

PROPERTY WATCH · FIRST VISIT

# First Watch Report

Post-close baseline visit

PROPERTY

Composite property — La Selva Beach / Rio Del Mar corridor

VISIT ID

LMP-2026-0502-CP01

VISIT DATE

Saturday, May 2, 2026

VISIT WINDOW

9:14 AM – 10:42 AM PT

WATCH TIER

Standard Watch — biweekly + post-event

FIELD TEAM

Field — D. Reyes (Lead) · M. Okafor (Documentation)

POST-CLOSE COURTESY

Prepared as a post-close courtesy from your agent. Welcome to the property. Local eyes are on it.

## Property snapshot

PROPERTY

Type	Single-family, two-story, ocean-facing
Size	≈ 2,400 sqft · 4 BR · 3 BA
Lot	≈ 0.18 acre · 60 ft south frontage
Built	1991 · stucco over wood frame · comp shingle roof
Access	Private stair to beach (south)
Occupancy	Seasonal · owner-occupied ~25 nights/yr

VISIT CONTEXT

Purpose	First Watch — post-close property baseline
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Weather	56°F, onshore breeze ~8 mph, marine layer clearing
Last event	Apr 26, 2026 — 0.42 in rain, SSW gusts to 22 mph
Duration	1h 28m
Owner	Primary residence: SF Peninsula
Closed	Closed April 2026

#### VISIT SUMMARY

Property is in sound condition at first watch. No red flags. Five amber items identified, all non-urgent and addressable by routine vendor coordination — the most material being salt-corrosion on south-deck rail hardware and a slow-overflow pattern at the northeast gutter joint that should be cleared before the October rainy season. Security systems are operational. Storm-readiness baseline is acceptable for the May–September off-season window. A pre-rainy-season visit is scheduled for October 11.

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RED · URGENT

5

AMBER · ADDRESS SOON

6

GREEN · MONITOR

## 01 Exterior observations

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### **AMBER** South deck — railing hardware

Salt corrosion visible on lag bolt heads along the ocean-side rail. Rust streaks on adjacent boards consistent with hardware bleed. Rail itself remains tight to baluster posts; no movement under load test. Recommend hardware replacement and re-fastening within 60 days.

PHOTO

[SAMPLE]

*Photo 01 · south deck rail · close detail of corroded lag bolt heads (3 of 14 bolts shown with active bleed)*

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**AMBER South deck — corner board**

One deck board at the south corner has lifted approximately 1/4 in at the outboard end. Single fastener has pulled. No splintering. Trip-hazard low at current state but will progress.

*Photo 02 · south corner deck board lift · ruler-on-board scale reference*

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**AMBER** **Stair to beach — tread #4**

Boot-tap on the 4th tread from the top produces a dull thud distinct from adjacent treads. Visual inspection shows no rot above the surface. Probable substrate softening. Recommend carpenter probe.

PHOTO

[SAMPLE]

*Photo 03 · stair tread #4 · arrow overlay on softened area*

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**GREEN / MONITOR Stucco — west elevation**

Single hairline vertical crack approximately 3 ft long below west-facing bedroom window header. No water staining at the crack or below. Likely cosmetic / thermal. Monitor.

PHOTO

[SAMPLE]

*Photo 04 · west wall · stucco hairline · scale reference*

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**GREEN / MONITOR Roof — composition shingle**

Visual from ground using monocular. No lifted, curled, or missing shingles observed on visible slopes. No debris accumulation in north valley. Full roof walk recommended pre-rainy-season (October visit).

PHOTO

[SAMPLE]

*Photo 05 · roof line · north-facing slope from driveway*

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**GREEN / MONITOR** **Gutters and downspouts**

North gutter shows ~60% leaf load (oak and cypress litter). Downspouts run clear at hose test. South gutter is clean. Scheduled pre-rainy-season clean before October 15.

