

Inspection reference: 71 Cresta Verde, RPV, CA 90274

Confidential Inspection Report

71 Cresta Verde

Rancho Palos Verdes CA 90274

October 6, 2025



Prepared for:
Raymond F. Destabelle Trust

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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.

<i>Inspection date</i>	10/06/2025.
<i>Inspection Address</i>	71 Cresta Verde Rancho Palos Verdes 90274.
<i>Client</i>	Raymond F. Destabelle Trust
<i>Buyers Agent</i>	
<i>Sellers Agent</i>	Judy Henry Estate Properties Malaga Cove work 31-940-9240.
<i>Inspector</i>	Shawn Foster.

SITE

<i>Topography</i>	Gentle slope.
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INSPECTED BUILDINGS

<i>Description</i>	Townhouse.
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ADDITIONAL INFORMATION

<i>Orientation</i>	The front door is considered to be facing west for reporting purposes.
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NOTES

ATTENDING THE INSPECTION

Present during the inspection

Seller's agent.

Present for the review

Seller's agent.

WEATHER

Weather

Sunny.

ACCESSIBILITY

Occupancy

Vacant.

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

*Ground Fault Circuit Interrupters
(GFCI)*

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



WINDOWS

Predominate type(s)

Horizontal sliding.
Aluminum
Single pane.

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.

GATES AND FENCES

Gates

SERVICEABLE.

Wooden fences

SERVICEABLE.

DRIVEWAY / WALKS / SLABS

Concrete

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.



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.

BUILT-UP ROOFING

Location

Main building.

Style

Flat or low slope.

Method of inspection

Camera pole.

Surface material

Rock/gravel.

Observations

Over west/front bedroom.

DEFECTIVE: Evidence of possible pooling. This condition can reduce the service life of the roof.





ADDITIONAL INFORMATION

Inspector's comments

DEFERRED: Roof maintenance is generally the responsibility of the HOA and the roof covering was not inspected.

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

Location West side of the parking structure.

Type of service 120/240 Volt.

Service disconnect 100 Amp. main breaker.



Branch circuit protection Circuit breakers.

Panel observations, exterior SERVICEABLE.

WIRING

Primary type Copper wires with grounding conductor in nonmetallic sheathing.
Copper wires with grounding conductors in metal conduit.

Interior wiring observations SERVICEABLE.

LIGHTS AND OUTLETS

Lights and switches Entry light. Recommend proper installation.
DEFECTIVE: Light fixture is broken, missing the globe, or is not installed at one or more locations.



Electrical outlets

SERVICEABLE.

SUB PANEL

Location

Living room.

Branch circuit protection

Circuit breakers.

Panel observations, exterior

SAFETY: Federal Pacific or Zinsco brand panel present. Electrical panels and circuit breakers are known to deteriorate with age. Many older panels have aluminum bus bars that are susceptible to oxidization, which can compromise the electrical connections. Also, older breakers have a higher failure rate than do modern breakers. Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade.



Panel observations, interior

SERVICEABLE.



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

Below unit on ceiling of parking structure.
West side of the main structure.

Main shutoff valve

Present, not operated.



Building supply line

Copper. Supply line material was based on the visible portion at the main shutoff valve. Water meters are not inspected.

Water lines

Copper.
Type L viewed.

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.
DEFERRED: Hose frozen to spigot.

FUNCTIONAL FLOW AND PRESSURE

Water pressure

SERVICEABLE.

Functional flow

SERVICEABLE.

DRAIN, WASTE AND VENT SYSTEM

Type(s) material viewed

Cast iron and galvanized steel.

Observations

Plumbing fixtures drained well at the time of our inspection with limited use. We recommend asking the current owner for any history of drain blockage or repair.

GAS FUEL SYSTEM

Gas shutoff at meter

Meter for main building.





Safety relief valve

No line.

DEFECTIVE: No discharge line. A discharge that terminates below the controls and at the exterior of the building or other approved location is required on safety valves.

Water connections

SERVICEABLE.



Burner compartment

Closed System, not inspected.

Additional observations

MAINTENANCE: We recommend installing a properly sized catch pan with a drain that terminates at the exterior of the building to prevent damage to structure/belongings in the event 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

Living room.

