



PROCheck Inspections - CA Cert #34882
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Home Inspection Report

98 Madonna Lane Newbury Park, CA

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Prepared For: Anne Obriecht
Inspected On Wed, Nov 6, 2024 at 8:47 AM

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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General information about the property inspected and the conditions that existed when the inspection was performed.

Overview Photos Of Property



Approximate Age

19 years

**Comment 1
Information**

Built: 2005

Age Based On

Listing

Door Faces

Southeast

Furnished

Yes

Occupied

Yes

Weather

Sunny

Temperature

Cool

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Client, Buyer's Agent

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Mostly Level

Condition: Satisfactory

Vegetation

Generally Maintained

Condition: Satisfactory

Retaining Walls

Not Present

Driveway

Pavers, Asphalt

Condition: Satisfactory

Walkways

Stepping Stones

Condition: Satisfactory

Steps/Stoops

Wood

Condition: Satisfactory



**Comment 2
Information**

Steps to front entrance deck

Site Comments

**Comment 3
Information**

RESIDENTIAL WHEELCHAIR PLATFORM LIFT: This was a limited inspection, checking various components and functions to ensure the lift is operating safely. Inspection allowed for operating controls to go all the way down to ground level and then back up to the side entry porch.



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Wood siding

Condition: Satisfactory

Exterior Trim Material

Wood

Condition: Satisfactory

Windows

Vinyl

Condition: Satisfactory

Entry Doors

Fiberglass

Condition: Satisfactory

Balconies

Not Present

Railings

Wood

Condition: Satisfactory

Garage

Garage Type

Carport

Condition: Satisfactory

Overview Photos Of Garage



Garage Size

2 Car

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Walked Roof/Arms Length

Roof Design

Gable

Roof Covering

3 Tab Shingle

Condition: Satisfactory

Photo Of Each Roofing Type



Approximate Roof Age

Unknown

Comment 4 Information

AGE OF ROOF: Estimated to be 8 to 10 years

NOTE: In general, most 3-tab shingle roofs will last between 15 to 30 years before they need to be replaced.

Ventilation Present

Roof, Soffit

Condition: Satisfactory

Chimney

Not Present

Flashings

Metal

Condition: Satisfactory

Soffit and Fascia

Wood, Aluminum

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Satisfactory

Roofing Comments

Comment 5

Repair or Replacement Needed

A couple sections of shingles were observed to be broken off from high winds. Wind damage can lead to leaks, or other issues. Recommend contacting a roofing company for repairs.



The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Crawl Space

Foundation Material

Pier-n-beam foundation w I-beam supports

Condition: Satisfactory

Comment 6 Information

I-beams observed in crawlspace during time of inspection. These I-beams play a critical role in mobile homes for providing stability and support to the entire structure. These beams are specifically designed to distribute weight evenly, ensuring that the home remains balanced.

Signs of Water Penetration

Not Present

Prior Waterproofing

Not Present

Floor Structure

I-beams

Condition: Satisfactory

Subflooring

Plywood

Condition: Satisfactory

Wall Structure

Wood Frame

Condition: Satisfactory

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method

Inside

Overview Photos Of Crawlspace



Vapor Retarder

Installed

Condition: Satisfactory

Underfloor Insulation

Partial

Condition: Satisfactory

Ventilation Present

Yes

Condition: Satisfactory

Moisture Condition

Dry

Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground

Main Disconnect Location

Meter Box

Service Panel Location

Exterior

Photo of Panel



Service Panel Manufacturer

Unknown

Condition: Further Evaluation Required

Service Line Material

Copper

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

100 amps

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Satisfactory

Smoke Detectors

9 volt Battery Type

Condition: Satisfactory

HVAC System Type

Central Split System

Thermostat

Digital

Condition: Satisfactory

Photo of Thermostat



Thermostat Location

Hallway

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Living room



Type of Equipment

Forced Air

Condition: Satisfactory

Photo Of Furnace Dataplate



Manufacturer

Coleman

Heating Fuel

Gas

Condition: Satisfactory

Input BTUs

77,000

Output BTUs

62,000

Approximate Age

Mfg Date 1/2004 - 20 years

**Comment 7
Information**

MFG DATE FOUND WITHIN SERIAL NO:

- 9 digit Serial No: 040116249
- Year of manufacture (1st - 2nd digits): 04
- Month of manufacture (3rd - 4th digits): 01

NOTE: The average lifespan of a Coleman furnace is 15 to 20 years, but a well-maintained furnace can last up to 30 years.

Filter Type

Disposable

Condition: Satisfactory

Type of Distribution

Flexible Ducting

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric

Type of Equipment

Split System

Condition: Satisfactory

Photo of Unit Operating



Photo of Condenser Dataplate



Condenser Make

Evcon

Condenser Size

36,000 BTU (3 Tons)

Condenser Approximate Age

20 years

**Comment 8
Information**

MFG DATE: July 2004

This Evcon AC will last around 10 to 15 years. However, if you adhere to a schedule of routine maintenance and use the system properly, you may get up to 25 years of use due to the quality that goes into its manufacturing.

