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PROPERTY INSPECTION REPORT

10945 Hortense Ave., Unit 111, North Hollywood, CA 91602



Prepared for: Lidia Sadljic

Inspection Date: 9/17/2020
Report Number: 2020091701DC
Real Estate Agent: Tony Acereto
Home Inspector: David Cruz



www.morrisoninspects.com

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General Summary



Morrison Plus Property Inspections

**504 Route 66., Suite 102
Glendora Ca. 91740**

Customer
Lidia Sadljic

Address
10945 Hortense Ave., Unit 111
North Hollywood CA 91602

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exteriors and Grounds

2.7 EXTERIOR WINDOWS & FRAMES


Recommendation

-  Bedroom windows stick when opening/closing. Recommend correcting.

4. Electrical System



4.1 MAIN PANEL & SUB PANEL(S)

Recommendation

-  Main panel manufactured by Federal Pacific Electric. There have been known problems with this type of panel in the past. Recommend verifying condition with a qualified electrician.

4.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

Recommendation

-  (1) Wire size at one or more breakers is not compatible with the breaker size. This condition can cause the breaker to "trip" or allow excessive current to be carried by the conductor - safety concern. Recommend further review by a qualified electrician.
-  (2) Arch fault circuit interrupter protection is not installed on all branch circuits. Recommend installing.

4.3 BRANCH WIRING & GROUNDING**Recommendation**

Unprotected wiring observed at hallway. Recommend correcting.

4.4 OUTLETS & GFCI (Interior/Exterior)**Recommendation**

(1) Ground fault circuit interrupter(s) is not installed at kitchen. Recommend installing.

4.6 SMOKE & CARBON MONOXIDE DETECTORS**Recommendation**

Carbon monoxide detector is not installed at the hallway. Recommend installing.

5. Plumbing System

5.1 WATER DISTRIBUTION PIPING**Recommendation**

Corrosion observed at copper piping. Recommend repairs.

5.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)**Recommendation**

(1) Master bathroom tub faucet is not secure. Recommend correcting.



(2) Corrosion observed at the kitchen and hallway bathroom sink shut off valves. Recommend repairs.



(3) Drain stoppers are not installed at the bathroom tubs. Recommend correcting.

5.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS**Recommendation**

(1) Toilet base is not secured to the floor at hall bathroom and master bathroom. The wax ring at the base of the toilets must have a water tight seal, to prevent leakage from occurring. Recommend replacing the wax ring and securing the bases to the floor.



(2) Deteriorated tub/shower surface at hall bathroom. Recommend repair.



(3) Jetted tub is hard wired/GFCI is not installed. Recommend installing a GFCI outlet and an Underwriters Laboratories (U.L.) listed cord.

7. Heating and Air Conditioning Systems

7.2 CONDENSATE REMOVAL**Recommendation**

(1) We were unable to locate the termination point for the primary condensate drain line. Recommend verifying location and condition.

8. Fireplaces and Chimneys

8.3 FIREBOX, HEARTH & DOORS**Recommendation**

Glass doors are not installed at living room. Recommend installing.

9. Kitchen Appliances

9.0 DISHWASHER

Recommendation



Door spring is inoperable or missing. Recommend repair.

9.1 STOVE/OVEN

Recommendation



(1) Anti-tip bracket is not installed. Recommend installing.



(2) Burner(s) did not ignite at front/left. Recommend correcting.



(3) Digital display is not centered. Recommend correcting.

10. Interior Rooms

10.0 FLOORS

Recommendation



Sloping floors observed at bedrooms, hallway and dining room. Recommend correcting.

10.1 WALLS & CEILINGS

Recommendation



(1) Moisture damage observed at hall bathroom ceiling access. Hidden damage may not be observable. Recommend further review by a qualified professional.

10.2 INTERIOR DOORS

Recommendation



(1) Floor guide is not installed at barn door. Recommend correcting.

10.4 CABINETS & COUNTERTOPS

Recommendation



(1) Hole observed around the kitchen sink drain line. Recommend repair.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a qualified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To David Cruz

Date: 9/17/2020	Time: 08:30 AM	Report ID: 2020091701DC
Property: 10945 Hortense Ave., Unit 111 North Hollywood CA 91602	Customer: Lidia Sadljic	Real Estate Professional: Tony Acereto Dimora Realty Group

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component, or unit was visually observed. If no other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

Limited Inspection (LI) = Observation of the item, component, or unit was limited by personal items, obstructions, or conditions listed during the course of the inspection.

