



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



Monday, January 10, 2022

**Inspector**

Christopher Lewis Randolph

949-414-5580

[chris.randolph@npiinspect.com](mailto:chris.randolph@npiinspect.com)

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: [chris.randolph@npiinspect.com](mailto:chris.randolph@npiinspect.com)



# National Property Inspections

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## GENERAL INFORMATION

### GENERAL CONDITIONS AT TIME OF INSPECTION :

<b>Property Occupied :</b> No	<b>Temperature :</b> 56 F
<b>Estimated Age Of Property :</b> 43 Year(s)	<b>Weather :</b>
<b>Property Faces :</b> <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Sunny
<b>Type of Property :</b>	<b>Soil Conditions :</b>
<input checked="" type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Dry
<b>Primary Construction :</b>	<b>Persons Present :</b>
<input checked="" type="checkbox"/> Block <input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Buyer's Agent

### DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

<b>ACC (ACCEPTABLE)</b>	The item/system was performing its intended function at the time of the inspection.
<b>MAR (MARGINAL)</b>	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
<b>NI (NOT INSPECTED)</b>	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
<b>NP (NOT PRESENT)</b>	The item/system does not exist or was visually concealed at the time of the inspection.
<b>RR (REPAIR/REPLACE)</b>	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

### SCOPE OF THE INSPECTION :

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Please read the entire report carefully, ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing.

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## Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### 1 PATIO (SECOND FLOOR)

REPAIR/REPLACE

- Pooling on patio's concrete floor. Suspect leaking from the interior of house, but no leaks found during this inspection. Has not rain in over a week. Recommend further evaluation/repair by qualified contractor(s).

### 2 FLASHING/VALLEYS

REPAIR/REPLACE

- Metal flashing around perimeter of eave was loose and needs repair. Recommend further evaluation/repair by qualified contractor(s).
- Some older/rusty flashings noted which were not replaced at the time of re-roof. Paint and/or seal as necessary. Monitor for leakage and replace/repair as required. Recommend further evaluation/repair by qualified contractor(s).
- Flashing not visible at dormer where shingles meet siding. Recommend further evaluation/repair by qualified contractor(s).
- Kick Out Flashing missing near gutters. Recommend further evaluation/repair by qualified contractor(s).

### 3 GUTTERS/DOWN SPOUTS

REPAIR/REPLACE

- Downspouts were discharging close to the foundation wall. Recommend the downspouts have extensions added to a minimum of six (6) feet away from the foundation wall. This could help reduce water pressure against the foundation which could lead to leakage and water related problems at the interior.
- No kick out flashing at the bottom edge of the roof to redirect water into the gutter system and prevent it from getting behind the siding/wall.
- Gutter at east side appeared to be sloping the wrong direction.
- Gutter guards were bent and have debris inside.

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## 4 EXTERIOR DOORS

MARGINAL

The sliding door(s) was difficult to open and close, suggesting the rollers/wheels need to be cleaned and lubricated.

## 5 GARAGE/CARPORT

Roof

MARGINAL

- The roof showed no active leaks present on day of inspection. It was marked marginal strictly because its age is at or approaching its normal life expectancy. The garage and related structure is maintained by the HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.
- Limited observation due to vehicle in parking space.

## 6 UNDER FLOOR FRAMING & SUPPORT

Joists

MARGINAL

- There was a white wood mold present on the wood floor joists located in the crawl space. This type of mold eats the pulp of the wood and over time weakens the structural integrity of the wood members. The mold appeared to be just surface mold and could be removed and treated successfully.

## 7 HEATING

Operation

REPAIR/REPLACE

Tested in heat mode; did not produce heat after 40 minutes. Recommend further evaluation/repair by qualified contractor(s).

## 8 HEATING DISTRIBUTION

Blower

MARGINAL

Low flow at registers was likely related to type of furnace. Monitor for even heat and seek further evaluation/adjustment of blower as required. Recommend further evaluation/repair by qualified contractor(s).

