



2340 Joanna Drive #4, Santa Ana Ca

Represented by : Lane Stone

Dear Letua Family and Madisyn Ujkic,

At your request, a visual and operational inspection of the above property was performed. **Trinity Home Inspection Service LLC** is proud to provide the enclosed report. Thank you for selecting our company, we appreciate the opportunity to be of service. The following report will tell you a great deal about the overall condition of this property, utilizing a thorough visual inspection of all accessible areas to determine if construction, materials and workmanship were standard for the industry when this structure was built.

Realizing that all properties experience some degree of wear, *cosmetic considerations are not within the scope of this report*. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to your ownership. You should examine the areas of this house that are of concern to you prior to closing, such as appliances, floor coverings, interior wall coverings, etc.

Furthermore, owning any building involves some risk and while we can give an excellent overview of the property, *we cannot inspect what we cannot see*. Moving furniture, appliances or contents, any dismantling, or lighting gas pilots are not within the scope of this inspection. This report is not an exhaustive technical evaluation, such an evaluation would cost several times more.

Please direct your attention to the **INSPECTION AGREEMENT**, a copy of which is attached. It more specifically delineates the scope of the inspection and the limits of **Trinity Home Inspection Service LLC** liability in performing this inspection.

In using your report, the following definitions may be helpful.

- | | |
|------------------------|---|
| S = Serviceable | The materials and workmanship are acceptable and in generally satisfactory condition. |
| N = None | The item does not apply to this property. |

We abide by the American Society of Home Inspectors standards of practice and code of ethics, therefore, *we cannot and do not make repairs nor refer contractors*.

If you have any questions regarding our report or any questions related to the condition of the property, please do not hesitate to call.

Thank You,

Trinity Home Inspection Service LLC

Dan Spain

TRINITY HOME INSPECTION SERVICE LLC.

Trinity Home Inspection Service LLC.
(949) 858-6875

Inspection Date: 6/26/2026 Client: Letua Family and Madisyn Ujkic
Inspector: Brian Spain Address : 2340 Joanna Drive #4, Santa Ana Ca

The home is a condominium, two story structure built on a flat lot. Estimated age is approximately 50 to 55 years. Weather at time of inspection was warm and clear.

This report is not a substitute for the disclosures (seller and agents) required by Civil Code 112 et. seq., nor is it a substitute for the Real Estate Transferee Disclosure Statement(TDS-14), since our inspection is limited in time and scope, full disclosure can only be made by the sellers of the property. Please consult with your agent to identify which parties are responsible for disclosing those aspects of this transaction that would be of importance for you. The testing for molds or other environmental hazards is not within the scope of our inspection. The only way to detect the presence of these materials is by sample analysis by an accredited laboratory.

100 EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

101 Driveway:	Asphalt. Heavy cracking noted.
102 Walkways:	Concrete. Cracks noted.
103 Fence/Gates:	N
104 Siding:	Stucco.
105 Trim:	Wood.
106 Window Frames:	Metal.
107 Elec. Fixtures:	The light at the top of the stairs has a burned out bulb.
108 Gutters/Downspouts:	Metal.
109 Sprinklers:	N
109a Hosebibs:	N
110 Ext. Doors/Screens:	S
110a Bell/Chime:	Inoperable.
111 Chimney:	N
112 Lot Grade/Drainage:	Home is built on a flat lot. Grade at foundation appears to be adequate.
113 Gas Meter:	Located at the right side.
114 Foundation:	Concrete raised construction. Garages below.
115 Crawl Space:	N
116 Exterior Comments:	N

125 ROOF

Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification.

126 Type/Material:	Sloped construction, composition shingle covering. Observed from the ground and interior.
127 Flashing:	Appears intact.
128 Roof Comments:	Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

200 **GARAGE ATTACHED - SHARED**

201 Exterior:	Stucco. Damage noted. See photo.
202 Roof:	See roof comments.
203 Slab:	Concrete.
204 Garage Door:	Metal.
205 Garage Door Hdwr:	The door is tied in place with a rope. Unable to test the hardware.
206 Door Opener:	Inoperable opener noted.
207 Windows/Screens:	N
208 Access Door:	Damage noted.
209 Fire Door:	S
210 Fire Wall:	S
211 Walls:	S
212 Electrical:	S
213 Garage Comments:	N

300 **BALCONY - FRONT**

301 Cover:	N
302 Enclosure:	N
303 Electrical:	All outlets within six feet of a water source or in an exterior or damp location should be GFI protected for safety. Suggest adding GFI protected outlets for safety.
304 Window/Screens:	N
305 Deck/Slab:	Wood. Deteriorated deck noted. See photo.
306 Stairs:	S
307 Railing:	S
308 Comments:	N

400 **MAJOR SYSTEMS**

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report. Main water shut off valves, washer hook ups and angle stops under plumbing fixtures are not turned, due to the likelihood of failure, or leaking when turned. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

401 Heating:	Gas, forced air unit. Located at the living room closet. Gas shut off and electrical disconnect provided. Rusting noted up the sides of the front panel, this may indicate damage to the heat exchanger or improper venting, we suggest further review by the gas company or a heating contractor for repairs or replacement as needed. See photo.
401a Venting:	Unable to test.
402 Air Conditioning:	Electric. Compressor is located at the front. Inoperable. Corroded fins noted. See photo.
403 Thermostat:	Operable.
404 Ducting:	Intact.
405 Plumbing:	Water supply provided by public system. Piping, where visible, is copper. Main shut off is located at the front of the building.
406 Waste System:	Waste lines, where visible, are cast iron and galvanized. Waste disposal system is sewer.
407 Water Heater:	40 gallon, gas unit, located at the garage. Temperature relief valve installed as a safety feature. Discharge line noted. Cold water shut off provided. Earthquake straps noted. Suggest blocking the water heater from behind to prevent movement towards the wall. Corroded cold water shut off valve. See photo. The discharge line does not drain to the exterior, improper. See photo.
407a Venting:	Intact.
408 Electrical:	The main electrical service is 40 amps. Service entrance is underground, with main panel located at the front. Overload protection is provided by breakers. A main disconnect is provided for safety. Futures not provided for adding circuits. Grounding system present. Branch circuit conductor is copper. Aluminum wiring to the sub panel located at the front bedroom. Two disconnected hot wires noted. See photo.

