SUMMIT INSPECTIONS

150 S. Glenoaks Blvd. • PMB 1045
Burbank, CA 91502
(818) 426-9977

Property Location:	10711 SHERMAN GROVE AVENUE, #31 SUNLAND, CA
Structure Type:	Mobile Home
Inspection Date:	April 4, 2024
Requesting Party:	Tuft Family
Representative:	Dawna R. Thibodeau Harcourts Prime Properties 4383 Tujunga Avenue, Unit N Studio City, CA 91604

This report provides an account of the results of a building inspection done at the above property. The purpose of the inspection is to report the general conditions of the structure and the electrical, plumbing and mechanical systems.

This report is confidential, is given solely for the use of the requesting party, and is not intended to be used by a third party. The inspection does not constitute a warranty, an insurance policy or a guarantee.

Information regarding permits, code compliance, termites, dry rot, pests, shower pans, hazardous materials (e.g., asbestos, lead, mold, radon, etc.), heating system fireboxes/heat exchangers, chimney smoke tests and related items, septic tanks, cable television and telephone wiring, security systems, intercoms, smoke detectors and loss of pool/spa water is not included in this report. Any general comments about these systems and conditions are informational only and do not represent an inspection.

This report is intended to be only a general guide to help evaluate the overall condition of the property. The inspection and report are not intended to be technically exhaustive or that every possible defect was discovered. Only items that are visible and reasonably accessible are inspected.

This report is not a substitute for the property owner's independent duty of disclosure.

Rating Method:

A – Functional condition, with normal wear and tear.

B – Overall functional but may require repair or replacement.

C – In need of repair or replacement.

These ratings are generally modified by comments which are to be considered a further explanation of the given rating.

EXTERIOR

B	**ROOF:**	The roof is a prefabricated type with a reflective sealant. The roofing overall appeared to be intact but is older, some general deterioration and cracking is visible, and there are irregular sealant repairs. Recommend recoating the roof.
-	**CHIMNEY:**	None.
B	**GUTTERS AND DOWNSPOUTS:**	There is a bent downspout (minor) at the lower northwest exterior. Note: The gutters and the downspouts are part of the west side covering.
B	**WALLS, TRIM AND EAVES:**	There is some general weathering in the exterior siding. There is some damaged skirting with gaps along the lower exterior walls.
B	**DOORS AND SCREENS:**	See LIVING ROOM/HALLWAY section regarding the sliding glass door.
B	**WINDOWS AND SCREENS:**	See LIVING ROOM/HALLWAY section for an individual window screen comment.
A	**PORCHES:**	N/A.
B	**PATIOS, DECKS AND WALKS:**	There are minor cracks in the west side walkway. The railings for the west side steps and landing are loose and with relatively wide spacing.
-	**SPRINKLERS:**	None.

-	**FENCES AND WALLS:**	None.
A/B	**FOUNDATION:**	The foundation overall appeared to be intact and there is some retrofit hardware, however, some additional retrofit hardware may be recommended. Note: There is some damaged and missing floor insulation.
-	**ADDITIONAL COMMENTS:**	The asphalt parking areas are older and cracking. Recommend checking with the homeowners association regarding the common areas.

BATHROOM

A	**WALLS AND CEILINGS:**	Functional.
A	**DOORS:**	Functional.
A	**WINDOWS:**	Functional.
A	**FLOORS:**	Functional.
A	**COUNTERTOPS:**	Functional.
B	**SHOWER/TUBS:**	There is cracked sealant along the perimeter of the tub.
A	**SINKS:**	Functional.
B	**FIXTURES:**	The shower/tub hot and cold water valves are relatively stiff. The wall flange at the tub stopper control (at the overflow drain) is loose. The sink faucet hot water valve is somewhat stiff.
C	**DRAINAGE:**	The shower/tub drain trap is a 3/4-S (vs. a P) type – irregular installation. There is a leak in the toilet drain piping (visible in the foundation crawlspace. The sink drain gurgled – possibly venting related.
A	**ELECTRICAL:**	Recommend installing ground fault circuit interrupter (GFCI) protection for the receptacle (with a light switch) – for enhanced safety.

-	**VENT FANS:**	None.
A	**HEATING:**	Floor Register

BEDROOMS

B	**WALLS AND CEILINGS:**	North: There is some discoloration in the ceiling panels – noted at the northwest corner and in the closet – likely related to previous roof leakage and old.
A	**DOORS:**	Functional. Note: There are curtain enclosures for the closets.
A	**WINDOWS:**	Functional.
B	**FLOORS:**	North: The carpeting is older and discolored.
A	**ELECTRICAL:**	North: Note: There appeared to be only one receptacle (east wall).

