



SUMMARY

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Verdes, CA 90275
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04/02/2026

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SUMMARY

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

THE CONDITIONS OUTLINED IN THIS REPORT SHOULD BE EVALUATED BY A QUALIFIED TRADESPERSON PRIOR TO THE END OF THE CONTINGENCY PERIOD! This is important in order to give the tradesperson the opportunity to not only provide you with an estimate for repair or replacement, but also allows him an opportunity to further inspect the item in question. In doing so, they may find the scope of the repair or replacement to be greater than originally thought. This allows you to make a more informed purchase decision.

Please read the entire report. The COMPLETE REPORT consists of: Action Items, Full Report and Inspection Agreement.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

3.2.1 Stucco

STUCCO - GAPS OR HOLES

LEFT SIDE

There was a gap or hole in the stucco siding. This can lead to water infiltration. We recommend repair.

Recommendation

Contact a qualified professional.



Recommendation



3.4.1 Trim and Flashing
TRIM - DAMAGED

FRONT

Areas of the building trim are damaged. I recommend having these areas evaluated and repaired/replaced as necessary by a licensed contractor. Please see your termite report for possible further information.

Recommendation
Contact a qualified siding specialist.

 Recommendation



4.4.1 Vegetation
VEGETATION - OVERHANGING THE ROOF

Tree branches were overhanging the roof in areas. Branches overhanging the roof can cause leaves to clog gutters, branches could fall and cause damage, and critters can use branches to get onto the home. I recommend having the overhanging trees evaluated and addressed as necessary.

Recommendation
Contact a qualified tree service company.

 Recommendation



4.12.1 Retaining walls
RETAINING WALL - FAILING/LEANING

Areas of the retaining wall appeared to be failing/leaning. I recommend having the wall evaluated and repaired as necessary by a licensed contractor or structural engineer prior to closing.

Recommendation
Contact a qualified landscaping contractor

 Safety Hazard



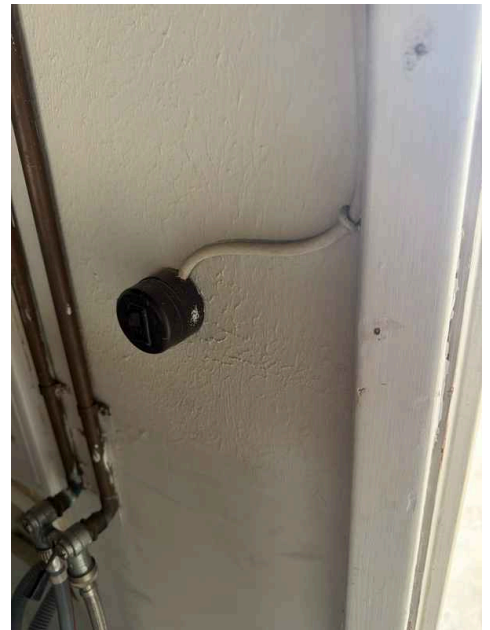
5.5.1 Branch Wiring
EXPOSED WIRING

 Recommendation

GARAGE

Electrical wiring discovered without proper conduit protection. This creates potential shock and fire hazards. Electrical wiring must be enclosed in appropriate conduit to prevent accidental contact and reduce risk of electrical incidents.

Recommendation
Contact a qualified professional.



5.5.2 Branch Wiring
WIRING - OPEN SPLICED

 Recommendation

GARAGE

Open spliced wiring was observed in areas. This is not a safe method to connect wiring, therefore I recommend having this evaluated and repaired as necessary by a licensed electrician.

Recommendation
Contact a qualified electrical contractor.



5.8.1 Lighting

LIGHT FIXTURE - MISSING GLOBE - CLOSET

UNDER STAIRS

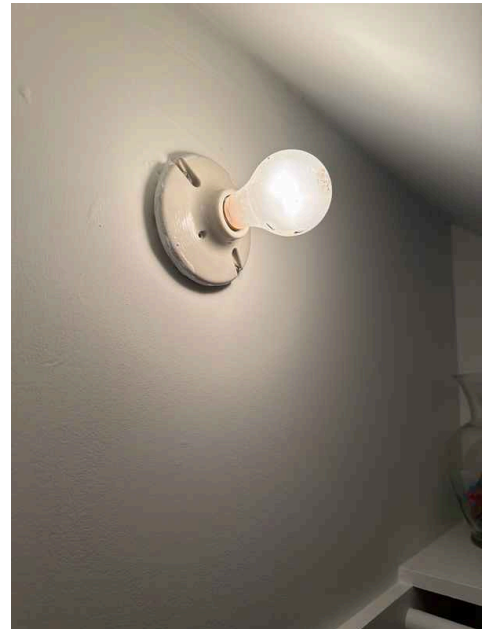
The light fixture(s) in the closet(s) is missing a globe or cover as required. I recommend having it repaired or replaced.

