

Home Inspection Report

251 N Bristol Ave, Los Angeles, CA 90049

Inspection Date: 2025-08-13

Inspector: Binsr | Client: Binsr Demo



Executive Summary



- Deficient: 6
- Needs Improvement: 12
- Inspected: 16
- Not Present: 11

Highlights

- 4. Ground-Level Exterior Structures — Ground-Level Entry Structures
- 4. Ground-Level Exterior Structures — Exterior Cladding and Trim
- 4. Ground-Level Exterior Structures — Perimeter Fencing and Gates
- 4. Ground-Level Exterior Structures — Window Systems and Sealing
- 4. Ground-Level Exterior Structures — Outdoor Living Area Covers
- 4. Ground-Level Exterior Structures — Exterior Water Taps and Drainage Access
- 4. Ground-Level Exterior Structures — Eaves and Soffit Components
- 4. Ground-Level Exterior Structures — Paved Surfaces and Walkways

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1. Inspection Report Overview

Status key: D NI I NP

Report Context

Please be advised that infrared thermal imaging may be utilized to assess specific areas or systems for potential anomalies. Any indications observed through thermal imaging are always corroborated by supplementary methods, such as a moisture meter, to confirm their presence. The effectiveness of infrared thermography in detecting moisture is contingent upon the actual presence of moisture; therefore, during dry periods, a leak may exist but remain undetectable if the affected materials are devoid of moisture. It is crucial to understand that thermal imaging does not function as X-ray vision, cannot penetrate solid surfaces, and is not capable of identifying mold.

This home inspection constitutes a non-intrusive, visual assessment of the readily accessible portions of the property. Its purpose is to identify significant concerns within specific systems or components as observed and deemed relevant by the inspector at the precise date and time of the inspection. All recommendations pertaining to repair, replacement, further evaluation, or maintenance should be reviewed by qualified trade professionals within your contractual contingency period or prior to the closing date, as applicable. This is essential for obtaining accurate cost estimates for any necessary work and recognizing that these expert evaluations may uncover additional issues beyond what is discernible during a purely visual inspection. This report will not encompass every conceivable issue or defect present but focuses solely on material deficiencies that were visible on the day of the assessment. The inspection aims solely to aid in evaluating the general condition of the residence. It does not forecast future conditions, and the property's state may evolve immediately following our departure. Inspectors are not obligated to relocate personal belongings, access panels, furnishings, equipment, vegetation, earth, snow, ice, or any obstructions that impede access or visibility.

It is advisable to review the established Standards of Practice for a comprehensive understanding of the inspection's scope.

The findings in this report reflect the observable condition of the property's accessible areas solely on the inspection date. The state of components can fluctuate between the inspection date and the date of title transfer. A comprehensive final walkthrough before closing is strongly advised to mitigate unforeseen issues. Acquiring a home warranty is also recommended, particularly if certain systems are approaching or have exceeded their expected lifespan.

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qualified professional of their choosing.

For clarity within this report, all directional references such as left, right, rear, and front are established from the perspective of facing the primary entrance of the structure, as illustrated in the cover photograph.

2. General Inspection Disclosures

Status key: ■ D ■ NI ■ I ■ NP

General Information

3. Property Assessment Details

Status key: ■ D ■ NI ■ I ■ NP

Site and Property Context

For the purpose of this evaluation, the primary facade of the structure is defined as the side depicted in the report's cover image. Any directional references, such as 'left' or 'right' of the building, are to be interpreted from the perspective of an observer standing in the front yard, facing the main entrance.

4. Ground-Level Exterior Structures

Status key: D D NI NI I I NP NP

Decks and Stairways

Ground-Level Entry Structures

The surface of the entryway was covered with an outdoor carpet material, which prevented a comprehensive inspection of the underlying structure.

Exterior Cladding and Trim

The brick veneer lacked visible weep openings. Without these provisions, moisture may become trapped behind the brick, potentially leading to concealed damage. It is recommended to consult a qualified masonry professional to assess the need for weep openings and to perform any necessary installations.