Type

Wall furnace.



Thermostat

Living room.
DEFECTIVE: No thermostat present, not tested.



HEATING / AIR DISTRIBUTION

Location

Kitchen.

Type

Wall furnace.



Fuel

Electricity.

Thermostat

Kitchen.
DEFERRED: Did not respond to user controls.



HEATING / AIR DISTRIBUTION

Location

West bedroom.

Type

Wall furnace.



Fuel

Thermostat

Electricity.
West bedroom.
No thermostat present, not tested.



HEATING / AIR DISTRIBUTION

Location

Type

Fuel

Burner

Thermostat

East bedroom.
Wall furnace.
Electricity.
MAINTENANCE: Accumulated dust or animal hair in the burner control compartment. We recommend removing/vacuuming combustible debris now and annually for safe operation.
SERVICEABLE. Heater responded to thermostat control.

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

Paint worn.

MAINTENANCE: Door finish is weathered or not painted on all sides. We recommend refinishing at this time to preserve the wood. Most door manufacturers require that all six sides must be painted as a warranty requirement.



Sliding glass doors

Kitchen.

DEFERRED: Metal frame corroding from the elements.

Safety glass present.

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

Living room.

SERVICEABLE.



Interior doors

1/2 bath, kitchen.

MAINTENANCE: Pocket door/s stick; hardware may need adjustment or repair or door may need to be trimmed or replaced.

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

West bedroom closet doors off the glide.

MAINTENANCE: Bypass closet doors do not glide easily, need adjustment/repair.