KITCHEN (with dining area)

A	**WALLS AND CEILINGS:**	Functional.
-	**DOORS:**	None.
A	**WINDOWS:**	Functional.
A	**FLOORS:**	Functional.
B	**COUNTERTOPS:**	There is some general countertop wear.
B	**CABINETS:**	There is some general cabinet wear.
-	**APPLIANCES:**	Range/oven (gas, portable) and range hood. The appliances are older. There is some range/oven surface damage and chipping. Note: There is a duct above the range hood, however, the vent fan is installed in the ductless configuration.

B	**PLUMBING:**	The cold water shut off valve handle below the sink is missing.
A	**ELECTRICAL:**	Recommend installing ground fault circuit interrupter (GFCI) protection for the countertop area receptacles – for enhanced safety.

LIVING ROOM/HALLWAY

A	**WALLS AND CEILINGS:**	Functional.
B	**DOORS:**	Living Room: The sliding glass door is old and noticeably rattles.
B	**WINDOWS:**	Living Room: The south window screen is missing.
A	**FLOORS:**	Functional.
A	**ELECTRICAL:**	Living Room: Note: The switch controlled receptacle (west wall) is not a half-hot type – both halves of the receptacle are switch controlled – older style installation.

PLUMBING

B	**FIXTURES:**	The plumbing fixtures appeared to be in functional condition with the exceptions noted. See BATHROOM and KITCHEN sections.
A/ B	**WATER PIPES:**	Copper. The water piping is a replacement copper type and overall appeared to be functional. Note: There is PVC piping, routed through the foundation crawlspace to the west exterior hose bibb – irregular installation.
-	**WATER PRESSURE:**	Incoming: 120 psi Regulated: N/A (see below)
C	**PRESSURE REGULATOR:**	There did appear to be a water pressure regulator. Note: Code requires pressure to be regulated to a maximum of 80

psi and newer systems are commonly regulated somewhat lower (e.g., to 65 psi).

C DRAIN PIPES: ABS. The visible drain piping is a replacement ABS type. See BATHROOMS section for individual drain comments. Recommend further review including a video level inspection of the concealed main sewer.

B WATER HEATER: The 30 gallon water heater (Kenmore brand) in the east exterior compartment is approximately twenty-five years old ('99) and beyond its expected service life. There is some rust on the tank exterior. The pressure relief valve is old, there is some rust on the check lever and the drain pipe drains into the foundation crawlspace. The insulation blanket is installed over (vs. under) the seismic braces. The gas line is without a sediment trap – common older installation.

B RELIEF VALVE: On water heater (see above). Note: An additional pressure relief valve (on the cold water side piping) may be recommended or required when a water pressure regulator is added (see above for related comments).

- ADDITIONAL COMMENTS: The main water valve and a private water meter are located at the east exterior. The main gas valves (without seismic shut off valve), including a finger operated second valve, are located at the southeast exterior.

ELECTRICAL

A/B LIGHTS AND RECEPTACLES: The accessible lights and receptacles overall appeared to be in functional condition. Note: See BATHROOM, KITCHEN and LIVING ROOM/ETC sections for individual receptacle comments. Some of the receptacles are older. Recommend individual unit replacement as needed.

B WIRING: Nonmetallic cable (Romex). The wiring is a nonmetallic cable (Romex) type and overall appeared to be functional. Note: The unprotected nonmetallic cable (Romex) below the subpanel and along the left side of the heater/fan unit is subject to damage but was likely approved at the time of installation.

B SERVICE PANELS: Main: The main circuit breaker is part of the common areas. Recommend checking with the homeowners association.

Subpanels: The subpanel (Square D brand) in the north bedroom closet consists of one 20 amp and four 15 amp breakers. The panel overall appeared to be functional, however, the capacity and the number of circuits are limited.

A	**SERVICE ENTRANCE:**	Functional.

HEATING

B	**TYPE:**	Central Forced Air (gas, Coleman brand)
B	**CONTROL:**	Thermostat. Note: The thermostat is an older analog type.
B	**DUCTS:**	Note: The original ductwork is concealed within the structure.
A	**CAPACITY:**	70,000 BTU
A	**LOCATION:**	Bathroom Compartment
-	**ADDITIONAL COMMENTS:**	The heater overall appeared to be functional but is old. Also, the flexible gas connector is an older brass type and subject to leakage. Recommend consulting the gas company (free service) or a heating contractor for further review.

AIR CONDITIONING

B	**TYPE:**	Evaporative Cooler
A	**CONTROL:**	Switch
-	**DUCTS:**	None. Note: The supply register in the hallway ceiling is immediately below the evaporative cooler.
-	**CAPACITY:**	Not Determined.
A	**LOCATION:**	Roof
-	**ADDITIONAL COMMENTS:**	The air conditioner appeared to be functional but is older. Note: There is some rust on the water supply valve at the upper right of the water heater.

