



## XYZ Inspections

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# Home Inspection Report

Comprehensive Property Assessment

251 N Bristol Ave, Los Angeles, CA 90049

Binsr Demo

Inspection Date: 08/13/2025 6:00AM

INSPECTOR

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08/13/2025 6:00AM

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## 1. INSPECTION REPORT OVERVIEW

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### 1.1 Report Context

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#### UNDERSTANDING THERMAL IMAGING

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.

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## SCOPE OF THE INSPECTION

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.

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## IMPORTANT CONSIDERATIONS AND DISCLOSURES

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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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.

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## 3. PROPERTY ASSESSMENT DETAILS

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## 3.4 Site and Property Context

INSPECTED

### STRUCTURE ORIENTATION REFERENCE

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

### 4.5 Ground-Level Entry Structures

NOT INSPECTED

*Location:* West

#### SURFACE CONCEALMENT BY CARPETING

Maintenance Item / limit

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

### 4.5 Exterior Cladding and Trim

NOT INSPECTED

#### ABSENCE OF WEEP OPENINGS

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.

*Location:* Bedroom South

#### RESTRICTED ACCESS TO BUILDING SIDES

Recommendation / limit

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.

## DAMAGED EXTERIOR VENT COVER

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.

## 4.5 Window Systems and Sealing

**Location:** Front room / Master bedroom / First Floor

### BROKEN WINDOW PANE

other / defect

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

**Location:** Back Yard

### CRACKED WINDOW PANE

recommendation / defect

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.



**Location:** First Floor, second bedroom

### BROKEN WINDOW PANE

other / defect

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

**Location:** Back Yard

### MISSING WINDOW/DOOR SCREEN — BACKSIDE

Maintenance Item / info

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.

## 4.5 Outdoor Living Area Covers

NOT INSPECTED

**Location:** 1st Floor Primary Bedroom

### COVERING DAMAGE OR DETERIORATION

Maintenance Item / defect

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.

## 4.5 Exterior Water Taps and Drainage Access

NOT INSPECTED

**Location:** Exterior

### EXTERIOR HOSE BIB NOT FUNCTIONING

recommendation / recommendation

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.

**Location:** Front side of the house

### HOSE BIB HANDLE DAMAGED OR MISSING

other / defect

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.

**Location:** Exterior

### EXTERIOR HOSE BIB NON-FUNCTIONAL

recommendation / defect

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.

## EXTERIOR HOSE BIB NOT FUNCTIONAL

### recommendation / defect

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.

**Location:** Exterior

## HOSE BIB NO WATER FLOW

### maintenance-item / defect

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.

**Location:** Front yard

## EXTERIOR HOSE BIB NOT FUNCTIONING

### recommendation / recommendation

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.

**Location:** Hose bib

## MISSING VAPOR/MOISTURE BARRIER

### maintenance-item / defect

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.

**Location:** Exterior

## HOSE BIB REPAIR / REPLACEMENT RECOMMENDED

### other / info

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.



**Location:** Front of house

## HOSE BIB REPLACEMENT RECOMMENDED

**maintenance-item / recommendation**

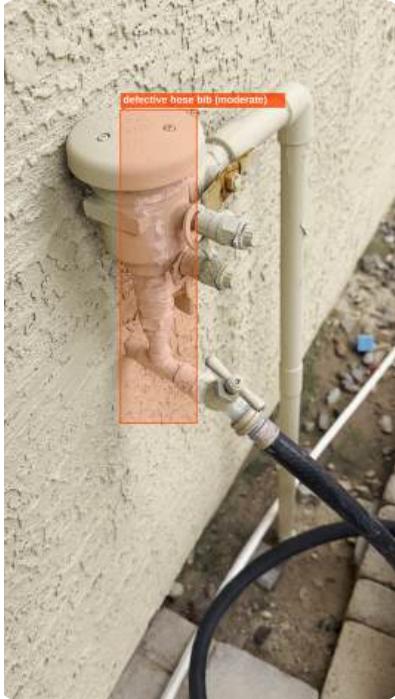
The exterior hose bib located at the front of the house requires replacement. Replace the damaged/failed exterior faucet to prevent leaks and potential water intrusion. It is recommended that a qualified plumber or licensed contractor replace the unit and verify the isolation valve operation.