Full access to certain sides of the structure was obstructed, preventing a complete evaluation of these areas during the inspection. These sections are therefore excluded from the scope of this report.

An exterior vent cover on the building's facade exhibited damage during the inspection. It is advised to have such covers repaired or replaced promptly to mitigate the risk of pest intrusion, moisture entry, or operational failure.

Perimeter Fencing and Gates

Window Systems and Sealing

A glass pane on one or more windows was broken. It is recommended to replace broken windows to restore their intended function.

The damaged glass pane may expose sharp edges and reduce the thermal barrier against the elements. Further evaluation by a qualified contractor is recommended to repair or replace the damaged window as needed.

A glass pane on one or more windows was broken. It is recommended to replace broken windows to restore their intended function.

A missing insect screen was observed on the backside of the house (window or door). Replace or reinstall a properly fitted screen to restore insect protection and normal function. If the opening is part of a door, ensure the replacement screen is installed to allow safe operation and proper sealing.

M#2: photo



Outdoor HVAC Unit

Outdoor Living Area Covers

Portions of the outdoor living area covering show signs of damage or deterioration. It is recommended to consult with a qualified contractor for evaluation and necessary repairs.

Exterior Water Taps and Drainage Access

The exterior hose bib (outdoor faucet) was observed to be non-operational or not functioning properly at the time of inspection. Repair or replacement is recommended to restore function and prevent water intrusion or damage. Recommend evaluation and repair by a licensed plumber or qualified handyperson.

The handle for the exterior spigot was damaged or missing. Repairs or replacement as needed are recommended to be performed by a qualified individual to ensure proper operation.

The exterior hose bib was observed to be non-functional. It is recommended to have a licensed plumber evaluate the unit and perform necessary repairs or replacement to restore proper water flow and prevent potential water damage.

The exterior hose bib was observed to be non-functional. Replacement or repair by a licensed plumber is recommended to restore proper operation and prevent water intrusion or damage.

The exterior spigot was not functional at the time of inspection, despite its shutoff valve being in the open position. We recommend consulting with the sellers regarding the presence of a secondary shutoff or having a licensed plumbing professional perform an evaluation.

The exterior hose bib is not functioning properly. Repair or replacement is recommended to restore water flow and prevent potential water damage. Consult a licensed plumber for evaluation and repair.

A vapor or moisture barrier appears to be missing or not installed behind the stucco finish system. This condition could allow moisture to penetrate to the interior framing and cause damage. It is

recommended that a qualified licensed contractor further evaluate and perform necessary repairs.

Inspector recommends repairing or replacing the exterior hose bib to make it fully operational. Confirm functionality after repair and check for leaks. Obtain quotes from a licensed plumber or qualified contractor as needed.

The exterior hose bib located at the front of the house requires replacement. Replace the damaged/failed exterior faucet to prevent leaks and potential water intrusion. It is recommended that a qualified plumber or licensed contractor replace the unit and verify the isolation valve operation.

The handle for the exterior spigot was damaged or missing. Repairs or replacement as needed are recommended to be performed by a qualified individual to ensure proper operation.

An exterior hose bib (outdoor faucet) was missing on the northwest side of the house. This limits water access and may leave an exposed plumbing stub. Recommend a licensed plumber or qualified contractor install a properly functioning exterior hose bib, verify the isolation/shutoff valve, and cap or seal any exposed plumbing until replacement. Obtain estimates as needed.

The broken exterior hose bib on the front side of the house should be repaired or replaced by a licensed plumbing professional. Verify the isolation/shutoff valve and confirm the hose bib is fully operational and leak-free after repairs.

An exterior component on the front side of the house was observed to be non-functional. A licensed contractor should evaluate the specific component and perform repair or replacement as needed to restore proper operation and prevent related damage.

