PROPERTY INSPECTION REPORT FORM

Binsr Demo	2025-08-13
Name of Client	*Date of Inspection*
251 N Bristol Ave, Los Angeles, CA 90049	
Address of Inspected Property	
Binsr	
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILTY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Report Identification: _____

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D	

I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☐ **A. Foundations**
Type of Foundation(s):
Comments:

☐ ☐ ☐ ☒ **B. Grading and Drainage**
Comments:

☐ ☐ ☐ ☒ **C. Roof Covering Materials**
Types of Roof Covering:
Viewed From:
Comments:

☐ ☐ ☐ ☒ **D. Roof Structures and Attics**
Viewed From:
Approximate Average Depth of Insulation:
Comments:

☐ ☐ ☒ ☐ **E. Walls (Interior and Exterior)**
Comments:

☐ ☐ ☒ ☐ **F. Ceilings and Floors**
Comments:

☐ ☐ ☒ ☐ **G. Doors (Interior and Exterior)**
Comments:

☒ ☐ ☐ ☐ **H. Windows**
Comments:

☐ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)**
Comments:

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**
Comments:

☐ ☐ ☒ ☐ **K. Porches, Balconies, Decks, and Carports**
Comments:

☐ ☒ ☐ ☐ **L. Other**
Comments:

Report Identification: _____

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☐ ☐ ☒ ☐ **A. Service Entrance and Panels**
Comments:

☐ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring:
Comments:

☐ ☒ ☐ ☐ **C. Other**
Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☒ ☐ ☐ **A. Heating Equipment**
Type of Systems:
Energy Sources:
Comments:

☐ ☐ ☐ ☒ **B. Cooling Equipment**
Type of Systems:
Comments:

☐ ☒ ☐ ☐ **C. Duct Systems, Chases, and Vents**
Comments:

☐ ☐ ☐ ☐ **D. Other**
Comments:

IV. PLUMBING SYSTEMS

☐ ☐ ☒ ☐ **A. Plumbing Supply, Distribution Systems and Fixtures**
Location of water meter:
Location of main water supply valve:
Static water pressure reading:
Type of supply piping material:
Comments:

☐ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**
Type of drain piping material:
Comments:

☒ ☐ ☐ ☐ **C. Water Heating Equipment**
Energy Sources:
Capacity:
Comments:

Report Identification: _____

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I	NI	NP	D	
☐	☐	☐	☒	**D. Hydro-Massage Therapy Equipment**

Comments:

☐	☒	☐	☐	**E. Gas Distribution Systems and Gas Appliances**

Location of gas meter:
Type of gas distribution piping material:
Comments:

☐	☒	☐	☐	**F. Other**

Comments:

V. APPLIANCES

☐	☒	☐	☐	**A. Dishwashers**

Comments:

☐	☐	☒	☐	**B. Food Waste Disposers**

Comments:

☐	☐	☒	☐	**C. Range Hood and Exhaust Systems**

Comments:

☐	☐	☐	☒	**D. Ranges, Cooktops, and Ovens**

Comments:

☐	☒	☐	☐	**E. Microwave Ovens**

Comments:

☐	☐	☐	☐	**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

☒	☐	☐	☐	**G. Garage Door Operators**

Comments:

☐	☒	☐	☐	**H. Dryer Exhaust Systems**

Comments:

☒	☐	☐	☐	**I. Other**

Comments:

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**
Comments:

☐ ☐ ☐ ☒ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction:
Comments:

☐ ☐ ☐ ☐ **C. Outbuildings**
Comments:

☐ ☐ ☐ ☐ **D. Private Water Wells** (A coliform analysis is recommended.)
Type of Pump:
Type of Storage Equipment:
Comments:

☐ ☐ ☐ ☐ **E. Private Sewage Disposal Systems**
Type of System:
Location of Drain Field:
Comments:

☐ ☐ ☐ ☐ **F. Other Built-in Appliances**
Comments:

☐ ☐ ☐ ☐ **G. Other**
Comments:

Additional Information Provided by Inspector

1. Inspection Report Overview — 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.
Notice to Third Parties: This document is the proprietary information of the inspection company and is exclusively for the client(s) named herein. It is not transferable to any other parties or future purchasers. This inspection and report are conducted under a specific contractual agreement that defines its scope and utility. Therefore, any unauthorized individuals or entities are cautioned against relying on this report and should instead engage their own qualified property inspector to obtain an independent assessment.