Not Inspected (NI) = The item, component, or unit was not inspected, and no representations were made as to whether or not it was functioning as intended. The reason for not inspecting may be stated.

Not Present (NP) = The item, component, or unit was not present in the home or building.

Recommend (RC) = The item, component, or unit was not functioning as intended or needs further inspection by a qualified specialist. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

Structure Type:

Condominium/Townhouse

Levels:

1st Level Unit

Lot Type:

Sloped

Estimated Age of Home:

Approximately 31 to 40 years of age

Weather Conditions:

Cloudy

Temperature:

Approximately 80 to 90 degrees

Rain in last 3 days:

No

Occupant Status:

Occupied

Present:

Seller

1. Roof Coverings

(Refer to Part 2, Section 3 of the CREIA Standards of Practice) Items to be inspected: 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights. The inspector is not required to: 1. Walk on the roof surface if in the opinion of the inspector there is risk of damage or a hazard to the inspector 2. Warrant or certify that roof systems, coverings or components are free from leakage

Items

1.0 ROOF COVERINGS

Comments: Inspected

We do our very best to inspect all readily accessible areas of the roof system. Be advised we inspect the roof for deterioration, installation methods and materials. Often times observable indication of leaking at the time of inspection are not present and therefore specifically determining if the roof leaks is beyond the scope.

1.1 HOMEOWNER ASSOCIATION COMMENTS

Comments: Not Inspected

The roofing materials and other associated components are typically the responsibility of the homeowner association. Suggest contacting the homeowner association regarding responsibility.

The roof of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection and current weather conditions. Our inspection makes an attempt to find a leak but in most cases we are UNABLE to determine if active leaking is present, even during or immediately after precipitation. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of the roof system was made at the time of inspection, (due to roof coverings, height, slope, etc.) the client is advised to consult a qualified roofer to verify the overall condition, prior to the end of the contingency period.

2. Exteriors and Grounds

(Refer to Part 4 Section 2 of the CREIA Standards of Practice) Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings. The inspector is not required to: 1. Inspect door or window screens, shutters, awnings, or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components



Styles & Materials

Lot Type: Sloped	Walkway Material: Concrete Tile	Exterior Wall Cladding: Stucco
Trim Material: Wood	Exterior Wall Structure: Wood Framing	Exterior Door(s) Type & Material: Sliding Glass Wood - Solid Core
Exterior Window(s) Type & Material: Sliding	Exposed Foundation: Concrete Slab	Fencing/Wall Material: Block Wall Stucco Coated
Planters: Brick		

Items

- 2.0 WALKWAYS & DRIVEWAYS**
Comments: Inspected
- 2.1 DECKS, BALCONIES, STAIRS/RAILINGS AND PATIO COVERS**
Comments: Inspected
- 2.2 EXTERIOR WALL**
Comments: Limited Inspection

Cracks/holes observed at rear wall cladding. Suggest repair.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

2.3 TRIM, EAVES & FASCIA

Comments: Limited Inspection

2.4 GRADING/DRAINAGE & PLANTERS

Comments: Inspected

2.5 EXPOSED FOUNDATION

Comments: Inspected

Concrete slab on grade construction. Houses built with a slab construction may have heating ducts, plumbing, gas, and electrical lines in the slab. We are unable to observe these conditions visually and they are excluded from the scope of this inspection. Interior floor coverings and exterior vegetation limit our view of the slab and the slab edge.

2.6 EXTERIOR DOORS

Comments: Inspected

2.7 EXTERIOR WINDOWS & FRAMES

Comments: Recommendation



Bedroom windows stick when opening/closing. Recommend correcting.

2.8 FENCING, WALLS & GATES

Comments: Inspected

2.9 EXTERIOR COMMENTS

Comments: Limited Inspection

Regardless of the age of the building we advise inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

2.10 HOMEOWNER ASSOCIATION COMMENTS

Comments: Limited Inspection

Common areas and other exterior components are typically association maintained. Suggest contacting the homeowner association regarding responsibility, condition, and maintenance schedule.