Recommendation

Contact a qualified professional.



Recommendation



5.8.3 Lighting

LIGHT FIXTURE - IN NEED OF REPAIR

EXTERIOR /NUMEROUS

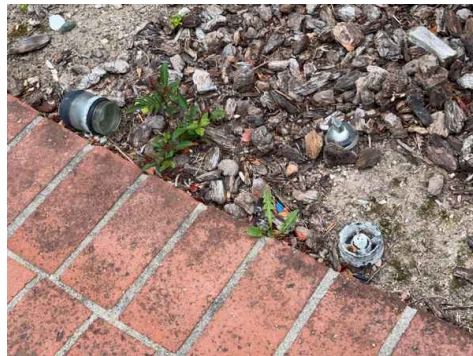
The light fixture(s) is in need of repair. I recommend having this evaluated and repaired/replaced as necessary by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Recommendation



5.12.1 GFCI & AFCI

GFCI PROTECTION NOT INSTALLED

GARAGE, LAINDRY

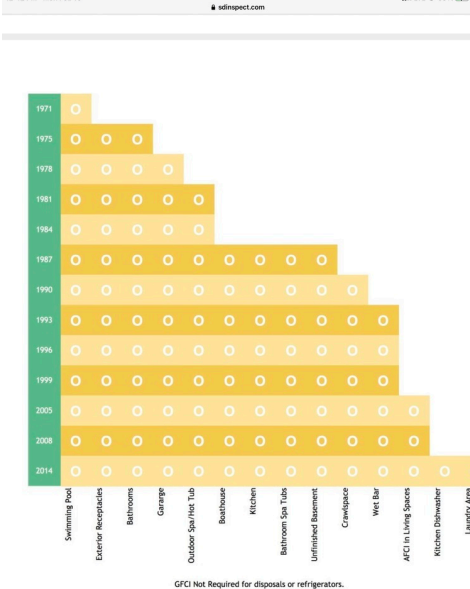
The receptacle(s) was not GFCI protected at the following areas. Although, these receptacles may not have been required at the original time of construction, we highly recommend they be installed in order to protect against electrical shock. Note: Anytime you upgrade or remodel an area, that area shall conform to the current building standard.

Recommendation

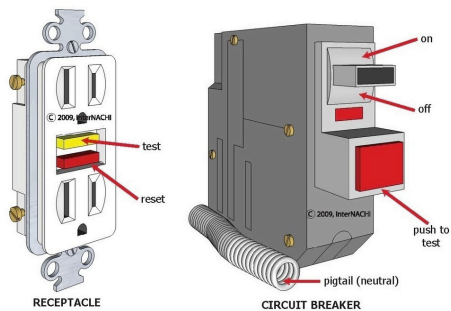
Contact a qualified electrical contractor.



Safety Hazard



Ground Fault Circuit Interrupters



6.4.1 Drain, Waste, & Vent Systems

DRAIN STOP DEFECTIVE

2ND FLOOR HALL BATHROOM

The drain stop is either defective for missing. We recommend further inspection and repair or replacement. Clcik [HERE](#) for information on how to easily repair your drain stop.

Recommendation
Contact a qualified handyman.



6.8.1 Bathtub

JETTED TUB - INOPERABLE

2ND FLOOR HALL BATHROOM

The jetted tub was not functioning during the inspection. I recommend having it evaluated and repaired as necessary by a licensed contractor.

Recommendation
Contact a qualified professional.

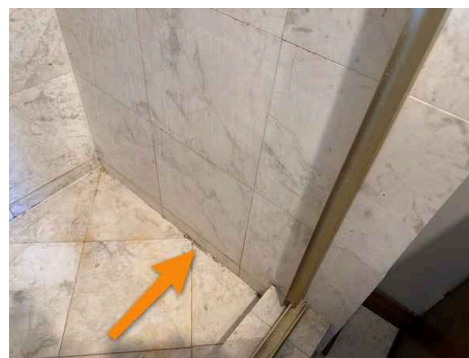


6.10.1 Shower

POOR CAULK CONDITION

BATHROOM

The caulk in the shower is deteriorated or failing. Compromised caulk allows water to penetrate behind fixtures and into wall cavities, potentially causing water damage, mold growth, and structural deterioration. The caulk should be removed and replaced with fresh, waterproof material to restore a proper water-tight seal. (same in hallway bathtub)



Recommendation
Contact a qualified professional.