*Photo 06 · north gutter · leaf load from ladder*

## 02 Moisture · leak · mold-risk observations

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### **AMBER** Ground-floor closet ceiling — NE corner

Faint discoloration approximately 2 in × 4 in on the ceiling drywall, northeast corner of the ground-floor coat closet. Surface is dry on contact. No odor. Pattern consistent with historic event rather than active leak. Position correlates with the gutter joint flagged in Exterior — likely connected. Re-check next visit; if expanded, deploy moisture meter.

PHOTO

[SAMPLE]

*Photo 07 · closet ceiling · stain with date stamp overlay for next-visit comparison*

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**GREEN / MONITOR Primary bath — tub/wall caulk**

Silicone caulk is pulling at the south corner of the tub/wall interface. No water penetration evidence below. Vendor-replaceable in 30 minutes; bundle with the plumbing visit recommended below.

PHOTO

[SAMPLE]

*Photo 08 · tub south corner caulk pull*

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**GREEN / MONITOR Laundry — supply hoses**

Braided stainless supply hoses on washer. Install date on bracket tag: 2021. Valves shut cleanly. No corrosion at fittings.

*Photo 09 · laundry valves and hose tag*

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**GREEN / MONITOR Indoor humidity**

Honeywell whole-house sensor reads 62% RH in the main living level. Within normal range for coastal occupancy at this time of year. Logged for trend tracking.

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**GREEN / MONITOR Crawlspace — access protocol**

Crawlspace door not opened on this visit (no access key requested for first watch).  
Action item: request access protocol from owner before next visit so quarterly crawlspace check can be added to standard cadence.

### 03 Storm readiness

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**AMBER Northwest oak limb**

Coast live oak on neighboring north-side lot has a ~5 in diameter limb overhanging the

northwest dormer at an estimated 6 ft of clearance. Wind risk in winter SSW events is non-trivial. Recommend arborist assessment and likely reduction cut before October.

PHOTO

[SAMPLE]

*Photo 10 · NW dormer · oak limb overhang with measuring tape reference*

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**GREEN / MONITOR Generator**

Generac 14 kW present, pad-mounted east side. Display shows last weekly self-test: April 28, 2026, completed successfully. Fuel tank reads full. No external corrosion. No service-due indicator.

PHOTO

[SAMPLE]

*Photo 11 · generator display panel*

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**GREEN / MONITOR Drainage**

Surface and French drains visually clear. Cleared by prior PM in March 2026 per maintenance tag. No standing water on lot from April 26 event.

*Photo 12 · French drain inlet · east side*

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**GREEN / MONITOR Outdoor furniture · seasonal**

Seasonal note for owner: deck furniture remains in place. Acceptable for May–September. Will recommend covered storage or tie-down before the October 11 storm-prep visit.

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**GREEN / MONITOR Storm shutters**

No exterior storm shutters present. Interior plantation shutters only. Informational — not a deficiency.