.....
The exterior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Stored personal items, vegetation or restricted access can limited the inspection of various components of the exterior. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the components in this inspection report. If a limited evaluation of the exterior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

3. Garage

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Vehicle doors, door openers, garage interior and occupant doors. The inspector is not required to: 1. Test vehicle door safety devices

Styles & Materials

Garage Type:
Community

Items

3.0 GARAGE COMMENTS

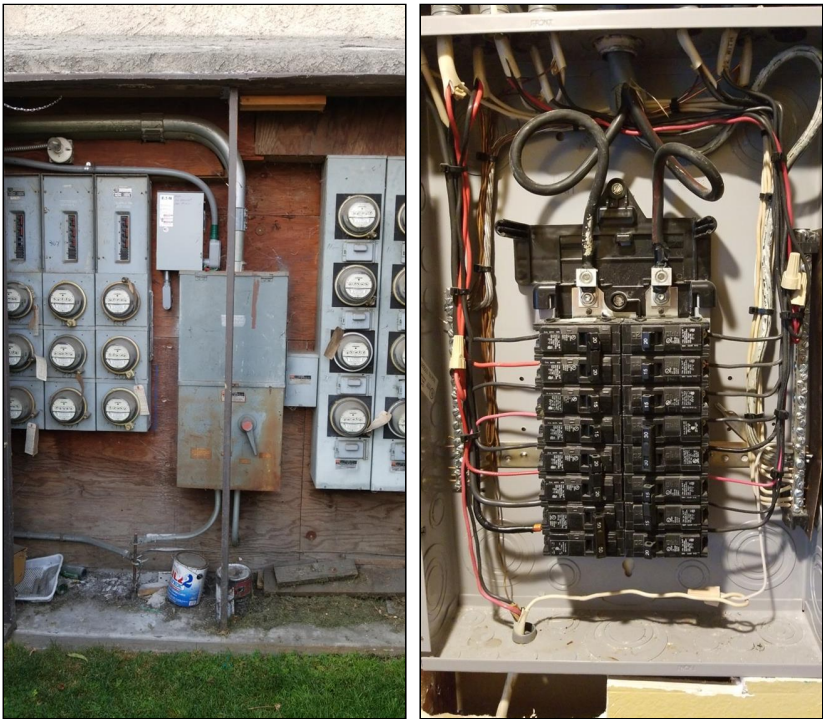
Comments: Not Inspected

Community garages are typically association maintained. Suggest contacting the homeowners association regarding condition and maintenance responsibilities.

The garage(s) of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Stored personal items, vehicles, pets or locked access can limit the evaluation of the garage. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the garage was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

4. Electrical System

(Refer to Part 2, Section 6 of the CREIA Standards of Practice) Items to be inspected: 1. Service equipment 2. Electrical panels 3. Circuit wiring 4. Switches, receptacles, outlets and lighting fixtures. The inspector is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates 3. Inspect de-icing systems or components 4. Inspect private or emergency electrical supply systems or components.



Styles & Materials

Electrical Service Entrance: Below Ground	Main Service Voltage: 120/240 Volts	Main Disconnect Amperage: 70 AMP
Main Disconnect Location: Common area	Main Panel Manufacturer: Federal Pacific/Noark	Sub Panel Location: Hallway
Sub Panel Manufacturer: Murray	Overload Protection Type: Circuit breakers	Branch Circuit Wiring Type: Non-Metallic Sheathed
Branch Circuit Wiring Material (15 and 20 amp): Copper	Grounding Location(s): Grounding rod	Smoke & Carbon Monoxide Detectors: Partially Installed
Security System: Not Installed		

Items

4.0 MAIN SERVICE ENTRANCE, WIRING & CONNECTIONS

Comments: Limited Inspection

The main service entrance and wiring are typically association maintained. Suggest contacting the homeowner association regarding responsibility.

4.1 MAIN PANEL & SUB PANEL(S)

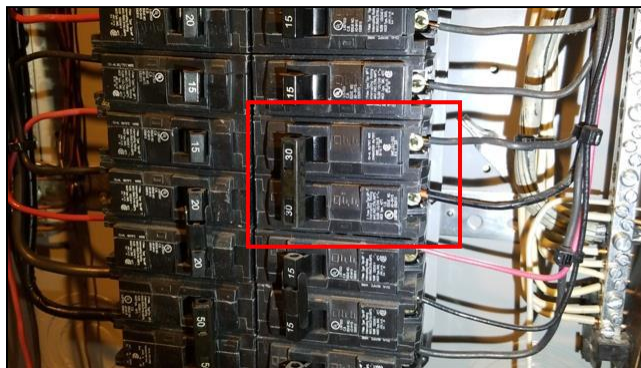
Comments: Recommendation

🏠 Main panel manufactured by Federal Pacific Electric. There have been known problems with this type of panel in the past. Recommend verifying condition with a qualified electrician.

