

United Laguna Woods Mutual

Village Management Services, Inc. Agent
Attention: Resale Inspections
P.O. Box 2220
Laguna Hills, CA 92654
949-597-4636
ResalesInspections@vmsinc.org

First Inspection

Inspection Report

Co-op

Manor #: 11-B
Street: Via Castilla
Carport #: 32-5
Occupied:

First Request Date: 6/9/26
First Inspection Date: 6/3/26
First Inspection Issued: 6/25/26
Final Inspection Date:
Final Inspection Issued:

ESCROW

Company: Laguna Hills Escrow
Officer: Lori Wurzel
Number:

Final Inspections are subject to revision for correction items occurring between issue date and close of escrow.

ALL MEMBER CORRECTIONS MUST BE COMPLETED BEFORE REQUESTING FINAL INSPECTION.

For Reference Only:

Mutual Appliances:

Dishwasher: S# AV783944B 7/17/2023
Oven: S# MR616445Q M# JP328BK2 9/16/2008
Cooktop: S# HR709468 M# JP328BK2 9/16/2008
Refrigerator: S# MR537167 M# GTH18KBXBR 9/16/2008

Corrections Required

Responsibility

Obtain Buyer Acceptance or Remove Non-Standard Landscape (Pots-Front/Side/Back, Yard Art-Front/Side/Back, and Rocks-Front/Side)	MEMBER
Mutual Consent Required for the Patio Slab Revision Raised Platform (Standard #22)	MEMBER
Mutual Consent Required & City Permit (if necessary) for Ceiling Fan in Living Room	MEMBER
Mutual Consent Required & City Permit (if necessary) for Ceiling Fan in Master Bedroom	MEMBER
Radiant Heat Must be Deactivated and Replaced in Master Bedroom with Hardwired Alternate Heat Source on a Dedicated Circuit to meet Building Code Requirements. Mutual Consent and City Permit are Required.	MEMBER

Remove Non-Standard Landscape (Stepping Stones) from Front Near Entry Gate and on Side Next to Cement Bench	MEMBER
Remove Wall Art All Over Stucco Wall Around Entry Gate	MEMBER
Remove/Pick-Up Dead Rodent and Dropping on Front Patio (Health Hazard)	MEMBER
Replace Kitchen Cutting Board	MUTUAL

Agent for Seller: Orange County Public Administrator
Matthew D. George, Broker
300 N. Flower St.
Santa Ana, CA 92703
matt.george@ocdapa.org

Phone: 714-834-6152

Seller: The Estate of Sandra Sopher

Phone: 714-834-6152

Buyer:

Phone: