

Property Condition & Inspection Summary

Pacific Crest Capital – Anaheim Value Add Flip

Property Address: 1824 W Oakwood Ave, Anaheim, CA 92804

Property Type: Single Family Residence

Bedrooms: 3

Bathrooms: 2

Living Area: 1,482 sq ft

Lot Size: 6,250 sq ft

Year Built: 1964

Garage: 2 Car Attached

Stories: Single Story

Inspection Overview

A walkthrough inspection was performed to evaluate the general condition of the property prior to renovation. The structure appears sound with no major structural issues observed. Most deficiencies are cosmetic and consistent with the age of the home. The property is suitable for a standard value-add renovation typical for a fix and flip project.

Component	Condition	Notes
Roof	Good	No visible structural issues. Minor wear consistent with age.
Foundation	Good	No visible cracking or settlement concerns observed.
Electrical	Fair	Original fixtures present. Panel upgrade recommended.
Plumbing	Fair	Older fixtures and supply lines. Replacement during renovation recommended.
HVAC	Fair	Operational but dated. Service or replacement recommended.
Kitchen	Poor	Original cabinetry, countertops, and appliances. Full remodel planned.
Bathrooms	Poor	Outdated fixtures and tile. Full remodel required.
Interior Flooring	Poor	Mixed carpet and tile. Replacement planned throughout home.
Interior Paint	Poor	Walls show wear and discoloration. Full repaint planned.
Windows	Fair	Older aluminum windows. Functional but dated.
Exterior Condition	Fair	Minor paint wear and landscaping neglect.

Planned Renovation Scope

Kitchen: New cabinetry, quartz countertops, stainless appliances, lighting, flooring.

Bathrooms: New vanities, tile showers, plumbing fixtures, mirrors and lighting.

Interior: New flooring throughout, interior paint, updated lighting and hardware.

Exterior: Landscaping refresh, exterior paint touch ups, garage door replacement.

Inspection Conclusion

The property presents a typical cosmetic renovation opportunity with no major structural risks identified during the initial walkthrough. The renovation plan focuses on modernizing interior finishes to align with comparable homes in the surrounding Anaheim market.