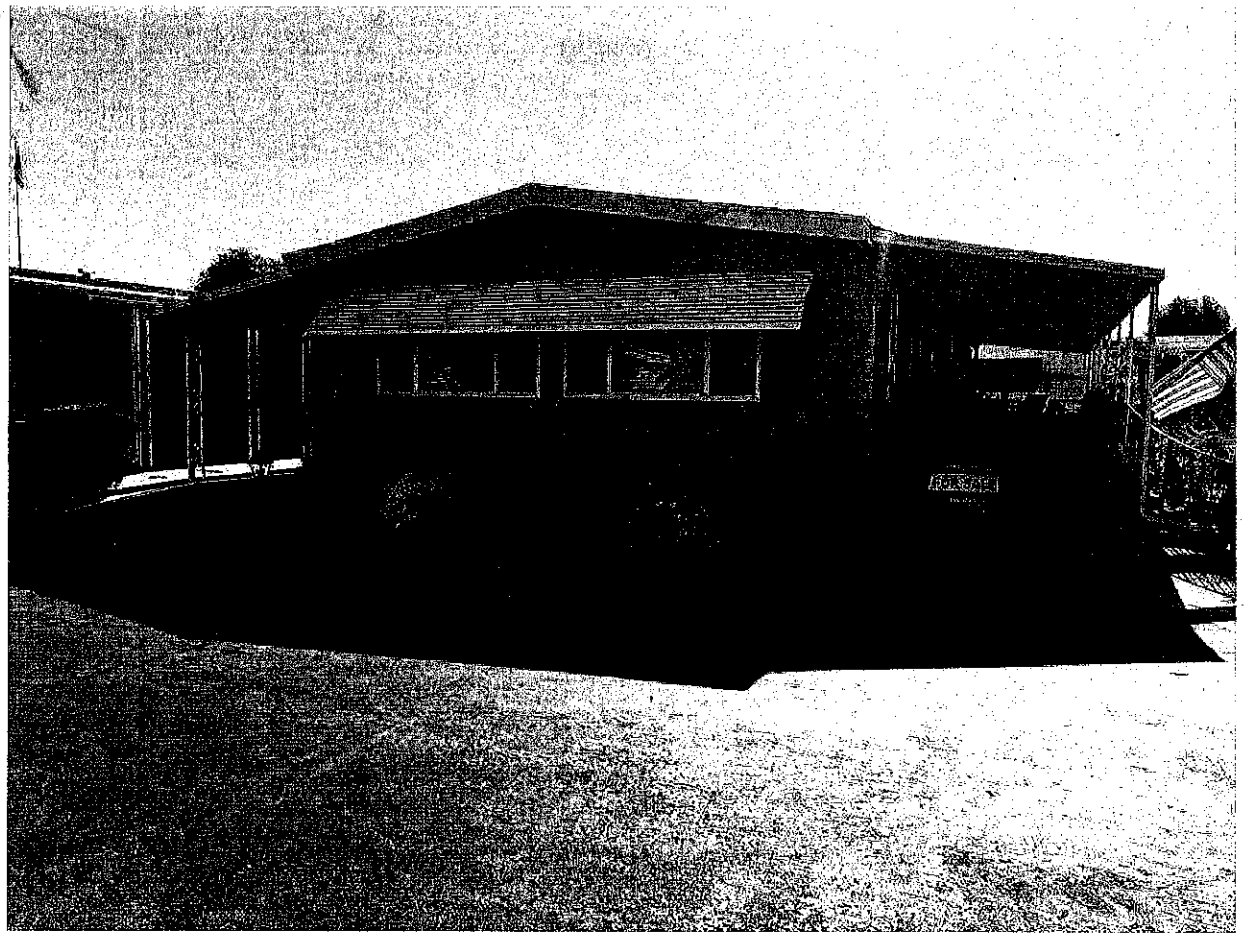


Home Inspection Report

Prepared for: Lake Park Sales La Habra
05/20/2026

2201 Lake Side Dr. Sp.#99
La Habra, Ca 90631

Inspected by:
Phillip Genova
Phil's Mobile Home Service

Phil's Mobile Home Service

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 2201 Lake Side Dr. Sp.#99
City: La Habra State: Ca Zip: 90631

Client Information

Client Name: Lake Park Sales La Habra
Client Address: 500 S. Palm
City: La Habra State: Ca Zip: 90631
Phone: 714-992-2770 Email: Lahabra@lakeparkhomes.com