6.11.1 Gas Supply

NO EARTHQUAKE SHUTOFF

Recommendation

There was no earthquake gas shutoff valve. Some jurisdictions require this safety device.

Recommendation
Contact a qualified professional.

8.1.1 Water Heater

NO PROTECTIVE BOLLARDS

Recommendation

There are no protective bollards installed in front of the water heater to protect it from auto impact. We recommend repair.

Recommendation
Contact a qualified general contractor.

9.3.1 Occupant Doors

SELF-CLOSING DEVICE NEEDS REPAIR OR REPLACEMENT

Safety Hazard

The garage entry door does not self close and self latch as required. We recommend repair.

Recommendation
Contact a qualified professional.



10.1.1 Access

OPENING TOO SMALL

Recommendation

The attic access opening is a nonconforming size. The small opening makes it difficult to access the attic area. As an upgrade, we recommend consideration be given to installing a larger opening.

Recommendation
Contact a qualified professional.

11.5.1 Cooktop

COOKTOP - BURNER NOT OPERATING

Recommendation

The burner(s) were not functioning. I recommend having this evaluated and repaired/replaced as necessary by a qualified appliance repair technician.

Recommendation

Contact a qualified appliance repair professional.



12.3.1 Doors

DIFFICULT TO OPEN,CLOSE



Recommendation

MASTER BEDROOM

One or more of the interior door(s) did not operate smoothly or hard to operate. We recommend repair.

Recommendation

Contact a qualified door repair/installation contractor.

12.3.2 Doors

DOOR RUBS



Recommendation

2ND FLOOR RIGHT SIDE BEDROOM

The entry door rubs when operated. We recommend sanding the door for proper operation.

Recommendation

Contact a qualified professional.