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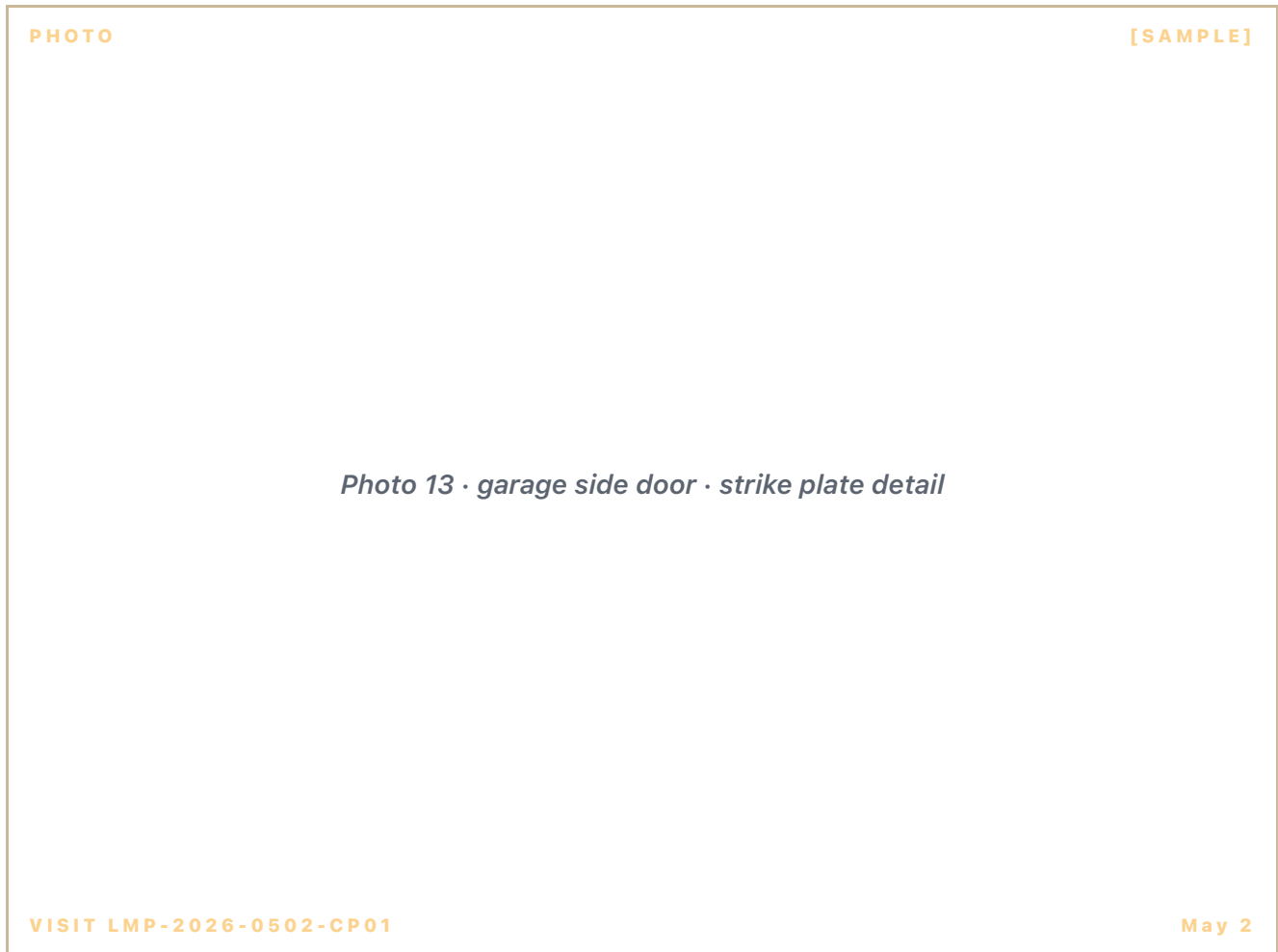
**04 Security · access · neighbor**

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**AMBER Garage side door — strike plate**

Side service door to garage: deadbolt operates, but strike plate is loose at frame. Handle

exhibits play. Low effort to address — will plan to seat and re-screw at next visit unless owner prefers vendor coordination sooner.



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**AMBER Schlage Encode front lock — battery**

Low-battery indicator illuminated on front-door smart lock. Lock continues to operate. Replace AAs at next visit.

*Photo 14 · front lock interior with low-battery LED*

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**GREEN / MONITOR Alarm system**

System was armed Stay on arrival. Disarmed using owner-issued temporary code. Re-armed Stay on departure. No fault codes on panel. Cellular signal indicator: full.

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**GREEN / MONITOR Cameras**

Ring doorbell and two Ring floodlight cams operational. Last cloud handshake within 1 hr. No offline events in past 7 days.

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**GREEN / MONITOR Mail and packages**

USPS hold confirmed through May 14, 2026. No accumulation at door or in box. No package deliveries logged in past 14 days.