Condensate Drainage

To Exterior

Condition: Satisfactory

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Supply Pipe Material

Polybutylene

Condition: Satisfactory

Location of Main Water Shutoff

At Meter

Sewer System

Public

Waste Pipe Material

ABS Plastic

Condition: Satisfactory

Location of Fuel Shutoff

At Meter



Plumbing Comments

Comment 9 Information

Plumbing supply valves were visually inspected and tested for functionality. Valves did not seize, and there were no visible leaks when operated (opened/closed).

All the drains within the house empty quickly, and without gurgling, bubbling or other issues. This indicates to me that the waste/sewer line is in good working order. I suggest consulting with the homeowner to see if repairs have been made.

For peace of mind, I always recommend a sewer scope inspection. This type of inspection uses a state of the art video camera to gather visual information about the condition of the sewer/drain lines and the type of piping used.

Water Heater

Photo of Water Heater



Photo Of Water Heater Dataplate



Manufacturer

Rheem

Fuel

Natural Gas

Capacity

38 gal

Approximate Age

8 years

**Comment 10
Information**

MFG DATE: 12/2016

Rheem water heaters in general have an average estimated useful service life of 8 to 12 years, though water quality, routine upkeep/maintenance, and location of water heater will all play critical roles in the longevity of the system.

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect

In Same Room

Bathroom #1

Location

Primary Bedroom

Overview Photos of Bathroom



Bath Tub

Not Present

Shower

Stall

Condition: Satisfactory



Sink(s)

Single Vanity

Condition: Satisfactory



Toilet

Standard Tank

Condition: Satisfactory



Shower Walls

Fiberglass

Condition: Satisfactory



Floor

Vinyl

Condition: Satisfactory



Ventilation Type

Ventilator, Window

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #2

Location

Hallway

Overview Photos of Bathroom



Bath Tub

Free Standing

Condition: Satisfactory



Shower

In Tub

Condition: Satisfactory



Sink(s)

Single Vanity

Condition: Satisfactory



Toilet

Standard Tank

Condition: Satisfactory



Shower Walls

Fiberglass

Condition: Satisfactory



Tub Surround

Fiberglass

Condition: Satisfactory



Floor

Vinyl

Condition: Satisfactory



Ventilation Type

Ventilator, Window

Condition: Satisfactory

GFCI Protection

Outlets

Condition: Satisfactory

Kitchen

Overview Photo of Kitchen



Cabinets

Wood

Condition: Satisfactory



Kitchen Cont.

Countertops

Laminated

Condition: Satisfactory



Sink

Double

Condition: Satisfactory

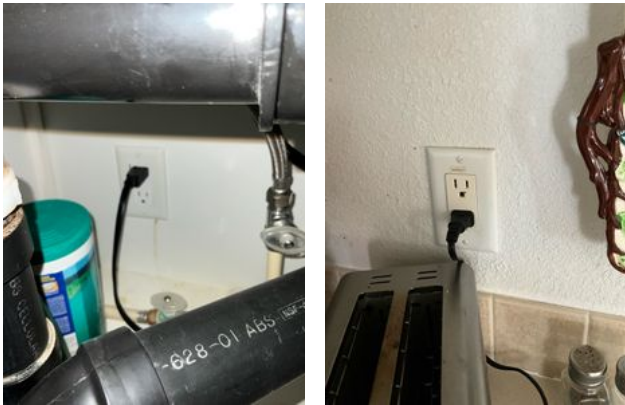


Kitchen Comments

Comment 11

Safety Concern

GFCI outlets are mandated in areas that can become damp or wet, and are therefore required in kitchens as a safety measure. They are fast-acting circuit breakers designed to shut off electric power in the event of a ground-fault. I recommend having a licensed electrician replace existing outlets with GFCI outlet



Comment 12

Repair or Replacement Needed

KITCHEN COUNTERS:

Only visible areas were inspected. Some counter areas were not visible for inspection due to appliances and/or miscellaneous personal items being stored on the countertop.

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven

General Electric

Condition: Satisfactory



Comment 13

Information

The bake feature was the only feature operated. Oven was tested for basic heating element functionality only. Gas leaks cannot be detected with this inspection.

Range

General Electric

Condition: Satisfactory



Comment 14

Information

The Cooktop/range was a limited inspection, checking various components and functions to ensure the appliance is operating safely and efficiently. The inspection included testing the gas burners by igniting each burner to check for a steady, blue flame (indicating proper combustion). The inspection also included ensuring igniter for each gas, burner spark consistently, and ignite the burner quickly. Inspection cannot determine the BTU output by each burner or "if/how well" the burners will cook food. Leaks cannot be determined with this inspection.