12.4.1 Windows

CASEMENT WINDOW - DOESN'T CLOSE PROPERLY



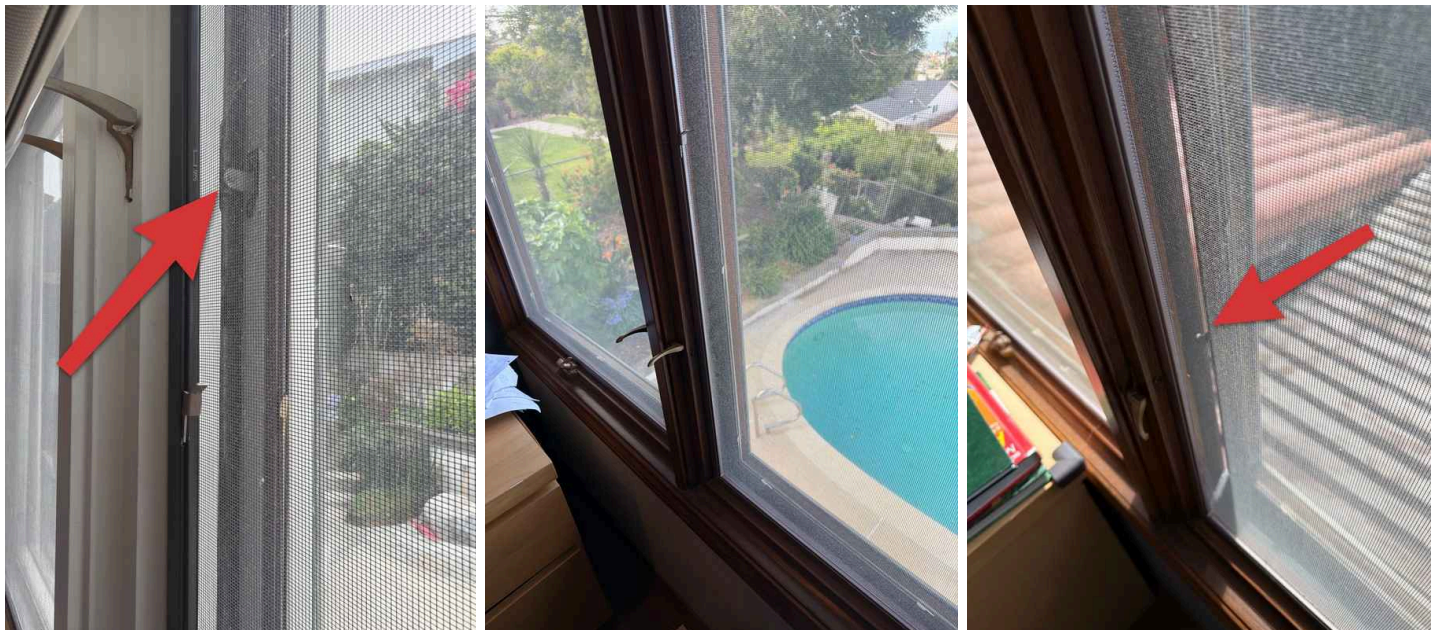
Safety Hazard

KITCHEN, UPPER BATHROOMS

One or more casement windows did not close properly. When cranking the window, the window did not close without being pushed from the outside. I recommend having this evaluated and repaired/replaced as necessary by a licensed window contractor prior to closing.

Recommendation

Contact a qualified window repair/installation contractor.



12.7.1 Ceilings

ACTIVE MOISTURE - CONFIRMED WITH A MOISTURE DETECTOR

KITCHEN

 Safety Hazard

A thermal anomaly was observed with a thermal camera. The area was tested with a moisture detector, which showed that there was elevated levels of moisture present. I recommend having the area evaluated and addressed as necessary by a licensed contractor.

Recommendation
Contact a qualified professional.



13.9.1 Dryer Vent

NO FLAP

 Recommendation

The dryer vent lacks a proper flap at the exterior. We recommend repair.

Recommendation
Contact a qualified professional.



14.9.1 Chimneys & Other Roof Penetrations

NO RAIN CAP/SPARK ARRESTOR

 Recommendation

The rain cap and or spark arrestor was missing from the chimney. We recommend repair.

Recommendation
Contact a qualified professional.



16.2.1 Masonry Wood Burning Fireplace

FIREPLACE DAMPER - MISSING OR NOT LOCKED OPEN



Recommendation

The damper clamp is missing or the fireplace damper is not locked in the open position. A damper is meant to open and close, but is meant for wood burning fireplaces. Once a gas log is installed, the damper should be locked in the open position. This is to prevent the gas log from being lit with the damper closed, which could cause carbon monoxide to back up into the home. I recommend having the fireplace evaluated and the damper locked in the open position by a qualified fireplace contractor.

[Click here](#) to find an NFI (National Fireplace Institute) Certified Specialist

Recommendation

Contact a qualified fireplace contractor.

16.2.2 Masonry Wood Burning Fireplace

MISSING DOORS



Recommendation

The fireplace is missing its glass doors or a screen. This is a safety issue and should be installed prior to use.

Recommendation

Contact a qualified professional.



18.3.1 Safety Devices:

DOES NOT COMPLY WITH NEW SAFETY REQUIREMENTS



Safety Hazard

The pool does not comply with the new safety requirements for all pools and spas. We recommend contacting a pool contractor for further information and installation of the proper safety devices.

Recommendation

Contact a qualified swimming pool contractor

18.3.2 Safety Devices:

PERIMETER GATES DO NOT COMPLY WITH BARRIER REQUIREMENT.



Safety Hazard

The perimeter gates that provide access to the pool/spa area should be self-closing and self-latching and open away from the pool area. We recommend consulting with a pool contractor for further information on these and other requirements dictated by current building standards.

Recommendation
Contact a qualified professional.