400 **MAJOR SYSTEM CONTINUED**

409 Smoke Detector: Located at the hall and bedrooms. Tested.
 410 C O Detector: Carbon monoxide detector installed for safety.
 411 Fireplace: N
 412 Comments: N

500 **KITCHEN**

The kitchen inspection is a combination of visual and functional. Appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. **Note: Dishwashers can fail at any time due to their complexity.** Our review is to determine if the system is free of leaks and corrosion.

501 Floor: Vinyl.
 502 Walls: S
 503 Ceilings: S
 504 Doors: N
 505 Windows/Screens: S
 506 Cabinets: S
 507 Counter Tops: Suggest sealing at the corners and joints to prevent water damage. See photo.
 508 Electrical: GFI present. The outlet at the left of the sink and right of the range are not GFI protected.
 509 Sinks: S
 510 Faucets: S
 511 Traps/Drain/Supply: S
 512 Disposal: S
 513 Dishwasher: S
 514 Stove/Cook Top: Gas.
 515 Oven: Gas.
 516 Hood/Fan: S
 517 Microwave: Not installed level, sloped to the front.
 518 Kitchen Comments: N

600 **LAUNDRY**

601 Floors: Concrete.
 602 Walls: S
 603 Ceilings: S
 604 Doors: N
 605 Window/Screens: N
 606 Cabinets: N
 607 Electrical: Missing cover plate.
 608 Exhaust Fan: N
 609 Laundry Tub: N
 610 Washer H/Up: S
 611 Dryer H/Up: Gas hook up noted.
 612 Comments: The washer and dryer were tested.

700 **BATHROOM # 1 - HALL**

Our focus in bathrooms is directed at identifying visible water damage and/or problems.

701 Floors:	Vinyl. Suggest sealing the floor in front of the tub to prevent water damage.
702 Walls:	Patching noted.
703 Ceilings:	Water damage in the water closet. See photos.
704 Doors:	Damage at the top of the door to the hall. Missing door stop.
705 Windows/Screens:	N
706 Electrical:	GFI present.
707 Exhaust Fan:	Inoperable.
708 Heating:	S
709 Tub & Stopper:	Corrosion at the drain, hair stuck in the drain.
710 Tub Enclosure:	S
711 Tub Faucet:	S
712 Shower & Surround:	S
713 Shower Door:	N
714 Shower Faucet:	S
715 Sink & Stopper:	S
716 Sink Faucet:	Corrosion at the front at the bedroom sink.
717 Trap/Drain/Supply:	Corroded at the inside sink drain. See photo.
718 Toilet:	S
719 Counter/Cabinets:	Cosmetic damage noted at the wall mirror.
720 Comments:	N

950 **LIVING ROOM**

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. NOTE: As pointed out in the inspection agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence.

951 Floors:	Vinyl.
952 Walls:	Scratches in the left wall.
953 Ceilings:	S
954 Doors:	S
955 Window/Screens:	The frame and gasket are pulled loose from the glass exposing the sharp edge of the glass at the front wall window, suggest repairing for safety.
956 Electrical:	S
957 Comments:	N

1000 **DINING ROOM**

1001 Floors:	Vinyl.
1002 Walls:	S
1003 Ceilings:	S
1004 Doors:	The door sticks.
1005 Window/Screens:	S
1006 Electrical:	S
1007 Comments:	N

1200 **HALL/STAIRS**

1201 Floors:	Vinyl.
1202 Walls:	S
1203 Ceilings:	Water damage and crack at the light. See photo.
1204 Doors:	S
1205 Electrical:	S
1206 Stairs:	N
1207 Comments:	N

1300**BEDROOM # 1 - FRONT**

1301 Floors: Vinyl. Sloped to the rear wall.
 1302 Walls: S
 1303 Ceilings: The acoustic covering is not removed from the closet.
 1304 Doors: Missing door stop.
 1305 Windows/Screens: S
 1306 Electrical: S
 1307 Closet/Wardrobe: Missing floor guides noted.
 1308 Comments: N

1310**BEDROOM # 2 - REAR**

1311 Floors: Vinyl.
 1312 Walls: S
 1313 Ceilings: S
 1314 Doors: Missing door stop.
 1315 Windows/Screens: S
 1316 Electrical: S
 1317 Closet/Wardrobe: Missing door stop.
 1318 Comments: N

Trinity Home Inspection Service LLC. requires an inspection agreement to be signed by Client prior to performing an inspection. If you were not present at the inspection and did not sign the Inspection Agreement you, by accepting, paying for, and or using the inspection report you acknowledge and agree to be bound by the terms and conditions of the Inspection Agreement and further agree that the Inspection Agreement will form a part of the inspection report.



201



305



401



402



407



507



703



703



717



1203

End of photos.