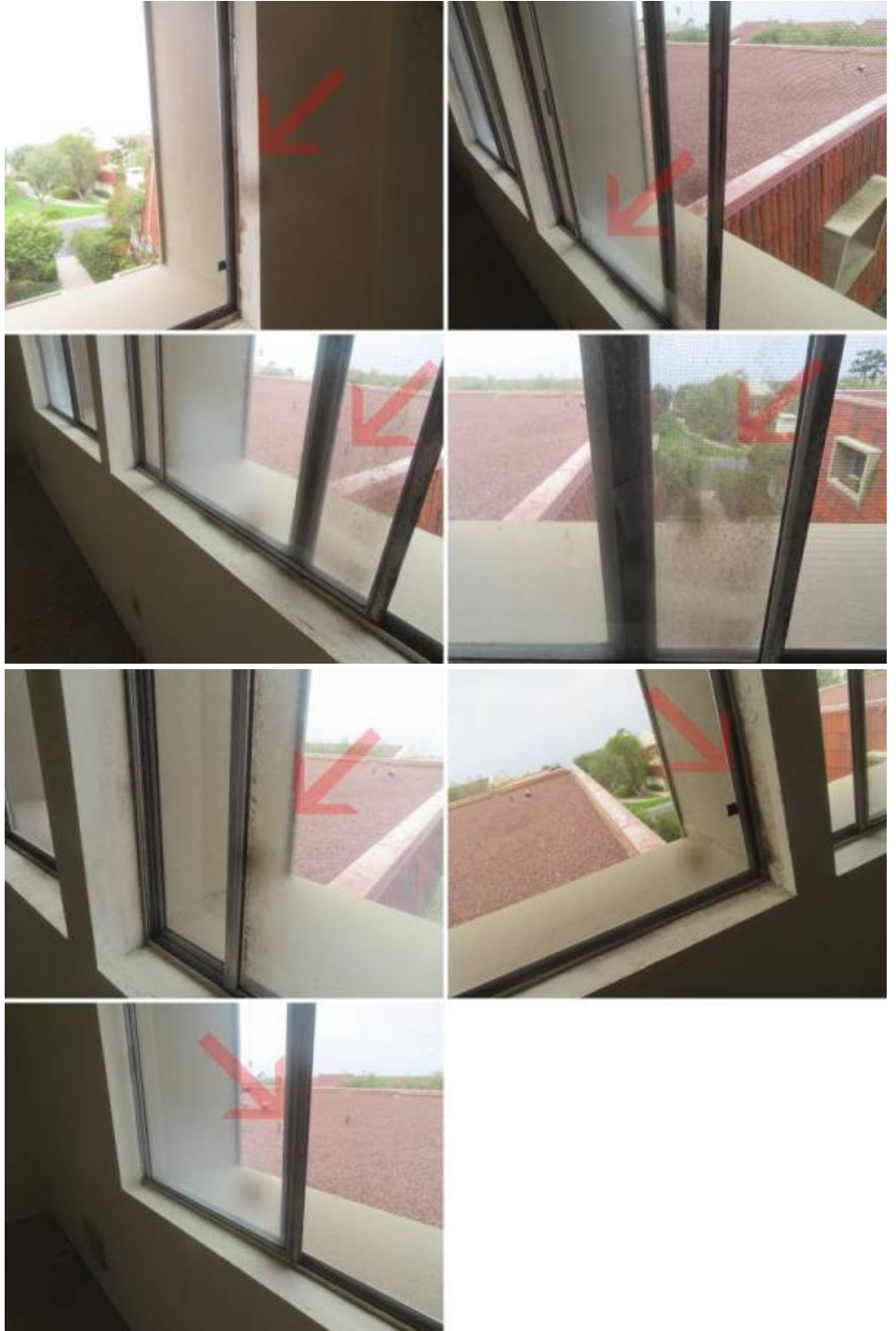


WINDOWS

Interior observations

DEFERRED: The window sills were sealed up to prevent air intrusion. Some windows have possible mold and corrosion.







WALLS AND CEILINGS

Drywall

MAINTENANCE: Some holes or damaged drywall needs repairing.

Around window sills that were sealed.

SAFETY: Mold/mildew viewed on the walls/ceiling. Mold can cause illness in humans or pets. Babies, children, the elderly and persons with respiratory disease, allergies or compromised immune systems can be especially at risk. We recommend further evaluation by a qualified Environmentalist or Industrial Hygienist to determine if harmful microorganisms are present.

Insect damage on baseboards in the bedrooms.



*Interior walls/ceiling*

SAFETY: Acoustic ceilings viewed may contain asbestos. Positive identification of asbestos can only be made by a certified laboratory. The acoustic ceilings appear to be in good condition. Removal or encapsulation is not generally recommended unless the material is damaged and/or in friable condition. Asbestos was widely used in building materials prior to 1983. This material if present can pose health risks and will require special handling if disturbed. Your real estate agent may be able to provide you with the pamphlet "Asbestos In The Home" (CPSC Document #453) or you may obtain one yourself from the Consumer Products Safety Commission by calling them at (800) 638-CPSC, or it can be found at their web site: www.cpsc.gov. We also have that document available as a .pdf file, which we will e-mail to you upon request.

Living room, east bedroom.

DEFERRED: Moisture stains noted on the ceiling were dry at the time of our inspection and could be from a repaired or intermittent leak. We suggest asking the current owner for any knowledge or history of leakage and monitoring from time to time.

West bedroom.

Repair noted.





FLOORING

Vinyl Flooring

Kitchen.