**Location:** Back Yard

## HOSE BIB HANDLE DAMAGED OR MISSING

**recommendation / defect**

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.



Annotated image: defective hose bib at Back Yard  
IMAGE/JPEG



Original image: defective hose bib at Back Yard  
IMAGE/JPEG

**Location:** northwest side of the house

### MISSING EXTERIOR HOSE BIB

**maintenance-item / recommendation**

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.

**Location:** Front of house

### HOSE BIB REPAIR / REPLACEMENT RECOMMENDED

**recommendation / recommendation**

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.

**Location:** Front of house

### REPAIR/REPLACEMENT RECOMMENDED BY LICENSED CONTRACTOR

**recommendation / recommendation**

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.

## 4.5 Chimney Structures

NOT PRESENT

**Location:** Chimney

### STUCCO CRACKS/DAMAGE

maintenance-item / defect

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.

### CORRODED CHIMNEY CAP

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



## 4.5 Eaves and Soffit Components

NOT INSPECTED

### FASCIA BOARD MATERIAL TYPE

### SOFFIT PANEL MATERIAL TYPE

## 4.5 Paved Surfaces and Walkways

NOT INSPECTED

**Location:** Back Yard

### UNEVEN PAVERS — TRIP HAZARD

safety-hazard / warning

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.



Annotated image: uneven pavers at Back Yard  
IMAGE/JPEG



Original image: uneven pavers at Back Yard  
IMAGE/JPEG

## 4.5 Exterior Wall Cladding and Finishes

INSPECTED

### PREVIOUS EXTERIOR REPAIRS OBSERVED

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.



**Location:** Back Yard

### STUCCO CRACKS/DAMAGE

#### **recommendation / defect**

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.



Original image: stucco damage at Back Yard  
IMAGE/JPEG



Annotated image: stucco damage at Back Yard  
IMAGE/JPEG

**Location:** Living Room Bathroom Northeast

#### **EXTERIOR SURFACE MATERIAL TYPE**

##### **Recommendation / info**

The primary material composing the exterior wall surfaces.

## **5. ROOFING SYSTEM ASSESSMENT**

### **5.6 Overall Roof Condition**

**Location:** Roof

#### **BROKEN ROOF SHINGLES**

#### recommendation / deficiency

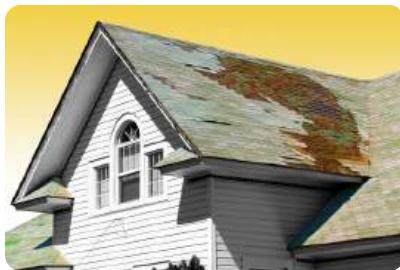
Several roof shingles were observed to be broken. This condition may lead to water intrusion and should be addressed promptly to maintain the roof's integrity.

*Location:* Roof

#### ROOF COVERING BEYOND LIFESPAN - REPLACEMENT RECOMMENDED

##### recommendation / defect

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.



#### 5.6 Flashing System Integrity

NOT PRESENT

*Location:* Dining Room

#### CHIMNEY FLASHING: MISSING, LOOSE, DAMAGED, OR SUBSTANDARD

##### Maintenance Item / defect

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.

#### 5.6 Outdoor Air Conditioning Unit

NOT PRESENT

#### ABNORMAL NOISE FROM OUTDOOR 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.

#### 5.6 Rainwater Management Systems

NOT PRESENT

*Location:* Gutters

## HANGING GUTTER

### safety hazard / deficiency

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.

**Location:** Roof

## MISSING OR DAMAGED GUTTER HANGER

### Maintenance Item / defect

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.



**Location:** Back of house

## LICENSED CONTRACTOR RECOMMENDED — GUTTER REPLACEMENT

### recommendation / recommendation

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.

## 5.6 Roof Penetrations and Ventilation

NOT INSPECTED

**Location:** Dining Room

## INADEQUATE PLUMBING VENT CLEARANCE NEAR ROOFTOP DECK

### Maintenance Item / defect

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.



## 5.6 Roofing Material Integrity

INSPECTED

*Location:* Roof

### CRACKED/BRITTLE COMPOSITION SHINGLES

maintenance-item / defect

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.

*Location:* Roof

### CRACKED ROOF TILES

recommendation / defect

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.