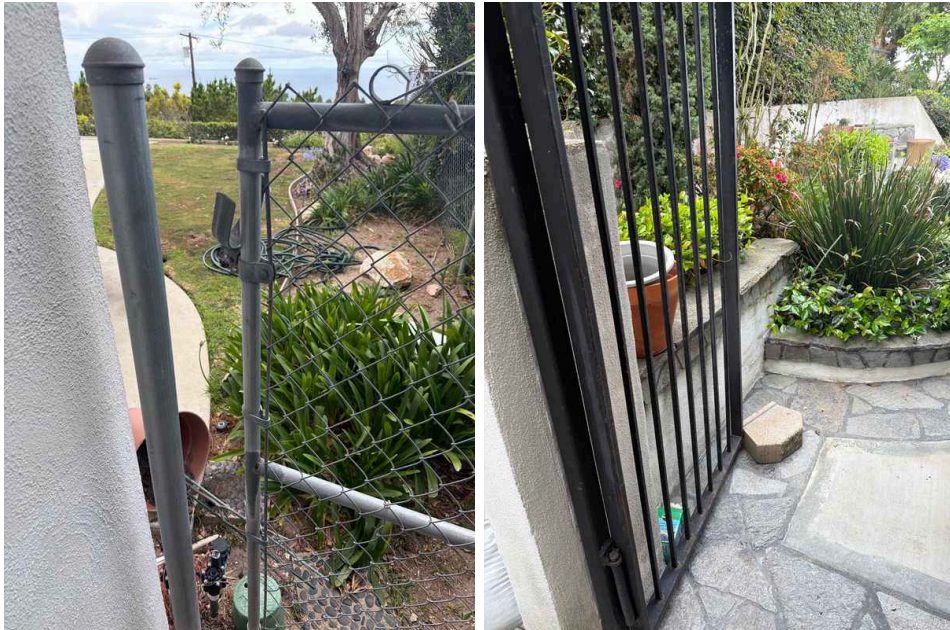
18.3.3 Safety Devices:

GATES OPEN INTO PROPERTY

 Safety Hazard

One or more of the gates push into the property, as opposed to away from it as required. We recommend further inspection and repair.

Recommendation
Contact a qualified professional.



18.3.4 Safety Devices:

FENCE CLIMBABLE

 Safety Hazard

One or more of the fence installation is climbable. This is not an accepted method to use when there was a pool or spa in the backyard as children can easily climb over the fence to gain access. We recommend modification.

Recommendation
Contact a qualified professional.



18.4.1 Pool Area Coping, Tile and Decking:

RESEAL COPING

 Recommendation

We recommend re-sealed between the deck and coping to prevent water from leaking behind the pool walls.

Recommendation

Contact a qualified swimming pool contractor

18.5.1 Vessel Surface:

SURFACE DEFECTS NEED FURTHER EVALUATION AND LIKELY REPAIR.

Recommendation

The plaster surface is worn and needs to be re-surfaced. We recommend contacting a licensed pool contractor for estimates on plastering.

Recommendation

Contact a qualified swimming pool contractor

18.7.1 Pool Electrical:

BONDING CONNECTION MISSING

Recommendation

The Pool Equipment bonding connection is not tied into the bonding system for the equipment. We recommend all pool equipment be properly bonded. Recommend repair.

Recommendation

Contact a qualified electrical contractor.

18.7.2 Pool Electrical:

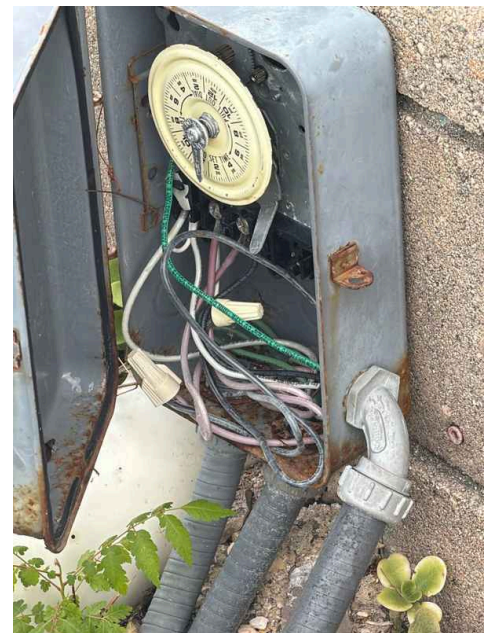
TIMER BOX MISSING

Safety Hazard

The pool equipment timer box is missing its protective cover. This is a shock hazard. We recommend repair.

Recommendation

Contact a qualified professional.



18.7.3 Pool Electrical:

GFCI MISSING

Safety Hazard

There is one or more missing GFCI protection devices/outlets missing in this area. We recommend contacting a licensed pool contractor, or electrical contractor, for further evaluation and repair of the pool related electrical system.

Recommendation

Contact a qualified electrical contractor.

18.8.1 Heating:

SPA HEATER DID NOT OPERATE



The spa heater did not appear to be operating when tested. We recommend further inspection and repair.

Recommendation

Contact a qualified professional.

18.10.1 Filtering/Cleaning Type:

FILTER PRESSURE GAUGE IS INOPERATIVE



The filter gauge is in operable. We recommend repair.

Recommendation

Contact a qualified professional.