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## 9 KITCHEN

Electrical (Random sampling of outlets, switches, fixtures.)	REPAIR/REPLACE
Exhaust Fan	MARGINAL
Water Pressure/Flow/Drainage	MARGINAL
Dishwasher/Cross Flow Protection	REPAIR/REPLACE

- Dishwasher leaked water onto the floor via the faucet air gap while running the a short cycle. Recommend further evaluation/repair by qualified plumber(s).
- Dishwasher cross-flow protection not installed properly. Discharge tube should be mounted to the underside of the countertop to create a high point to prevent water from flowing backwards into the dishwasher unit from the sink or drainage pipes. Recommend further evaluation/repair by qualified plumber(s).
- Electrical outlet(s) was loose on the pantry door wall (kitchen side). Recommend further evaluation/repair by qualified electrician(s).
- Microwave exhaust fan did not vent to the exterior, only into the cabinet above it. Recommend further evaluation/repair by qualified contractor(s).

## 10 BATHROOM 3

Window Screens	REPAIR/REPLACE
----------------	----------------

- Holes/damaged screen(s) noted in window. Recommend further evaluation/repair by qualified contractor(s).

## 11 DINING ROOM

Ceilings	MARGINAL
Heat/Air Distribution	REPAIR/REPLACE

- Stains observed on ceiling. Possible previous and/or present leak. Noted area tested dry at time of inspection. Recommend monitoring conditions for future possible water intrusion.
- The air distribution was very low. Recommend further evaluation/repair by qualified contractor(s).

## 12 LIVING ROOM

Electrical (Random sampling of outlets, switches, fixtures.)	REPAIR/REPLACE
--	----------------

- Two cover plates were loose on outlet. Recommend further evaluation/repair by qualified electrician(s).

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## 13 BEDROOM 1

Electrical (Random sampling of outlets, switches, fixtures.)	REPAIR/REPLACE
Heat/Air Distribution	MARGINAL
<ul style="list-style-type: none"><li>• Cover plate were loose on outlet. Recommend further evaluation/repair by qualified electrician(s).</li><li>• The air distribution was very low. Recommend further evaluation/repair by qualified contractor(s).</li></ul>	

## 14 BEDROOM 2

Electrical (Random sampling of outlets, switches, fixtures.)	REPAIR/REPLACE
Heat/Air Distribution	MARGINAL
<ul style="list-style-type: none"><li>• Cover plate were loose on outlet. Recommend further evaluation/repair by qualified electrician(s).</li><li>• The air distribution was very low. Recommend further evaluation/repair by qualified contractor(s).</li></ul>	

### MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

### RR (REPAIR/REPLACE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.



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## GRADING / DRAINAGE

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Positive Slope

### Comments:

Grading/drainage appeared to be a positive slope around all sides of the home. The roof covering may be maintained by the HOA. Any areas of concern may need to be addressed with the HOA.



Grading / Drainage:



Grading / Drainage:

## DRIVEWAY

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Cracks

### Comments:

The driveway was in generally good condition with minor cracks, no settlement and had an acceptable surface.



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Driveway:



Driveway:



Driveway:

## WALKS / STEPS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brick

Concrete

### Comments:

Walkways/steps to the house and around the property were in good condition at time of the inspection.

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Walks / Steps:



Walks / Steps:



Walks / Steps:

## PORCHES / STOOPS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Porch was functional at time of inspection with no major defects noted.

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Porches / Stoops:

## PATIO

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

Patio has general deterioration present. No major defects noted.



Patio:



Patio:

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Patio:



Patio:

## PATIO (SECOND FLOOR)

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Concrete

Slopes Toward House

### Comments:

- Pooling on patio's concrete floor. Suspect leaking from the interior of house, but no leaks found during this inspection. Has not rain in over a week. Recommend further evaluation/repair by qualified contractor(s).