*Location:* Bedroom

### ROOF COVERING MATERIAL

**Location:** Roof

## MAINTENANCE FLAG — ROOF TILES

maintenance-item / info

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.

## 5.6 Chimney Systems

**Location:** Chimney Structures

### CHIMNEY STUCCO DETERIORATION

recommendation / deficiency

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.

**Location:** Chimney

### CHIMNEY STUCCO DETERIORATION

maintenance-item / recommendation

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.

**Location:** Chimney

### CHIMNEY STUCCO PEELING / DETERIORATION

recommendation / recommendation

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.

**Location:** chimney

### ABSENCE OF VAPOR/MOISTURE BARRIER

#### **recommendation / defect**

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.

**Location:** Chimney

### EVIDENCE OF MOISTURE INTRUSION AROUND CHIMNEY

#### **maintenance-item / defect**

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.

**Location:** Chimney

### SUBSTANDARD EXTERIOR REPAIRS

#### **recommendation / defect**

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.

**Location:** Chimney

### EXTERIOR FINISH MATERIAL — STUCCO

#### **other / info**

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

**Location:** Chimney

### EVIDENCE OF ACTIVE MOISTURE INTRUSION

#### **recommendation / defect**

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.

**Location:** Chimney

### CLADDING AND TRIM DISPLAYING DETERIORATION, DAMAGE, OR DISTORTION

**other / defect**

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.

**Location:** Chimney

## STUCCO CRACKS/DAMAGE

**maintenance-item / defect**

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.

**Location:** Chimney

## EVIDENCE OF MOISTURE INTRUSION AROUND CHIMNEY

**recommendation / defect**

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.

## 5.6 Roof Flashing Components

**Location:** Living Room

### COMPROMISED FLASHING OR SEALANT INTEGRITY

**Maintenance Item / defect**

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.



**Location:** front side of home

### COMPROMISED OR ABSENT FLASHING

**other / defect**

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.

## 6. INTEGRATED APPLIANCES

### 6.7 Food Waste Disposer

DEFICIENT

*Location:* 1st Floor Bedroom

#### MISSING BUSHING FOR ELECTRICAL WIRING

Recommendation / defect

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.

### 6.7 Kitchen Ventilation

INSPECTED

*Location:* 1st Floor Bedroom

#### VENT COVER DAMAGED OR MISSING

Safety Hazard / defect

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.



#### VENTILATION SYSTEM TYPE

## 6.7 Wine Refrigerator

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### LOOSE HANDLE

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

## 6.7 Refrigeration Unit

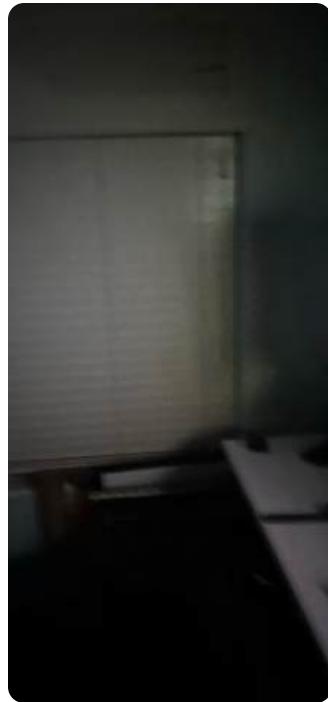
INSPECTED

### APPROACHING OR EXCEEDING ESTIMATED SERVICE LIFE

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### DOOR HANDLE(S) LOOSE OR MISSING

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



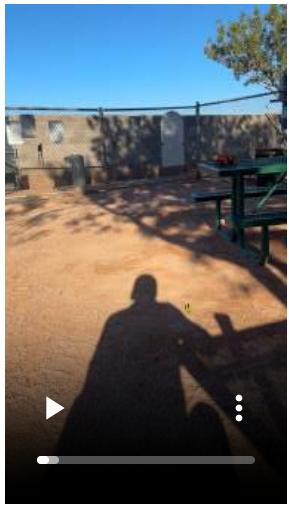


## **WATER LINE EXHIBITS LEAKAGE**

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.