M#3: photo



M#4: photo



M#5: photo



Chimney Structures

Stucco damage was observed. Gaps or cracks in stucco can allow for moisture intrusion, accelerating deterioration. It is recommended that a qualified contractor evaluate and perform necessary repairs.

The chimney cap displayed signs of corrosion. Regular maintenance, such as sealing, is recommended to prevent further damage and extend its longevity.

M#6: photo



Eaves and Soffit Components

Exterior Elevated Structures

Exterior Plantings

Landscape Retaining Structures

Site Grading and Drainage

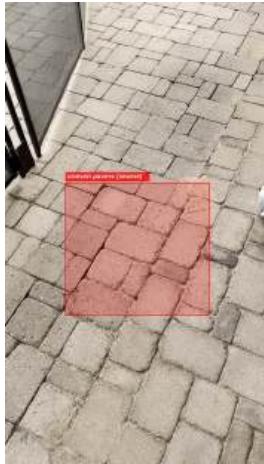
Exterior Entryways

Window Systems and Flashing

Paved Surfaces and Walkways

Uneven paver stones were observed in the backyard, creating a potential trip hazard to occupants and visitors. This condition presents an immediate safety concern and should be corrected. Recommend evaluation and repair by a qualified hardscape contractor or landscaper to re-level, reset, or replace affected pavers to eliminate the trip hazard.

M#7: photo



M#8: photo



Exterior Wall Cladding and Finishes

Evidence of prior repairs was noted on the exterior cladding. It is advisable to consult with the property owner to ascertain the nature of these repairs and whether any associated moisture intrusion incidents were reported.

Stucco damage was observed. Gaps or cracks in stucco can allow for moisture intrusion, accelerating deterioration. It is recommended that a qualified contractor evaluate and perform necessary repairs.

The primary material composing the exterior wall surfaces.

Video M#9

M#10: photo



M#11: photo



5. Roofing System Assessment

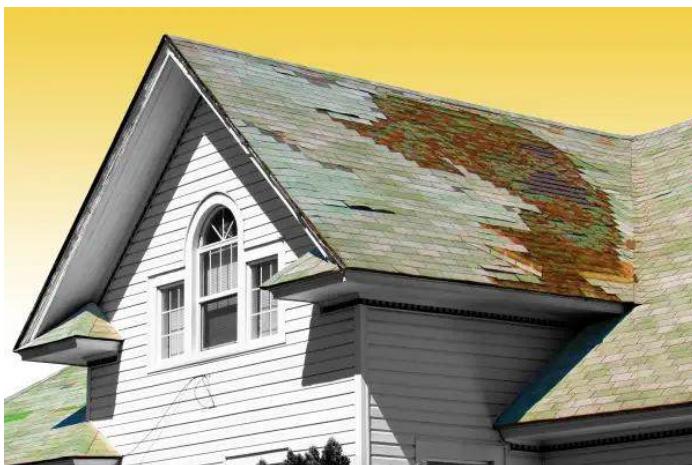
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Overall Roof Condition

Several roof shingles were observed to be broken. This condition may lead to water intrusion and should be addressed promptly to maintain the roof's integrity.

Based on the age and type of shingle, the roof has exceeded its expected service life. Even with current repairs, the design of the shingle is beyond its intended lifespan. It is recommended to consult a qualified roofing professional for suggestions and quotes regarding roof replacement.

M#12: photo



Exterior Decks and Stairways

Flashing System Integrity

The chimney flashing was identified as damaged, missing, or loose. This condition can result in water intrusion. It is recommended to consult a qualified roofing or chimney contractor to repair or replace the flashing.

Outdoor Air Conditioning Unit

Consider further evaluation by a qualified contractor to address the outdoor unit's excessive noise. The sound could originate from a loose grate or panel, a damaged fan blade, or an internal component. Repairs should be made as needed.

Rainwater Management Systems

One of the gutters was observed to be improperly installed and hanging off the structure. This can lead to ineffective drainage and potential water damage to the property.