4.2 MAIN DISCONNECT & OVERLOAD PROTECTION (Breakers/Fuses)

Comments: Recommendation

🏠 (1) Wire size at one or more breakers is not compatible with the breaker size. This condition can cause the breaker to "trip" or allow excessive current to be carried by the conductor - safety concern. Recommend further review by a qualified electrician.



4.2 Item 1(Picture)

🏠 (2) Arch fault circuit interrupter protection is not installed on all branch circuits. Recommend installing.

(3) When the main shut-off is under 100 amps, an upgrade may be required if additional electrical appliances or circuits are installed.

4.3 BRANCH WIRING & GROUNDING

Comments: Recommendation

🏠 Unprotected wiring observed at hallway. Recommend correcting.



4.3 Item 1(Picture)

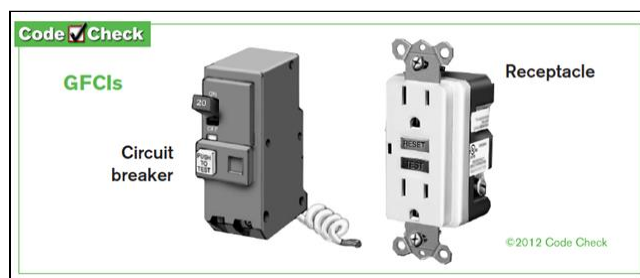


4.3 Item 2(Picture)

4.4 OUTLETS & GFCI (Interior/Exterior)

Comments: Recommendation

- 🏠 (1) Ground fault circuit interrupter(s) is not installed at kitchen. Recommend installing.



4.4 Item 1(Picture) GFCI Code Check

- (2) Limited review due to personal items blocking access.

4.5 LIGHT FIXTURES, CEILING FANS & DOOR BELL (Interior/Exterior)

Comments: Inspected

A number of exterior lights are on timers/sensor equipment. These low voltage systems are beyond the scope of this inspection.

4.6 SMOKE & CARBON MONOXIDE DETECTORS

Comments: Recommendation

- 🏠 Carbon monoxide detector is not installed at the hallway. Recommend installing.

The electrical system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes or stored personal items can limit the evaluation of the electrical system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the electrical system was made at the time of inspection, the client is advised to consult a qualified electrician to verify the overall condition, prior to the end of the contingency period.

5. Plumbing System

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems



Styles & Materials

Main Water Shut-Off: Common area	Pressure Regulator: Unable to determine	Water Distribution Piping: Copper
Drain - Waste - Vent Piping: ABS Cast Iron/Galvanized	Location of Main Line Clean-out(s): Common area	Waste System: Unable to determine waste system type - Waste system is underground
Main Gas Shut-Off Location: Garage	Gas Distribution Piping: Galvanized Steel Piping	Seismic Shut Off Valve: Not installed
Washer/Dryer Connection Location: Hallway	Dryer Connection Type: Unable To Determine	Bathroom Exhaust Types: Fan(s)
Fire Sprinklers: Not Installed		

Items

5.0 WATER SOURCE

Comments: Inspected

Water pressure at the time of inspection was 70 static PSI. Water pressure is between the recommend range of 40 to 80 PSI.

5.1 WATER DISTRIBUTION PIPING

Comments: Recommendation

📍 Corrosion observed at copper piping. Recommend repairs.



5.1 Item 1(Picture)

5.2 DRAIN, WASTE, VENT PIPING (Readily visible)

Comments: Limited Inspection

5.3 MAIN GAS SHUT-OFF & FUEL PIPING

Comments: Inspected

Testing for gas leaks is beyond the scope of this inspection. Seismic shut-off valve is not installed. We recommend installing as a safety enhancement. The client is advised to check with local city ordinances, as not every city requires a shut-off valve. The client is also advised to contact the gas company to test for leaks and verify the condition of the gas system and appliances, prior to the end of the contingency period.

5.4 WASHER & DRYER CONNECTIONS

Comments: Inspected

(1) Washer connections present. Faucet and drain not tested. Suggest verifying condition.

(2) Due to restrictive clearance, we were unable to determine the type of dryer connections. Suggest verifying condition.

5.5 FAUCETS, DRAINS & SHUT OFF VALVES (Functional flow & drainage)

Comments: Recommendation

📍 (1) Master bathroom tub faucet is not secure. Recommend correcting.



5.5 Item 1(Picture)

↑ (2) Corrosion observed at the kitchen and hallway bathroom sink shut off valves. Recommend repairs.



5.5 Item 2(Picture)



5.5 Item 3(Picture)

↑ (3) Drain stoppers are not installed at the bathroom tubs. Recommend correcting.



5.5 Item 4(Picture)



5.5 Item 5(Picture)

(4) Inoperable drain stopper observed at the bathroom sinks. Suggest correcting.



5.5 Item 6(Picture)



5.5 Item 7(Picture)

(5) Corrosion observed at bathroom sink faucets. Suggest maintenance.



5.5 Item 8(Picture)

5.6 SINKS, SHOWERS, TUBS, TOILETS & BIDETS

Comments: Recommendation

🏠 (1) Toilet base is not secured to the floor at hall bathroom and master bathroom. The wax ring at the base of the toilets must have a water tight seal, to prevent leakage from occurring. Recommend replacing the wax ring and securing the bases to the floor.

🏠 (2) Deteriorated tub/shower surface at hall bathroom. Recommend repair.



5.6 Item 1(Picture)

🏠 (3) Jetted tub is hard wired/GFCI is not installed. Recommend installing a GFCI outlet and an Underwriters Laboratories (U.L.) listed cord.



5.6 Item 2(Picture)

5.7 VENTILATION (Bathroom & laundry room)**Comments:** Inspected

The plumbing system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, lot grade or stored personal items can limit the evaluation of the plumbing system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the end of the contingency period.

6. Water Heaters

(Refer to Part 2, Section 5 of the CREIA Standards of Practice) Items to be inspected: 1. Water supply piping 2. Drain/waste/vent piping 3. Faucets and fixtures 4. Fuel gas piping 5. Water heaters 6. Functional flow and drainage. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems

Items

6.0 HOMEOWNER ASSOCIATION COMMENTS

Comments: Not Inspected

Community water heaters are association maintained and beyond the scope of this inspection. Suggest contacting the homeowner association regarding condition and maintenance schedule, prior to the end of the contingency period.

The water heating system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the water heating system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the water heating system was made at the time of inspection, the client is advised to consult a qualified plumber to verify the overall condition, prior to the end of the contingency period.

7. Heating and Air Conditioning Systems

(Refer to Part 2, Section 7 of the CREIA Standards of Practice) Items to be inspected: 1. Heating equipment 2. Central cooling equipment 3. Energy source and connections 4. Combustion air and exhaust vent systems 5. Condensate drainage 5. Conditioned air distribution systems. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance or leakage of any air distribution system 5. Inspect electronic air filtering of humidity control systems or components



Styles & Materials

Air Conditioning Equipment Type: Heat Pump - Electric Condenser	Cooling Manufacturer: York	Air Conditioning Location: Roof
Heating Equipment Type: Heat pump electric	Heating Manufacturer: Unable to determine	Heating Equipment Location: Interior closet
Thermostat Locations: Hallway	Primary Condensate Termination: Unable to determine termination point	Alternate Condensate Termination: Not Installed
Ductwork: Not Visible	Cooling Differential: Greater than 15 degrees Fahrenheit	Heating Operation: Unit Provided Heat

Items

7.0 HEATING CONDITION
Comments: Inspected

(1) A heat pump is a sealed, compressor-cycle air conditioning system that can operate in reverse. Adequate air flow is important to the efficiency of this unit, therefore, the filter should be kept clean.

(2) Unit was tested using normal operating controls and provided heat at the service registers. Changing the air filters, servicing and regular maintenance of the components is recommended to prolong the service life of the system.



7.0 Item 1(Picture)

7.1 COOLING CONDITION

Comments: Inspected

(1) A heat pump is installed. See heating condition comments.

