



**123 Main Street Lake Forest CA 92630**

MLS#: **13606148** Bedrooms:**4** Baths:**2.1** Year Built:**1999** Total Living Area:**1,988 SF**  
 Property Type:**Single Family Detached** Bluebook ID#: **11201** Inspection Date: **12/6/2013**  
 Date Printed: **1/9/2014 9:50:20 PM (UTC)**

Repair Summary			
Subject Property			
Bathroom:	\$0.00	Bedroom:	\$190.62
Dining Room:	\$44.08	Exterior Grounds:	\$0.00
Garage:	\$0.00	Half Bath:	\$0.00
Laundry:	\$0.00	Living Room:	\$66.50
Systems:	\$5,222.29	Deck:	\$0.00
		Family Room:	\$66.50
		Kitchen:	\$489.30
		Main Structure:	\$170.48
			<b>Estimated Total Repairs: \$6,249.77</b>

LR=Lender Required CR=Cosmetic Repair ER=Emergency Repair IS=Initial Secure CL=Claims Recovery  
 RE=Repair RV=Renovation RR=Repair Recommended RN=Repair Not Recommended

**123 Main Street Lake Forest CA 92630**

Bathroom						
Description	QTY	UOM	Condition	Quality	Age	Status
Counter Tops: Laminate			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
Flooring & Steps: Vinyl			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Walls & Railings			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Ceilings			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Lighting & Electrical			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Doors			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Windows			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
Bathroom Items: Toilets			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
Bathroom Items: Bathroom Sink(s)			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
Bathroom Items: Faucets & Fixtures			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
Bathroom Items: Cabinets & Shelves			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
Showers & Tubs: Shower Tub Combo			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
						<b>Estimated Bathroom Repairs: \$0.00</b>

Bathroom 2						
Description	QTY	UOM	Condition	Quality	Age	Status
Counter Tops: Laminate			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
Flooring & Steps: Vinyl			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Walls & Railings			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Ceilings			Good	Basic	11 to 15 Years	Functional / Acceptable As Is

General Items: Lighting & Electrical	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Doors	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Windows	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
Bathroom Items: Toilets	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
Bathroom Items: Bathroom Sink(s)	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
Bathroom Items: Faucets & Fixtures	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
Bathroom Items: Cabinets & Shelves	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
Showers & Tubs: Separate Tub	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
Showers & Tubs: Separate Shower	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Estimated Bathroom Repairs: \$0.00</b>				

Bedroom						
Description	QTY	UOM	Condition	Quality	Age	Status
Flooring & Steps: Carpet			Fair	Basic	11 to 15 Years	Needs Repair/Replace/Cleaning
 Repair Description						
Clean Carpet - Heavily Soiled	175.00	SF				Price: \$0.38, Total: \$66.50, Repair Code: CR,RR,RE
General Items: Walls & Railings			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Ceilings			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Lighting & Electrical			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Doors			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Windows			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Estimated Bedroom Repairs: \$66.50</b>						

Bedroom 2						
Description	QTY	UOM	Condition	Quality	Age	Status
Flooring & Steps: Carpet			Poor	Basic	11 to 15 Years	Needs Repair/Replace/Cleaning
 Repair Description						
Clean Carpet - Steam Clean	116.00	SF				Price: \$0.31, Total: \$35.96, Repair Code: CR,RR,RE
General Items: Walls & Railings			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Ceilings			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Lighting & Electrical			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Doors			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Windows			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Estimated Bedroom Repairs: \$35.96</b>						

Bedroom 3						
Description	QTY	UOM	Condition	Quality	Age	Status
Flooring & Steps: Carpet			Poor	Basic	11 to 15 Years	Needs Repair/Replace/Cleaning
 Repair Description						
Clean Carpet - Heavily Soiled	116.00	SF				Price: \$0.38, Total: \$44.08, Repair Code: CR,RR,RE
General Items: Walls & Railings			Good	Basic	11 to 15 Years	Functional / Acceptable As Is

General Items: Ceilings	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Lighting & Electrical	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Doors	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Windows	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Estimated Bedroom Repairs: \$44.08</b>				

Bedroom 4									
Description	QTY	UOM	Condition	Quality	Age	Status			
Flooring & Steps: Carpet			Poor	Basic	11 to 15 Years	Needs Repair/Replace/Cleaning			
 Repair Description Clean Carpet - Heavily Soiled									
					QTY	UM	Price	Total	Repair Code
					116.00	SF	\$0.38	\$44.08	CR,RR,RE
General Items: Walls & Railings			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
General Items: Ceilings			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
General Items: Lighting & Electrical			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
General Items: Doors			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
General Items: Windows			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
<b>Estimated Bedroom Repairs: \$44.08</b>									