Patio (Second Floor):



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## ROOFING

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: 10-15 Year(s)      Design Life: 10-15 Year(s)      Layers: 1      40% Visible

- Ladder at Eaves       Visual From Ground       Asphalt / Composition       Membrane
- Trim Trees / Branches

### Comments:

- The roof is generally maintained by the HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA. Roof did not appear to leak at time of inspection, however, roof was at or near life expectancy. Water leaks could occur at any time and a periodic inspection of the roof and attic area is recommend to identify any water intrusion. Remove debris from roof.

Leaks not always detectable.



Roofing:



Roofing:



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## FLASHING/VALLEYS

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Filled with Debris

General Deterioration

Rust

Suspected Leak(s)

### Comments:

All exterior roof coverings and structures are maintained by HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.

- Metal flashing around perimeter of eave was loose and needs repair. Recommend further evaluation/repair by qualified contractor(s).
- Some older/rusty flashings noted which were not replaced at the time of re-roof. Paint and/or seal as necessary. Monitor for leakage and replace/repair as required. Recommend further evaluation/repair by qualified contractor(s).
- Flashing not visible at dormer where shingles meet siding. Recommend further evaluation/repair by qualified contractor(s).
- Kick Out Flashing missing near gutters. Recommend further evaluation/repair by qualified contractor(s).



Flashing/Valleys:



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Flashing/Valleys:

## SKYLIGHTS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fixed / Stationary

Caulking Needed

### Comments:

Flashing and caulking around skylights did not appear adequate and water leakage may occur. Skylights had turned hazy. This is normal wear for non glass manufactured skylights.



Skylights:



Skylights:

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## GUTTERS/DOWN SPOUTS

Recommend Repairs

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Vinyl

Filled with Debris

Loose

Misaligned

Missing Extension / Splash Block

### Comments:

All exterior gutters and downspouts are maintained by HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.

- Downspouts were discharging close to the foundation wall. Recommend the downspouts have extensions added to a minimum of six (6) feet away from the foundation wall. This could help reduce water pressure against the foundation which could lead to leakage and water related problems at the interior.
- No kick out flashing at the bottom edge of the roof to redirect water into the gutter system and prevent it from getting behind the siding/wall.
- Gutter at east side appeared to be sloping the wrong direction.
- Gutter guards were bent and have debris inside.



Gutters/Down Spouts:



Gutters/Down Spouts:



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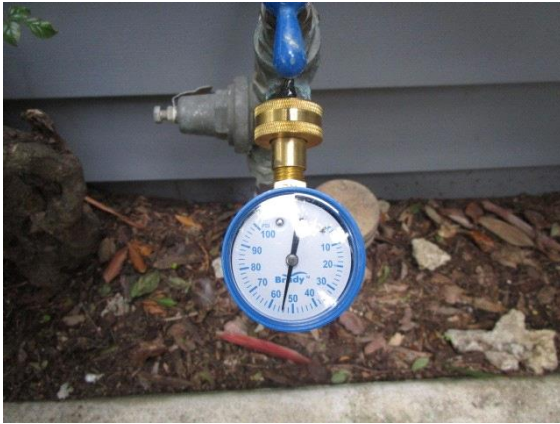
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## EXTERIOR SURFACE

	ACC	MAR	NI	NP	RR
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

Generally, all exterior areas are maintained by the HOA (Home Owners Association). A general exterior inspection was performed and found the exterior siding and trim was in acceptable condition with no visual flaws or defects.