ADDITIONAL COMMENTS

The mobile home is in need of additional repairs that are generally cosmetic in nature.

Recommend installing the required smoke detectors and carbon monoxide detector.

Recommend a termite inspection.

There is evidence of rodents (e.g., there are droppings on top of the water heater).

Recommend checking with the building department regarding permits.

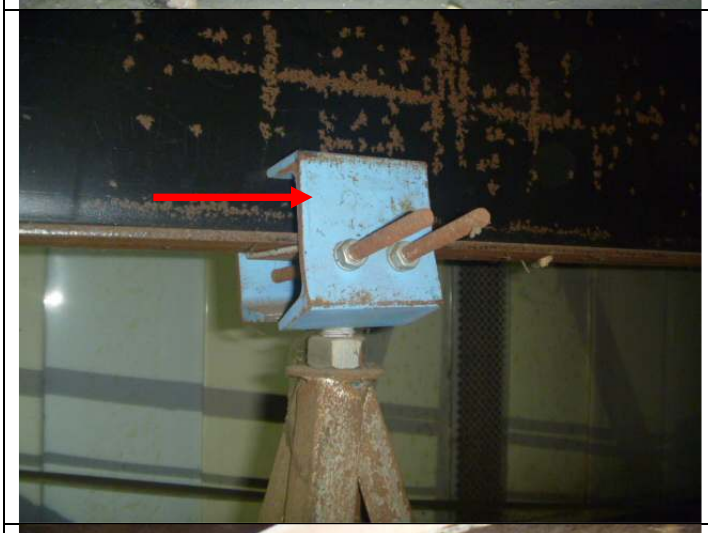
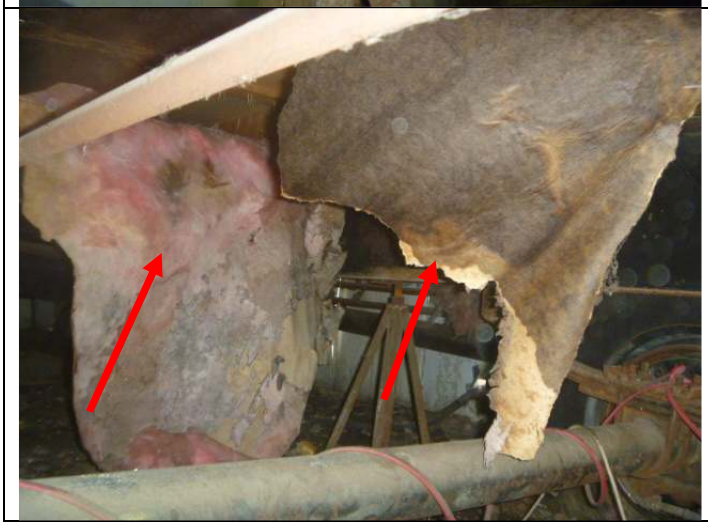
	Roof.
	Roof.
	Roofing material close-up. Note: The cracking.

	Sealant repair.
	Sealant repair.
	Bent downspout at the northwest corner.

	Damaged skirting along the lower wall.
	Damaged skirting along the lower wall.
	Damaged skirting along the lower wall (viewed from the foundation crawlspace).

	Crack in the west side walkway.
	Crack in the west side walkway.
	Loose railing with side spacing for the northwest steps/landing.

	Loose railing with side spacing for the southwest steps/landing.
	Foundation crawlspace.
	Foundation crawlspace.

	Foundation crawlspace.
	Possibly added connector.
	Damaged and loose floor insulation.

	Older and cracked parking area.
	Cracked sealant along the perimeter of the tub.
	Shower/tub fixtures. Note: The hot and cold water valves are relatively stiff.

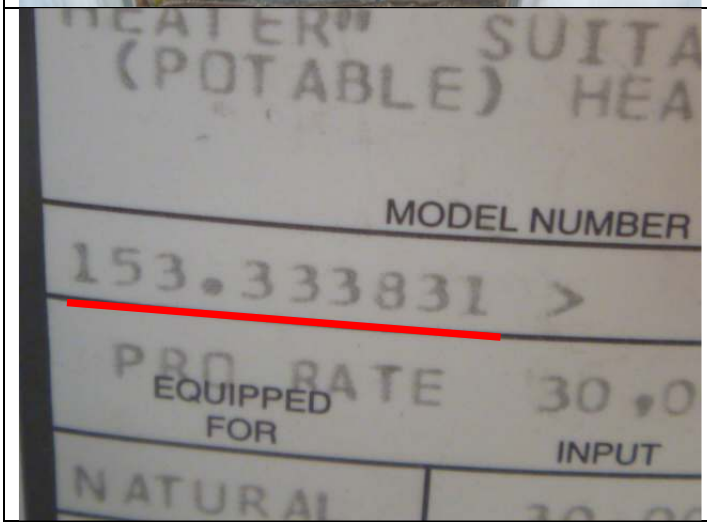
	Tub stopper control. Note: The flange is loose at the wall.
	Bathroom sink with missing stopper.
	No shut off valves below the bathroom sink.