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**GREEN / MONITOR Neighbor contact**

Brief introduction with neighbor on south boundary during visit. Informed of property-watch service and exchanged number for after-hours visual confirmation if needed. No issues reported.

## 05 Vendor coordination opportunities

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### **AMBER** Deck carpenter

Bundle: south-rail hardware replacement · soft stair tread probe · south corner board re-fasten. Single visit, estimated 4–6 hr. We will solicit three local quotes on owner approval.

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### **AMBER** Arborist

Northwest oak limb assessment and likely reduction cut. Recommend booking by August 15 to secure pre-rainy-season slot.

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### **GREEN / MONITOR** Plumber

Bundle: primary-bath caulk replacement · slow outdoor shower drain pull. Half-visit; we coordinate scheduling.

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### **GREEN / MONITOR** HVAC tech — pre-summer service

Filter last changed January 2026 per service tag. Recommend service visit in June. We will coordinate.

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### **GREEN / MONITOR** In-house (next visit)

Schlage Encode AAs · garage strike-plate seat and re-screw · request crawlspace access key.

## 06 Photo log

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PHOTO	TIME	DESCRIPTION
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<b>Photo 01</b>	09:21 AM	South deck rail — corroded lag bolt heads
<b>Photo 02</b>	09:23 AM	South corner deck board — lifted edge with scale
<b>Photo 03</b>	09:27 AM	Beach stair tread #4 — softened area arrow
<b>Photo 04</b>	09:32 AM	West elevation — stucco hairline crack
<b>Photo 05</b>	09:36 AM	Roof — north slope from driveway, ground monocular
<b>Photo 06</b>	09:39 AM	North gutter — leaf load from ladder
<b>Photo 07</b>	09:48 AM	Ground-floor closet ceiling — NE corner stain
<b>Photo 08</b>	09:54 AM	Primary bath — tub south corner caulk
<b>Photo 09</b>	09:57 AM	Laundry — washer hose tag and valves
<b>Photo 10</b>	10:06 AM	Northwest dormer — oak limb overhang
<b>Photo 11</b>	10:11 AM	Generac generator — display panel
<b>Photo 12</b>	10:15 AM	French drain — east-side inlet
<b>Photo 13</b>	10:22 AM	Garage side door — strike plate detail
<b>Photo 14</b>	10:25 AM	Front Schlage Encode — battery indicator

## 07 Recommended next actions

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**WITHIN 30 DAYS**

- Owner approval for deck-carpenter quote bundle (Lampists to solicit).
- Owner approval to engage arborist for NW oak limb (Lampists to solicit).
- Provide crawlspace access protocol for next visit.

**BEFORE OCTOBER 11 (RAINY-SEASON VISIT)**

- Gutter clean — Lampists will trigger schedule.
- Plumber bundle: caulk + outdoor shower drain.
- HVAC pre-summer service — scheduling June.
- Schlage AA replacement + garage strike adjustment (in-house, next visit).

**NEXT VISITS**

**NEXT WATCH** Saturday, May 16, 2026 — 9:00 AM window (biweekly cadence).

**SEASONAL** Pre-rainy-season storm-prep visit scheduled Saturday, October 11, 2026.

**EVENT TRIGGERS** Post-event watch triggered automatically by NWS-issued advisories  $\geq 30$  mph sustained,  $\geq 2.0$  in / 24 hr rainfall, or Red Flag warning within 10 mi of property.

**SCOPE AND DISCLAIMER**

This First Watch Report documents observations made during a scheduled property-watch visit. It is not a home inspection, real-estate appraisal, structural-engineering report, mold inspection, pest inspection, roof inspection, or code-compliance review, and should not be relied upon as a substitute for any of those services. All observations are visual and reflect conditions present at the time of the visit. Lampists may recommend qualified vendors but does not perform repairs, structural work, or licensed inspections. Owners are encouraged to engage qualified specialists for any flagged item.