**2:** The exterior of this unit, and the common areas, were not examined in detail, except as specifically noted. As a point of information, the various components of the common areas, such as the roofing, paving, etc. all have a known life span.

**3:** Funds for maintenance or replacement should be on hand based on the annualized costs of each of these items. Information in this regard is contained in the 'reserve study' which should be available from the homeowner's association.

**4:** Funds for maintenance or replacement should be on hand based on the annualized costs of each of these items. Information in this regard is contained in the 'resale certificate' which should be available from the homeowner's association.

## Heat

*A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.*

### Forced Hot Air

#### GENERAL COMMENT

**DNGR** **WARN** **UPG** **5:** There is no permanent source of heat for this residence. This condition violates present standards for habitable buildings. We recommend that a qualified contractor be retained to design and install a permanent heating system.

## Electrical System

*An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.*

#### CB MAIN PANEL

**6:** The main service panel is in good condition with circuitry installed and fused correctly.



**RECEPTACLES: OVERALL**

**7:** For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

**8:** Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

**SWITCHES: OVERALL**

**9:** We checked a representative number of switches and found they were operating and in serviceable condition.

**LIGHTS: OVERALL**

**10:** The light fixtures in this building are generally in serviceable condition.

**11:** The light fixtures on the outside walls of the structure were tested when possible. Testing the operation of the landscape lighting, including any low voltage lighting systems, is beyond the scope of this inspection.

**GFI PROTECTION**

**12:** GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.



**13:** GFCI protection is inexpensive and can provide a substantial increased margin of safety.

**14:** GFCI protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices on a monthly basis.

**AFCI PROTECTION**

**15:** Arc fault protection devices are an essential feature that could prevent fires in sleeping quarters and/or other rooms. We do not review or test these specialized devices or circuitry and suggest further review by a licensed electrical contractor.

**GENERAL COMMENT**

  **16:** The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

## Interior

*Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.*

**BASIC INFORMATION**

**17:** Number of bathrooms: One

**SURFACES: OVERALL**

**18:** The interior wall, floor, and ceiling surfaces were properly installed and generally in serviceable condition, taking into consideration normal wear and tear.

**19:** There is wear and tear throughout the house, of the type generally resulting from age and heavy use. We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by routine maintenance and upgrading.

**WALLS & CEILINGS**

**20:** The interior wall and ceiling blemishes are cosmetic and can be repaired in the course of routine maintenance.

**FLOORS: OVERALL**

**21:** The floors have a good appearance and are in serviceable condition, with exceptions noted below.

**UPG** **22:** There are cosmetic floor blemishes which can be eliminated in the course of routine maintenance.

**DOORS: OVERALL**

**23:** The interior doors appear to be properly installed and in good condition.

**WINDOWS: OVERALL**

**24:** We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room.

**DETECTORS: OVERALL**

**WARN** **UPG** **25:** The smoke detector failed to respond when the test button was pushed. The battery may be dead or missing. We recommend the battery be replaced and the unit tested. If it still fails to respond, we recommend the unit be replaced.

**HEAT SOURCE**

**DNGR** **WARN** **UPG** **26:** There is no heating system in the building. Therefore, we recommend the installation of permanent heating.

**GENERAL COMMENT**

**27:** The interior surfaces, hardware, fixtures, doors and windows appear to be properly installed and generally in serviceable condition, with exceptions noted above.



**28:** We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by normal maintenance and upgrading.

**DNGR** **WARN** **UPG** **29:** There is wear and tear throughout the house, of the type generally resulting from deferred maintenance. We make no attempt to list all cosmetic flaws, but do suggest attention to items relating to function and safety.

## Plumbing

*A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.*

### **BASIC INFORMATION**

- 30:** Domestic water source: Public supply  
**31:** Landscape water source: Public supply  
**32:** Main water line: Copper

### **WATER SHUTOFF LOCATION**

**33:** The main shut-off valve was not located and it is possible that there is no shut-off valve for only this unit. Information regarding this matter should be available from the homeowner's association.