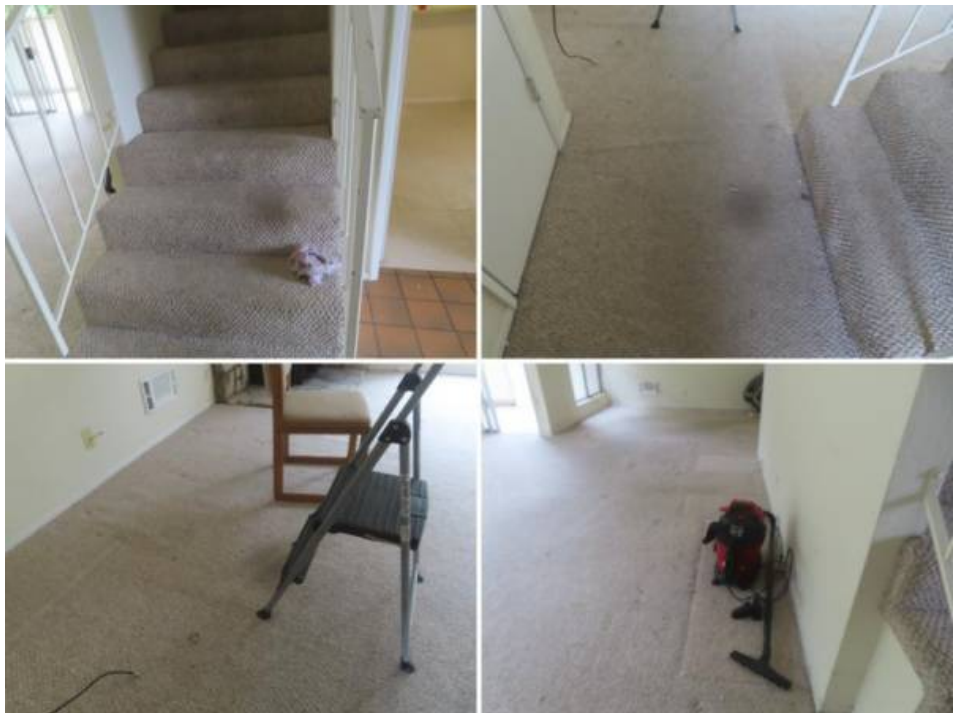
MAINTENANCE: Excessive wear viewed at various locations.



Carpeting

MAINTENANCE: Possible stains/discoloration viewed.

MAINTENANCE: Carpet is noticeably worn with some damage.





SMOKE ALARMS

Present

Hallway or room adjoining the bedrooms.

Missing

Each bedroom
Carbon monoxide at 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.

KITCHEN

KITCHEN 1

Sink

SERVICEABLE.



Faucet

DEFERRED: Corroding.



Plumbing below sink

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



Garbage disposal

SERVICEABLE.

Counter tops

Tile. Chipped or cracked tiles or heavy wear noted.



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.



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

DEFECTIVE: Missing parts, not operational.



Free standing range

None present.



Dishwasher

MAINTENANCE: Dishwasher sluggish, makes unusual noise. We recommend further evaluation by a licensed appliance repair person.

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



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

Kitchen.

Utilities Present

120 volt receptacle. 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

No gas present.

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

Description

1/2 Bath.

Location

Entry.

Ventilation

1/2 bath.
SERVICEABLE. Window,
MAINTENANCE: Fan missing holder for cover.



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.

Sink

SERVICEABLE.

Faucet

SERVICEABLE.

Plumbing below sink

1/2 bath.
MAINTENANCE: Active leak viewed in the drain line. We recommend further evaluation and repairs as needed by a licensed plumber at this time. Recommend cleaning O ring washer.



Counter tops

Marble. Moderate to heavy wear, nicks, scratches or cracks etc.



Cabinets

SERVICEABLE.

Toilet

1/2 bath.
Unable to determine if 1.6 low flush.



BATHROOM

<i>Description</i>	West bedroom. 3/4 Bath.
<i>Ventilation</i>	SERVICEABLE.
<i>Heater</i>	Central heating outlet.
<i>Ground Fault Circuit Interrupters (GFCI)</i>	West bedroom. SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.
<i>Sink</i>	West bedroom. MAINTENANCE: Pop-up stopper needs adjustment or repair. MAINTENANCE: Drain is restricted. This is likely due to a local restriction at the pop-up stopper or trap. We recommend further evaluation and correction as needed at this time by a licensed plumbing contractor.



Faucet

Plumbing below sink

SERVICEABLE.

West bedroom.

MAINTENANCE: Moderate corrosion on the drain line. We recommend replacing corroded components before they begin to leak.



Counter tops

West bedroom.

Marble. Moderate to heavy wear, nicks, scratches or cracks etc.



Cabinets

SERVICEABLE.

Toilet

West bedroom.

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.



Stall shower

SERVICEABLE.