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 — General Information

3. Property Assessment Details — 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 — Decks and Stairways

4. Ground-Level Exterior Structures — 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.

4. Ground-Level Exterior Structures — 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.

4. Ground-Level Exterior Structures — Perimeter Fencing and Gates

4. Ground-Level Exterior Structures — 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

4. Ground-Level Exterior Structures — Outdoor HVAC Unit

4. Ground-Level Exterior Structures — 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.

4. Ground-Level Exterior Structures — 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.

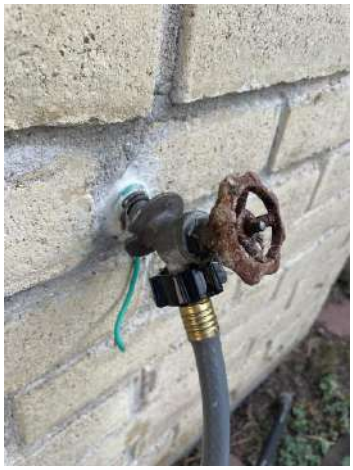
The handle for the exterior spigot was damaged or missing. Repairs or replacement as needed are recommended to be performed by a qualified individual to ensure proper operation.

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

4. Ground-Level Exterior Structures — 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

4. Ground-Level Exterior Structures — Eaves and Soffit Components

4. Ground-Level Exterior Structures — Exterior Elevated Structures

4. Ground-Level Exterior Structures — Exterior Plantings

4. Ground-Level Exterior Structures — Landscape Retaining Structures

4. Ground-Level Exterior Structures — Site Grading and Drainage

4. Ground-Level Exterior Structures — Exterior Entryways

4. Ground-Level Exterior Structures — Window Systems and Flashing

4. Ground-Level Exterior Structures — 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

4. Ground-Level Exterior Structures — 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.

M#9: video

M#10: photo

M#11: photo

5. Roofing System Assessment — 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

5. Roofing System Assessment — Exterior Decks and Stairways

5. Roofing System Assessment — 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.

5. Roofing System Assessment — 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.

5. Roofing System Assessment — 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

5. Roofing System Assessment — 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

5. Roofing System Assessment — Exterior Elevated Structures

5. Roofing System Assessment — 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

5. Roofing System Assessment — Exterior Drainage Systems

5. Roofing System Assessment — 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.

5. Roofing System Assessment — Exterior Wall Cladding and Trim

5. Roofing System Assessment — 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 — 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.

6. Integrated Appliances — 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

6. Integrated Appliances — Wine Refrigerator
The handle on the wine refrigerator was loose. It is recommended to consult a handyman to secure the handle.

6. Integrated Appliances — 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

M#22: video

M#23: video

6. Integrated Appliances — Dishwashing Unit

6. Integrated Appliances — Cooking Appliances

6. Integrated Appliances — Warming Drawer

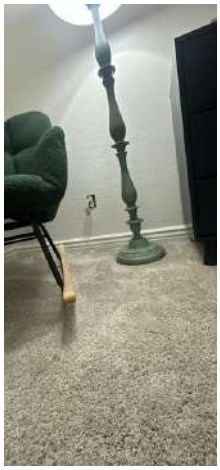
6. Integrated Appliances — Laundry Appliances
One or more components of the washing machine were not connected, rendering the appliance non-operational. The operability of the appliance presents a limitation to this inspection. It is recommended to consult the seller to ensure the unit is properly installed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