Referrer Name: Deborah Espinoza
Phone: 714-992-2770 Email: Lahabra@lakeparkhomes.com

Inspection Company

Inspector Name Phillip Genova
Company Name Phil's Mobile Home Service
Address: 1181 Packers Circle #116
City: Tustin State: CA Zip: 92780
Phone: 7144998098
Email: Philsmhs@gmail.com
Amount Due: 385 Amount Received: 0

Conditions

Others Present: Seller Property Occupied: Occupied
Estimated Age: 01/01/1975 Entrance Faces: West
Inspection Date: 2026-05-20
Start Time: 09:01 AM
Utilities On: ◉ Yes ○ No ○ Not Applicable
Temperature: 70 degrees
Weather: Clear Soil Conditions: Dry
Space Below Grade: Crawl Space
Building Type: Manufactured home Garage: Carport
Water Source: City How Verified: Visual Inspection
Sewage Disposal: City How Verified: Visual Inspection
Additions/Modifications: N/A
Permits Obtained: N/A How Verified: Visual Inspection

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Phil's Mobile Home Service

Home Information

The purpose of this home inspection is to walk-through, document, and report the general conditions of the mobile home or manufactured home that is visibly seen at the time of inspection. This report in no way serves as a guarantee or a warranty. Phils Mobile Home Service does not check to see if any permits were pulled for any work that has been done on the mobile home or manufactured home. Any recommendations made in this inspection by Phils Mobile Home Service are of his professional opinion, and while some items may be deemed high priority it is ultimately the clients responsibility to read the report in full. All repairs and upgraded recommendations are important and need attention. Phils Mobile Home Service will not move or disassemble items and can only advise on what is visibly noticeable on the date of the inspection. Phils Mobile Home Service can make no representations regarding conditions that may be present, but were concealed or in accessible during the time of inspection.

Dealer Information

Dealer Name: Lake Park Sales City: La Habra County: Orange

Housing Information

Building Type Double wide mobile home (Built prior to June 15, 1976 when HUD code went into effect)
Dimensions: 62X12
62X12
Estimated Age: 1975
Manufacturer: Viking Serial Number: 50767U
50767X HUD Number: 169737
169738
State Seal Number: LBL5754

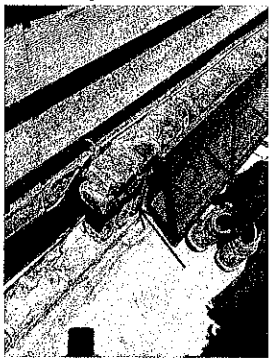
Installation Inspection

A NP NI M D

1. Wheels and axles present? ○ Yes ○ No ◉ Not Applicable
2. Hitch present? ○ Yes ○ No ◉ Not Applicable
3. ☒☐☐☐☐ Piers: Metal
4. ☒☐☐☐☐ Piers per Beam: 12

The following items have been installed to current local standards

5. Drain Pipe Connections: ◉ Yes ○ No
6. Penetrations Sealed? ◉ Yes ○ No
7. Skirting Vented? ◉ Yes ○ No Brick skirting is loose at crawl hole.



8. Home Level? ◉ Yes ○ No Home is sitting pet level except for pyramid in marriage line kitchen floor.

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Installation Inspection (Continued)

9. Water Pressure: ◉ Above 80 PSI ○ Below 80 PSI

Lots and Grounds

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Walks: Concrete, Paver
2.	☒	☐	☐	☐	☐	Steps/Stoops: Concrete, Brick
3.	☒	☐	☐	☐	☐	Patio: Concrete, Brick
4.	☒	☐	☐	☐	☐	Porch: Concrete, Brick
5.	☒	☐	☐	☐	☐	Vegetation: Shrubs, Trees
6.	☒	☐	☐	☐	☐	Grading: Moderate slope
7.	☒	☐	☐	☐	☐	Swale: Adequate slope and depth for drainage
8.	☒	☐	☐	☐	☐	Exterior Surface Drain: Surface drain
9.	☒	☐	☐	☐	☐	Driveway: Concrete
10.	☐	☐	☐	☒	☐	Fences: Block, Wrought iron - Loose bolt on rear gate. Missing handrail. Rusted bottom of posts.