Deck						
Description	QTY	UOM	Condition	Quality	Age	Status
Flooring: Decking			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Lighting & Electrical			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
General Items: Stairs, Steps & Railings			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Estimated Deck Repairs: \$0.00</b>						

Dining Room									
Description	QTY	UOM	Condition	Quality	Age	Status			
Flooring & Steps: Carpet			Poor	Basic	11 to 15 Years	Needs Repair/Replace/Cleaning			
 Repair Description Clean Carpet - Heavily Soiled									
					QTY	UM	Price	Total	Repair Code
					116.00	SF	\$0.38	\$44.08	CR,RR,RE
General Items: Walls & Railings			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
General Items: Ceilings			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
General Items: Lighting & Electrical			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
General Items: Doors			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
General Items: Windows			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
<b>Estimated Dining Room Repairs: \$44.08</b>									

Exterior Grounds						
Description	QTY	UOM	Condition	Quality	Age	Status
Driveways: Concrete			Good	Basic	11 to 15 Years	Functional / Acceptable As Is

<b>Walkways: Concrete</b>	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Landscape</b>	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Fences &amp; Gates</b>	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Lighting &amp; Electrical</b>	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Stairs, Steps &amp; Railings</b>	Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Estimated Exterior Grounds Repairs: \$0.00</b>				

Family Room									
Description	QTY	UOM	Condition	Quality	Age	Status			
<b>Flooring &amp; Steps: Carpet</b>			Poor	Basic	11 to 15 Years	Needs Repair/Replace/Cleaning			
									
Repair Description					QTY	UM	Price	Total	Repair Code
<b>Clean Carpet - Heavily Soiled</b>					<b>175.00</b>	<b>SF</b>	<b>\$0.38</b>	<b>\$66.50</b>	<b>CR,RR,RE</b>
<b>General Items: Walls &amp; Railings</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
<b>General Items: Ceilings</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
<b>General Items: Lighting &amp; Electrical</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
<b>General Items: Doors</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
<b>General Items: Windows</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is			
<b>Estimated Family Room Repairs: \$66.50</b>									

Garage						
Description	QTY	UOM	Condition	Quality	Age	Status
<b>Garage Doors: Double Car Door</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Walls &amp; Railings</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Ceilings</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Lighting &amp; Electrical</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Doors</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Flooring &amp; Steps: Concrete</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Estimated Garage Repairs: \$0.00</b>						

Half Bath						
Description	QTY	UOM	Condition	Quality	Age	Status
<b>Counter Tops: Laminate</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Flooring &amp; Steps: Vinyl</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Walls &amp; Railings</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Ceilings</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Lighting &amp; Electrical</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Doors</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Windows</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Bathroom Items: Toilets</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Bathroom Items: Bathroom Sink(s)</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Bathroom Items: Faucets &amp; Fixtures</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Bathroom Items: Cabinets &amp; Shelves</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is

Estimated Half Bath Repairs: \$0.00

### Kitchen

Description	QTY	UOM	Condition	Quality	Age	Status
<b>Flooring &amp; Steps: Vinyl</b>			Poor	Basic	11 to 15 Years	Needs Repair/Replace/Cleaning
 Repair Description						
<b>Remove Discolored Vinyl Floor Sheet - Remove, Treat Subfloor, Seal (Does not include Replacement or Haul Away)</b>	105.00	SF				\$2.09 \$219.45 CR,RR,RE
<b>Replace Vinyl Floor - Sheet - Good</b>	105.00	SF				\$2.57 \$269.85 CR,RR,RE
<b>Appliances: Dishwashers</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Appliances: Refrigerators</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Appliances: Built-In Microwave</b>			N/A	N/A	N/A	N/A
<b>Appliances: Range Hoods</b>			N/A	N/A	N/A	N/A
<b>Appliances: Range/Stove</b>			N/A	N/A	N/A	N/A
<b>Appliances: Cook Tops</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Appliances: Wall Ovens</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Plumbing: Garbage Disposals</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Plumbing: Kitchen Sinks &amp; Faucets</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Cabinets &amp; Shelves: Kitchen Cabinets &amp; Shelves</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Counter Tops: Tile - Ceramic</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Island Cabinets &amp; Shelves: Island Cabinets &amp; Shelves</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Island Counter Tops: Tile - Ceramic</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Walls &amp; Railings</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Ceilings</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Lighting &amp; Electrical</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Doors</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Windows</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
						<b>Estimated Kitchen Repairs: \$489.30</b>