M#24: video

M#25: photo

M#26: photo

M#27: photo



M#28: video

M#29: video

M#30: video

6. Integrated Appliances — Beverage Cooler

6. Integrated Appliances — Waste Compactor

6. Integrated Appliances — 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

6. Integrated Appliances — Stand-alone Ice Maker

7. Interior Elements: Doors, Windows, and Walls — Interior Door Systems

7. Interior Elements: Doors, Windows, and Walls — Window Assemblies

7. Interior Elements: Doors, Windows, and Walls — 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

7. Interior Elements: Doors, Windows, and Walls — Interior Passageways

7. Interior Elements: Doors, Windows, and Walls — Stairway and Handrail Systems

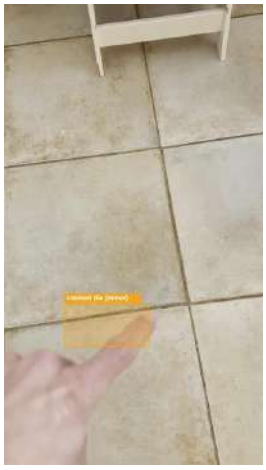
7. Interior Elements: Doors, Windows, and Walls — Cabinetry and Countertops

7. Interior Elements: Doors, Windows, and Walls — Window Systems

7. Interior Elements: Doors, Windows, and Walls — Interior Wall Systems

7. Interior Elements: Doors, Windows, and Walls — 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

7. Interior Elements: Doors, Windows, and Walls — 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

7. Interior Elements: Doors, Windows, and Walls — Floor Coverings

7. Interior Elements: Doors, Windows, and Walls — 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 — 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

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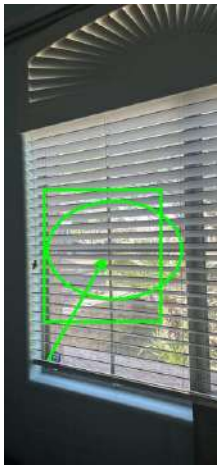
M#50: photo



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M#53: photo

8. Building Foundation and Structural Components — 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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8. Building Foundation and Structural Components — Foundation System

8. Building Foundation and Structural Components — 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.

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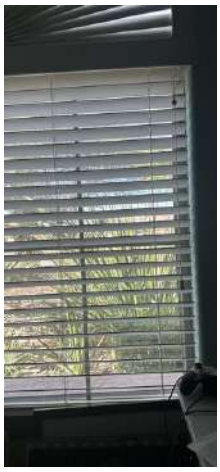

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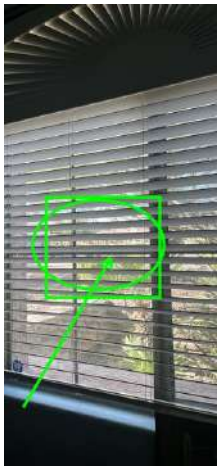

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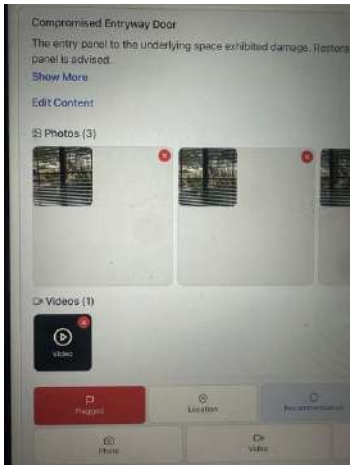

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8. Building Foundation and Structural Components — General Structural Information
Significant cracking was observed in the ceiling in the Living Room that may indicate underlying structural movement or damage. A licensed contractor or structural engineer 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 — Floor Framing

9. Crawlspace Assessment — Floor Decking

9. Crawlspace Assessment — Environmental Control

9. Crawlspace Assessment — Structural Supports

9. Crawlspace Assessment — 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

M#65: video

10. Fireplace and Venting Systems — Fireplaces, Stoves, and Inserts

10. Fireplace and Venting Systems — Fuel Appliance Venting Systems

11. Water and Waste Systems — Gas and Fuel Delivery Systems

11. Water and Waste Systems — Bathing Area Fixtures

11. Water and Waste Systems — Bathroom Ventilation Systems

11. Water and Waste Systems — Sink and Faucet Components

11. Water and Waste Systems — 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.

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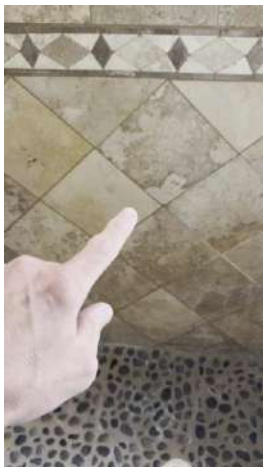
M#67: photo

