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Inspection reference: 5716 Sunmist Dr., RPV, CA 90275

Confidential Inspection Report
5716 Sunmist Dr.
Rancho Palos Verdes CA 90275

July 5, 2026



Prepared for:
John Kuprenas

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GENERAL INFORMATION

This confidential report is exclusively for our Client's own information and is subject to the terms and conditions of our agreement. This report is nontransferrable and may not be relied upon by any other person without express written permission from Bluewater Inspections.

Inspection date 07/05/2026.
Inspection Address 5716 Sunmist Dr. Rancho Palos Verdes 90275.
Client John Kuprenas

Buyers Agent
Sellers Agent

Judy Henry Estate Properties Malaga Cove
work 310-940-9240.

Inspector Shawn Foster.

SITE

Topography Gentle slope.

INSPECTED BUILDINGS

Description Single family house, and garage.

ADDITIONAL INFORMATION

Orientation The front door is considered to be facing west for reporting purposes.

NOTES

ATTENDING THE INSPECTION

Present during the inspection

Client's agent.

Present for the review

Client's agent.

WEATHER

Weather

Sunny.

ACCESSIBILITY

Occupancy

Vacant, Partially furnished or a few stored items.

EXTERIOR COMPONENTS

Our inspection of the exterior components include wall cladding, veneers, flashings, trim, eaves, attached decks, porches, balconies, columns, stairs, guardrails and handrails. Special attention should be given where evidence of moisture intrusion, moisture damage, poor ventilation, or inadequate clearance between wood and soil is present, as concealed damage or environmental issues could be present. We recommend further evaluation of those areas by a licensed pest control operator.

EXTERIOR WALLS

Stucco

SERVICEABLE.

Siding

SERVICEABLE.

Masonry

SERVICEABLE.

Ground Fault Circuit Interrupters (GFCI)

Rear.
Outlet is dead.
SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all exterior receptacles.

TRIM AND EAVES

Eaves

SERVICEABLE.

Fascias

SERVICEABLE.

WINDOWS

Predominate type(s)

Horizontal sliding.

Observations

SERVICEABLE.
North side, West side bedroom.
MAINTENANCE: Screen was damaged at one or more windows sampled.



PORCH

Concrete surface

Stairs

SERVICEABLE.

Small settlement crack.

MONITOR: Hairline or moderate sized cracks observed. These appear to be typical settlement and shrinkage cracks. We suggest monitoring and obtaining further evaluation by a licensed waterproofing contractor if a change in size or number is noticed.



GROUNDS

Anything beyond a distance of six-feet from the primary structure and the primary parking structure is not within the scope of our inspection, and is specifically excluded. As a courtesy, we may include our observation of conditions elsewhere on the property that we think might be useful to you in maintaining the property. We do not render opinions regarding soil quality or stability, or determine property lines or ownership of fences.

SURFACE GRADE AT THE STRUCTURES

Surface grade at the structure(s)

SERVICEABLE.

GATES AND FENCES

Gates

South.

DEFECTIVE: Gate is missing latch and needs repair or replacement.

North west.

MAINTENANCE: Needs adjusting or minor repair.



Wooden fences

South side, leaning, supports added to support posts.

MAINTENANCE: Some loose/rotted posts and/or broken/missing boards.



Wrought iron fences

SERVICEABLE.

DRIVEWAY / WALKS / SLABS

Concrete

SAFETY: Vertical displacement resulting in a trip hazard at one or more locations. We recommend repairing trip hazards where or whenever they occur. Where displacement is caused by tree roots we recommend consulting with a licensed landscaping contractor or arborist for remedial advice.

MONITOR: Small cracks viewed in the paving appear to be typical of settlement or shrinkage. We recommend monitoring cracks from time to time. Change in the size or number of cracks may be symptomatic of other conditions such as defective drainage, settlement or soil movement and should be further evaluated by a licensed masonry contractor.

This section may have cracked from the moisture issue.





STAIRS ON GRADE

Location

Rear of the main structure.

Stairs

SERVICEABLE.

Handrails

DEFECTIVE: No handrail present. We recommend installing a handrail at all stairs where there are three or more risers.



FOUNDATION / FLOOR FRAMING / BASEMENT

Foundations and footings are part of the building's structural components. Many of these components are buried below grade, inaccessible, or otherwise hidden from view. We report signs of movement and the general condition of the readily viewable portions. We can make no representation as to the internal condition or stability of concrete footings and foundations except as exhibited by their performance. We report the presence or absence of foundation bolting, but do not identify size, spacing, location or adequacy of foundation bolting and bracing components or reinforcement systems. The older a building is the more likely it could benefit from seismic reinforcement or "retrofitting" and we routinely recommend further evaluation to determine if seismic upgrades are practical on pre WWII structures. We recommend further evaluation by a licensed pest control operator when moisture, moisture stains, insects, rot, or insufficient clearance or contact between soil and wood are reported; hidden damage or wood destroying insects or fungus may be present.

SLAB FOUNDATION ON GRADE

Location

Part(s) of the structure is on a slab foundation.

Foundation perimeter

Most was not readily visible.

Observations

SERVICEABLE. The slab was not visible due to floor coverings; however, no signs of significant defects were observed.

UNDER FLOOR SUBAREA

Access opening(s)

North side of living room.

Accessibility

SERVICEABLE.



Ventilation

Type: Screened vents to the exterior. South side and north side of living room.
 MAINTENANCE: Some screens were damaged or missing. We recommend maintaining screens in good repair for proper ventilation and to prevent animal or rodent entry.



Observations

The west end of the sub area has efflorescence, dirt is dry. Likely from a past plumbing leak under kitchen or moisture issue from the exterior of foundation and seeped in. Recommend asking seller for any information on past moisture issues.
DEFERRED: Crystalline like substance viewed on the wet earth. This appears to be efflorescence, however, it may also be or contain microbial matter (mold, fungi, etc.). Environmental issues are beyond the scope of our physical inspection. You will need to consult with an environmentalist or industrial hygienist if you have concerns.



PERIMETER FOUNDATION

Description

Concrete.

Anchor bolting

Foundation anchor bolts were observed at the main structure and primary parking structure, not evaluated.



Observations

Under the west end of the living room. The north wall and the entry exterior wall have horizontal cracks. This could have been caused by a moisture issue that had been wet for a long period of time and the bottom of the wall settled. Dry at the time of the inspection.

DEFECTIVE: Horizontal crack to approximately 1/4 inches. Horizontal cracks usually have structural significance and may require repair. We recommend further evaluation by a licensed foundation contractor.

Entry exterior wall.







INTERIOR FOUNDATION

Description

Observations

Pier and post.

5-6 piers have moisture damage and are deteriorated. Piers will likely need to be replaced.

DEFERRED: Moisture damage viewed. Recommend further inspection and repairs as needed.





FLOOR FRAMING

Description

Conventional framing.

Insulation

None installed.

Observations

SERVICEABLE.

ROOF COMPONENTS

Our evaluation of the roof is based on our observation of the surface materials, penetrations, and drainage. It is not a certification or warranty as to whether the roof is, or will remain, free of leaks; no water testing is performed. We do not predict life expectancy nor verify that materials are installed according to the various manufactures' specifications; if you want a roof certification you need to consult with a licensed roofing contractor. We suggest asking the current owner for documents if any roofing company warranty is in effect and transferable. We recommend further evaluation by a licensed pest control operator of all areas or items where moisture, moisture stains or evidence of insects are reported; hidden damage may be present. **Tenting a structure for fumigation may cause roof damage.** If the structure is tented, we recommend a follow-up inspection of the roof after tenting has been removed and before the close of this transaction. We further recommend deferring any needed roof repairs until after tenting has been removed.