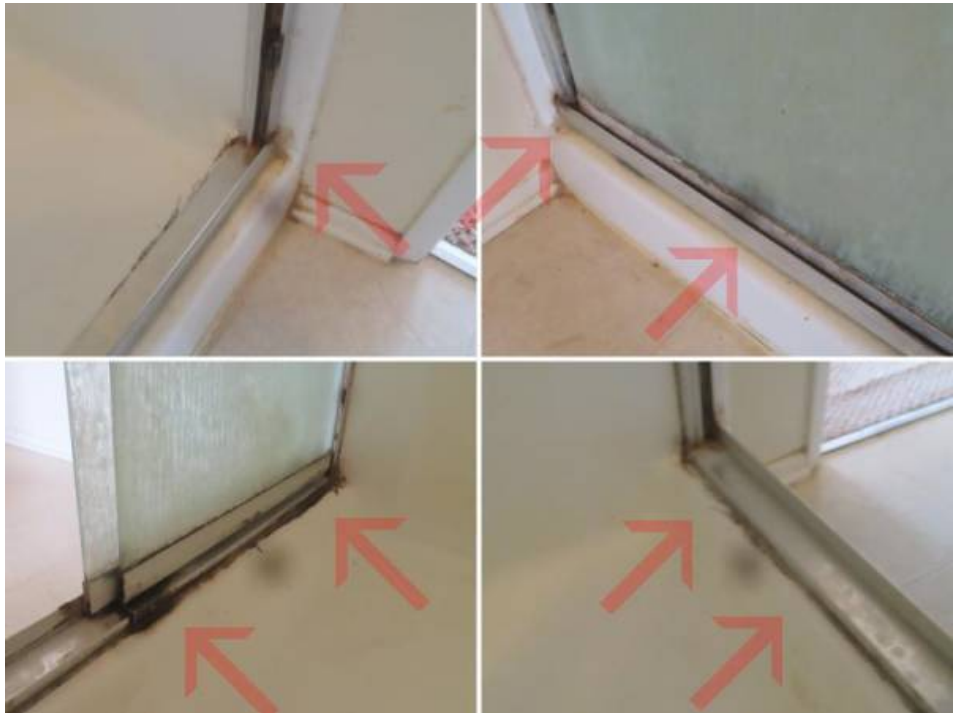
MAINTENANCE: Faucet trim is corroded, damaged or missing. Trim can often be replaced.



Shower enclosure

West bedroom.

MAINTENANCE: Needs general re-caulking or the vinyl strip at the bottom of the door needs repair.



Additional comments

West bedroom.

DEFERRED: Mildew-like or mold-like spots viewed on the ceiling or walls might indicate excessive moisture or inadequate ventilation.



BATHROOM

<i>Description</i>	East bedroom. Full bath.
<i>Ventilation</i>	SERVICEABLE. Fan.
<i>Heater</i>	Central heating outlet.
<i>Ground Fault Circuit Interrupters (GFCI)</i>	East bedroom. SAFETY: One or more receptacles are not GFCI protected. We recommend installing and maintaining GFCI protection at all bathroom receptacles.
<i>Sink</i>	East bedroom. MAINTENANCE: Pop-up stopper needs adjustment or repair.
<i>Faucet</i>	SERVICEABLE.
<i>Plumbing below sink</i>	East bedroom. MAINTENANCE: Moderate corrosion on the drain line. We recommend replacing corroded components before they begin to leak.



Counter tops

East bedroom.

Marble. Moderate to heavy wear, nicks, scratches or cracks etc.

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



Cabinets

SERVICEABLE.

Toilet

East bedroom.

DEFECTIVE: Bowl/base is cracked. A cracked/base bowl may suddenly fail; we recommend replacing the toilet at this time.

Unable to determine if 1.6 low flush.



Bathtub

East bedroom.

MAINTENANCE: Handles are loose, recommend tightening.

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

Manufactured fireplace.

Firebox observations

DEFECTIVE: Damper is not permanently blocked open. Damper must be blocked open a sufficient amount to prevent spillage of combustion products into the room when a decorative gas appliance (gas log) is installed in a solid fuel-burning fireplace.



Wood framed/Metal flue chimney

DEFERRED: Buildup of soot and creosote obscured our view of the interior. We recommend cleaning and further evaluation by a qualified fireplace professional prior to use.