Exterior Surface:



Exterior Surface:



Exterior Surface:

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## WINDOWS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vinyl

Single Pane(s)

### Comments:

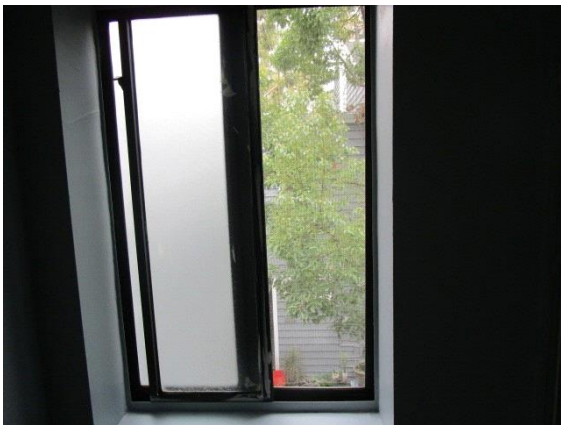
The exterior of the windows and screens looked acceptable at time of inspection.



Windows:



Windows:



Windows:



Windows:

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## EXTERIOR DOORS

Monitor Condition

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

Wood

General Deterioration

### Comments:

The sliding door(s) was difficult to open and close, suggesting the rollers/wheels need to be cleaned and lubricated.



Exterior Doors:



Exterior Doors:



Exterior Doors:

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## FOUNDATION

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete                       Post / Pier                       Slab                       Limited Observation

### Comments:

Generally, the common areas are maintained by the HOA (Home Owners Association). A general foundation inspection around the outside of the building was performed and found to be acceptable with no visual flaws or defects. The post/piers were in good condition. No leaning or cracking noted. Cement footers present.



Foundation:



Foundation:

## GARAGE/CARPORT

Monitor Condition

1 Car                       Carport                       Obscured / Limited View

	ACC	MAR	NI	NP	RR
FLOOR/WALLS/CEILING/ELECTRICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOF	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIDING/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Comments:

- The roof showed no active leaks present on day of inspection. It was marked marginal strictly because its age is at or approaching its normal life expectancy. The garage and related structure is maintained by the HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.
- Limited observation due to vehicle in parking space.

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Garage/Carport:



Garage/Carport:



Garage/Carport:

## Attic / Roof

Method of Inspection  No Access / Limited

### ATTIC FRAMING/SHEATHING

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Attic framing/sheathing areas were not accessible, but are maintained by the HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA.

Leaks not always detectable.

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## ATTIC VENTILATION

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- Unable to inspect for attic ventilation due no access to attic area. Attic ventilation system may be maintained by the HOA (Home Owners Association). Any areas of concern may need to be addressed with the HOA. Recommend further evaluation/repair by qualified contractor(s).

## ATTIC INSULATION

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- All common areas are maintained by the HOA (Home Owners Association). There was no access to the attic at the time of the inspection.

## ATTIC ELECTRICAL

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- All common areas are maintained by the HOA (Home Owners Association). There was no access to the attic at the time of the inspection.

Limited visibility due to obstructions. See Electrical Section for additional Information.

## *Interior Foundation*

## INTERIOR FOUNDATION

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All visible interior foundation walls appeared to be in acceptable condition with no apparent major defects (settlement, cracking, bowing, movement, or moisture issues) noted at time of inspection. General deterioration of construction materials only.

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## UNDER FLOOR FRAMING & SUPPORT

Monitor Condition

Limited Observation

		ACC	MAR	NI	NP	RR
BEAMS	<input checked="" type="checkbox"/> Dimensional Lumber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POSTS	<input checked="" type="checkbox"/> Dimensional Lumber	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PIERS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

Where visible, framing and support was in good condition. Recommend further evaluation/repair by qualified contractor(s).

- There was a white wood mold present on the wood floor joists located in the crawl space. This type of mold eats the pulp of the wood and over time weakens the structural integrity of the wood members. The mold appeared to be just surface mold and could be removed and treated successfully.



Under Floor Framing & Support:



Under Floor Framing & Support:

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Under Floor Framing & Support:



Under Floor Framing & Support:

## FLOOR/SLAB

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Wood

### Comments:

Slab on grade. Limited visibility. The concrete floors of the building are covered by carpet, tiles and /or floor coverings. Where possible I inspected that portion of the foundation between grade and exterior wall covering. No reportable concerns were observed with the readily visible portions of the foundational time of inspection. However, our service does not guarantee or warrant against leaks, cracks, settlement, movement and /or other foundation failures. As with all systems and components of the building, continued routine inspections, maintenance, and monitoring are recommended.

## ELECTRICAL

### SERVICE SIZE (Main Panel)

Brand: Gould

Main Disconnect Location: Exterior Left of Front Door

100 AMP

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: chris.randolph@npiinspect.com



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630

	ACC	MAR	NI	NP	RR
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Service panel is a "Gould" brand panel, which has met its design capacity. It is marginal by today's standard. Although smoke detectors were observed, their age was unknown. Recommend that detectors be replaced every ten years.

- Recommend relocating the smoke detector to the ceiling at least one foot away from the walls.
- Front cover on sub-panel not clearly labeled to identify what breakers supply what circuits. For additional safety, recommend identification and labeling of all specific breaker functions. Recommend further evaluation/repair by qualified contractor(s).

\*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.



Electrical:



Electrical:





# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



Electrical:



Electrical:



Electrical:



Electrical:



Electrical:



Electrical:



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630

## PLUMBING

### Fuel Service

Shut Off Location: Lawn in front of front door

	ACC	MAR	NI	NP	RR
SUPPLY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PVC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

No defects were found pertaining to the main plumbing system.

Main utility line, septic systems and gray water systems are excluded from this Inspection.



Plumbing:



Plumbing:



Plumbing:



Plumbing:

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: [chris.randolph@npiinspect.com](mailto:chris.randolph@npiinspect.com)



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630

## WATER HEATER

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Rheem  
Design Life: 10-15 Year(s)

Model: XE40M065T4501  
SerialNo: M471614064

Size: 40 Gallons

Age: 5 Year(s)

Gas

### Comments:

The operation and installation of the water heater appeared to be satisfactory at time of inspection. Routine maintenance such as draining the water heater could prolong its lifespan. Always refer to manufactures' specifications before doing any maintenance on your water heater.



Water Heater:



Water Heater:



Water Heater:



Water Heater:

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: chris.randolph@npiinspect.com



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630

## LAUNDRY FACILITIES

Location: Next to first floor bathroom

	ACC	MAR	NI	NP	RR
UTILITY HOOKUPS <input checked="" type="checkbox"/> Electric (Dryer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DRAIN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

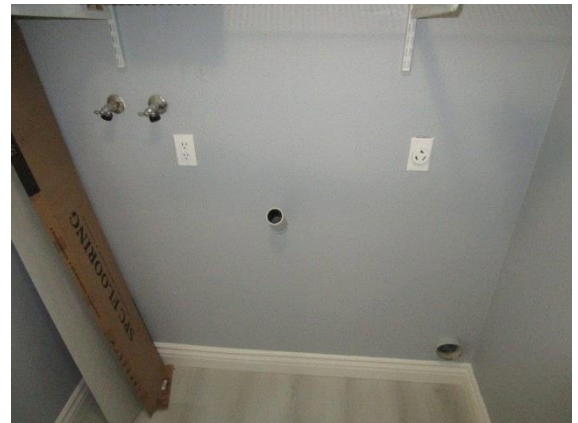
### Comments:

Laundry appliances not installed at time of inspection. Inspected hook-ups only. No floor drain present. Recommend further evaluation/repair by qualified contractor(s).

- Exhaust fan was dirty and needs to be cleaned. Recommend further evaluation/repair by qualified contractor(s).
- Ceiling(s) are of the age (vintage) that may contain asbestos. If concerned, should have the ceiling tested by certified lab.
- Two abandoned air ducts noted in the water heater closet, Could not determine if they have been properly abandoned. Recommend further evaluation/repair by qualified contractor(s).
- Two metal pipes noted in the water heater closet with insulation wrapped around piping that have asbestos. Could not determine if they have been properly abandoned. Recommend further evaluation/repair by qualified contractor(s).



Laundry Facilities:



Laundry Facilities:

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: [chris.randolph@npiinspect.com](mailto:chris.randolph@npiinspect.com)



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



Laundry Facilities:



Laundry Facilities: Metal piping and stipple ceiling



Laundry Facilities: Two air ducts

## HEATING

Recommend Repairs

Brand: Comfortmaker  
SerialNo: A114715647

Model: N8M5L0701412A

Age: 10 Year(s)

Design Life: 10-15 Year(s)

Gas

	ACC	MAR	NI	NP	RR
OPERATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Comments:

Tested in heat mode; did not produce heat after 40 minutes. Recommend further evaluation/repair by qualified contractor(s).

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

Inspection Date:  
01/10/2022

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# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



Heating:



Heating:



Heating: Shut-off valve



Heating:

## HEATING DISTRIBUTION

Monitor Condition

DISTRIBUTION

BLOWER

CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)

CIRCULATOR PUMP

	ACC	MAR	NI	NP	RR
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

Low flow at registers was likely related to type of furnace. Monitor for even heat and seek further evaluation/adjustment of blower as required. Recommend further evaluation/repair by qualified contractor(s).

Inspection Date:  
01/10/2022

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# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



Heating Distribution:



Heating Distribution:

## COOLING

ACC	MAR	NI	NP	RR
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Design Life: 10-15 Year(s)

Electric

Central Air

### Comments:

- A/C unit could not be operated due to no entryway found for roof access where the unit is. Recommend further evaluation/repair by qualified HVAC contractor(s).



Cooling:

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: chris.randolph@npiinspect.com



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630

KITCHEN	<input checked="" type="checkbox"/> Monitor Condition <input checked="" type="checkbox"/> Recommend Repairs		ACC	MAR	NI	NP	RR
	CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
REFRIGERATOR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

Gurgling noises noted from sink. This may be a sign of venting/drainage concerns.

- Dishwasher leaked water onto the floor via the faucet air gap while running the a short cycle. Recommend further evaluation/repair by qualified plumber(s).
- Dishwasher cross-flow protection not installed properly. Discharge tube should be mounted to the underside of the countertop to create a high point to prevent water from flowing backwards into the dishwasher unit from the sink or drainage pipes. Recommend further evaluation/repair by qualified plumber(s).
- Electrical outlet(s) was loose on the pantry door wall (kitchen side). Recommend further evaluation/repair by qualified electrician(s).
- Microwave exhaust fan did not vent to the exterior, only into the cabinet above it. Recommend further evaluation/repair by qualified contractor(s).

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: chris.randolph@npiinspect.com





# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



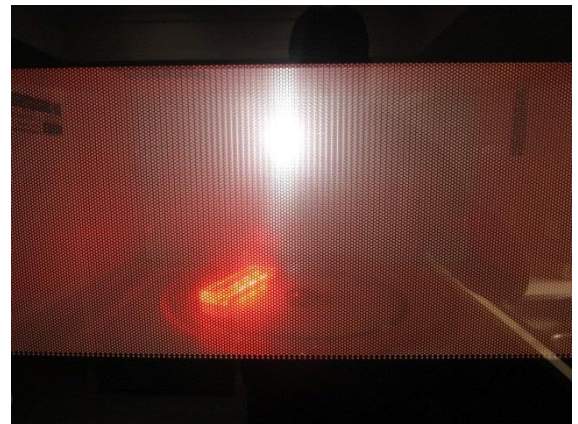
Kitchen:



Kitchen: Discharge tube should be mounted



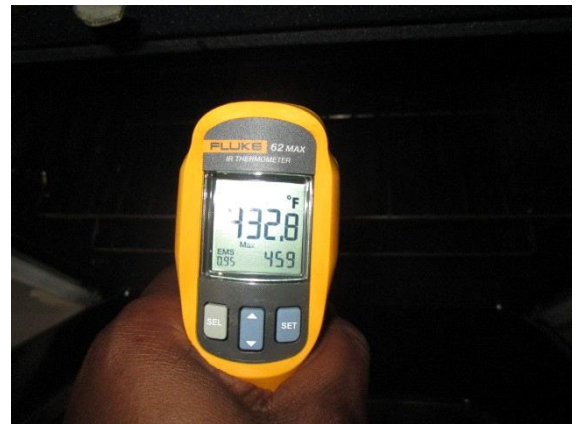
Kitchen: Water leaking from the dishwasher.



Kitchen:



Kitchen:



Kitchen: Oven temperature

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: [chris.randolph@npiinspect.com](mailto:chris.randolph@npiinspect.com)



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



Kitchen:



Kitchen:

## BATHROOM 1

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

Door locking mechanism noted as being located on the outside of door, instead of inside the bathroom door.

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: [chris.randolph@npiinspect.com](mailto:chris.randolph@npiinspect.com)



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



Bathroom 1:



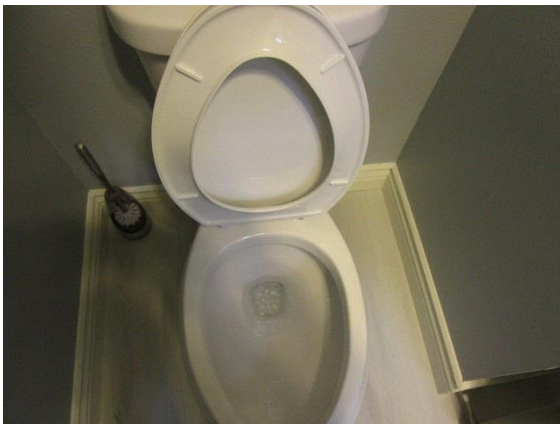
Bathroom 1:



Bathroom 1:



Bathroom 1:



Bathroom 1:



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630

## BATHROOM 2

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

All components in bathroom were acceptable at time of inspection.



Bathroom 2:



Bathroom 2:

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: [chris.randolph@npiinspect.com](mailto:chris.randolph@npiinspect.com)



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



Bathroom 2:



Bathroom 2:



Bathroom 2:



Bathroom 2:



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630

## BATHROOM 3

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

- Holes/damaged screen(s) noted in window. Recommend further evaluation/repair by qualified contractor(s).



Bathroom 3:



Bathroom 3:

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: [chris.randolph@npiinspect.com](mailto:chris.randolph@npiinspect.com)



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



Bathroom 3:



Bathroom 3:



Bathroom 3:

## DINING ROOM

- Monitor Condition
- Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: chris.randolph@npiinspect.com



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630

## Comments:

- Stains observed on ceiling. Possible previous and/or present leak. Noted area tested dry at time of inspection. Recommend monitoring conditions for future possible water intrusion.
- The air distribution was very low. Recommend further evaluation/repair by qualified contractor(s).



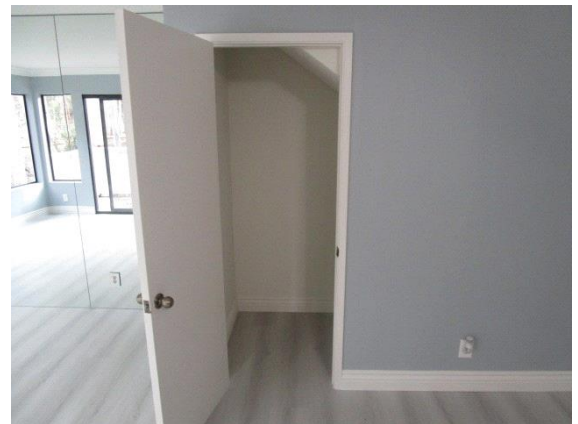
Dining Room:



Dining Room:



Dining Room:



Dining Room:

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: [chris.randolph@npiinspect.com](mailto:chris.randolph@npiinspect.com)





# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



Dining Room:

## LIVING ROOM

Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Comments:

- Two cover plates were loose on outlet. Recommend further evaluation/repair by qualified electrician(s).