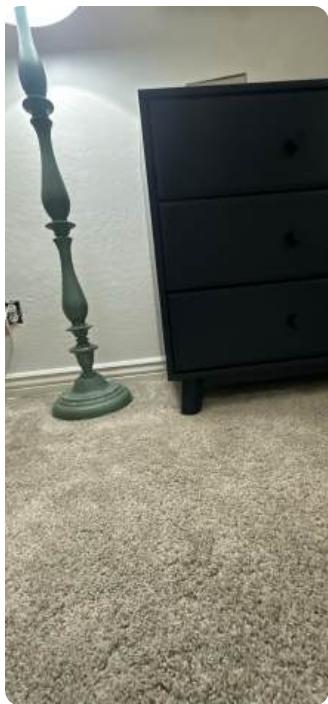
## **6.7 Laundry Appliances**

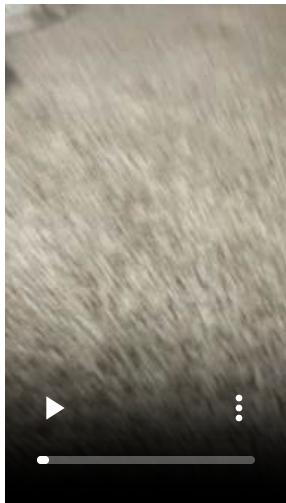
### **WASHER IDENTIFICATION PLATE IMAGE**



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DRYER IDENTIFICATION PLATE IMAGE

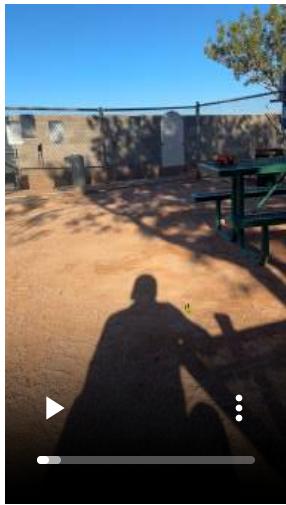




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#### **WASHER NOT FULLY INSTALLED**

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.



## 6.7 Microwave Oven

**Location:** Kitchen

### UNIT NON-FUNCTIONAL OR MALFUNCTIONING

#### recommendation / defect

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.



Original image: appliance defect at Kitchen  
IMAGE/JPEG



Annotated image: appliance defect at Kitchen  
IMAGE/JPEG

## 7. INTERIOR ELEMENTS: DOORS, WINDOWS, AND WALLS

### 7.8 Interior Cabinetry and Countertops

INSPECTED

**Location:** 1st Floor Living Room

#### DAMAGED CABINETRY

Safety Hazard / defect

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

#### DAMAGED, FAULTY, OR MISSING CABINET DOOR

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

**Location:** Kitchen 1st Floor

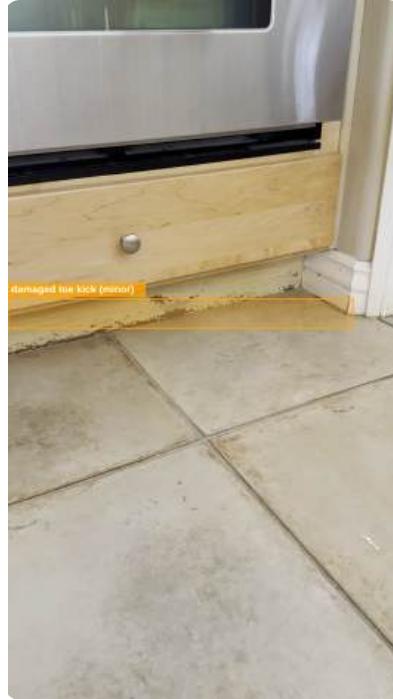
#### FAILING OR PEELING PAINT

Safety Hazard / defect

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.



Original image: damaged toe kick at Kitchen  
IMAGE/JPEG



Annotated image: damaged toe kick at Kitchen  
IMAGE/JPEG

## 7.8 Interior Flooring Surfaces

INSPECTED

**Location:** Kitchen

### CRACKED FLOOR TILE

**maintenance-item / defect**

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.



Annotated image: cracked tile at Kitchen  
IMAGE/JPEG



Original image: cracked tile at Kitchen  
IMAGE/JPEG

## 7.8 Ceiling Surfaces

NOT INSPECTED

**Location:** Living Room

### SIGNIFICANT DRYWALL CRACKING

safety-hazard / defect

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.



