

*A REPORT ON THE RESULTS OF A
HOME INSPECTION CONDUCTED*

**7000 LA CIENEGA BLVD UNIT#29
INGLEWOOD, CA 90302**



*Prepared for
ONAM IA CHUN
By*

LENNOX CERTIFIED HOME INSPECTION SERVICES

LENNOX BRADLEY

P.O. Box 431607

Los Angeles, CA 90043

Tel: (323)533-5483 ♦

Inspected by: Lennox Bradley

On: Sunday, January 18, 2026

Report reviewed by: Lennox Bradley

On: Monday, January 20, 2026

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INSPECTION REPORT

**H: (323) 292-4355/Cell: (323) 533-5483
7000 La Cienega Blvd Unit#29, Inglewood CA 90302**

A qualified inspector employed by Lennox Certified Home Inspection Services, inspected in the dwelling located at 7000 La Cienega Blvd Unit #29, Inglewood CA 90302, Sunday, January 18, 2026, for the purpose of reporting the noticeable deficiencies in the walls, attic, floors, ceiling, doors, foundation, windows, and operating deficiencies in the built-in y, central heating, cooling, hot water heater, interior plumbing, and electrical systems.

This report covers only those portions of the property that were capable of visual inspection, readily accessible, and utilities on, and is not intended to be technically exhaustive and is based on the experience and opinion of the inspector. The attached copy of the work sheet is meant to be a guide for the inspector and does not necessarily represent the full extent of the work done, or not done, during the inspection.

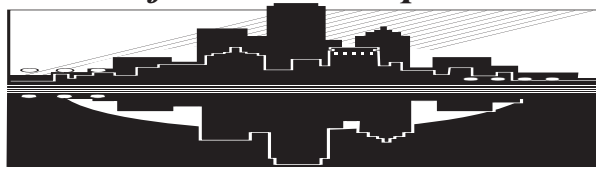
The company certifies that it stands behind this inspection for a period of 30 days from the date of the inspection, or 5 days from the close of escrow, whichever comes sooner, in that if an element of the property doesn't meet the condition stated in the report the company will, at it's expense, bring it up to the stated condition. The company has no interest, present or prospective in the property, buyer, seller, broker, mortgagee, or other party (is) involved in the transaction.

Any dispute concerning the interpretation of this agreement or arising from this inspection and report(s) shall be resolved informally between the parties or by binding arbitration in accordance with the rules of the American Association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would under the California Code of Civil Procedures Sections 437© et seq. and 2016 et seq., respectively, and shall follow the substantive rules of law.

The inspection did not include condition dry rot, termites, title, easement, zoning, or if the existing structures and their systems comply with applicable building code requirements or have appropriate permits. Nor does it include geological, soil, mold, and retaining wall conditions.

We note the following {out of the ordinary} items for your attention on the next page(s):

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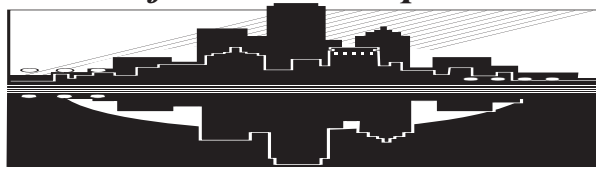
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KITCHEN



1. *The floor covering is in fair condition*
2. *The cabinets and counter are in fair condition*
3. *The hot and cold-water pressure is in fair condition*
4. *The microwave is functional*
5. *The ceiling light is functional*
6. *The window is functional*
7. *The gas stove and oven are functional*
8. *The garbage disposal is functional*
9. *The dishwasher is functional.*
10. *The electrical wall outlets are functional*
11. *There are a small stain and chips in the interior of the sink, **which need service***

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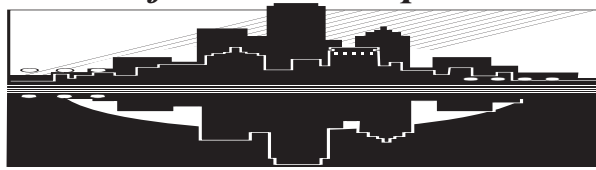
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BALCONY

- 1. The floor area is in fair condition*
- 2. The rails are secured*
- 3. The wall light is functional*
- 4. Paint is peeling off the wood area, **needs painting***