M#68: photo

M#69: photo

M#70: photo



M#71: photo

11. Water and Waste Systems — Radon Reduction System

11. Water and Waste Systems — Water Heating System

11. Water and Waste Systems — Landscape Irrigation Systems

11. Water and Waste Systems — Fuel Delivery Systems

11. Water and Waste Systems — Wastewater Ejection Systems

11. Water and Waste Systems — Drain, Waste, and Venting Systems

11. Water and Waste Systems — Water Distribution and Isolation Valves

11. Water and Waste Systems — Sump Pump and Drainage Systems

11. Water and Waste Systems — Primary Water Service

11. Water and Waste Systems — Drainage, Waste, and Venting Components

11. Water and Waste Systems — Radon Reduction Systems

11. Water and Waste Systems — Toilet and Bidet Systems

12. Electrical Systems — Secondary Electrical Distribution Panel

12. Electrical Systems — 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.

12. Electrical Systems — Smoke and Carbon Monoxide Detection Systems

12. Electrical 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.

M#72: video

12. Electrical Systems — Electrical Service Entry

12. Electrical Systems — Lighting and Ventilation Fixtures

12. Electrical Systems — Main Electrical Distribution Panel

13. Overhead Space Assessment — Thermal Insulation

13. Overhead Space Assessment — Air Circulation and Ventilation

13. Overhead Space Assessment — Access Provisions

13. Overhead Space Assessment — Roof Structure and Decking

14. Heating, Ventilation, and Air Conditioning Systems — Integrated HVAC System

14. Heating, Ventilation, and Air Conditioning Systems — Whole-House Ventilation Fan

14. Heating, Ventilation, and Air Conditioning Systems — Forced Air Heating System

14. Heating, Ventilation, and Air Conditioning Systems — Hydronic Heating System

14. Heating, Ventilation, and Air Conditioning Systems — Ductless Mini-Split System

14. Heating, Ventilation, and Air Conditioning Systems — Cooling System Evaporator Coil

14. Heating, Ventilation, and Air Conditioning Systems — Climate Control Interface

14. Heating, Ventilation, and Air Conditioning Systems — Indoor HVAC Unit
The HVAC system serving the upstairs master bedroom was observed to be operating normally.

14. Heating, Ventilation, and Air Conditioning Systems — Auxiliary Heating Appliances

14. Heating, Ventilation, and Air Conditioning Systems — Central Heating Unit

14. Heating, Ventilation, and Air Conditioning Systems — Air Distribution System

15. Garage Systems and Components — Interior Access Doors

15. Garage Systems and Components — Interior Surfaces and Fire Separation

15. Garage Systems and Components — Structural Elements

15. Garage Systems and Components — Garage Door Openers

15. Garage Systems and Components — Main Vehicle Doors

15. Garage Systems and Components — Garage Overview

16. Detached Structures — Garage Vehicle Door

16. Detached Structures — Garage Door Opener

16. Detached Structures — Interior Surfaces

16. Detached Structures — Roof Drainage System

16. Detached Structures — Attic Ventilation and Exhaust

16. Detached Structures — Attic Insulation

16. Detached Structures — Windows

16. Detached Structures — Exterior Vegetation

16. Detached Structures — Structural Components

16. Detached Structures — Roofing System Details

16. Detached Structures — Attic Structure and Sheathing

16. Detached Structures — Eaves and Soffits

16. Detached Structures — Roofing Materials

16. Detached Structures — Exterior Cladding and Trim

16. Detached Structures — Structure Overview

16. Detached Structures — Entry and Passage Doors

17. General Observations, Environmental, and Pest Considerations — General Commentary and Important Information

18. Inspection Completion Summary — Dishwashing Appliance

18. Inspection Completion Summary — Property Security

18. Inspection Completion Summary — Climate Control System

18. Inspection Completion Summary — Plumbing Fixtures

18. Inspection Completion Summary — Auxiliary Refrigeration Units

18. Inspection Completion Summary — Ground Fault Circuit Interrupter Outlets

18. Inspection Completion Summary — Cooking Appliances

18. Inspection Completion Summary — Lighting Systems