(2) The air conditioning system was operated using normal operation controls (thermostat). The difference between the return air vent and the service registers was between the recommended range of 15 to 20 degrees Fahrenheit. Changing the air filters, servicing and regular maintenance of the components is recommended to prolong the service life of the system.



7.1 Item 1(Picture)

7.2 CONDENSATE REMOVAL

Comments: Recommendation



(1) We were unable to locate the termination point for the primary condensate drain line. Recommend verifying location and condition.

(2) An alternate condensate drain line is not installed. Suggest installing.

7.3 PLATFORM/COMPARTMENT/CLOSET

Comments: Inspected

7.4 THERMOSTATS & AUTOMATIC SAFETY SWITCHES

Comments: Inspected

7.5 DUCTING & PLENUMS

Comments: Not Inspected

Unable to inspect ductwork. Ducts may be concealed or installed in an inaccessible area. The buyer is advised to verify the overall condition of the ducting with a qualified HVAC contractor.

7.6 AIR FILTER AND REGISTERS

Comments: Inspected

7.7 HOMEOWNERS ASSOCIATION COMMENTS

Comments: Inspected

Heating and air conditioning units are sometimes the responsibility of the homeowner association. Suggest contacting the homeowner association regarding responsibility, condition, and maintenance schedule prior to the end of the contingency period.

The HVAC system of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Restrictive clearances, interior/exterior finishes, or stored personal items can limit the evaluation of the HVAC system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the plumbing system was made at the time of inspection, the client is advised to consult a qualified HVAC specialist to verify the overall condition, prior to the end of the contingency period.

8. Fireplaces and Chimneys

(Refer to Part 2, Section 8 of the CREIA Standards of Practice) Items to be inspected: 1. Chimney exterior 2. Spark arrestor 3. Firebox 4. Damper 5. Hearth extension. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals or gaskets 3. Operate any fireplace or determine if a fireplace can be safely used



Styles & Materials

Chimneys (exterior):	Viewed Chimney From:	Chimney Locations:
Metal Flue Pipe w/ Wood Framed Chase	Roof	Through Roof
Stucco Coated		
Type of Fireplace:	Fireplace Locations:	
Gas Appliance	Living Room	
Manufactured		

Items

8.0 CHIMNEY STRUCTURE

Comments: Inspected

8.1 CAP, FLUE & SPARK ARRESTOR

Comments: Inspected

8.2 FLASHING

Comments: Limited Inspection

8.3 FIREBOX, HEARTH & DOORS

Comments: Recommendation



Glass doors are not installed at living room. Recommend installing.

8.4 GAS PIPING & LIGHTER LOG

Comments: Not Inspected

(1) Testing is beyond the scope of this inspection. Suggest verifying condition.

(2) Manufactured fireplaces are built and installed to manufacturers installation instructions. The buyer is advised to verify proper installation with a qualified fireplace specialist.

8.5 FIREPLACE/CHIMNEY COMMENTS

Comments: Inspected

Fireplaces should have annual maintenance performed. The client is advised to have the fireplace serviced by a qualified fireplace specialist.

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The fireplace and chimney of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roofing materials, height, or stored personal items can limit the evaluation of the fireplace and chimney. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the fireplace and chimney was made at the time of inspection, the client is advised to consult a qualified fireplace specialist to verify the overall condition, prior to the end of the contingency period.

9. Kitchen Appliances

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals. The inspector is not required to: 1. Operate or evaluate the condition of any non-fixed appliances or added appliances (refrigerators, trash compactors, water purification systems etc.)




Styles & Materials

Exhaust Hood Brand:	Dishwasher Brand:	Disposal Brand:
Microwave	Whirlpool	In-Sink Erator
Stove/Oven Brand(s):	Microwave Brand:	
Frigidaire	Frigidaire	

Items

9.0 DISHWASHER

Comments: Recommendation

 Door spring is inoperable or missing. Recommend repair.



9.0 Item 1(Picture)

9.1 STOVE/OVEN

Comments: Recommendation

🏠 (1) Anti-tip bracket is not installed. Recommend installing.

🏠 (2) Burner(s) did not ignite at front/left. Recommend correcting.

🏠 (3) Digital display is not centered. Recommend correcting.