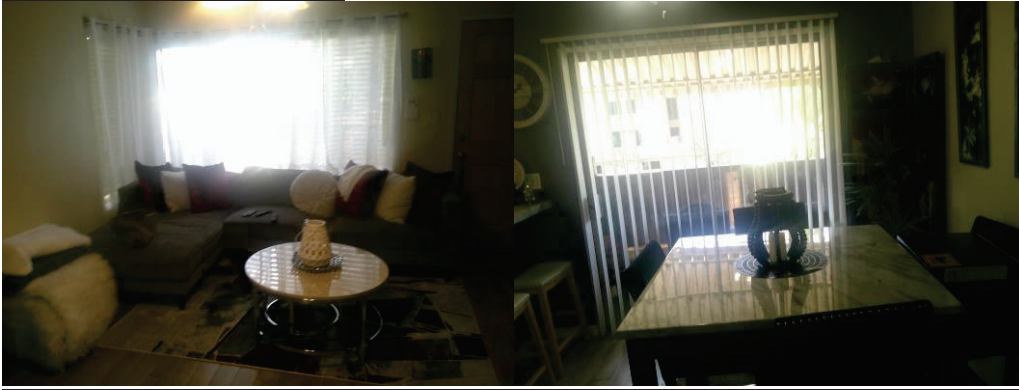
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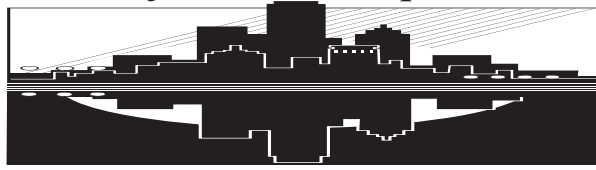
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LIVING/DINING ROOM



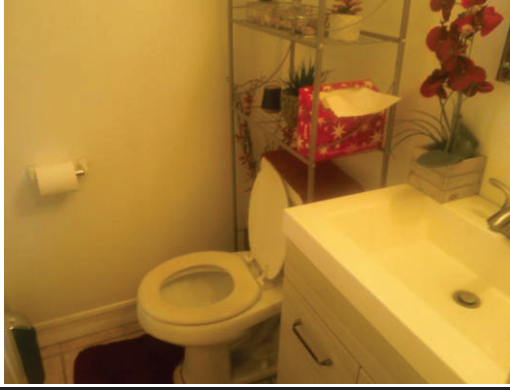
- 1. The floor area is in fair condition*
- 2. The doorbell is missing*
- 3. The ceiling fan and lights are functional*
- 4. The gas wall heater is functional*
- 5. The closet area is in fair condition*
- 6. The electrical wall outlets are functional*
- 7. The window and door are functional*
- 8. Around the electrical sub panel, **it needs to be touched with paint***

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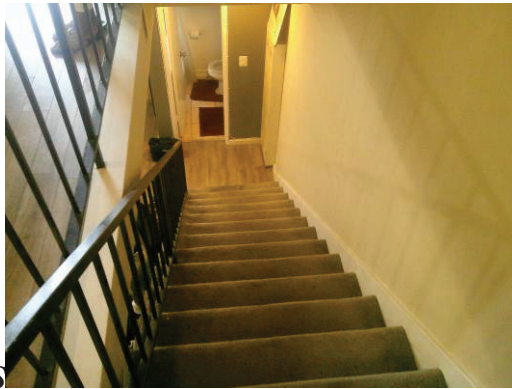
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½ BATH

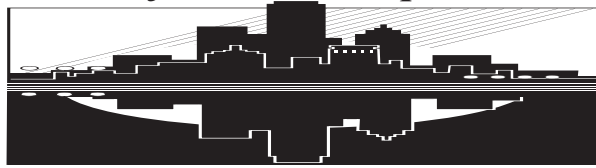
- 1. The floor tiles are in fair condition*
- 2. The vanity sink cabinet is secured*
- 3. The wall light is functional*
- 4. The electric GFCI outlet is functional*
- 5. The hot and cold-water pressure are in fair condition*
- 6. The toilet is functional*
- 7. The base of the toilet is secured*
- 8. The door is functional*
- 9. The wall light is functional*



UPSTAIRS

- 1. The staircase is in fair condition*
- 2. The rails are secured*
- 3. The carpet **needs to be cleaned***

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BEDROOM#1

- 1. The floor area is in fair condition*
- 2. The smoke detector is functional*
- 3. The closet area is in fair condition*
- 4. The sliding glass door is functional*
- 5. The ceiling fan and light are functional*
- 6. The electrical wall outlets are functional*

