5/4/2026

National Property Inspections – Abbreviated Investment Report
25732 Via Viento, Mission Viejo, CA 92691

Property Pics: https://drive.google.com/drive/folders/1qKebPFEwhWp9CXoLT9OLJDlMMFHBaa-L?usp=sharing

Exterior:	
Lots and Grounds /Sprinkler (yes/no)	House is 3-story home with neighbors on both sides. House appears to have a positive slope on all sides. The brick paver driveway and walks displayed signs of movement and settlement and several cracked brick pavers. Recommend re-screeding the area with sand to reduce the possibility of movement and sprouting weeds. The brick walkway was missing brick(s) creating a trip hazard(s). Handrail adjacent to patio was loose. Pavers in backyard displayed signs of movement and settlement (pic 104). Wood pavers show signs of dry rot (adj. front patio). Step and vertical cracks are noted on retaining wall(s) in several areas. Recommend further evaluation/repair by qualified contractor(s). Wood fence(s) and gate(s) showed signs of dry rot /WDO damage. West wood fence was loose.
Porch / Decks (shingle roof at rear)	Porch was functional at time of inspection with no major defects noted. All decks and pergola show signs of major wood rot/ WDO damage to beams and floor joists. Front deck floor was soft when walking, which showed signs of wood rot. Floor was also layered with flat roof shingles on a neutral slope. Several of the rear deck joists and roof hangers are incorrect. Rear guardrail was too far from deck, causing a safety issue. Shingle roof above rear deck did not appear to leak at time of inspection; however, roof was at or near life expectancy. Water leaks could occur at any time and a periodic inspection of the roof and attic area is recommended to identify any water intrusion. Recommend further evaluation/repair by qualified licensed contractor(s).
Roof (Spanish Tile/Shingle)	Dryrot/WDO damaged noted on several rafter tails and fascia boards around property. Stains noted in bathroom #2 bathroom shower which appear to come from the roof/ceiling (pic. 205-206). Walls tested dry at the time of inspection. Recommend further evaluation/repair by qualified licensed contractor(s). Microbial growth noted on areas of roof. Loose-fill Cellulose insulation present in attic, approximately 5-6 inches deep.
Rain Gutters	Rain gutter covers were damaged at the front deck (pic. 194). Recommend further evaluation/repair by qualified licensed contractor(s).
Siding (Stucco/wood)	Noted what appeared to be dry-rot/termite damage at wood trim in various areas.
Windows (Single Pane)	Outdated metal and wooden framed single pane glass windows remaining in property were functional but marked marginal due to age and energy efficiency. Recommend replacement as time and budget allow. Patio window cracked (pic 040). Several damaged window screens. Recommend further evaluation/repair by qualified contractor.
Doors	The sliding door(s) was not believed to have safety glass. By today's standards, this is considered a safety hazard as serious injury could result if glass is broken by accidental body contact.
Foundation	All visible exterior foundation walls appear to be in acceptable condition at time of inspection with no major defects or movement noted.
Garage (2-car)	Ceiling exhibited evidence of water leak(s) (pics. 57, 58, 60). The moisture meter showed no elevated levels of moisture in the ceiling materials at the time of the inspection, indicating that leakage has not been recent. The lack of elevated moisture content may be weather-related or may be an indication that the source of leakage has been corrected. Any door between the house and the garage should have an automatic door closer that is tight fitting and weather-stripped for fire safety and to reduce the chance of gasoline or exhaust fumes entering the home. Recommend installation of auto-closure unit. Garage door opener was connected to an extension cord, which is not meant for permanent wiring to an appliance. Recommend further evaluation/repair by qualified licensed contractor.
Subfloor / Under Floor	While the slab floor was covered, there seemed to be some unevenness or other problem(s) under the floor coverings on the second floor (hallway). Recommend further evaluation/repair by qualified licensed contractor(s). Limited observation due to finished area.
Mechanicals:	
Electrical / 240 Volt Outlet (No)	Main panel is unknown amp (Bulldog/PushMatic). PushMatic brand which is known to be problematic (nuisance trips and difficult to reset breakers) and obsolete by today's safety standards. Recommend further evaluation/repair by qualified licensed electrical contractor. No GFCI in garage.
Smoke & CO_2 Detectors	Recommend adding smoke/carbon monoxide detectors to bedrooms for safety.
Plumbing	Surface drains were ABS; water supply appear to be copper. No defects were found pertaining to the main plumbing system.
Hot Water Tank (Gas) (Garage)	11-year-old gas-fired 40 gal. water heater installed (Kenmore). Most water heaters have a life span of ten to twelve years. Unit was functional but was rated marginal due to its age. Ultimately, you should consider budgeting for replacement of the hot water heater in the foreseeable future. Knocking heard when water heater is running. This could be sediment built up in the bottom of the water heater. Recommend flushing the water heater. Missing a catch pan.
Furnace/ Air Conditioner (3-ton)	18-year-old gas fired furnace (Rheem). Rated marginal due to age. Unit functional at time of inspection. Note: I suspect the white venting pipe is transite, which may contain asbestos due to the age of the house (pic. 248). 21-year-old electric A/C (Payne). Unit was functional but was rated marginal due to its age.
Interior:	

Cosmetics	Several light fixture bulbs were out. Plastic gutter cover damaged (pic. 27). Living room #2 electrical outlet cover missing. Gas meter piping rusted. Cracked brick pavers on patio floor (pic. 164). Interior needs updating.
Bed / Bath	Bed: Noted stain(s) on bedroom #1 walls and closet doors tested dry on day of observation (pic. 93, 96). Monitor for moisture related deterioration. Bedroom #3 electrical outlet damaged (pic. 193). Noted stains on carpet in bedroom #4. Bathroom #1 shower has stains on walls and drain is not sealed properly (pic. 89-91). Bathroom #4 toilet does not have water in toilet and did not flush. Recommend further evaluation/repair by qualified licensed contractor(s).
Exhaust Fans (kitchen)	Exhaust fan was loud and wrong type of tape was used on ducting. Recommend further evaluation/repair by qualified contractor.