9.1 Item 1(Picture)

9.2 EXHAUST FAN/HOOD

Comments: Inspected

9.3 DISPOSAL

Comments: Inspected

9.4 MICROWAVE

Comments: Inspected

9.5 WATER FILTER

Comments: Limited Inspection

Water filtration system observed under the sink. System was checked only for leaks and not inspected for proper operation.

9.6 APPLIANCE COMMENTS

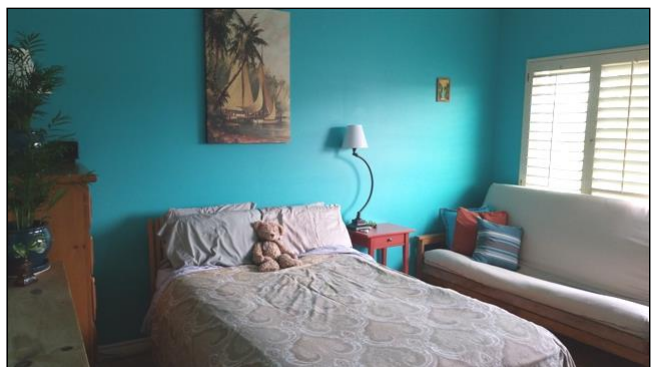
Comments: Inspected

A visual observation and basic function testing of the appliances was performed and run in normal modes only. The client is advised to verify condition of all modes and functions.

The kitchen appliances were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the kitchen area. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the kitchen was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period.

10. Interior Rooms

(Refer to Part 2, Section 9 of the CREIA Standards of Practice) Items to be inspected: 1. Walls, ceilings, floors 2. Doors and windows 3. Stairways, handrails and guardrails 4. Permanently installed cabinets 5. Absence of smoke or carbon monoxide alarms. The inspector is not required to: 1. Inspect door, window or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate, test or determine the type of smoke or carbon monoxide alarms





Styles & Materials

Flooring Material Type:

Tile
Wood - Laminate

Walls & Ceiling Material Type:

Drywall/Sheetrock

Interior Door Type:

Hollow core wood

Cabinet Material Type:

Wood


Counter Type:

Manufactured material

Items

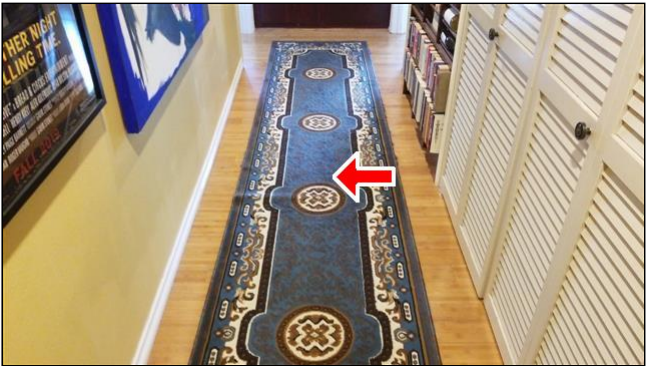
10.0 FLOORS

Comments: Recommendation

 Sloping floors observed at bedrooms, hallway and dining room. Recommend correcting.



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)

10.1 WALLS & CEILINGS

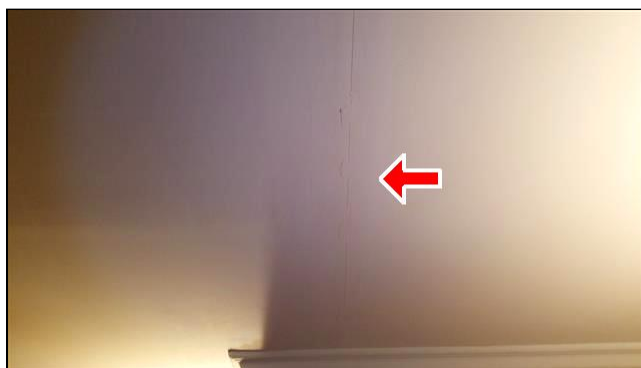
Comments: Recommendation

- 🏠 (1) Moisture damage observed at hall bathroom ceiling access. Hidden damage may not be observable. Recommend further review by a qualified professional.



10.1 Item 1(Picture)

- (2) Cracks observed at living room ceiling. Suggest repair.