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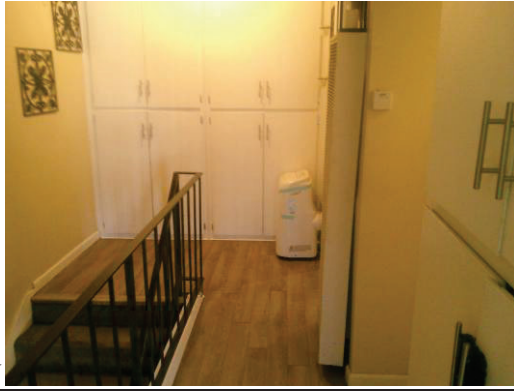


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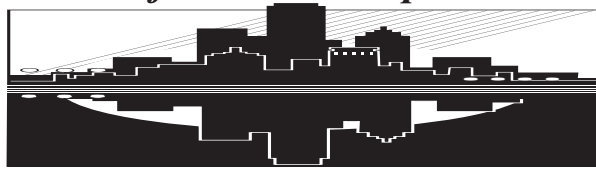
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HALLWAY

- 1. The floor area is in fair condition*
- 2. The ceiling light is functional; **the cover is missing***
- 3. The smoke detector/carbon monoxide detector are functional*
- 4. The closet area is in fair condition*
- 5. The gas wall heater is functional, thermostat controlled*

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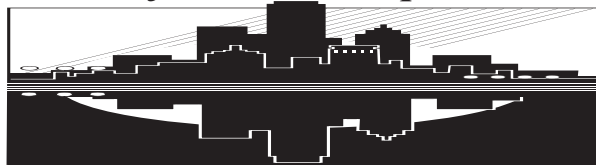
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BATHROOM#2



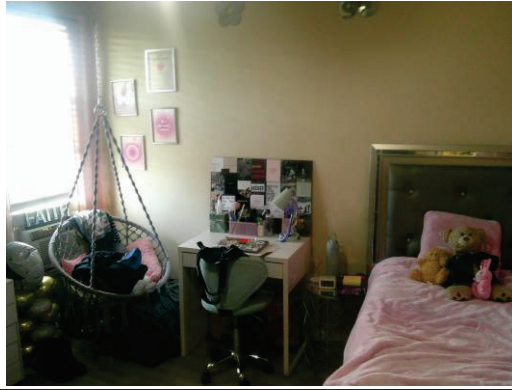
- 1. The floor tiles are in fair condition*
- 2. The vanity sink cabinet is secured*
- 3. The ceiling fan is functional; **it is noisy and needs to be serviced***
- 4. The electric GFCI outlet is functional*
- 5. The hot and cold-water pressure are in fair condition*
- 6. The toilet is functional*
- 7. The base of the toilet is secured*
- 8. The tub and shower area are in fair condition*
- 9. The wall light is functional*

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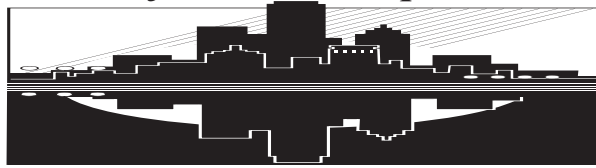
BEDROOM#2

- 1. The floor area is in fair condition*
- 2. The smoke detector is functional*
- 3. The closet area is in fair condition*
- 4. The electrical wall outlets are functional*
- 5. The window A/C unit is functional*
- 6. The ceiling fan and light are functional*

GENERAL NOTE

- 1. The main electrical breaker box is functional, approx..60 amps*
- 2. The hot and cold-water pressure is in fair condition (mostly copper)*

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PARKING AREA

1.Fair condition

SUMMARY

Maintenance will now correct and eliminate more costly repairs in the future, we recommend a maintenance program be established now on the cleaning of the carpet on the stair area, the ceiling fan in the upstairs bath area that is noisy, the air gap that needs cleaning,, and few of the repairs repairs as listed above.

We noted, overall, this property is in FAIR condition for its age.

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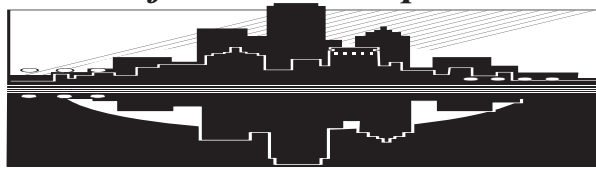
BY: Lennox Bradley

LENNOX BRADLEY, R.H.I.

(Registered Home Inspector)

THANKS! WE APPRECIATE YOUR BUSINESS.

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