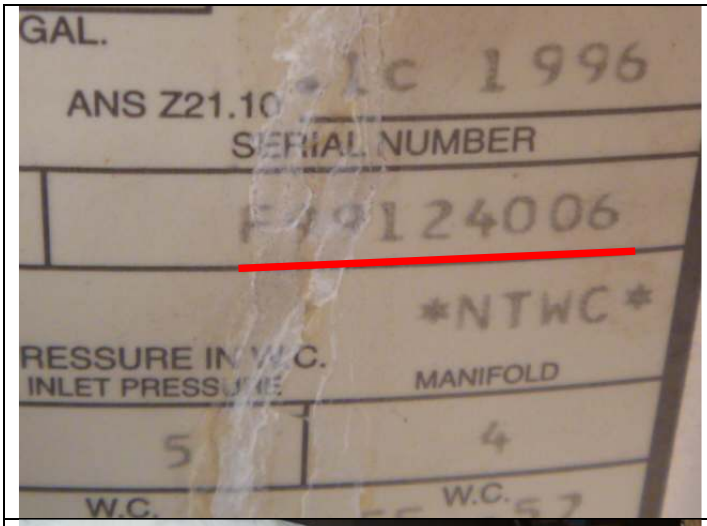
	Shower/tub drain with 3/4-S (vs. a P) trap.
	Leak in the toilet drain piping.
	Discoloration in the north bedroom ceiling (at the northwest corner).

	Discoloration in the north bedroom closet ceiling.
	Range hood.
	Topside of range hood sealed off.

	A duct for a possible vented range hood.
	Broken off shut off valve handle below the kitchen sink.
	Living room missing window screen.

	Replacement copper water piping. Note: The hot water pipe is insulated.
	PVC water pipe, for the west exterior hose bibb, routed through the foundation crawlspace.
	ABS drain piping braced with metal (vs. nonmetallic) strap.

	Water heater upper section.
	Watter heater lower section. Note: There is no catch pan.
	Water heater model number.

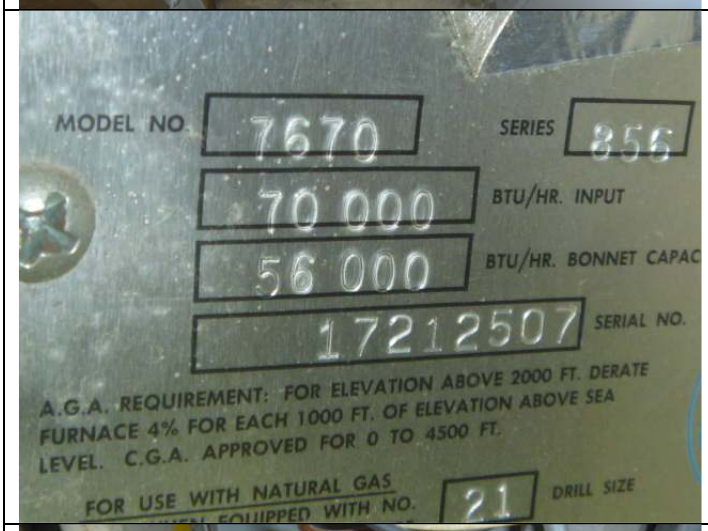
	Water heater serial number (indicating a 1999 build date).
	Rust on the water heater exterior.
	Water heater pressure relief valve with rusted check lever.

	Water heater pressure relief valve draining into the foundation crawlspace.
	Main water valve.
	Private water meter.

	Gas meter.
	Gas shut off valve.
	Second gas shut off valve.

	Nonmetallic cable (Romex) wiring below the subpanel.
	Nonmetallic cable (Romex) wiring at the upper left of the heater/fan unit.
	Subpanel (with cover removed for inspection).

	A closer view of the breakers.
	"Service entrance" wiring at the east exterior.
	Heater/fan unit upper section.

	Heater/fan unit lower section.
	Heater/fan unit model, capacity and serial number.
	Old brass type flexible gas connector for the heater.

	Evaporative cooler.
	Rust on the evaporative cooler water supply valve at the upper right of the water heater.