Original image: ceiling crack at Living Room

IMAGE/JPEG



Annotated image: ceiling crack at Living Room

IMAGE/JPEG

## 7.8 Exterior Door Systems

*Location:* Living Room

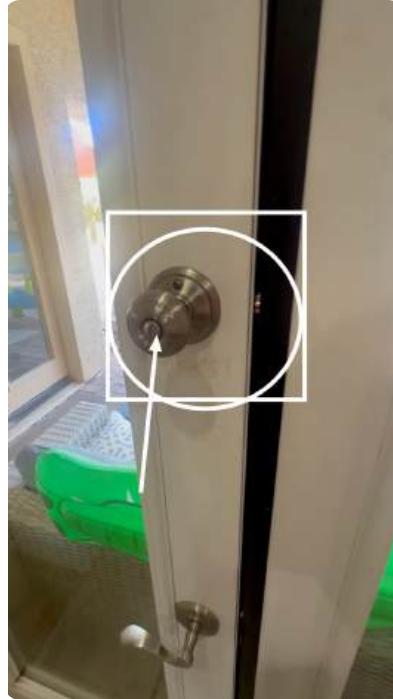
### INOPERABLE OR DIFFICULT DOOR HANDLE LOCK

**recommendation / defect**

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.



Annotated image: hardware issue at Living Room  
IMAGE/JPEG



Original image: hardware issue at Living Room  
IMAGE/JPEG

**Location:** Living Room

### LOOSE, DAMAGED, OR MISSING DOOR HARDWARE

#### recommendation / defect

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.



Original image: broken door handle at Living Room



Annotated image: broken door handle at Living Room

**Location:** Living Room

## DAMAGED OR MISSING DOOR HARDWARE

**recommendation / defect**

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



Original image: broken door handle at Living Room

IMAGE/JPEG



Annotated image: broken door handle at Living Room

IMAGE/JPEG

## LOCK MECHANISM REQUIRES ADJUSTMENT

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

# 8. BUILDING FOUNDATION AND STRUCTURAL COMPONENTS

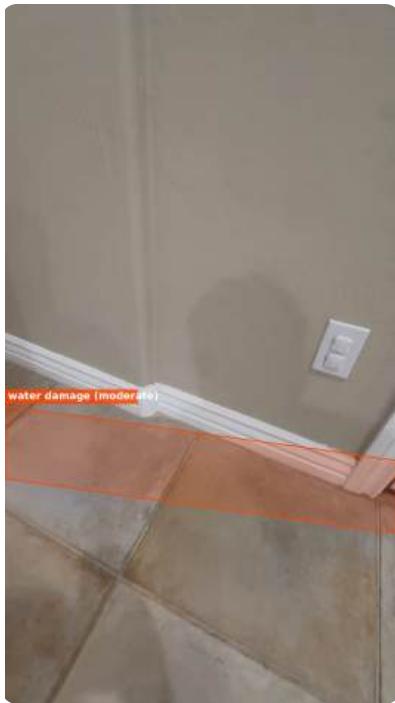
## 8.9 Subflooring

**Location:** Living Room

## SUBFLOORING WATER DAMAGE

**recommendation / defect**

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.



Annotated image: water damage at Living Room  
[IMAGE/JPEG](#)



Original image: water damage at Living Room  
[IMAGE/JPEG](#)

**Location:** 1st Floor Southeast

## POTENTIAL WOOD-DESTROYING INSECT DAMAGE

**Safety Hazard / defect**

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.





## 8.9 Main Structural Supports

**Location:** 2nd Floor Living Room

### JOIST/BEAM BRACING PRESENT (COPY)

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.

**Location:** 2nd Floor Living Room

## JOIST/BEAM BRACING PRESENT

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.