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:
Raymond F. Destabelle Trust

Buyers Agent:

Seller's Agent:
Judy Henry Estate Properties Malaga Cove
work 31-940-9240

Inspection Address:
71 Cresta Verde Rancho Palos Verdes 90274.

Inspection Date: 10/06/2025.

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:

INTERIOR COMPONENTS

SMOKE ALARMS

Missing

Each bedroom
Carbon monoxide at each level.

MAJOR CONCERNS

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

ROOF COMPONENTS

BUILT-UP ROOFING

Observations

Over west/front bedroom.

DEFECTIVE: Evidence of possible pooling. This condition can reduce the service life of the roof.

ELECTRICAL SYSTEM

LIGHTS AND OUTLETS

Lights and switches

Entry light. Recommend proper installation.

DEFECTIVE: Light fixture is broken, missing the globe, or is not installed at one or more locations.

SUB PANEL

Panel observations, exterior

SAFETY: Federal Pacific or Zinsco brand panel present. Electrical panels and circuit breakers are known to deteriorate with age. Many older panels have aluminum bus bars that are susceptible to oxidization, which can compromise the electrical connections. Also, older breakers have a higher failure rate than do modern breakers. Both of these conditions can lead to arcing and overheating, sometimes resulting in an electrical fire. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Federal Pacific and Zinsco brands in particular are problematic and we routinely recommend replacing these panels as a safety upgrade.

WATER HEATER

WATER HEATER

Safety relief valve

No line.

DEFECTIVE: No discharge line. A discharge that terminates below the controls and at the exterior of the building or other approved location is required on safety valves.

HEATING & COOLING SYSTEMS

HEATING / AIR DISTRIBUTION

Thermostat

Living room.

DEFECTIVE: No thermostat present, not tested.

HEATING / AIR DISTRIBUTION

Thermostat

Kitchen.

DEFERRED: Did not respond to user controls.

HEATING / AIR DISTRIBUTION

Location

West bedroom.

HEATING / AIR DISTRIBUTION

Burner

MAINTENANCE: Accumulated dust or animal hair in the burner control compartment. We recommend removing/vacuuming combustible debris now and annually for safe operation.

INTERIOR COMPONENTSWINDOWS*Interior observations*

DEFERRED: The window sills were sealed up to prevent air intrusion. Some windows have possible mold and corrosion.

WALLS AND CEILINGS*Drywall*

MAINTENANCE: Some holes or damaged drywall needs repairing.

Around window sills that were sealed.

SAFETY: Mold/mildew viewed on the walls/ceiling. Mold can cause illness in humans or pets. Babies, children, the elderly and persons with respiratory disease, allergies or compromised immune systems can be especially at risk. We recommend further evaluation by a qualified Environmentalist or Industrial Hygienist to determine if harmful microorganisms are present.

Insect damage on baseboards in the bedrooms.

Interior walls/ceiling

SAFETY: Acoustic ceilings viewed may contain asbestos. Positive identification of asbestos can only be made by a certified laboratory. The acoustic ceilings appear to be in good condition. Removal or encapsulation is not generally recommended unless the material is damaged and/or in friable condition. Asbestos was widely used in building materials prior to 1983. This material if present can pose health risks and will require special handling if disturbed. Your real estate agent may be able to provide you with the pamphlet "Asbestos In The Home" (CPSC Document #453) or you may obtain one yourself from the Consumer Products Safety Commission by calling them at (800) 638-CPSC, or it can be found at their web site: www.cpsc.gov. We also have that document available as a .pdf file, which we will e-mailed to you upon request.

Living room, east bedroom.

DEFERRED: Moisture stains noted on the ceiling were dry at the time of our inspection and could be from a repaired or intermittent leak. We suggest asking the current owner for any knowledge or history of leakage and monitoring from time to time.

West bedroom.

Repair noted.

KITCHENKITCHEN 1*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

DEFECTIVE: Missing parts, not operational.

Dishwasher

MAINTENANCE: Dishwasher sluggish, makes unusual noise. We recommend further evaluation by a licensed appliance repair person.

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

BATHROOMSBATHROOM*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.

MAINTENANCE: Active leak viewed in the drain line. We recommend further evaluation and repairs as needed by a licensed plumber at this time. Recommend cleaning O ring washer.