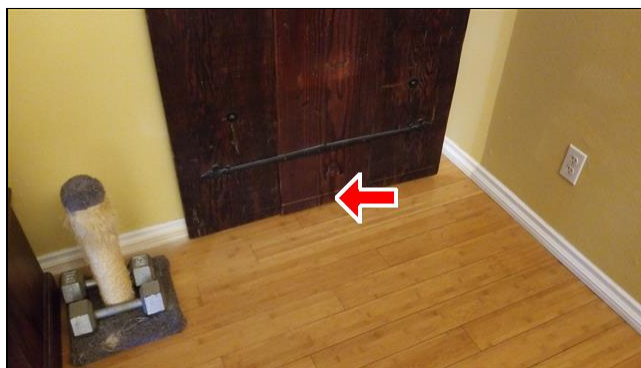


10.1 Item 2(Picture)

10.2 INTERIOR DOORS

Comments: Recommendation

- 🏠 (1) Floor guide is not installed at barn door. Recommend correcting.



10.2 Item 1(Picture)

(2) Hall bathroom door rubs on strike plate when opening/closing. Suggest correcting.

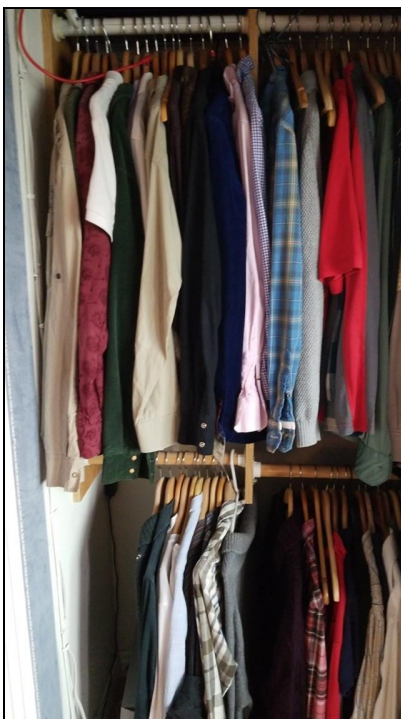


10.2 Item 2(Picture)

10.3 INTERIOR CLOSETS

Comments: Inspected

Limited review due to personal items.



10.3 Item 1(Picture)

10.4 CABINETS & COUNTERTOPS

Comments: Recommendation

- 🏠 (1) Hole observed around the kitchen sink drain line. Recommend repair.



10.4 Item 1(Picture)

- (2) Limited review due to personal items.



10.4 Item 2(Picture)

10.5 INTERIOR COMMENTS

Comments: Inspected

Limited review of the interiors due to personal items.

The interior of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Interior finishes, or stored personal items can limit the evaluation of the interior areas. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further evaluation or repair issues as it relates to the comments in this inspection report. If a limited evaluation of any area of the interior was made at the time of inspection, the client is advised to consult a qualified professional to verify the overall condition, prior to the end of the contingency period. The identification of toxic materials, asbestos, formaldehyde, lead, "Chinese" drywall, mold or other environmental hazards or conditions is beyond the scope of a home inspection and can only be made in a laboratory. If concerned, a qualified industrial hygienist should be consulted. Many products used in construction may contain materials that can be toxic/hazardous. Formaldehyde, lead and asbestos are the most well-known, but other chemicals can be found in varying amounts. While the use of some of these materials has decreased since the late 1970s; they may still be found, particularly in products imported from overseas. Further evaluation by sampling of suspect material for undesirable or toxic substances by a qualified testing laboratory would be prudent. I suggest reading the publication: "Buyers Guide to Earthquake Safety & Environmental Hazards" available at: <http://www.propertyid.com/govbooklets/govenviro.pdf>

INVOICE

Morrison Plus Property Inspections
504 Route 66., Suite 102
Glendora Ca. 91740
Inspected By: David Cruz

Inspection Date: 9/17/2020
Report ID: 2020091701DC

Customer Info:	Inspection Property:
Lidia Sadljic	10945 Hortense Ave., Unit 111 North Hollywood CA 91602
Customer's Real Estate Professional: Tony Acereto Dimora Realty Group	

Inspection Fee:

Service	Price	Amount	Sub-Total
Condo	350.00	1	350.00
			Tax \$0.00
			Total Price \$350.00

Payment Method: Credit Card
Payment Status: Paid
Note:



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Glendora Ca. 91740

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Cover Letter](#)

[Inspection Agreement](#)



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