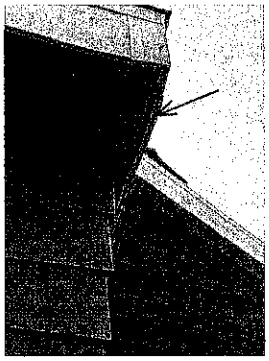
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Exterior

A NP NI M D

Main Exterior Surface

1. [X] [ ] [ ] [ ] [ ] Type: Aluminum siding
2. [X] [ ] [ ] [ ] [ ] Trim: Aluminum
3. [ ] [ ] [ ] [X] [ ] Fascia: Wood - Dry Rot Noted



4. [X] [ ] [ ] [ ] [ ] Soffits: Aluminum
5. [X] [ ] [ ] [ ] [ ] Door Bell: Battery operated - Front door only
6. [X] [ ] [ ] [ ] [ ] Entry Doors: Metal, Wood
7. [X] [ ] [ ] [ ] [ ] Patio Door: Vinyl casement slider
8. [X] [ ] [ ] [ ] [ ] Windows: Vinyl casement
9. [X] [ ] [ ] [ ] [ ] Window Screens: Vinyl mesh
10. [X] [ ] [ ] [ ] [ ] Exterior Lighting: Surface mount
11. [ ] [ ] [ ] [X] [ ] Exterior Electric Outlets: 110 VAC GFCI - Hot/Neutral Reversed



12. [X] [ ] [ ] [ ] [ ] Hose Bibs: Rotary
13. [X] [ ] [ ] [ ] [ ] Gas Meter: At utilities
14. [X] [ ] [ ] [ ] [ ] Main Gas Valve: Located at gas meter

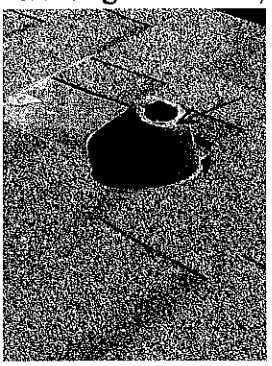
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Roof

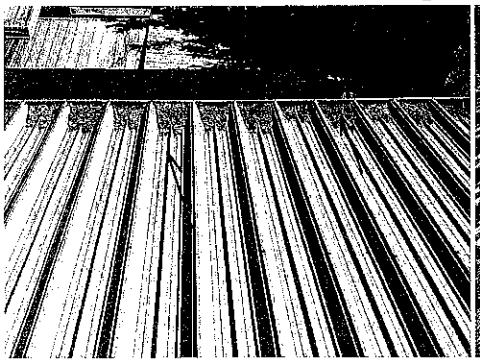
A NP NI M D

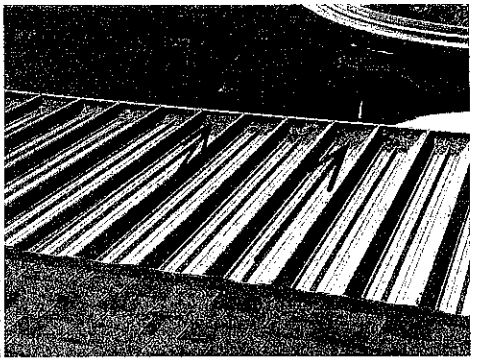
Main Roof Surface

1. Method of Inspection: On roof
   Visual inspection only.
2. ☒☐☐☐☐ Material: Asphalt shingle
3. Type: Gable
4. Approximate Age: 6 yrs.
5. ☒☐☐☐☐ Flashing: Aluminum
   Rolled roofing
6. ☐☐☐☒☐ Plumbing Vents: ABS, Galvanized - Vent pipe is cut lower than roof jack.



7. ☐☐☐☒☐ Gutters: Aluminum - Need cleaning





8. ☒☐☐☐☐ Downspouts: Aluminum

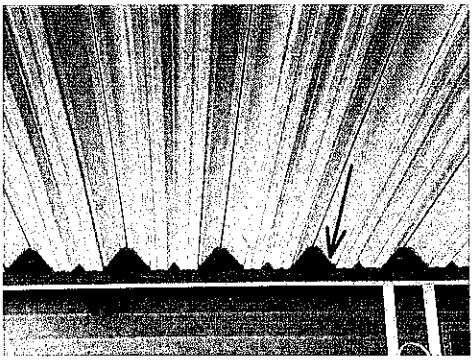
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Garage/Carport

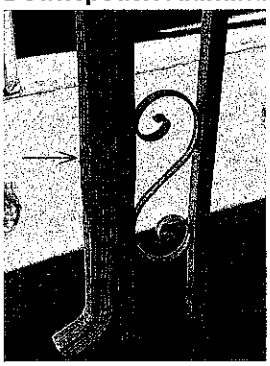
A NP NI M D

Attached Garage

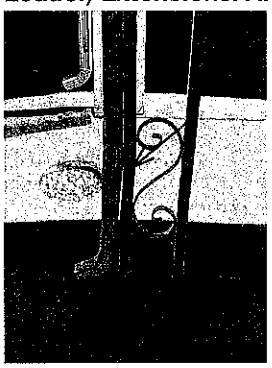
1. Type of Structure: Carport Car Spaces: 2
2. ☒☐☐☐☐ Roof: Aluminum
3. ☒☐☐☐☐ Floor/Foundation: Poured concrete
4. ☒☐☐☐☐ Hose Bibs: Rotary
5. ☒☐☐☐☐ Electrical: 110 VAC GFCI
6. ☐☐☐☒☐ Gutters: Aluminum - Need cleaning



7. ☐☐☐☒☐ Downspouts: Aluminum - Dented



8. ☐☐☐☒☐ Leader/Extensions: Aluminum Stanchions - Stanchion #1 is dented.



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Electrical

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1. ☒☐☐☐☐ Electrical Service Connect: Flex conduit
2. Service Size Amps: 200 Amps Volts: 110-240 VAC
3. ☒☐☐☐☐ Service: Aluminum
4. ☒☐☐☐☐ 120 VAC Branch Circuits: Copper
5. ☒☐☐☐☐ 240 VAC Branch Circuits: Aluminum
6. ☒☐☐☐☐ Conductor Type: Romex and aluminum cloth wrapped
7. ☒☐☐☐☐ Ground: Rod in ground only

Master bedroom closet. Electric Panel

8. ☒☐☐☐☐ Manufacturer: Federal Pacific
9. Maximum Capacity: 125 Amps
10. ☒☐☐☐☐ Main Breaker Size: 100 Amps
11. ☒☐☐☐☐ Breakers: Copper
12. ☒☐☐☐☐ GFCI: Present
13. Is the panel bonded? ◉ Yes ○ No

Attic

A NP NI M D

Structure

A NP NI M D

1. ☒☐☐☐☐ Structural Walls: Exterior structure of walls look good at time of inspection, visual inspection only.
2. ☒☐☐☐☐ Flooring: Composite manufactured materials

Crawl Space

A NP NI M D

Rear of Unit Crawl Space

1. Method of Inspection: In the crawl space
2. ☒☐☐☐☐ Access: Small
3. ☒☐☐☐☐ Moisture Penetration: No moisture present at time of inspection
4. Moisture Location: None
5. ☒☐☐☐☐ Ventilation: Vents
6. ☒☐☐☐☐ Insulation: Fiberglass
7. ☒☐☐☐☐ Vapor Barrier: Fuzzboard
8. ☒☐☐☐☐ Electrical: 110 VAC

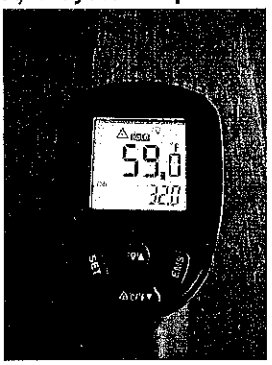
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Air Conditioning

A NP NI M D

Main AC System

1. ☒☐☐☐☐ A/C System Operation: Functional



2. ☒☐☐☐☐ Condensate Removal: PVC
3. ☒☐☐☐☐ Exterior Unit: Pad mounted
4. Manufacturer: Carrier
5. Model Number: 38HDR036301 Serial Number: 2606X93438
6. Area Served: Whole building Approximate Age: 06/2006
7. Type: Central A/C Capacity: Not listed
8. ☒☐☐☐☐ Visible Coil: Copper core with aluminum fins
9. ☒☐☐☐☐ Refrigerant Lines: Serviceable condition
10. ☒☐☐☐☐ Electrical Disconnect: Fused
11. ☒☐☐☐☐ Exposed Ductwork: Metal
12. ☒☐☐☐☐ Blower Fan/Filter: Belt drive with disposable filter
13. ☒☐☐☐☐ Thermostat: Individual

Fireplace/Wood Stove

A NP NI M D

Heating System

A NP NI M D

Main Heating System

1. ☒☐☐☐☐ Heating System Operation: Adequate



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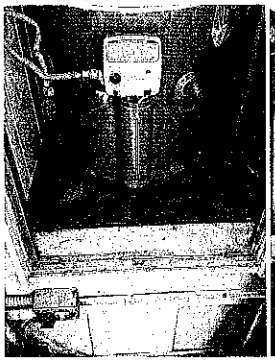
Heating System (Continued)

2. Manufacturer: Carrier
3. Model Number: CNPVT3617ALAAAA Serial Number: 1314X38744
4. Area Served: Whole building Approximate Age: 2014
5. Fuel Type: Natural gas
6. ☒☐☐☐☐ Heat Exchanger: 3 Burner
7. ☒☐☐☐☐ Blower Fan/Filter: Belt drive with disposable filter
8. ☒☐☐☐☐ Distribution: Metal duct
9. ☒☐☐☐☐ Flue Pipe: Double wall
10. ☒☐☐☐☐ Humidifier: Carrier
11. ☒☐☐☐☐ Thermostat: Individual
12. ☒☐☐☐☐ Suspected Asbestos: No

Plumbing

A NP NI M D

1. ☒☐☐☐☐ Service Line: Copper
2. ☒☐☐☐☐ Main Water Shutoff: Utility closet
3. ☒☐☐☐☐ Water Lines: Copper
4. ☒☐☐☐☐ Drain Pipes: ABS
5. ☒☐☐☐☐ Service Caps: Accessible
6. ☒☐☐☐☐ Vent Pipes: ABS
7. ☒☐☐☐☐ Gas Service Lines: Line does meet acceptable standards, Northeast side of unit. Water Heater
8. ☐☐☐☒☐ Water Heater Operation: Adequate - No water heater pan. Floor underneath water heater looks to be sagging. Missing pressure relief valve pipe.




9. Manufacturer: Rheem
10. Model Number: PROG4038URH62EC1 Serial Number: M281909801
11. Type: Natural gas Capacity: 40 Gal.
12. Approximate Age: July 2019 Area Served: Whole building
13. ☒☐☐☐☐ Flue Pipe: Double wall

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Plumbing (Continued)

14. ☐☒☐☐☐ TPRV and Drain Tube: Missing



Bathroom

A NP NI M D

Master Bathroom

1. ☒☐☐☐☐ Closet: Dual mirrored bypass doors.
2. ☒☐☐☐☐ Ceiling: Drywall, texture and paint.
3. ☒☐☐☐☐ Walls: Drywall, texture and paint.
4. ☒☐☐☐☐ Floor: Tile
5. ☒☐☐☐☐ Doors: Solid wood
6. ☒☐☐☐☐ Windows: Vinyl casement
7. ☒☐☐☐☐ Electrical: 110 VAC GFCI
8. ☒☐☐☐☐ Counter/Cabinet: Composite and wood
9. ☒☐☐☐☐ Sink/Basin: Molded single bowl
10. ☒☐☐☐☐ Faucets/Traps: Dual lever faucet
11. ☒☐☐☐☐ Shower/Surround: Tile
12. ☒☐☐☐☐ Toilets: Gerber
13. ☒☐☐☐☐ HVAC Source: Air exchange ventilation
14. ☒☐☐☐☐ Ventilation: Electric ventilation fan and window

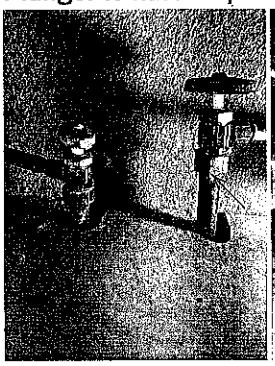
Guest Bathroom

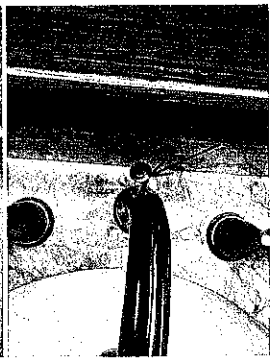
15. ☒☐☐☐☐ Closet: Cabinet
16. ☒☐☐☐☐ Ceiling: Drywall, texture and paint.
17. ☒☐☐☐☐ Walls: Drywall, texture and paint.
18. ☒☐☐☐☐ Floor: Tile
19. ☒☐☐☐☐ Doors: Solid wood
20. ☒☐☐☐☐ Windows: Vinyl casement
21. ☒☐☐☐☐ Electrical: 110 VAC GFCI
22. ☒☐☐☐☐ Counter/Cabinet: Composite and wood
23. ☒☐☐☐☐ Sink/Basin: Molded single bowl

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Bathroom (Continued)

24. ☐☐☐☒☐ Faucets/Traps: Dual liver faucet - Shut off valves show signs of corrosion. Plunger is hard to pull.





25. ☒☐☐☐☐ Shower/Surround: Tile
26. ☒☐☐☐☐ Toilets: Gerber
27. ☒☐☐☐☐ HVAC Source: Air exchange ventilation
28. ☒☐☐☐☐ Ventilation: Electric ventilation fan and window

Kitchen

A NP NI M D

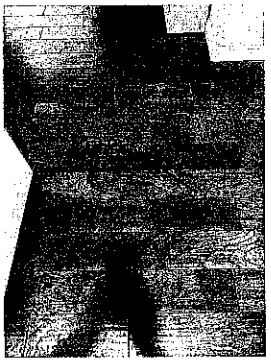
Center of unit Kitchen

1. ☒☐☐☐☐ Cooking Appliances: Whirlpool
2. ☒☐☐☐☐ Ventilator: General Electric
3. ☒☐☐☐☐ Disposal: In-Sinkerator
4. ☒☐☐☐☐ Dishwasher: Whirlpool
5. Air Gap Present? ○ Yes ◉ No
6. ☒☐☐☐☐ Refrigerator: Samsung
7. ☒☐☐☐☐ Microwave: General Electric
8. ☒☐☐☐☐ Sink: Kohler
9. ☒☐☐☐☐ Electrical: 110 VAC, 110 VAC GFCI
10. ☒☐☐☐☐ Plumbing/Fixtures: Stainless Steel
11. ☒☐☐☐☐ Counter Tops: Marble
12. ☒☐☐☐☐ Cabinets: Laminate and wood
13. ☒☐☐☐☐ Pantry: Small
14. ☒☐☐☐☐ Ceiling: Drywall, texture and paint.
15. ☒☐☐☐☐ Walls: Drywall, texture and paint.

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Kitchen (Continued)

16. ☐☐☐☒☐ Floor: Laminate - There is a pyramid in the floor at the marriage line.



17. ☒☐☐☐☐ Doors: None
18. ☒☐☐☐☐ Windows: Vinyl casement
19. ☒☐☐☐☐ HVAC Source: Air exchange ventilation

Bedroom

A NP NI M D

Guest Bedroom

1. ☒☐☐☐☐ Closet: Triple bypass doors
2. ☒☐☐☐☐ Ceiling: Drywall, texture and paint.
3. ☒☐☐☐☐ Walls: Drywall, texture and paint.
4. ☒☐☐☐☐ Floor: Laminate - This inspection does not cover any damage concealed by carpeting, rugs or furniture
5. ☒☐☐☐☐ Doors: Solid wood
6. ☒☐☐☐☐ Windows: Vinyl casement
7. ☒☐☐☐☐ Electrical: 110 VAC
8. ☒☐☐☐☐ HVAC Source: Air exchange ventilation
9. ☒☐☐☐☐ Smoke Detector: Battery operated with light

Master Bedroom

10. ☒☐☐☐☐ Closet: Quadruple bypass glass doors.
11. ☒☐☐☐☐ Ceiling: Drywall, texture and paint.
12. ☒☐☐☐☐ Walls: Drywall, texture and paint.
13. ☒☐☐☐☐ Floor: Carpet - This inspection does not cover any damage concealed by carpeting, rugs or furniture
14. ☒☐☐☐☐ Doors: Solid wood
15. ☒☐☐☐☐ Windows: Vinyl casement - Not able to inspect/check bedroom window due to furniture being in the way at time of inspection.
16. ☒☐☐☐☐ Electrical: 110 VAC - Not able to inspect/check all electrical outlets due to furniture being in the way at time of inspection.
17. ☒☐☐☐☐ HVAC Source: Air exchange ventilation
18. ☒☐☐☐☐ Smoke Detector: Battery operated with light

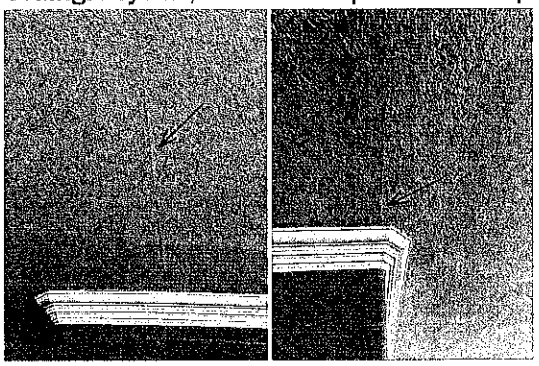
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Living Space

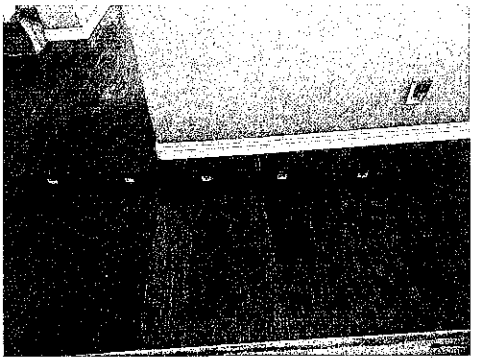
A NP NI M D

Living Room Living Space

1. ☒☐☐☐☐ Closet: Cabinet
2. ☐☐☐☒☐ Ceiling: Drywall, texture and paint. Cracks present



3. ☒☐☐☐☐ Walls: Drywall, texture and paint.
4. ☐☐☐☒☐ Floor: Laminate - This inspection does not cover any damage concealed by carpeting, rugs or furniture.
   Soft spot in walkway coming from front door.



5. ☒☐☐☐☐ Doors: Wood
6. ☒☐☐☐☐ Windows: Vinyl casement
7. ☒☐☐☐☐ Electrical: 110 VAC
8. ☒☐☐☐☐ HVAC Source: Air exchange ventilation, Heating system register
9. ☐☒☐☐☐ Carbon Monoxide Detector:

Dining Room Living Space

10. ☒☐☐☐☐ Closet: Cabinet
11. ☒☐☐☐☐ Ceiling: Drywall, texture and paint.
12. ☒☐☐☐☐ Walls: Drywall, texture and paint.
13. ☒☐☐☐☐ Floor: Laminate
14. ☒☐☐☐☐ Doors: Vinyl casement slider
15. ☒☐☐☐☐ Windows: None
16. ☒☐☐☐☐ Electrical: 110 VAC - Not able to inspect all electrical outlets due to furniture/cabinets in the way at time of inspection.
17. ☒☐☐☐☐ HVAC Source: Air exchange ventilation
18. ☒☐☐☐☐ Smoke Detector: Battery operated with light

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Laundry Room/Area

A NP NI M D

Rear door of unit. Laundry Room/Area

1. ☒☐☐☐☐ Closet: Single
2. ☒☐☐☐☐ Ceiling: Drywall, texture and paint.
3. ☒☐☐☐☐ Walls: Drywall, texture and paint.
4. ☒☐☐☐☐ Floor: Vinyl floor covering
5. ☒☐☐☐☐ Doors: Solid wood &
   Rear Door of Unit
6. ☒☐☐☐☐ Windows: Vinyl casement inside of rear unit door.
7. ☒☐☐☐☐ Electrical: 110 VAC
8. ☒☐☐☐☐ Washer Hose Bib: Not visible



9. ☒☐☐☐☐ Washer and Dryer Electrical: Not visible at time of inspection.
10. ☐☐☐☒☐ Dryer Vent: Not visible at time of inspection. - Missing small animal cover



11. ☒☐☐☐☐ Dryer Gas Line: Not visible at time of inspection.
12. ☒☐☐☐☐ Washer Drain: Not visible at time of inspection.

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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

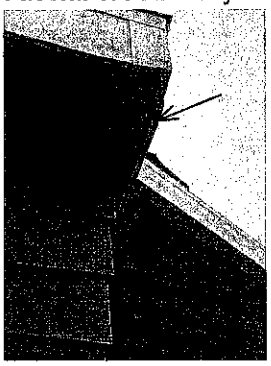
Lots and Grounds

1. Fences: Block, Wrought iron - Loose bolt on rear gate.
   Missing handrail.
   Rusted bottom of posts.



Exterior

2. Fascia: Wood - Dry Rot Noted



3. Exterior Electric Outlets: 110 VAC GFCI - Hot/Neutral Reversed

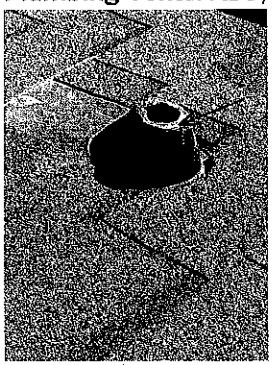


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Marginal Summary (Continued)

Roof

4. Plumbing Vents: ABS, Galvanized - Vent pipe is cut lower than roof jack.

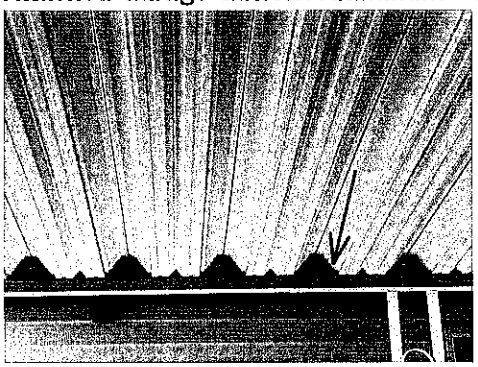


5. Gutters: Aluminum - Need cleaning



Garage/Carport

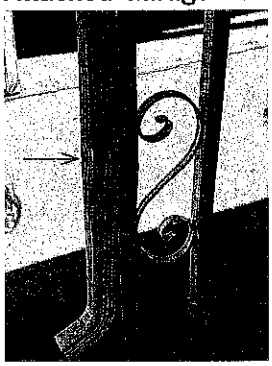
6. Attached Garage Gutters: Aluminum - Need cleaning



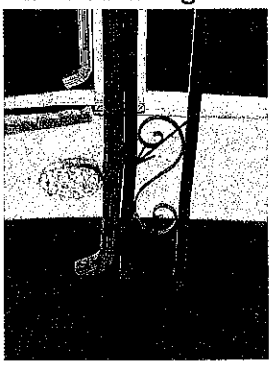
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Marginal Summary (Continued)

7. Attached Garage Downspouts: Aluminum - Dented

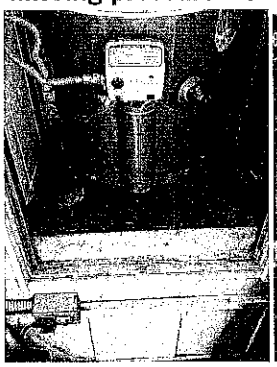


8. Attached Garage Leader/Extensions: Aluminum Stanchions - Stanchion #1 is dented.



Plumbing

9. Northeast side of unit. Water Heater Water Heater Operation: Adequate - No water heater pan.
   Floor underneath water heater looks to be sagging.
   Missing pressure relief valve pipe.





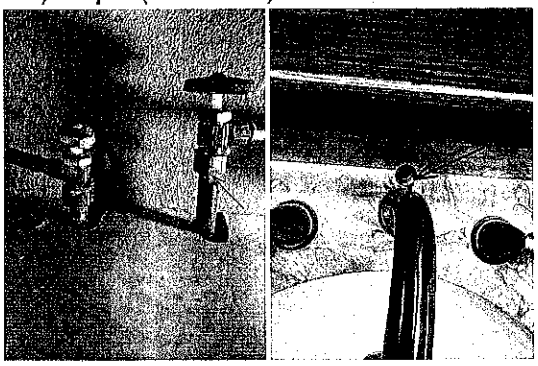
Bathroom

10. Guest Bathroom Faucets/Traps: Dual liver faucet - Shut off valves show signs of corrosion.
    Plunger is hard to pull.

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Bathroom (Continued)

Faucets/Traps: (continued)



Kitchen

11. Center of unit Kitchen Floor: Laminate - There is a pyramid in the floor at the marriage line.



Living Space

12. Living Room Living Space Ceiling: Drywall, texture and paint. Cracks present



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Marginal Summary (Continued)

13. Living Room Living Space Floor: Laminate - This inspection does not cover any damage concealed by carpeting, rugs or furniture.
Soft spot in walkway coming from front door.



Laundry Room/Area

14. Rear door of unit. Laundry Room/Area Dryer Vent: Not visible at time of inspection. - Missing small animal cover



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