### **MAIN SUPPLY**

**34:** There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

### **INTERIOR SUPPLY**

**35:** The exposed and accessible supply piping generally appears to be properly installed and in good condition.

### **WATER PRESSURE**

**36:** The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

### **DRAIN LINES**

**37:** The visible drain piping appears to be properly installed and in serviceable condition.

### **GENERAL COMMENT**

**38:** The plumbing system appears to be in good condition.

## Water Heater

*Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.*

### **BASIC INFORMATION**

**39:** Location: Hot water for this unit is supplied by a community system

### **GENERAL COMMENT**

**40:** Hot water is supplied by a community system which was not inspected.

## Exterior/Site/Ground

### DOORS

**WARN** **UPG** **41:** The sliding glass door has been installed in reverse, which often makes it difficult to secure the door and can also cause leakage at the frame. We recommend repair or replacement if problems develop.



**WARN** **UPG** **42:** The sliding screen door is damaged. We recommend it be repaired or replaced.



### Bathroom

*Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.*

### BASIC INFORMATION

**43:** Toilet: Ceramic unit with a porcelain finish

**44:** Bathtub: Pressed steel with a porcelain finish

### DRAIN TRAP

45: The drain trap and associated piping are ABS plastic.



### TOILET

46: The toilet was flushed and appeared to be functioning properly.



### WATER BASIN

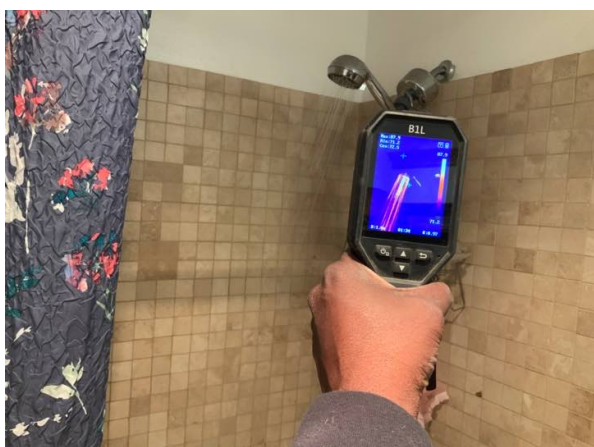
47: The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.





### BATHTUB

48: The bathtub appears to be properly installed and in serviceable condition.



### RECEPTACLES

49: The receptacle appears to be properly installed and was operational.

50: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.



### INTERIOR WALLS

**WARN** **UPG** 51: The walls are generally serviceable, except for the item(s) noted.

**DNGR** **WARN** **52:** Mold and mildew like substance has built up on the exposed wall surfaces. We recommend these surfaces be cleaned and chemically treated to remove the growth. After cleaning, sealing with a shellac based primer will help prevent 'bleeding' of old stains.



### SHOWER WALLS

**53:** The shower walls appear to be properly installed and generally in serviceable condition, with exceptions noted below.

HUGGS QUALITY INSPECTIONS



**54:** Water is dripping from the back of the tub spout. We highly recommend exploring further for water potentially running down the envelope of the wall.



### BATHROOM FLOOR

**55:** The finish floor in this bathroom is tile.

**56:** The floor appears to be properly installed and is in serviceable condition.

### BATHROOM CEILING

**57:** Good condition.

### CABINETS

**58:** Good condition.



## COUNTERTOPS

**59:** The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.



## VENTILATION

**DNGR** **WARN** **UPG** **60:** The exhaust fan is very noisy and is not likely to be used in its present condition. We recommend that it be serviced or replaced to restore quite operation.



## GENERAL COMMENT

**DNGR** **WARN** **UPG** **61:** This area is in need of repair as noted above or in other sections of this report.

## Entry Area/Hall

### DOORS

**62:** Door appears to be scratched maintenance needed.

**WARN** **UPG** **63:** Door has gaps not properly installed we recommend repairing or replacing as needed.





## Kitchen

*The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal*

operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

### BASIC INFORMATION

64: Energy: Electric appliances only

### DRAIN TRAPS

65: The drain trap and associated piping are ABS plastic.