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

West bedroom.

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

Additional comments

West bedroom.

DEFERRED: Mildew-like or mold-like spots viewed on the ceiling or walls might indicate excessive moisture or inadequate ventilation.

BATHROOM

Ground Fault Circuit Interrupters (GFCI)

East bedroom.

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

Toilet

East bedroom.

DEFECTIVE: Bowl/base is cracked. A cracked/base bowl may suddenly fail; we recommend replacing the toilet at this time.

Unable to determine if 1.6 low flush.

FIREPLACE

FIREPLACE

Firebox observations

DEFECTIVE: Damper is not permanently blocked open. Damper must be blocked open a sufficient amount to prevent spillage of combustion products into the room when a decorative gas appliance (gas log) is installed in a solid fuel-burning fireplace.

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)

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

GROUPSDRIVEWAY / WALKS / SLABS*Concrete*

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.

PLUMBING SYSTEMWATER 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.

DEFERRED: Hose frozen to spigot.

WATER HEATERWATER HEATER*Additional observations*

MAINTENANCE: We recommend installing a properly sized catch pan with a drain that terminates at the exterior of the building to prevent damage to structure/belongings in the event the water heater leaks.

INTERIOR COMPONENTSDOORS*Main entry door*

Paint worn.

MAINTENANCE: Door finish is weathered or not painted on all sides. We recommend refinishing at this time to preserve the wood. Most door manufacturers require that all six sides must be painted as a warranty requirement.

Sliding glass doors

Kitchen.

DEFERRED: Metal frame corroding from the elements.

Safety glass present.

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

Living room.

SERVICEABLE.

Interior doors

1/2 bath, kitchen.

MAINTENANCE: Pocket door/s stick; hardware may need adjustment or repair or door may need to be trimmed or replaced.

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

West bedroom closet doors off the glide.

MAINTENANCE: Bypass closet doors do not glide easily, need adjustment/repair.

FLOORING*Vinyl Flooring*

Kitchen.

MAINTENANCE: Excessive wear viewed at various locations.

Carpeting

MAINTENANCE: Possible stains/discoloration viewed.

MAINTENANCE: Carpet is noticeably worn with some damage.

KITCHEN

KITCHEN 1

Faucet

DEFERRED: Corroding.

Plumbing below sink

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

Counter tops

Tile. Chipped or cracked tiles or heavy wear noted.

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.

BATHROOMS

BATHROOM

Ventilation

1/2 bath.

SERVICEABLE. Window,

MAINTENANCE: Fan missing holder for cover.

Counter tops

Marble. Moderate to heavy wear, nicks, scratches or cracks etc.

Toilet

1/2 bath.

Unable to determine if 1.6 low flush.

BATHROOM

Sink

West bedroom.

MAINTENANCE: Pop-up stopper needs adjustment or repair.

MAINTENANCE: Drain is restricted. This is likely due to a local restriction at the pop-up stopper or trap. We recommend further evaluation and correction as needed at this time by a licensed plumbing contractor.

Plumbing below sink

West bedroom.

MAINTENANCE: Moderate corrosion on the drain line. We recommend replacing corroded components before they begin to leak.

Counter tops

West bedroom.

Marble. Moderate to heavy wear, nicks, scratches or cracks etc.

Shower enclosure

West bedroom.

MAINTENANCE: Needs general re-caulking or the vinyl strip at the bottom of the door needs repair.

BATHROOM

Sink

East bedroom.

MAINTENANCE: Pop-up stopper needs adjustment or repair.

Plumbing below sink

East bedroom.

MAINTENANCE: Moderate corrosion on the drain line. We recommend replacing corroded components before they begin to leak.

Counter tops

East bedroom.

Marble. Moderate to heavy wear, nicks, scratches or cracks etc.

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

Bathtub

East bedroom.

MAINTENANCE: Handles are loose, recommend tightening.

FIREPLACE

FIREPLACE

Wood framed/Metal flue chimney

DEFERRED: Buildup of soot and creosote obscured our view of the interior. We recommend cleaning and further evaluation by a qualified fireplace professional prior to use.

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