### 8.9 Floor Joist System

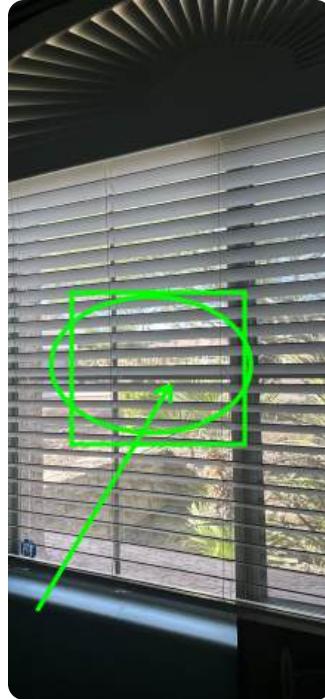
*Location:* 1st Floor Crawlspace

#### INCORRECT FASTENING METHOD

Safety Hazard / defect

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.





Compromised Entryway Door  
The entry panel to the underlying space exhibited damage. Restoration panel is advised.  
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## 8.9 General Structural Information

**Location:** Living Room

### CEILING CRACK — POSSIBLE STRUCTURAL CONCERN

safety-hazard / warning

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.



Original image: ceiling crack at Living Room  
IMAGE/JPEG



Annotated image: ceiling crack at Living Room  
IMAGE/JPEG

**Location:** Living Room

## SIGNIFICANT SETTLEMENT CRACKING

other / defect

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.

## 9. CRAWLSPACE ASSESSMENT

### 9.10 Substructure Entry

#### COMPROMISED ENTRYWAY DOOR

Recommendation / defect

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



# 11. WATER AND WASTE SYSTEMS

## 11.12 Bathtub and Shower Systems

INSPECTED

**Location:** Master Bathroom

### EVIDENCE OF ACTIVE MOISTURE INTRUSION

safety-hazard / defect

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.



Annotated image: water damage at Master Bathroom  
IMAGE/JPEG



Original image: water damage at Master Bathroom  
IMAGE/JPEG

**Location:** Master Bathroom

### SHOWER DOOR MISALIGNMENT / IMPACTING GLASS

recommendation / recommendation

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.



Original image: shower door issue at Master Bathroom  
IMAGE/JPEG



Annotated image: shower door issue at Master Bathroom  
IMAGE/JPEG

**Location:** Master Bathroom Shower

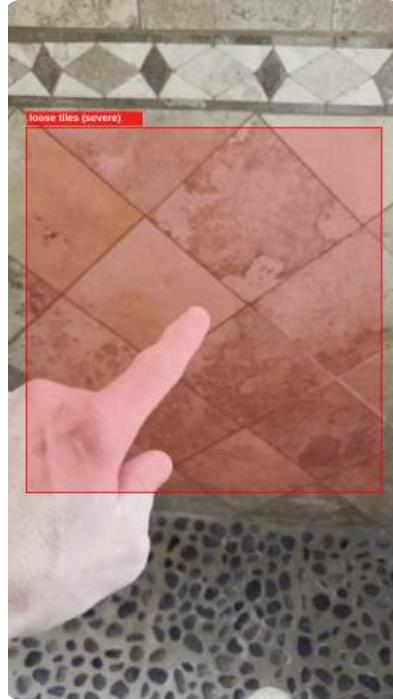
### LOOSE SHOWER WALL TILES — SAFETY HAZARD

safety-hazard / warning

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.



Original image: loose tiles at Master Bathroom Shower  
IMAGE/JPEG



Annotated image: loose tiles at Master Bathroom Shower  
IMAGE/JPEG

## 12. ELECTRICAL SYSTEMS

### 12.13 Electrical Receptacles, Switches, and Signaling Devices

#### GFCI BREAKER FAILURE TO TRIP

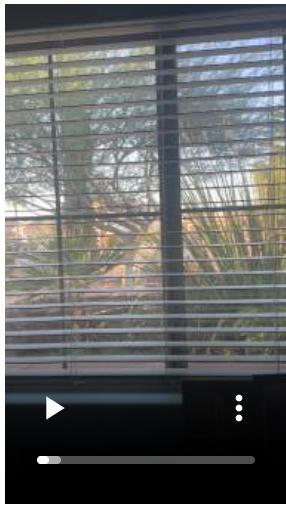
**Recommendation / defect**

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.

### 12.13 Electrical Conductors and Wiring

#### ALUMINUM WIRING OBSERVED

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.



## 14. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

### 14.15 Indoor HVAC Unit

*Location:* upstairs above the master bedroom

#### HVAC UNIT STATUS - UPSTAIRS MASTER BEDROOM

[other / info](#)

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