ATTIC

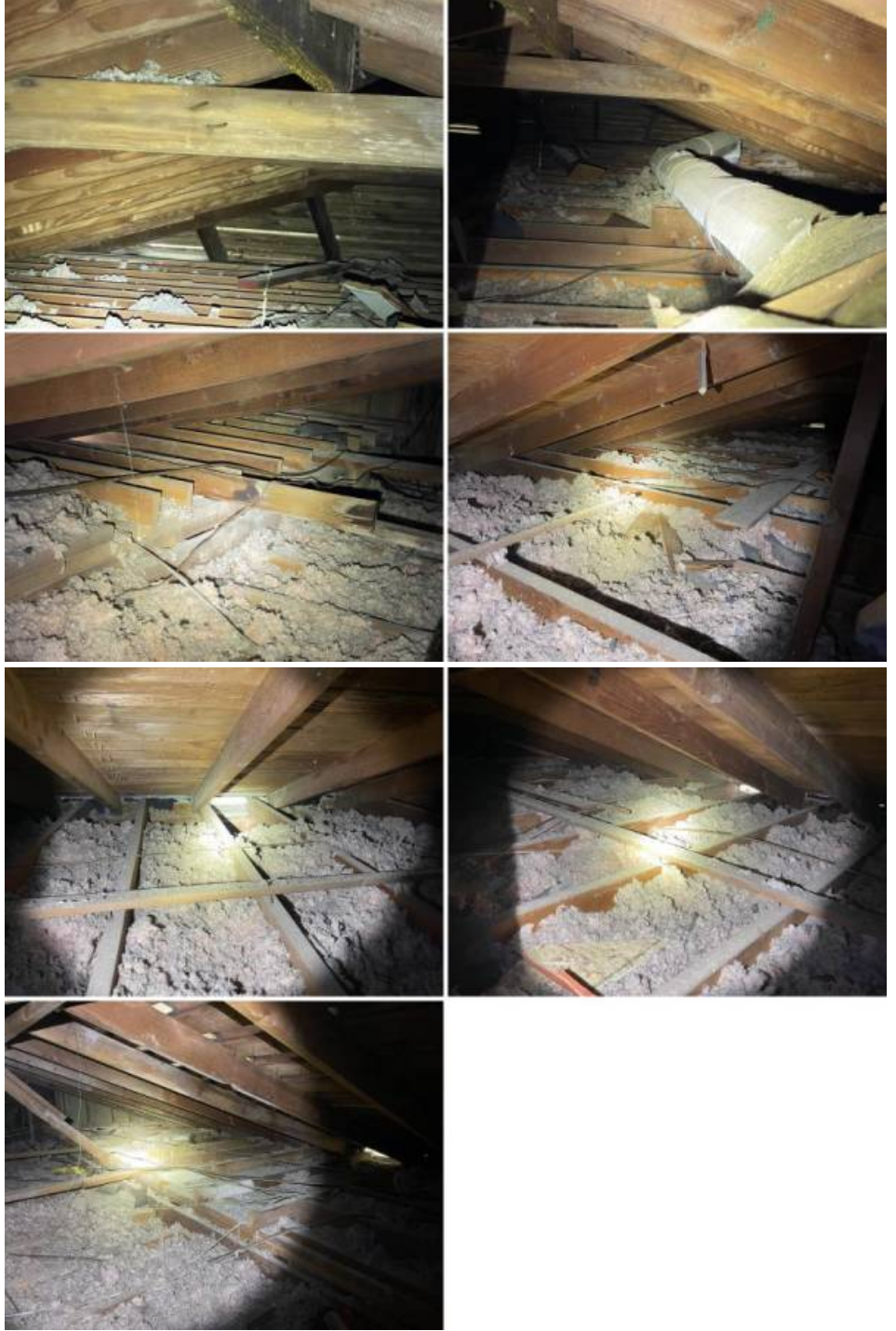
Access location Lower attic, hall closet.
Upstairs hallway.

Ventilation SERVICEABLE.
Top attic.
Fan appears new and not connected. Recommend further inspection and finishing install.
DEFERRED: Thermostat controlled attic fan viewed. We do not evaluate or operate thermostat controlled attic fans. We suggest reviewing the fan operation with the current owner.



Accessibility SERVICEABLE.

Framing SERVICEABLE.
Conventional framing. Solid sheathing over spaced sheathing.





Insulation

4x8 sheet insulation under sheathing.
Type: Loose fill. Approximate thickness: 6-8 inches.



Observations

TV antenna and car seat in attic.



DRAINS / GUTTERS / DOWNSPOUTS

Roof or deck drains / Rain gutters

SERVICEABLE.
Some crystals in gutter.



Downspouts

SERVICEABLE.

FLASHINGS

Flashings

SERVICEABLE.

COMPOSITION SHINGLES

Location

Main building.

Style

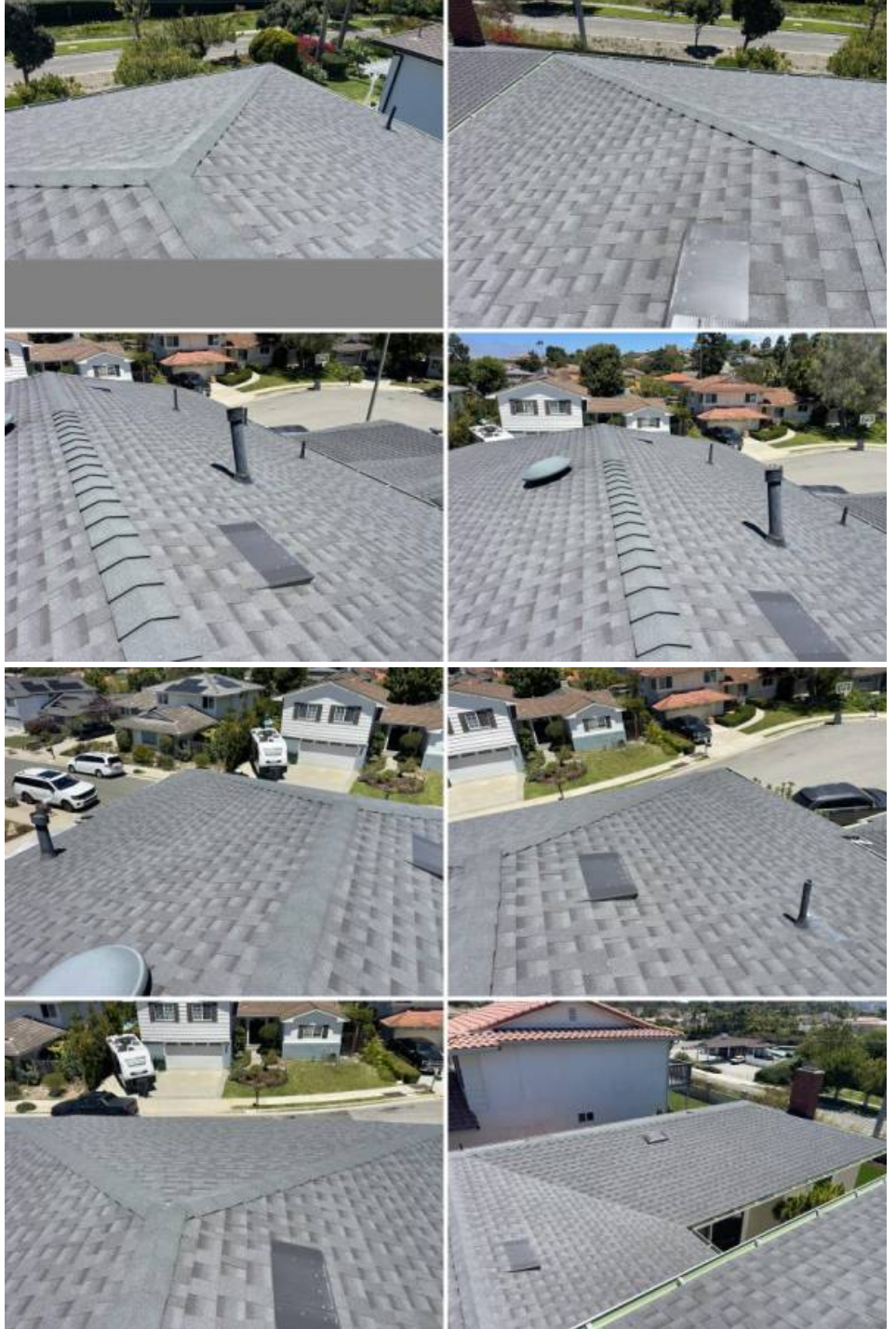
Gable.

Method of inspection

We were able to walk on the roof for our inspection.

Observations

Newer.
SERVICEABLE.





PARKING STRUCTURE

VEHICLE DOOR

Tilt-up

SERVICEABLE.

DEFERRED: Appears to be a board patched to the corner of door. Door still operates, but puts added weight to the one side.



AUTOMATIC OPENER

Observations

SAFETY: We recommend upgrading this opener. Modern openers have improved safety features including electronic safety beams and automatic reversing to prevent injury to children, pets and property.



PEDESTRIAN DOORS

Fire door to interior

DEFECTIVE: Door did not self close and latch as required for fire protection. We recommend adjustment/repair prior to occupancy.

Exterior doors

SAFETY: No deadbolt installed. We recommend installing a modern deadbolt that meets current security standards.



INTERIOR

Fire separation

Inside storage cabinet top corner and base of the wall.

DEFECTIVE: Holes or other damage noted. Fire separation is designed to slow the spread of fire originating in the garage. We recommend repairs as needed by a licensed drywall or plastering contractor prior to occupancy for safety concerns.



Interior surfaces

Stains and hole in ceiling. Dry, doesn't appear any repairs were made.
DEFERRED: Moisture stains noted at the ceiling/walls appear to be from a plumbing leak and were dry at the time of our inspection. We could not determine if the stains are from an intermittent or repaired leak. Recommend further inspection and repairs as needed.



Floor

SERVICEABLE.

Ventilation

SERVICEABLE.

Ground Fault Circuit Interrupters (GFCI)

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all garage and work area receptacles.

ELECTRICAL SYSTEM

Our inspection of the electrical system includes the readily accessible components, service conductors, equipment panels, overcurrent protection and ground system. We look for unsafe wiring conditions and operate a representative sampling of the readily accessible switches, receptacles and lights. We recommend further evaluation and correction of all electrical defects and installing safety upgrades prior to occupancy. We suggest asking the seller to replace burned-out light bulbs so you can verify that all lights are operational, and recommend checking all receptacles for proper wiring and grounding prior to the close of this transaction. Landscape lights, lights on timers or sensors, alarm systems, intercoms, telephone wiring, cable TV and other low voltage systems and components are not evaluated. **Due to the complexity of the electrical system and possibly severe consequences of improper handling or workmanship we advise using a qualified licensed electrician for repairs, upgrades or modifications of the electrical system.**

ELECTRICAL SERVICE

<i>Location</i>	S east corner.
<i>Type of service</i>	Underground service. 120/240 Volt.
<i>Service conductors</i>	SERVICEABLE. Copper.
<i>Service disconnect</i>	100 Amp. main breaker.



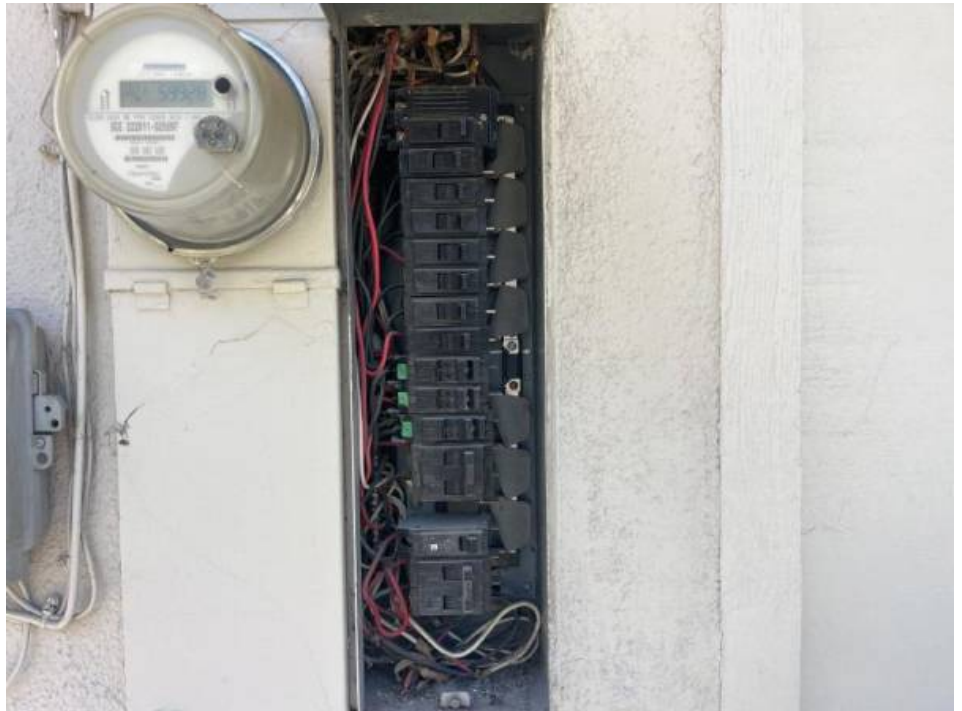
<i>Branch circuit protection</i>	Circuit breakers.
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<i>Panel observations, exterior</i>	<p>SAFETY: Circuit breakers are not adequately labeled for area/items served. We recommend permanently labeling each breaker for emergency needs.</p> <p>DEFECTIVE: Unused openings in the panel are missing covers and exposing energized parts to accidental contact.</p> <p>DEFERRED: Electrical panel is outdated by today's standards and will likely need to be upgraded if the house is remodeled.</p>
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Panel observations, interior

SERVICEABLE.



GROUNDING SYSTEM
System ground

SERVICEABLE.

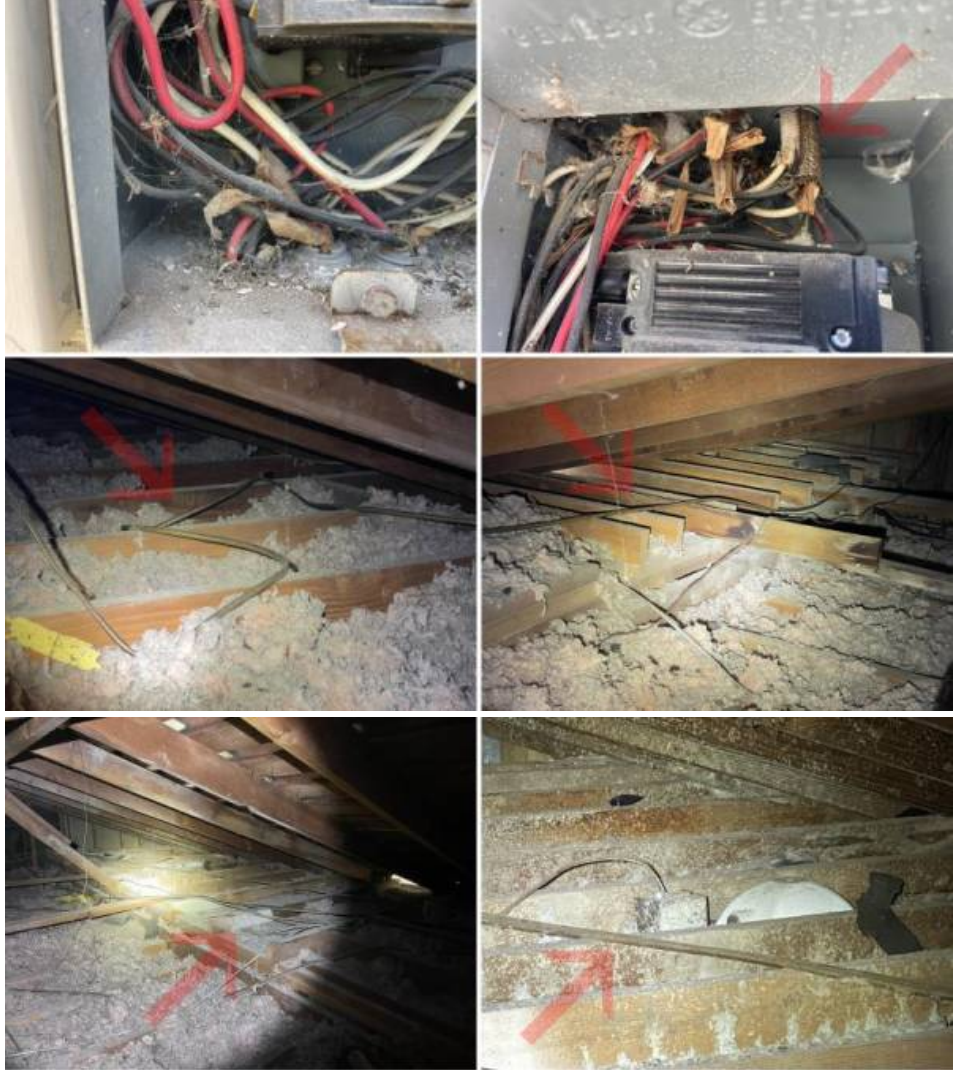
WIRING

Primary type

Copper wires with grounding conductor in nonmetallic sheathing.

Copper wires with grounding conductors in metal conduit.

DEFERRED: Cloth covered wiring. This type of covering (no longer used) can become brittle and deteriorate with age. Most of the wiring is concealed and we routinely recommend further evaluation by a licensed electrician.



Interior wiring observations

SERVICEABLE.

Exterior wiring observations

SERVICEABLE.

Attic wiring observations

SERVICEABLE.

Subarea wiring observations

DEFECTIVE: Unsecured wiring. Flexible conduit should be fastened within 12" of each end and every 4-1/2 feet. Non-flexible conduit should be fastened within 36" of each end and every 10-feet.



Garage wiring observations

SERVICEABLE.

LIGHTS AND OUTLETS

Lights and switches

SERVICEABLE.

Electrical outlets

SAFETY: Some two-pronged receptacles viewed. This type of system is common with similar structures of this age. Some plug-in devices, such as lamps and televisions, etc., may not require a grounded receptacle. However, we recommend upgrading to properly grounded three-pronged receptacles where needed, especially at receptacles for appliances, tools and electronic equipment including refrigerators, laundry machines, computers, and for all other appliances and equipment that are supplied with a three-prong grounded plug.

Refrigerator and washer outlet were grounded.

All others.

DEFECTIVE: 3-prong grounded type receptacle sampled at all locations was not properly grounded.

Rear porch, outlet is dead.

DEFECTIVE: Receptacle sampled at one or more locations was not operational.



PLUMBING SYSTEM

Our inspection of the plumbing system includes piping and connections of gas, water supply lines, waste and vent piping. We operate all plumbing fixtures using normal user controls and observe their performance for functional flow and drainage. The main water shutoff valve and shutoff valves to the fixtures are not operated, as they are prone to leakage if they have not been turned regularly. The interior of the sewer line can be observed for breaks and root intrusion by means of a video scan service provided by others, if desired. Whether the building drain is connected to a private disposal system or the public sewer cannot be determined visually; we recommend reviewing public records for that information.

WATER SUPPLY

Main shutoff location

Front of the main structure.

Main shutoff valve

Present, not operated.
1/4 turn.



Building supply line

1 inch copper. Supply line material and size was based on the visible portion at the main shutoff valve.

Water lines

Copper.
Type not viewed older faded lines.

Hose faucets

SERVICEABLE: Sampling operated was serviceable.

SAFETY: We recommend installing anti-siphon devices at all hose connections to protect the potable water supply from possible cross contamination. The common anti-siphon device for this purpose will screw onto the existing hose faucet. These are required on new construction and when replacing water pipes in older structures. They are available at most hardware stores in the plumbing department and can be easily installed by most homeowners with minimal or no tools.

FUNCTIONAL FLOW AND PRESSURE

Water pressure

75 psi. Regulator is present.



Functional flow

SERVICEABLE.

DRAIN, WASTE AND VENT SYSTEM

Type(s) material viewed

Cast iron and galvanized steel. Some lines and or fittings have been replaced with ABS (plastic).

Observations

Kitchen line is sagging.
MAINTENANCE: Pipes are not adequately supported or strapped. Recommend repairs before a leak occurs.



Inspector's comments

Clean out on south side of garage wall.
Sewer camera scopes, we do not inspect or perform sewer inspections.



GAS FUEL SYSTEM

Gas shutoff at meter

Present

SAFETY: No seismic shutoff valve. We recommend installing a seismic shutoff valve on the gas meter for protection against fire loss in the event of a damaging earthquake. Wrench present.



Gas lines

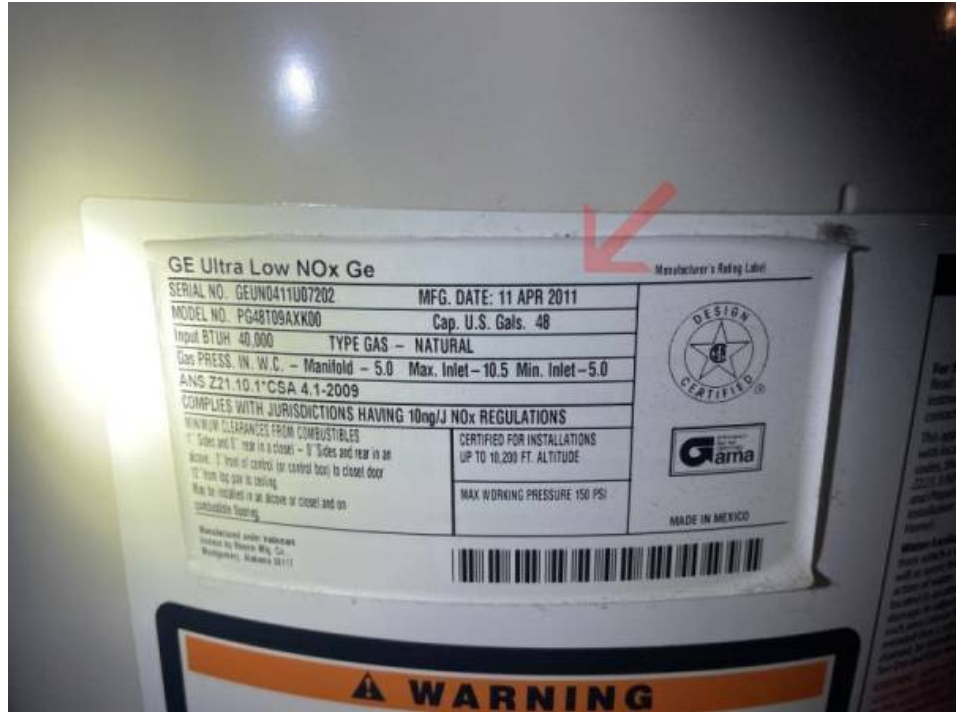
SERVICEABLE.

WATER HEATER

Our inspection of the water heater includes ventilation, energy source connections, seismic bracing and safety valves. The seller is required by the California Health and Safety Code to strap, anchor or brace the water heater to resist toppling or horizontal displacement during seismic motion in a manner approved by the Department of the State Architect (DSA). Water in the heater is potable and can be used if the municipal water supply is interrupted. Our comments regarding seismic bracing are based on DSA recommendations.

WATER HEATER

Inspector's notes GE.
Year of manufacture 2011.



Capacity 48 gallon.
Fuel Natural gas.
Seismic bracing SERVICEABLE.



Safety relief valve

PVC line.

DEFECTIVE: Improper or no discharge line. The discharge piping should be of hard drawn copper or steel or other type approved for hot water distribution. It should be no smaller than the outlet of the valve and must pitch downward to allow complete drainage of the safety relief valve and discharge line. The end of the discharge line should not be threaded and should terminate below the controls at the exterior of the building and within 6" of the ground or other approved location. Valves, reducer couplings, or flexible connectors should not be installed on the discharge line.

DEFECTIVE: Improper termination of discharge line. The end of the discharge line should terminate at the exterior of the building or other approved location.



Vent system

SERVICEABLE.

Water connections

MAINTENANCE: Shutoff valve or connectors are corroded. We recommend replacing corroded components when observed as preventative maintenance.



Combustion air

Burner compartment

Additional observations

SERVICEABLE.

Closed System, not inspected.

DEFECTIVE: We recommend connecting the drain of the catch pan to a drain line that terminates at the exterior of the building to prevent damage to the structure or personal belongings if the water heater leaks.



HEATING & COOLING SYSTEMS

We inspect and operate the heating and central air conditioning systems using normal user controls, including a representative sampling of ducting, ducting insulation and outlets. Adequacy, efficiency, or the even distribution of air throughout a building is not a part of our inspection and is not evaluated. Thermostats are not checked for calibration or timed functions. Window mounted or through wall non-central units are not inspected or operated.

HEATING / AIR DISTRIBUTION

Location

Hallway to bedrooms.

Type

Trane XL80.
Forced air furnace.

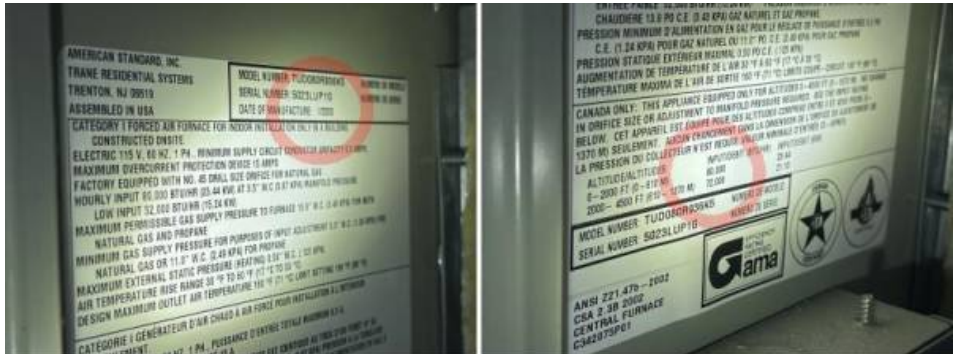


Fuel

Natural gas.

Rating

2005
BTU/H = 80,000.



Clearance

SERVICEABLE.

Burner

DEFERRED: Closed system, not observed.

Thermostat

Dual thermostats.
SERVICEABLE. Heater responded to thermostat control.

Exhaust flue

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.



Combustion air

SERVICEABLE.

Blower motor

SERVICEABLE.

Filter

Located inside the furnace.
SERVICEABLE. Filters should be checked every two to three months and cleaned or changed as needed. We recommend cleaning or replacing filters when any dust can be observed for increased efficiency and energy conservation.

Return Air

SERVICEABLE.

Plenum

SERVICEABLE.

Distribution ducts

SAFETY: Suspect asbestos material damaged, loose or in friable condition. We recommend further evaluation by a licensed asbestos assessor.
MAINTENANCE: Disconnected section(s) or leaky joints noted in the attic. We recommend sealing all joints at this time for energy conservation.







Inspector's notes

MAINTENANCE: Nearly all furnace manufacturers recommend annual inspection and servicing of their furnaces by a factory qualified technician. Such service requires some disassembly and may use specialized equipment resulting in a more thorough evaluation. If the furnace has not been serviced within the past 12 months we recommend doing so prior to the close of this transaction.

INTERIOR COMPONENTS

We look at the general condition of walls and floors and operate random sampling of doors and windows and report any material defects. We do not operate or evaluate window treatments. Cosmetic conditions including soil, stains, small cracks and normal wear and tear may not be reported. Furniture, area rugs and other personal items may hide wall, floor, or floor covering stains or damage. We recommend that you look at the floor and wall condition, especially inside closets and cabinets after personal items have been removed, and check all door and window locks for security and operation prior to the close of this transaction. Sensitivity to odors is not uniform and we recommend that you determine for yourself if objectional odors are present, particularly if pets were kept on the premises.

DOORS

Main entry door

MAINTENANCE: Door rubs the jamb or floor, sticks, or doesn't latch securely. Some minor shaving/trimming/adjustment is needed.

MAINTENANCE: Doorbell did not respond.



Sliding glass doors

SERVICEABLE.

Safety glass present.

Lower family room screen.

MAINTENANCE: Screen door is damaged or missing at one or more doors sampled.

Entry hall slider missing handle and not tested.



Interior doors

Bedroom end left and right bedroom.
MAINTENANCE: Some doors are missing bumpers and knobs hit the wall.
Bedroom end left.
DEFERRED: Ding in the door.



WINDOWS

Interior observations

Living room tall windows, far left/west base has moisture stains.
DEFERRED: Water stains/damage present might indicate moisture intrusion.
All others
SERVICEABLE. At windows sampled.



WALLS AND CEILINGS

Plaster

SERVICEABLE.
living room paneled.

Interior walls/ceiling

SERVICEABLE.

FLOORING

Vinyl Flooring

SERVICEABLE.

Tile Floor

SERVICEABLE.

Wood or wood-like flooring

Lower family room.
MAINTENANCE: Taped over a seam or carpet tape? Recommend repairs if needed.



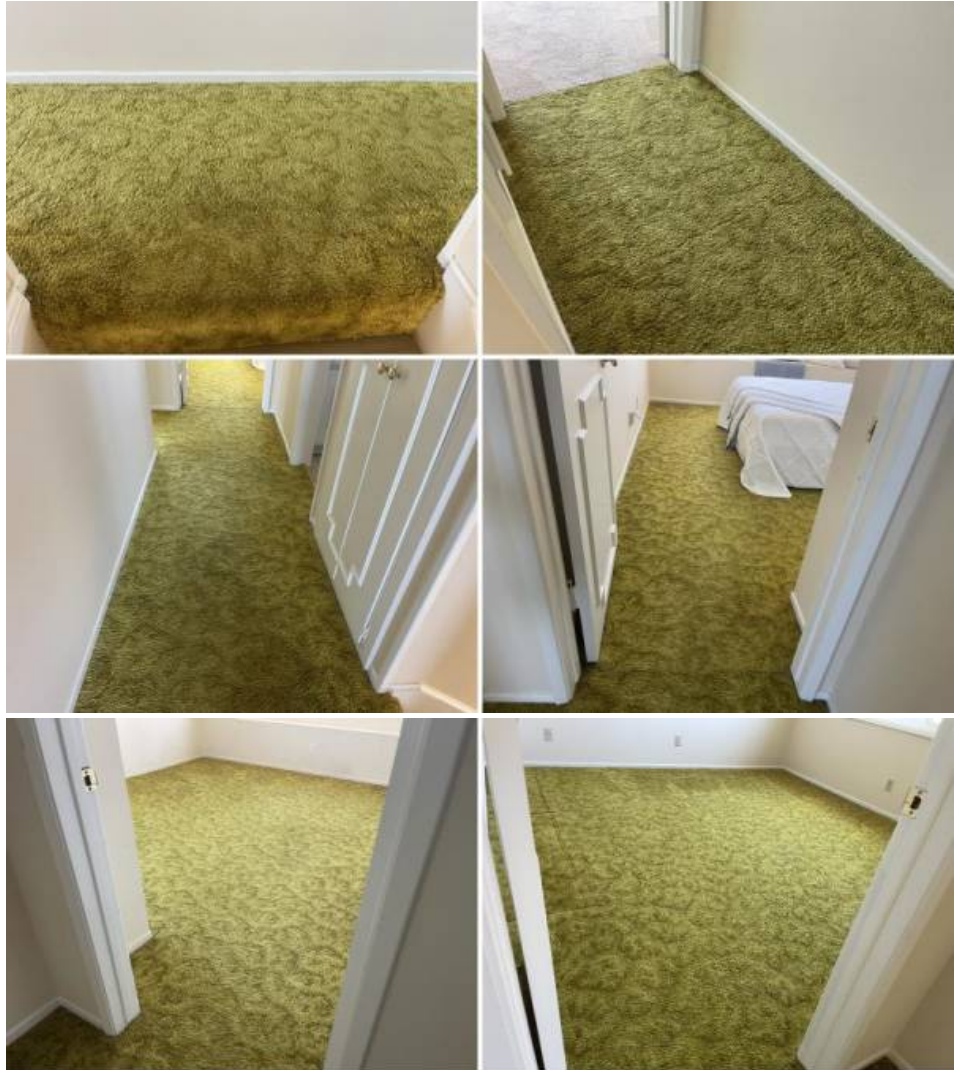
Carpeting

SERVICEABLE.

Upstairs hall and bedrooms, older.

Bedroom left.

MAINTENANCE: Squeaks noted at various locations. Squeaks can generally be greatly reduced or eliminated by screwing the subfloor to the floor joists and is most practical to do when changing the floor covering.



SMOKE ALARMS

Present

Hallway or room adjoining the bedrooms,
Each bedroom
Carbon monoxide present and each level.

Safety recommendations

DEFERRED: We only note the presence of smoke alarms; we do not test them. We recommend installing approved smoke alarms as per the manufacturer's specifications and local ordinance and testing all smoke alarms at your walk-through prior to the closing of this transaction.

SAFETY: The test button on smoke alarms only verifies that there is an active power source and that the sounding component works. It does not verify that the alarm will

detect smoke particles in the air. The best method for testing smoke alarms is to perform a smoke test using real smoke or an aerosol spray specifically designed for this purpose. We recommend smoke testing all smoke alarms prior to occupancy and annually thereafter. (Note: When smoke tested alarms may sound for several minutes before resetting).

SAFETY: We suggest making sure that your family is prepared to quickly evacuate in the event of an emergency by making an escape plan and rehearsing it occasionally. Make sure that escape is possible from bedroom windows without the use of a key or tool, to an unimpeded path to a public way. Arrange to meet in a safe place away from the house after exiting.

STAIRS

Stairs

SERVICEABLE.

Handrails

SERVICEABLE.

Guardrails

SERVICEABLE.

KITCHEN

KITCHEN 1

Sink

SERVICEABLE.

Faucet

MAINTENANCE: Faucet leaks at the handle or spout base.



Plumbing below sink

MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.



Garbage disposal

DEFECTIVE: Did not respond to switch operation.

Counter tops

Formica or plastic laminate.

Cabinets

MAINTENANCE: Moderate to heavy wear. Some hinges or doors may be damaged, or do not latch securely, or drawer guides/slides are worn or in disrepair.

DEFERRED: Possible surface mold on inside wall. This is common in closet and cabinets of low air flow a dust. Further inspection may be desired by a licensed mold inspector.



Ground Fault Circuit Interrupters (GFCI)

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all kitchen counter receptacles.

Range vent

SERVICEABLE. Fan to the exterior.

Built-in cooking appliance

Gas cooktop.
SERVICEABLE.

Built-in ovens

Electric.
SERVICEABLE.

Dishwasher

DEFECTIVE: Did not respond to user controls.
MONITOR: Older model appliance may be near the end of its useful life.



KITCHEN 2

Inspector's notes

Sink

Faucet

Plumbing below sink

Wet bar.

SERVICEABLE.

MAINTENANCE: Faucet valve is difficult to turn.

MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.



Garbage disposal

None installed.

Counter tops

Formica or plastic laminate.

Cabinets

SERVICEABLE.

*Ground Fault Circuit Interrupters
(GFCI)*

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all wet bar counter receptacles.

LAUNDRY

We look at the permanently installed cabinets and countertop surfaces and operate the accessible plumbing fixtures. We do not operate or inspect clothes washing or drying machines.

LAUNDRY

Location

Garage.

Utilities Present

120 volt receptacle. Natural gas. 240 volt clothes dryer receptacle. Two water valves observed (hot and cold we assume; however, valves were not operated). Stand pipe drain. Dryer vent.

Observations

DEFERRED: Laundry machines and appliances are not inspected or operated.
MAINTENANCE: Hot and cold valves or lines have light corrosion. Recommend switching out corroded parts before a leak occurs.



BATHROOMS

We inspect and operate the accessible plumbing fixtures at the sinks, bathtubs, showers and toilets and report any material defects viewed. Hairline cracks in tiles that are cosmetic may not be reported. We do not inspect saunas, steam-shower equipment, water filtering systems, or small ancillary appliances. We look for ventilation and at the general state of repair of the permanently installed cabinets and countertop surfaces.

BATHROOM

<i>Description</i>	1/2 Bath.
<i>Location</i>	Family room.
<i>Ventilation</i>	SERVICEABLE. Window.
<i>Ground Fault Circuit Interrupters (GFCI)</i>	1/2 bath. SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.
<i>Sink</i>	SERVICEABLE.
<i>Faucet</i>	1/2 bath. Hot handle. MAINTENANCE: Faucet valve is difficult to turn. This can often be repaired by changing worn components such as washers, seats and/or stems. In some instances it may be necessary to replace the fixture.
<i>Plumbing below sink</i>	1/2 bath. Leaking at stopper. MAINTENANCE: Active leak viewed in the drain or water supply line. We recommend further evaluation and repairs as needed by a licensed plumber at this time.



<i>Counter tops</i>	1/2 bath. Marble. MAINTENANCE: Caulking is deteriorated. We recommend re-caulking backsplash as
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needed at this time to prevent water intrusion and subsequent damage.



Cabinets

SERVICEABLE.

Moisture stain at base of cabinet. Recommend asking seller if there was a leak or something happen.



Toilet

1/2 bath.

MAINTENANCE: We recommended caulking at the base of the bowl to prevent sewer gases from escaping into the bathroom if the primary wax seal fails.

1.6.



BATHROOM

Description

Main bathroom,
Full bath.

Location

Hallway to bedrooms.

Ventilation

SERVICEABLE. Window.

Heater

Electric ceiling mounted unit.

Ground Fault Circuit Interrupters (GFCI)

Main bath.
SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.

Sink

SERVICEABLE.

Faucet

SERVICEABLE.

Plumbing below sink

Main bath.
Leaking at connection to sink.
MAINTENANCE: Active leak viewed in the drain or water supply line. We recommend further evaluation and repairs as needed by a licensed plumber at this time.



Counter tops

Marble.

Cabinets

SERVICEABLE.

Toilet

SERVICEABLE.
.8.

Bathtub

SERVICEABLE.
Adjust stopper.
MAINTENANCE: Mechanical drain stopper is not operational.

Bathtub enclosure

Main bath.
SAFETY: Wire glass is not an approved type of safety glass by today's standards. We recommend replacing with safety glass (may require replacing the entire enclosure). Glass is cracked.



BATHROOM

Description

Primary bathroom,
3/4 Bath.

Location

Bedroom.

Ventilation

SERVICEABLE. Window.

Heater

Primary bath.
Electric ceiling mounted unit,
DEFECTIVE: Did not respond to controls.

Ground Fault Circuit Interrupters (GFCI)

Primary bath.
SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.

Sink

Primary bath.
SERVICEABLE.
MAINTENANCE: Pop-up stopper needs adjustment or repair.



Faucet

SERVICEABLE.

Plumbing below sink

Primary bath.
MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.



Counter tops

Marble.

Cabinets

SERVICEABLE.

Toilet

SERVICEABLE.
Purple stain in bowl.
.8.



Stall shower

Primary bath.

MAINTENANCE: Drains poorly. We recommend further evaluation by a licensed plumber.

MAINTENANCE: Caulking is deteriorated or missing at the shower dam, wall or floor. We recommend caulking as needed at this time to prevent water intrusion and subsequent damage.



Shower enclosure

Primary bath.

SAFETY: Wire glass is not an approved type of safety glass by today's standards. We recommend replacing with safety glass (may require replacing the entire enclosure). Glass is cracked.



FIREPLACE

Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. If the fireplace has not been inspected by a qualified fireplace professional within the past year we recommend this be done prior to use.

FIREPLACE

Location

Living room.

Type

Masonry fireplace.

Firebox observations

Possibly from exterior moisture issue wicking up.

DEFECTIVE: Efflorescence in firebox. This is an indication of moisture intrusion, which can cause deterioration of the masonry.



Masonry chimney

DEFECTIVE: Mortar is moderately loose and deteriorated. We recommend further evaluation by a qualified fireplace professional prior to use.

DEFECTIVE: Small cracks observed. We recommend further evaluation by a qualified fireplace professional prior to use.

MAINTENANCE: Crown is cracked or otherwise deteriorated. The crown protects the masonry from the effects of weather and needs maintenance/repair at this time. We recommend further evaluation and repair as needed by a qualified fireplace professional.

Rain cap missing.

MAINTENANCE: No rain cap. Rain caps are not required on masonry chimneys; however, they protect the chimney and firebox from deterioration and we recommend installing them on all chimneys.



ENERGY CONSERVATION

These generally applicable notes are given as a courtesy and are items or conditions we have identified at this property where energy conservation improvements may be feasible.

RESOURCES FOR LOWERING YOUR ENERGY COSTS

UTILITY BILL, REBATES AND OTHER ASSISTANCE

Online Consumer and Business Conservation Rebate Database:
www.consumerenergycenter.org

California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm

California Energy Commission, 1-800-772-3300 or www.consumerenergycenter.org for information on utility bill assistance programs

California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or www.cpuc.ca.gov for information on baseline and other optional rates and bill assistance programs

Local Utility Companies, So. Calif. Edison 1-800-655-4555, So. Calif. Gas Company 1-800-427-2200, City of Los Angeles, Department of Water and Power 1-800-342-5397

HELP FOR LOW INCOME RESIDENTS

California Department of Community Services and Development, 1-800-433-4327 or www.csd.ca.gov/liheap.htm for Low Income Home Energy Assistance Program

California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

SENIORS AND SPECIAL NEEDS

Medical Baseline Emergencies: People of all ages and income levels on life-support or with certain medical conditions where a loss of electricity could be a threat to their lives should contact their electric company to apply for the Medical Baseline program or call Flex Your Power at 1-866-968-7797 for a referral. The program provides a variety of benefits, including a larger allotment of low-cost baseline electricity and advance notification of rotating power outages. A flier, Consumer Tips for Energy Emergencies, with information for seniors and people with special medical conditions, who are especially vulnerable to heat, electricity outages and higher electric bills is available at www.dca.ca.gov/energy_emergency_tips.pdf.

Report Summary

Client:
John Kuprenas

Buyers Agent:
Judy Henry Estate Properties Malaga Cove
work 310-940-9240

Seller's Agent:

Inspection Address:
5716 Sunmist Dr. Rancho Palos Verdes 90275.

Inspection Date: 07/05/2026.

Inspector: Shawn Foster.

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as areas of concern. This summary is not comprehensive, and should not be used as a substitute for reading the entire report. The report is based on a visual inspection of the above referenced property at the time of the inspection only. hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight; maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the Inspection Agreement.

We would like to bring the following items to your attention.

POSSIBLE SAFETY HAZARDS

Items that are possible SAFETY HAZARDS and should be addressed immediately by qualified licensed trades people:

PARKING STRUCTURE

INTERIOR

Fire separation

Inside storage cabinet top corner and base of the wall.

DEFECTIVE: Holes or other damage noted. Fire separation is designed to slow the spread of fire originating in the garage. We recommend repairs as needed by a licensed drywall or plastering contractor prior to occupancy for safety concerns.

MAJOR CONCERNS

Items that are a MAJOR CONCERN and require further evaluation and repair by qualified licensed trades people:

GROUND

STAIRS ON GRADE

Handrails

DEFECTIVE: No handrail present. We recommend installing a handrail at all stairs where there are three or more risers.

FOUNDATION / FLOOR FRAMING / BASEMENT

UNDER FLOOR SUBAREA

Observations

The west end of the sub area has efflorescence, dirt is dry. Likely from a past plumbing leak under kitchen or moisture issue from the exterior of foundation and seeped in. Recommend asking seller for any information on past moisture issues.

DEFERRED: Crystalline like substance viewed on the wet earth. This appears to be efflorescence, however, it may also be or contain microbial matter (mold, fungi, etc.). Environmental issues are beyond the scope of our physical inspection. You will need to consult with an environmentalist or industrial hygienist if you have concerns.

PERIMETER FOUNDATION

Observations

Under the west end of the living room. The north wall and the entry exterior wall have horizontal cracks. This could have been caused by a moisture issue that had been wet for a long period of time and the bottom of the wall settled. Dry at the time of the inspection.

DEFECTIVE: Horizontal crack to approximately 1/4 inches. Horizontal cracks usually have structural significance and may require repair. We recommend further evaluation by a licensed foundation contractor.

INTERIOR FOUNDATION

Observations

5-6 piers have moisture damage and are deteriorated. Piers will likely need to be replaced.

DEFERRED: Moisture damage viewed. Recommend further inspection and repairs as needed.

PARKING STRUCTURE

PEDESTRIAN DOORS

Fire door to interior

DEFECTIVE: Door did not self close and latch as required for fire protection. We recommend adjustment/repair prior to occupancy.

Exterior doors

SAFETY: No deadbolt installed. We recommend installing a modern deadbolt that meets current security standards.

INTERIOR

Interior surfaces

Stains and hole in ceiling. Dry, doesn't appear any repairs were made.

DEFERRED: Moisture stains noted at the ceiling/walls appear to be from a plumbing leak and were dry at the

time of our inspection. We could not determine if the stains are from an intermittent or repaired leak. Recommend further inspection and repairs as needed.

ELECTRICAL SYSTEM

ELECTRICAL SERVICE

Panel observations, exterior

SAFETY: Circuit breakers are not adequately labeled for area/items served. We recommend permanently labeling each breaker for emergency needs.

DEFECTIVE: Unused openings in the panel are missing covers and exposing energized parts to accidental contact.

DEFERRED: Electrical panel is outdated by today's standards and will likely need to be upgraded if the house is remodeled.

PLUMBING SYSTEM

DRAIN, WASTE AND VENT SYSTEM

Observations

Kitchen line is sagging.

MAINTENANCE: Pipes are not adequately supported or strapped. Recommend repairs before a leak occurs.

WATER HEATER

WATER HEATER

Safety relief valve

PVC line.

DEFECTIVE: Improper or no discharge line. The discharge piping should be of hard drawn copper or steel or other type approved for hot water distribution. It should be no smaller than the outlet of the valve and must pitch downward to allow complete drainage of the safety relief valve and discharge line. The end of the discharge line should not be threaded and should terminate below the controls at the exterior of the building and within 6" of the ground or other approved location. Valves, reducer couplings, or flexible connectors should not be installed on the discharge line.

DEFECTIVE: Improper termination of discharge line. The end of the discharge line should terminate at the exterior of the building or other approved location.

Water connections

MAINTENANCE: Shutoff valve or connectors are corroded. We recommend replacing corroded components when observed as preventative maintenance.

HEATING & COOLING SYSTEMS

HEATING / AIR DISTRIBUTION

Exhaust flue

SAFETY: Transite vent pipe(s) observed. Transite is known to contain asbestos and will need special handling if removed or repaired.

Distribution ducts

SAFETY: Suspect asbestos material damaged, loose or in friable condition. We recommend further evaluation by a licensed asbestos assessor.

MAINTENANCE: Disconnected section(s) or leaky joints noted in the attic. We recommend sealing all joints at this time for energy conservation.

Inspector's notes

MAINTENANCE: Nearly all furnace manufacturers recommend annual inspection and servicing of their furnaces

by a factory qualified technician. Such service requires some disassembly and may use specialized equipment resulting in a more thorough evaluation. If the furnace has not been serviced within the past 12 months we recommend doing so prior to the close of this transaction.

KITCHEN

KITCHEN 1

Cabinets

MAINTENANCE: Moderate to heavy wear. Some hinges or doors may be damaged, or do not latch securely, or drawer guides/slides are worn or in disrepair.

DEFERRED: Possible surface mold on inside wall. This is common in closet and cabinets of low air flow a dust. Further inspection may be desired by a licensed mold inspector.

Ground Fault Circuit Interrupters (GFCI)

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all kitchen counter receptacles.

Dishwasher

DEFECTIVE: Did not respond to user controls.

MONITOR: Older model appliance may be near the end of its useful life.

KITCHEN 2

Faucet

MAINTENANCE: Faucet valve is difficult to turn.

Plumbing below sink

MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.

Ground Fault Circuit Interrupters (GFCI)

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all wet bar counter receptacles.

BATHROOMS

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

1/2 bath.

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.

Plumbing below sink

1/2 bath.

Leaking at stopper.

MAINTENANCE: Active leak viewed in the drain or water supply line. We recommend further evaluation and repairs as needed by a licensed plumber at this time.

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

Main bath.

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI

protection at all bathroom receptacles.

Plumbing below sink

Main bath.

Leaking at connection to sink.

MAINTENANCE: Active leak viewed in the drain or water supply line. We recommend further evaluation and repairs as needed by a licensed plumber at this time.

Bathtub enclosure

Main bath.

SAFETY: Wire glass is not an approved type of safety glass by today's standards. We recommend replacing with safety glass (may require replacing the entire enclosure). Glass is cracked.

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

Primary bath.

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.

Shower enclosure

Primary bath.

SAFETY: Wire glass is not an approved type of safety glass by today's standards. We recommend replacing with safety glass (may require replacing the entire enclosure). Glass is cracked.

FIREPLACE

FIREPLACE

Masonry chimney

DEFECTIVE: Mortar is moderately loose and deteriorated. We recommend further evaluation by a qualified fireplace professional prior to use.

DEFECTIVE: Small cracks observed. We recommend further evaluation by a qualified fireplace professional prior to use.

MAINTENANCE: Crown is cracked or otherwise deteriorated. The crown protects the masonry from the effects of weather and needs maintenance/repair at this time. We recommend further evaluation and repair as needed by a qualified fireplace professional.

Rain cap missing.

MAINTENANCE: No rain cap. Rain caps are not required on masonry chimneys; however, they protect the chimney and firebox from deterioration and we recommend installing them on all chimneys.

MINOR CONCERNS

Items that are a MINOR CONCERN and warrant attention, repair and/or monitoring by qualified licensed trades or maintenance professionals:

EXTERIOR COMPONENTS

EXTERIOR WALLS

Ground Fault Circuit Interrupters (GFCI)

Rear.

Outlet is dead.

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI

protection at all exterior receptacles.