Kitchen Cont.

Cooktop

General Electric

Condition: Satisfactory



Range Hood

Philips

Condition: Satisfactory



Refrigerator

General Electric

Condition: Satisfactory



**Comment 15
Information**

**Comment 16
Information**

Refrigerator inspection was limited. I inspected the following to ensure the safety, functionality, and efficiency:

- Exterior inspection: looked at physical condition on both the interior and exterior of the refrigerator
- Operation: open and closed the refrigerator freezer doors to check their operation. Checked that the door lights come on, and that the doors close evenly and tightly with the frame of the refrigerator.

**Comment 17
Information**

Minor punishes observed on the exterior of the refrigerator. This is typical for age of unit.

Dishwasher

General Electric

Condition: Satisfactory



**Comment 18
Information**

Dishwasher inspection was limited and does not include an inspection of the water pump or any hoses inside or beneath the unit. Dishwasher is fully operational; however, I cannot tell you if or how well the dishwasher actually cleans or dries dishes. This inspection allowed for one fill and one drain cycle only. Inspection did not run the dishwasher for any full cycles.

Microwave

General Electric

Condition: Satisfactory



**Comment 19
Information**

The following was inspected to ensure the appliances, safe, functional, and efficient:

- Visual inspection: checked the exterior and interior for any visible damage.
- Functionality test: ran the microwave on various settings to ensure it heats food properly and the controls work as expected. Checked the timer and clock functions to ensure they are accurate.
- Seal: checked the door and seal, ensuring the door closes properly and the seal is intact.
- Ventilation: ensured the microwave's ventilation system is clear of obstructions and functioning incorrectly.

Disposal

Moen

Condition: Satisfactory



**Comment 20
Information**

Garbage disposal inspection involves checking various components and functions to ensure the unit is operating correctly and safely. I checked the power supply, verifying that disposal is receiving power. I also checked the switch operation,

testing the wall switch that controls the disposal to ensure it turns the unit on and off properly. My inspection is limited. I cannot predict the remaining life of the disposal, nor can I determine how well the garbage disposal disposes of food or other items.

Laundry

Built In Cabinets

Yes

Condition: Satisfactory



Laundry Sink

Not Present

Dryer Venting

To Exterior

Condition: Satisfactory

GFCI Protection

No

Condition: Repair or Replace



Comment 21

Safety Concern

GFCI outlets are mandated in areas that can become damp or wet. They are fast-acting circuit breakers designed to shut off electric power in the event of a ground-fault. I recommend having a licensed electrician replace existing outlet.

Laundry Hook Ups

Yes

Condition: Satisfactory

Laundry Cont.

Washer

Fisher & Paykel

Condition: Satisfactory



Dryer

Fisher & Paykel

Condition: Satisfactory



Overview Photos of Laundry



The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Carpet

Condition: Satisfactory



Walls

Painted Drywall, Textured Over Drywall

Condition: Satisfactory

Window Types

Double Hung

Condition: Satisfactory

Window Materials

Vinyl

Entry Door Types

Hinged

Condition: Satisfactory

Entry Door Materials

Wood

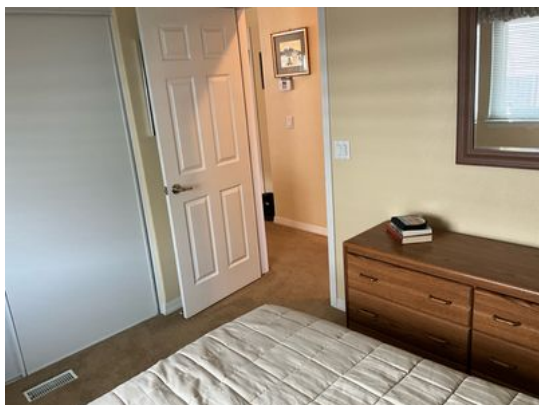
Interior Door Materials

Wood

Fireplace

Not Present

Overview Photos of Interior



This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Safety Concern

Kitchen

GFCI outlets are mandated in areas that can become damp or wet, and are therefore required in kitchens as a safety measure. They are fast-acting circuit breakers designed to shut off electric power in the event of a ground-fault. I recommend having a licensed electrician replace existing outlets with GFCI outlet



Laundry: GFCI Protection

GFCI outlets are mandated in areas that can become damp or wet. They are fast-acting circuit breakers designed to shut off electric power in the event of a ground-fault. I recommend having a licensed electrician replace existing outlet.

Repair or Replacement Needed

Roofing

A couple sections of shingles were observed to be broken off from high winds. Wind damage can lead to leaks, or other issues. Recommend contacting a roofing company for repairs.



Kitchen

KITCHEN COUNTERS:

Only visible areas were inspected. Some counter areas were not visible for inspection due to appliances and/or miscellaneous personal items being stored on the countertop.