### Laundry

Description	QTY	UOM	Condition	Quality	Age	Status
<b>Flooring &amp; Steps: Vinyl</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Walls &amp; Railings</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Ceilings</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Lighting &amp; Electrical</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Doors</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Windows</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Laundry Items: Cabinets &amp; Shelves</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Laundry Items: Counter Tops</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
						<b>Estimated Laundry Repairs: \$0.00</b>

### Living Room

Description	QTY	UOM	Condition	Quality	Age	Status
<b>Flooring &amp; Steps: Carpet</b>			Poor	Basic	11 to 15 Years	Needs Repair/Replace/Cleaning
 Repair Description <b>Clean Carpet - Heavily Soiled</b>	<b>175.00</b>	<b>SF</b>				<b>\$0.38</b> <b>\$66.50</b> <b>CR,RR,RE</b>
<b>General Items: Walls &amp; Railings</b>			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Ceilings</b>			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Lighting &amp; Electrical</b>			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Doors</b>			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Windows</b>			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Estimated Living Room Repairs: \$66.50</b>						

<b>Main Structure</b>						
Description	QTY	UOM	Condition	Quality	Age	Status
<b>Exterior Walls: Wood</b>			Fair	Basic	11 to 15 Years	Needs Repair/Replace/Cleaning
 Repair Description <b>Paint Exterior Walls - 1 Story - 1 Coat - Min charge up to 100 SF</b> <b>Repair Siding - Wood - up to 20 S.F.</b>	<b>1.00</b> <b>1.00</b>	<b>M/C</b> <b>M/C</b>				<b>\$59.04</b> <b>\$59.04</b> <b>LR,RR,RE</b> <b>\$111.44</b> <b>\$111.44</b> <b>LR,RR,RE</b>
<b>Roofing: Asphalt Shingles</b>			Fair	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Foundations: Raised/Crawl Space</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Chimneys</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Stairs, Steps &amp; Railings</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>General Items: Lighting &amp; Electrical</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Estimated Main Structure Repairs: \$170.48</b>						

<b>Systems</b>						
Description	QTY	UOM	Condition	Quality	Age	Status
<b>Cooling: Central A/C</b>			N/A	N/A	N/A	N/A
 Repair Description <b>Replace Central Air Conditioner Unit - 13 SEER - 3 Ton</b>	<b>1.00</b>	<b>EA</b>				<b>\$2,929.59</b> <b>\$2,929.59</b> <b>CR,RR,RE</b>
<b>Plumbing - Interior: Water Heater</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Plumbing - Exterior: Septic Tanks</b>			N/A	N/A	N/A	N/A
<b>Plumbing - Exterior: Wells</b>			N/A	N/A	N/A	N/A
<b>Heating: Forced Air</b>			N/A	N/A	N/A	N/A
 Repair Description <b>Replace Forced Air - Gas Furnace - 80% Efficiency - Single/Two Stage - 90,000 BTU</b>	<b>1.00</b>	<b>EA</b>				<b>\$2,292.70</b> <b>\$2,292.70</b> <b>LR,RR,RE</b>
<b>Electrical: Electrical Panel</b>			Good	Basic	11 to 15 Years	Functional / Acceptable As Is
<b>Estimated Systems Repairs: \$5,222.29</b>						



Area:Bedroom  
**Repair For: Flooring & Steps -Carpet**  




Area:Bedroom 2  
**Repair For: Flooring & Steps -Carpet**  




Area:Bedroom 3  
**Repair For: Flooring & Steps -Carpet**  




Area:Bedroom 4  
**Repair For: Flooring & Steps -Carpet**  




Area:Main Structure  
**Repair For: Exterior Walls -Wood**  




Area:Systems  
**Repair For: Cooling -Central A/C**  




Area:Systems  
**Repair For: Heating -Forced Air**



Area:Kitchen  
**Repair For: Flooring & Steps -Vinyl**



Area:Dining Room  
**Repair For: Flooring & Steps -Carpet**



Area:Family Room  
**Repair For: Flooring & Steps -Carpet**



Area:Living Room  
**Repair For: Flooring & Steps -Carpet**



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