### AIR GAP

**DNGR** **WARN** **UPG** 66: The dishwasher drain has no air-gap. The dishwasher will function without it, but the installation does not meet present standards. We suggest installation of an air-gap at the time the dishwasher is replaced or other plumbing work is undertaken.

### SINK

67: The sink is metal.

68: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.



### RECEPTACLES

69: The receptacle appears to be properly installed and was operational.

**70:** GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.



**71:** The receptacle is loose. For maximum safety we recommend that it be resecured.



### LIGHTS

**72:** Lights were functional at the time of inspection.

### WALLS

**73:** The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

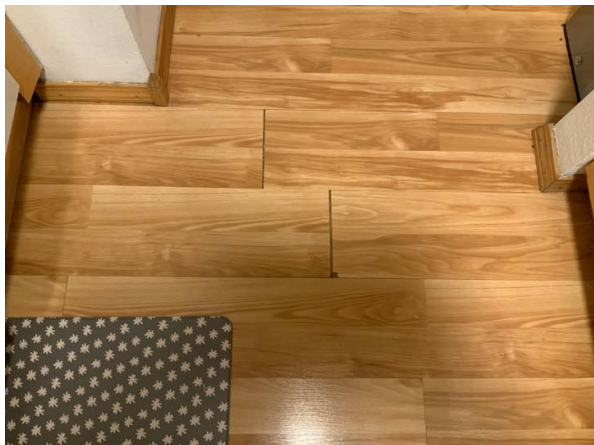
### CEILING

**74:** The ceiling surface is blemished, and can be repaired in the course of routine maintenance.



## FLOOR

75: The vinyl floor covering has several split seams. We recommend that these areas be cleaned and then resealed. Once significant amounts of dirt and water penetrate under the flooring, this condition is very difficult to repair.



## CABINETS

76: Cabinets appear to be in good condition.



## COUNTERTOPS

77: The countertop is a plastic laminate.

## VENTILATION

**WARN** **UPG** **78:** There is no exhaust fan in this kitchen. There is no requirement that a fan be installed, but depending on the style of cooking preferred, the lack of a fan could be an inconvenience.

## APPLIANCES: OVERALL

**79:** All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

## STOVE

**80:** The stove was turned on with the normal operating controls and found to be in satisfactory working condition.



## OVEN

**81:** The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

## DISPOSAL

**82:** The disposal wasn't turned appliances are new and should be verified functional in all units.



### DISHWASHER

83: The dishwasher responded to normal user controls and was found in good condition.



### GENERAL COMMENT



84: This area is in need of repair as noted above or in other sections of this report.



## Living Room

### RECEPTACLES

**WARN** **UPG** **85:** The receptacles is missing its cover plate. We recommend it be replaced to reduce the risk of electrical shorts and hazardous shocks.



### LIGHTS

**86:** Lights appeared to be in good condition at the time of inspection

### WALLS

**87:** The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

### CEILING

**88:** The ceiling surface is blemished, and can be repaired in the course of routine maintenance.

**WARN** **UPG** **89:** There are minor ceiling cracks. This type of cracking in this material is common and does not indicate a structural deficiency. These can be patched, prepared and finished in the course of routine maintenance.



## Conclusion

### COMMENTS

**90:** This structure appears to be very well built utilizing quality materials and professional workmanship. It is in need of only typical maintenance and upgrading.

**91:** If performed routinely, this type of construction requires only routine maintenance to keep it in serviceable condition.

**DNGR** **WARN** **UPG** **92:** Additional reportable conditions will, in all likelihood, be discovered in the course of repair.

**93:** We recommend that information regarding the shut offs for the various systems be obtained from the homeowner's association, and that access to all appropriate areas be confirmed.

## Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

### WATER SHUTOFF LOCATION

#### PLUMBING

**1:** The main shut-off valve was not located and it is possible that there is no shut-off valve for only this unit. Information regarding this matter should be available from the homeowner's association.

HUGGS QUALITY INSPECTIONS