WINDOWS

Observations

SERVICEABLE.

North side, West side bedroom.

MAINTENANCE: Screen was damaged at one or more windows sampled.

PORCH

Stairs

Small settlement crack.

MONITOR: Hairline or moderate sized cracks observed. These appear to be typical settlement and shrinkage cracks. We suggest monitoring and obtaining further evaluation by a licensed waterproofing contractor if a change in size or number is noticed.

GROUND

GATES AND FENCES

Gates

South.

DEFECTIVE: Gate is missing latch and needs repair or replacement.

North west.

MAINTENANCE: Needs adjusting or minor repair.

Wooden fences

South side, leaning, supports added to support posts.

MAINTENANCE: Some loose/rotted posts and/or broken/missing boards.

DRIVEWAY / WALKS / SLABS

Concrete

SAFETY: Vertical displacement resulting in a trip hazard at one or more locations. We recommend repairing trip hazards where or whenever they occur. Where displacement is caused by tree roots we recommend consulting with a licensed landscaping contractor or arborist for remedial advice.

MONITOR: Small cracks viewed in the paving appear to be typical of settlement or shrinkage. We recommend monitoring cracks from time to time. Change in the size or number of cracks may be symptomatic of other conditions such as defective drainage, settlement or soil movement and should be further evaluated by a licensed masonry contractor.

FOUNDATION / FLOOR FRAMING / BASEMENT

UNDER FLOOR SUBAREA

Ventilation

Type: Screened vents to the exterior. South side and north side of living room.

MAINTENANCE: Some screens were damaged or missing. We recommend maintaining screens in good repair for proper ventilation and to prevent animal or rodent entry.

ROOF COMPONENTS

ATTIC

Ventilation

SERVICEABLE.

Top attic.

Fan appears new and not connected. Recommend further inspection and finishing install.

DEFERRED: Thermostat controlled attic fan viewed. We do not evaluate or operate thermostat controlled attic

fans. We suggest reviewing the fan operation with the current owner.

PARKING STRUCTURE

VEHICLE DOOR

Tilt-up

SERVICEABLE.

DEFERRED: Appears to be a board patched to the corner of door. Door still operates, but puts added weight to the one side.

AUTOMATIC OPENER

Observations

SAFETY: We recommend upgrading this opener. Modern openers have improved safety features including electronic safety beams and automatic reversing to prevent injury to children, pets and property.

INTERIOR

Ground Fault Circuit Interrupters (GFCI)

SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all garage and work area receptacles.

ELECTRICAL SYSTEM

WIRING

Primary type

Copper wires with grounding conductor in nonmetallic sheathing.

Copper wires with grounding conductors in metal conduit.

DEFERRED: Cloth covered wiring. This type of covering (no longer used) can become brittle and deteriorate with age. Most of the wiring is concealed and we routinely recommend further evaluation by a licensed electrician.

Subarea wiring observations

DEFECTIVE: Unsecured wiring. Flexible conduit should be fastened within 12" of each end and every 4-1/2 feet. Non-flexible conduit should be fastened within 36" of each end and every 10-feet.

LIGHTS AND OUTLETS

Electrical outlets

SAFETY: Some two-pronged receptacles viewed. This type of system is common with similar structures of this age. Some plug-in devices, such as lamps and televisions, etc., may not require a grounded receptacle. However, we recommend upgrading to properly grounded three-pronged receptacles where needed, especially at receptacles for appliances, tools and electronic equipment including refrigerators, laundry machines, computers, and for all other appliances and equipment that are supplied with a three-prong grounded plug.

Refrigerator and washer outlet were grounded.

All others.

DEFECTIVE: 3-prong grounded type receptacle sampled at all locations was not properly grounded.

Rear porch, outlet is dead.

DEFECTIVE: Receptacle sampled at one or more locations was not operational.

PLUMBING SYSTEM

WATER SUPPLY

Hose faucets

SERVICEABLE: Sampling operated was serviceable.

SAFETY: We recommend installing anti-siphon devices at all hose connections to protect the potable water supply from possible cross contamination. The common anti-siphon device for this purpose will screw onto the existing hose faucet. These are required on new construction and when replacing water pipes in older structures. They are available at most hardware stores in the plumbing department and can be easily installed by most homeowners with minimal or no tools.

GAS FUEL SYSTEM

Gas shutoff at meter

Present

SAFETY: No seismic shutoff valve. We recommend installing a seismic shutoff valve on the gas meter for protection against fire loss in the event of a damaging earthquake.

Wrench present.

WATER HEATER

WATER HEATER

Additional observations

DEFECTIVE: We recommend connecting the drain of the catch pan to a drain line that terminates at the exterior of the building to prevent damage to the structure or personal belongings if the water heater leaks.

INTERIOR COMPONENTS

DOORS

Main entry door

MAINTENANCE: Door rubs the jamb or floor, sticks, or doesn't latch securely. Some minor shaving/trimming/adjustment is needed.

MAINTENANCE: Doorbell did not respond.

Sliding glass doors

SERVICEABLE.

Safety glass present.

Lower family room screen.

MAINTENANCE: Screen door is damaged or missing at one or more doors sampled.

Entry hall slider missing handle and not tested.

Interior doors

Bedroom end left and right bedroom.

MAINTENANCE: Some doors are missing bumpers and knobs hit the wall.

Bedroom end left.

DEFERRED: Ding in the door.

WINDOWS

Interior observations

Living room tall windows, far left/west base has moisture stains.

DEFERRED: Water stains/damage present might indicate moisture intrusion.

All others

SERVICEABLE. At windows sampled.

FLOORING

Wood or wood-like flooring

Lower family room.

MAINTENANCE: Taped over a seam or carpet tape? Recommend repairs if needed.

Carpeting

SERVICEABLE.

Upstairs hall and bedrooms, older.

Bedroom left.

MAINTENANCE: Squeaks noted at various locations. Squeaks can generally be greatly reduced or eliminated by screwing the subfloor to the floor joists and is most practical to do when changing the floor covering.

KITCHEN

KITCHEN 1

Faucet

MAINTENANCE: Faucet leaks at the handle or spout base.

Plumbing below sink

MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.

Garbage disposal

DEFECTIVE: Did not respond to switch operation.

LAUNDRY

LAUNDRY

Observations

DEFERRED: Laundry machines and appliances are not inspected or operated.

MAINTENANCE: Hot and cold valves or lines have light corrosion. Recommend switching out corroded parts before a leak occurs.

BATHROOMS

BATHROOM

Faucet

1/2 bath.

Hot handle.

MAINTENANCE: Faucet valve is difficult to turn. This can often be repaired by changing worn components such as washers, seats and/or stems. In some instances it may be necessary to replace the fixture.

Counter tops

1/2 bath.

Marble.

MAINTENANCE: Caulking is deteriorated. We recommend re-caulking backsplash as needed at this time to prevent water intrusion and subsequent damage.

Cabinets

SERVICEABLE.

Moisture stain at base of cabinet. Recommend asking seller if there was a leak or something happen.

Toilet

1/2 bath.

MAINTENANCE: We recommended caulking at the base of the bowl to prevent sewer gases from escaping into the bathroom if the primary wax seal fails.

1.6.

BATHROOM

Bathtub

SERVICEABLE.

Adjust stopper.

MAINTENANCE: Mechanical drain stopper is not operational.

BATHROOM

Heater

Primary bath.

Electric ceiling mounted unit,

DEFECTIVE: Did not respond to controls.

Sink

Primary bath.

SERVICEABLE.

MAINTENANCE: Pop-up stopper needs adjustment or repair.

Plumbing below sink

Primary bath.

MAINTENANCE: Shutoff valve or connector is corroded. Corroded components will eventually fail; we recommend replacing corroded components when observed.

Toilet

SERVICEABLE.

Purple stain in bowl.

.8.

Stall shower

Primary bath.

MAINTENANCE: Drains poorly. We recommend further evaluation by a licensed plumber.

MAINTENANCE: Caulking is deteriorated or missing at the shower dam, wall or floor. We recommend caulking as needed at this time to prevent water intrusion and subsequent damage.

FIREPLACE

FIREPLACE

Firebox observations

Possibly from exterior moisture issue wicking up.

DEFECTIVE: Efflorescence in firebox. This is an indication of moisture intrusion, which can cause deterioration of the masonry.

This report is only a summary of findings from the inspection completed today. Please read the full Inspection Report when it is provided later.