A gutter hanger was observed to be missing or damaged. It is recommended to properly secure or replace the gutter hangers to ensure the intended stability and proper alignment of the gutter system.

The inspector recommends that gutter replacement/repair be performed by a licensed contractor to ensure proper attachment, flashing, and drainage performance. Obtain quotes and confirm contractor licensing and insurance prior to work.

M#13: photo



Roof Penetrations and Ventilation

The plumbing vent displayed insufficient clearance from a rooftop deck. For proper ventilation and to prevent sewer gases from entering recreational areas, vents should typically extend at least 6 feet above a rooftop deck. It is recommended to consult with a licensed professional to ensure appropriate vent height and mitigate potential health concerns.

M#14: photo



Exterior Elevated Structures

Roofing Material Integrity

One or more composition roof shingles exhibited cracking and/or brittleness. Cracked and brittle shingles typically indicate that the roof is nearing the end of its useful life. It is recommended to have a qualified licensed roofing contractor further evaluate and perform necessary repairs.

Cracked tiles were observed in various locations on the roof. It is recommended that a qualified roofing contractor assess and repair these areas as necessary. This type of roofing system typically benefits from annual evaluations and prompt repairs.

Inspector flagged the broken roof tiles as a maintenance item for repair/replacement. Refer to the Roofing Material Integrity comment for details and recommended actions.

M#15: photo



Exterior Drainage Systems

Chimney Systems

The stucco on the chimney was observed to be coming off in certain areas. This can expose the underlying structure to weather elements and potential damage.

Stucco on the chimney is peeling and exhibiting deterioration. This condition can allow moisture penetration and should be evaluated and repaired by a qualified contractor experienced with exterior stucco and chimney finishes.

Stucco on the chimney was observed to be peeling and deteriorating in multiple areas. This can expose underlying materials to moisture, increasing the risk of further deterioration or water intrusion. It is recommended that a qualified contractor or chimney specialist evaluate the chimney and perform necessary repairs to the stucco/finish to prevent additional damage.

A vapor or moisture barrier appears to be absent or improperly installed behind the stucco finish system. This condition could facilitate moisture penetration to the interior framing, potentially resulting in structural damage. Further evaluation and necessary remediation by a qualified and licensed

contractor are recommended.

Signs of moisture intrusion were noted around the chimney chase. It is recommended to consult a licensed chimney contractor to evaluate the flashing and/or other components to identify the source and mitigate further moisture intrusion.

Substandard repairs were observed on the exterior siding system. This condition can lead to moisture penetration into interior wall cavities. It is recommended that a qualified licensed contractor perform appropriate repairs.

The exterior finish on the chimney is stucco, as observed during the inspection. The stucco finish was noted peeling and exposing the underlying substrate.

The observed leakage could cause additional damage to the framing member and floor decking. Water staining and dampness were noted in one or more areas, as confirmed by a moisture meter. This condition increases the risk of insect infestation, mildew, and decay. It is recommended to consult a licensed contractor to identify and rectify the source of the dampness, which may involve improving exterior drainage, installing a waterproofing system, or sealing foundation cracks.

Various sections of the exterior cladding and/or trim exhibited damage, instability, or warping. It is recommended that a qualified contractor undertake the necessary repairs, replacements, or installations of these components.

Stucco damage was observed. Gaps or cracks in stucco can allow for moisture intrusion, accelerating deterioration. It is recommended that a qualified contractor evaluate and perform necessary repairs.

Signs of moisture intrusion were noted around the chimney chase. It is recommended to consult a licensed chimney contractor to evaluate the flashing and/or other components to identify the source and mitigate further moisture intrusion.

Exterior Wall Cladding and Trim

Roof Flashing Components

Observations indicate the presence of openings or gaps within the flashing or sealant materials. Such breaches can compromise the water-resistant barrier of the roof, potentially leading to water penetration. It is recommended to engage a certified roofing contractor to address and repair these areas to prevent future moisture intrusion.

Damaged or missing flashing creates a condition conducive to moisture penetration, which could lead to structural damage. Without proper flashing, water may compromise the window frame and trim. While not all windows require flashing, its presence significantly improves runoff control. It is recommended to consult a qualified contractor to install or repair flashing to prevent moisture intrusion.

M#16: photo



6. Integrated Appliances

Status key:

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Food Waste Disposer

The bushing for the electrical supply wiring on the food waste disposer was missing. This condition could potentially expose live wiring. It is recommended to have the bushing reinstalled.

Kitchen Ventilation

A damaged or missing vent cover could allow debris and small pests to enter. It is recommended to repair or replace the vent cover to ensure proper operation.

M#17: photo



Wine Refrigerator

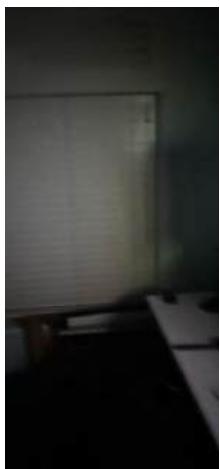
The handle on the wine refrigerator was loose. It is recommended to consult a handyman to secure the handle.

Refrigeration Unit

The refrigeration unit's door handle was missing or loose. Repair or replacement is recommended as desired.

The water line supplying the refrigeration unit was observed to be leaking at the time of inspection. This condition may cause damage to finished areas of the home. It is recommended to consult a licensed plumber to repair or replace the line to the refrigeration unit to ensure proper function.

M#18: photo



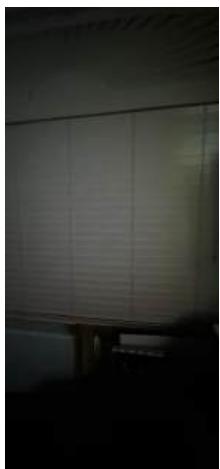
M#19: photo



M#20: photo



M#21: photo



Video M#22

Video M#23

Dishwashing Unit

Cooking Appliances

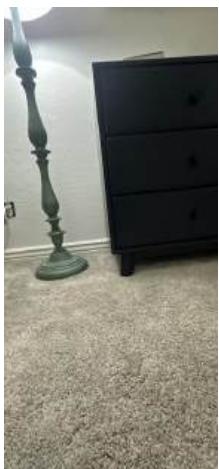
Warming Drawer

Laundry Appliances

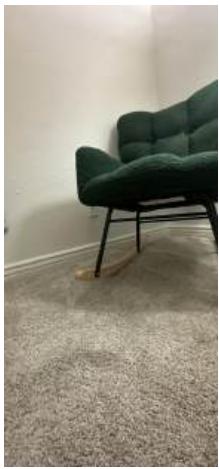
One or more components of the washing machine were not connected, rendering the appliance non-operational. The operability of the appliance presents a limitation to this inspection. It is recommended to consult the seller to ensure the unit is properly installed and verify operation prior to property transfer.

Video M#24

M#25: photo



M#26: photo



M#27: photo



Video M#28

Video M#29

Video M#30

Beverage Cooler

Waste Compactor

Microwave Oven

The microwave oven appeared to be non-operational or was malfunctioning. It is advised that a qualified appliance technician evaluate and perform necessary repairs or replacement.

M#31: photo



M#32: photo



Stand-alone Ice Maker

7. Interior Elements: Doors, Windows, and Walls

Status key: █ D █ NI █ I █ NP

Interior Door Systems

Window Assemblies

Interior Cabinetry and Countertops

The cabinetry exhibited damage in various areas. Repairs or replacement of any damaged sections are recommended to be performed by a qualified individual.

One or more cabinet doors were observed to be damaged, faulty, or otherwise amiss. Repairs by a qualified contractor are recommended.

The paint finish exhibited signs of failure or peeling in one or more locations. It is recommended that a qualified contractor perform the necessary repairs.

M#33: photo



M#34: photo



Interior Passageways

Stairway and Handrail Systems

Cabinetry and Countertops

Window Systems

Interior Wall Systems

Interior Flooring Surfaces

Two small cracks were observed in the kitchen floor tile. Cracked tile can allow moisture to penetrate the substrate and may deteriorate further over time. Recommend repair or replacement of the affected tile(s) by a qualified flooring contractor and verify the integrity of the surrounding substrate and grout. Obtain estimates as needed.

M#35: photo



M#36: photo



Ceiling Surfaces

Significant drywall imperfections, including damage, cracking, or inconsistencies, were noted in the referenced area(s). It is advisable to inquire with the current homeowner(s) regarding any past alterations. Repairs should be undertaken by a drywall contractor as desired.

M#37: photo



M#38: photo



Floor Coverings

Exterior Door Systems

The handle lock on one or more exterior entryways was found to be inoperable or challenging to use. Replacement of the locking doorknob by a qualified professional is recommended.

Various exterior door hardware components, including locksets, hinges, and pulls, were observed to be inoperable, damaged, loose, or absent. It is advised that a qualified contractor perform necessary repairs or replacements.

The door handle is either damaged or missing. It is recommended that a qualified professional evaluate and repair or replace it as necessary.

The deadbolt mechanism exhibits difficulty in proper operation. It is recommended to consult a qualified locksmith for necessary adjustments or replacement of the lock.

M#39: photo



M#40: photo



M#41: photo



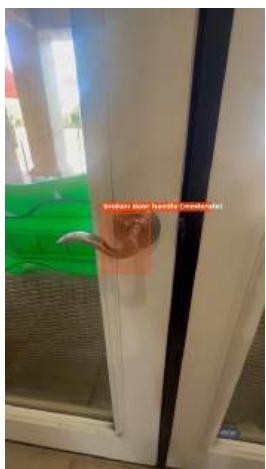
M#42: photo



M#43: photo



M#44: photo



8. Building Foundation and Structural Components

Status key: █ D █ NI █ I █ NP

Subflooring

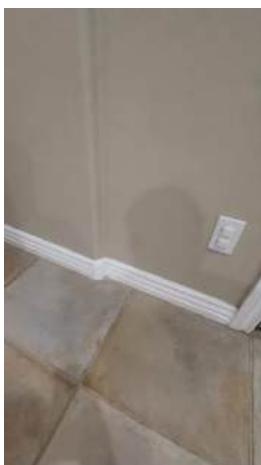
Water damage was observed on the subflooring during the assessment. This damage may signify a historical or ongoing leak. It is advised to consult with the seller regarding the nature of the damage and any prior repairs. Alternatively, monitor the affected area for any subsequent deterioration.

It is advised to engage a certified pest control company to address any wood-destroying organisms. Upon completion, have the affected areas repaired by a licensed building or remodeling contractor.

M#45: photo



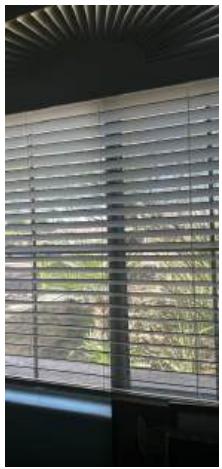
M#46: photo



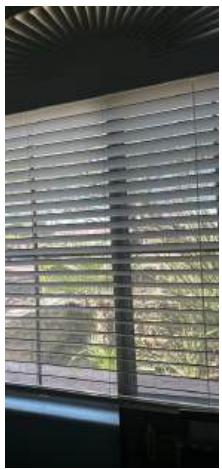
M#47: photo



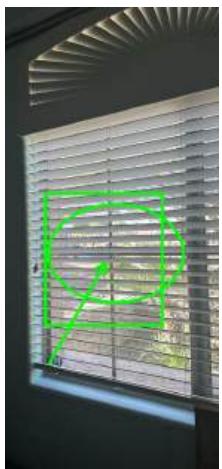
M#48: photo



M#49: photo



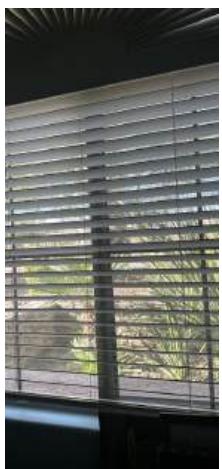
M#50: photo



M#51: photo



M#52: photo



M#53: photo



Main Structural Supports

A supplementary post was observed installed beneath the first-floor joists, seemingly providing support to the first-floor structure. Further evaluation by a licensed contractor is recommended to determine if repairs or replacement of the first-floor joist system are necessary.

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Foundation System

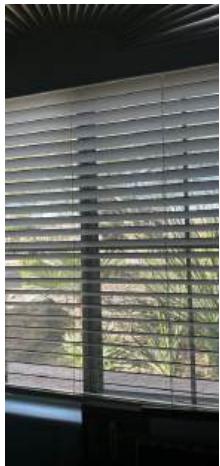
Floor Joist System

The joists were reinforced (sistered) using inappropriate fasteners. It is advised to consult a licensed contractor to properly secure the joists with the correct fasteners, ensuring their intended structural stability.

M#54: photo



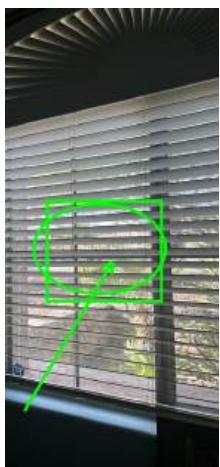
M#55: photo



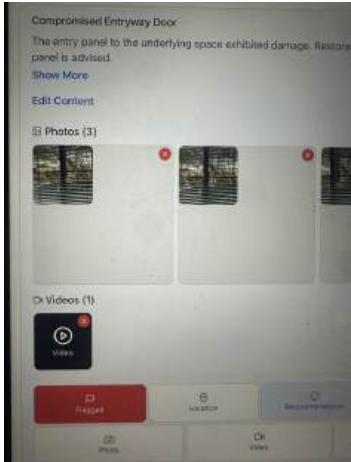
M#56: photo



M#57: photo



M#58: photo



M#59: photo



General Structural Information

Significant cracking was observed in the ceiling in the Living Room that may indicate underlying structural movement or damage. A licensed contractor or structural engineer should be engaged to evaluate the extent and cause of the cracking and to recommend necessary repairs. This condition may represent a safety risk and should be addressed promptly.

Visible indications of atypical settlement or foundation movement were present. A comprehensive evaluation by a licensed structural engineer is strongly recommended, with subsequent repairs performed as determined necessary.

M#60: photo



M#61: photo



9. Crawlspace Assessment

Status key: █ D █ NI █ I █ NP

Floor Framing

Floor Decking

Environmental Control

Structural Supports

Substructure Entry

The entry panel to the underlying space exhibited damage. Restoration of this compromised panel is advised.

M#62: photo



M#63: photo



M#64: photo



Video M#65

10. Fireplace and Venting Systems

Status key:  D  NI  I  NP

Fireplaces, Stoves, and Inserts

Fuel Appliance Venting Systems

11. Water and Waste Systems

Status key: D NI I NP

Gas and Fuel Delivery Systems

Bathing Area Fixtures

Bathroom Ventilation Systems

Sink and Faucet Components

Bathtub and Shower Systems

The observed leakage could cause additional damage to the framing member and floor decking. Water staining and dampness were noted in one or more areas, as confirmed by a moisture meter. This condition increases the risk of insect infestation, mildew, and decay. It is recommended to consult a licensed contractor to identify and rectify the source of the dampness, which may involve improving exterior drainage, installing a waterproofing system, or sealing foundation cracks.

The shower door was observed to be striking the adjoining glass and is misaligned. This condition can cause damage to the glass or hardware and may lead to failure if not corrected. It is recommended that a qualified glass/frameless-shower contractor or handyman evaluate the door alignment, adjust hinges or track, and install additional support or reinforcement as necessary to prevent further damage.

Loose tiles were observed in the master bathroom shower and were reported as a potential safety hazard. Loose or detached tiles can fall or create sharp edges and often indicate compromised substrate or prior water intrusion. It is recommended to discontinue use of the shower until a qualified tile contractor or licensed plumber assesses the condition, secures or replaces loose tiles, and evaluates the underlying substrate for moisture damage or continued leaks. Prompt repair is advised to prevent injury and further deterioration.

M#66: photo



M#67: photo



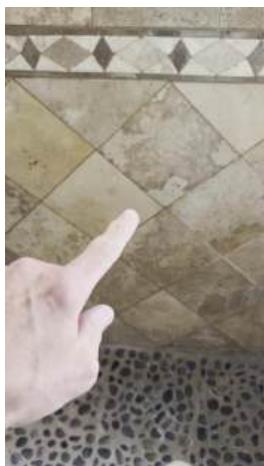
M#68: photo



M#69: photo



M#70: photo



M#71: photo



Radon Reduction System

Water Heating System

Landscape Irrigation Systems

Fuel Delivery Systems

Wastewater Ejection Systems

Drain, Waste, and Venting Systems

Water Distribution and Isolation Valves

Sump Pump and Drainage Systems

Primary Water Service

Drainage, Waste, and Venting Components

Radon Reduction Systems

Toilet and Bidet Systems

12. Electrical Systems

Status key: D NI I NP

Secondary Electrical Distribution Panel

Electrical Receptacles, Switches, and Signaling Devices

Ground-Fault Circuit Interrupter (GFCI) breakers in the panel did not trip when tested. Replacement of the affected breaker(s) is recommended, to be conducted by a licensed electrician.

Smoke and Carbon Monoxide Detection Systems

Electrical Conductors and Wiring

Aluminum wiring was noted. Aluminum wiring was used between 1965 and 1975 as a substitute for copper. Thermal expansion and oxidation can lead to loose connections, overheating, or arcing. It is recommended that a qualified electrician evaluate and repair as needed.

Video M#72

Electrical Service Entry

Lighting and Ventilation Fixtures

Main Electrical Distribution Panel

13. Overhead Space Assessment

Status key: D D NI NI I I NP NP

Thermal Insulation

Air Circulation and Ventilation

Access Provisions

Roof Structure and Decking

14. Heating, Ventilation, and Air Conditioning Systems

Status key: D NI I NP

Integrated HVAC System

Whole-House Ventilation Fan

Forced Air Heating System

Hydronic Heating System

Ductless Mini-Split System

Cooling System Evaporator Coil

Climate Control Interface

Indoor HVAC Unit

The HVAC system serving the upstairs master bedroom was observed to be operating normally.

Auxiliary Heating Appliances

Central Heating Unit

Air Distribution System

15. Garage Systems and Components

Status key: D D NI NI I I NP NP

Interior Access Doors

Interior Surfaces and Fire Separation

Structural Elements

Garage Door Openers

Main Vehicle Doors

Garage Overview

16. Detached Structures

Status key: D NI I NP

Garage Vehicle Door

Garage Door Opener

Interior Surfaces

Roof Drainage System

Attic Ventilation and Exhaust

Attic Insulation

Windows

Exterior Vegetation

Structural Components

Roofing System Details

Attic Structure and Sheathing

Eaves and Soffits

Roofing Materials

Exterior Cladding and Trim

Structure Overview

Entry and Passage Doors

17. General Observations, Environmental, and Pest Considerations

Status key: █ D █ NI █ I █ NP

General Commentary and Important Information

18. Inspection Completion Summary

Status key: D NI I NP

Dishwashing Appliance
Property Security
Climate Control System
Plumbing Fixtures
Auxiliary Refrigeration Units
Ground Fault Circuit Interrupter Outlets
Cooking Appliances
Lighting Systems