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: [chris.randolph@npiinspect.com](mailto:chris.randolph@npiinspect.com)



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



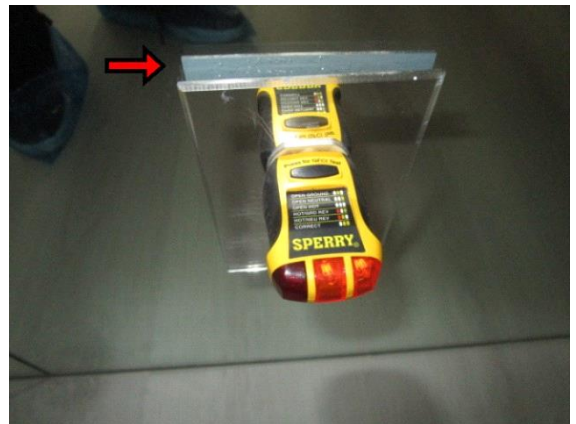
Living Room:



Living Room:



Living Room:



Living Room:

## BEDROOM 1

- Monitor Condition
- Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: [chris.randolph@npiinspect.com](mailto:chris.randolph@npiinspect.com)



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630

## Comments:

- Cover plate were loose on outlet. Recommend further evaluation/repair by qualified electrician(s).
- The air distribution was very low. Recommend further evaluation/repair by qualified contractor(s).



Bedroom 1 :



Bedroom 1 :



Bedroom 1 :



Bedroom 1 :

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
Inspector Phone: 949-414-5580

Email: [chris.randolph@npiinspect.com](mailto:chris.randolph@npiinspect.com)



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630

## BEDROOM 2

Monitor Condition  
 Recommend Repairs

	ACC	MAR	NI	NP	RR
CEILING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

Minor irregularities (i.e. unevenness) observed in the floor structure, which is not unusual for a home of this age. Some cracking was noted in the wall. No specific cause for the cracking was apparent. Monitor.

- Cover plate were loose on outlet. Recommend further evaluation/repair by qualified electrician(s).
- The air distribution was very low. Recommend further evaluation/repair by qualified contractor(s).



Bedroom 2:



Bedroom 2:

Inspection Date:  
01/10/2022

Inspector: Christopher Lewis Randolph  
 Inspector Phone: 949-414-5580

Email: [chris.randolph@npiinspect.com](mailto:chris.randolph@npiinspect.com)



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



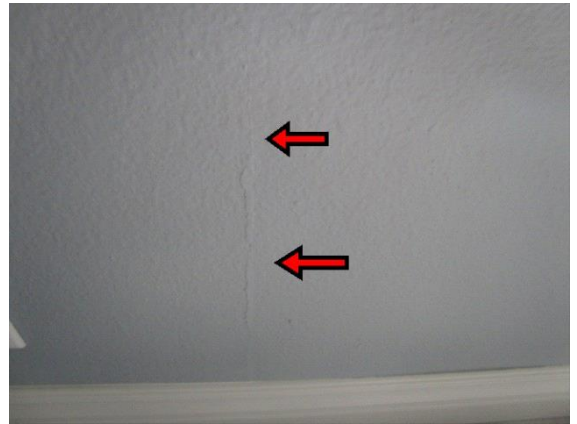
Bedroom 2:



Bedroom 2:



Bedroom 2:



Bedroom 2:

## STAIRS / RAILINGS

ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments:

All stairs and railings components were acceptable at time of inspection.



# National Property Inspections

Seashine Financial LLC, 22303 Vista Verde Drive, Lake Forest, CA, 92630



Stairs / Railings:



Stairs / Railings: