

PROPERTY INSPECTION REPORT FORM

Binsr Demo <i>Name of Client</i>	08/13/2025 6:00AM <i>Date of Inspection</i>
251 N Bristol Ave, Los Angeles, CA 90049 <i>Address of Inspected Property</i>	
Binsr <i>Name of Inspector</i>	N/A <i>TREC License #</i>
N/A <i>Name of Sponsor (if applicable)</i>	N/A <i>TREC License #</i>

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 any system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY 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.

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

1. INSPECTION REPORT OVERVIEW

A. Report Context

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.

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.

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.

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.

Copyright Notice: This report is the intellectual property of the inspection firm. The client(s) and their designated real estate representative mentioned herein are the sole authorized licensees of this document. This report, in its entirety or in part, is strictly non-transferable to any third parties, including but not limited to subsequent buyers, sellers, or listing agents. The reproduction of identified deficiencies for the purpose of preparing repair requests is permissible. THE CONTENTS OF THIS REPORT ARE INTENDED SOLELY FOR THE RELIANCE OF THE CLIENT NAMED HEREIN. This report is subject to an inspection agreement that outlines its scope, limitations, exclusions, and copyright terms. Unapproved recipients are advised to commission a separate inspection from a 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.

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2. GENERAL INSPECTION DISCLOSURES

- A. General Information**

3. PROPERTY ASSESSMENT DETAILS

- A. Site and Property Context**

Structure Orientation Reference:

- Northern
- Southern
- Eastern
- Western
- Northeastern
- Northwestern
- Southeastern
- Southwestern

4. GROUND-LEVEL EXTERIOR STRUCTURES

- A. Decks and Stairways**

- B. Ground-Level Entry Structures**

Surface Concealment by Carpeting:

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

Location: West

- C. Exterior Cladding and Trim**

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.

Restricted Access to Building Sides:

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.

Location: Bedroom South

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.

- D. Perimeter Fencing and Gates**

- E. Window Systems and Sealing**

Broken Window Pane:

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

Location: Front room / Master bedroom / First Floor

Cracked Window Pane:

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: Back Yard



Broken Window Pane:

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

Location: First Floor, second bedroom

Missing Window/Door Screen — Backside:

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.

Location: Back Yard

F. Outdoor HVAC Unit

G. Outdoor Living Area Covers

Covering Damage or Deterioration:

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.

Location: 1st Floor Primary Bedroom

H. Exterior Water Taps and Drainage Access

Exterior Hose Bib Not Functioning:

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: Exterior

Hose Bib Handle Damaged or Missing:

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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: Front side of the house

Exterior Hose Bib Non-Functional:

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.

Location: Exterior

Exterior Hose Bib Not Functional:

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.

Hose Bib No Water Flow:

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: Exterior

Exterior Hose Bib Not Functioning:

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: Front yard

Missing Vapor/Moisture Barrier:

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: Hose bib

Hose Bib Repair / Replacement Recommended:

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: Exterior

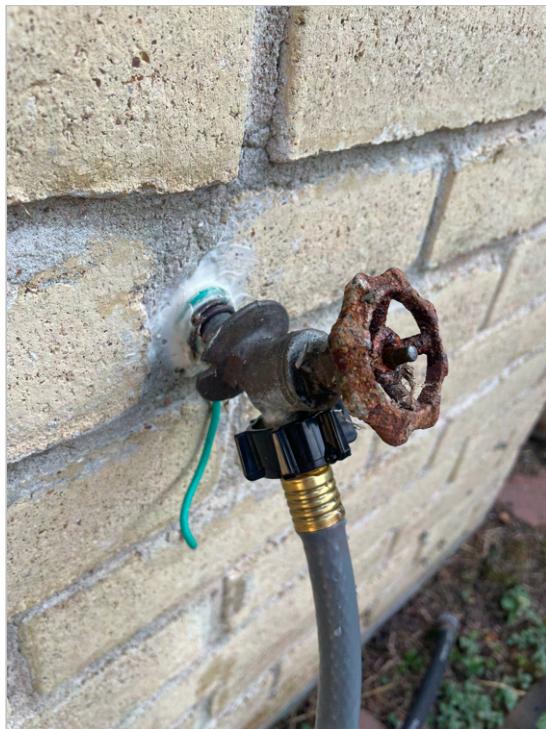
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Hose Bib Replacement Recommended:

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: Front of house

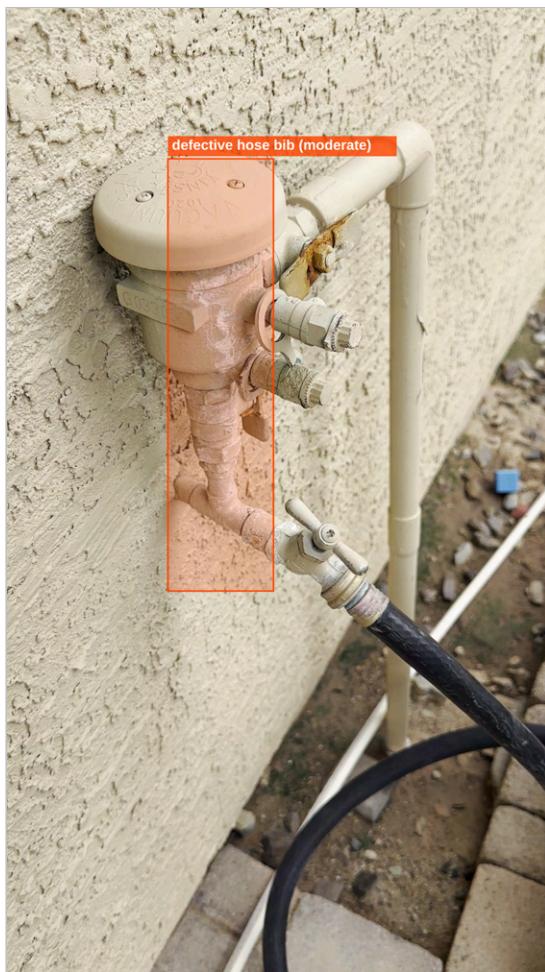
Hose Bib Handle Damaged or Missing:

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.

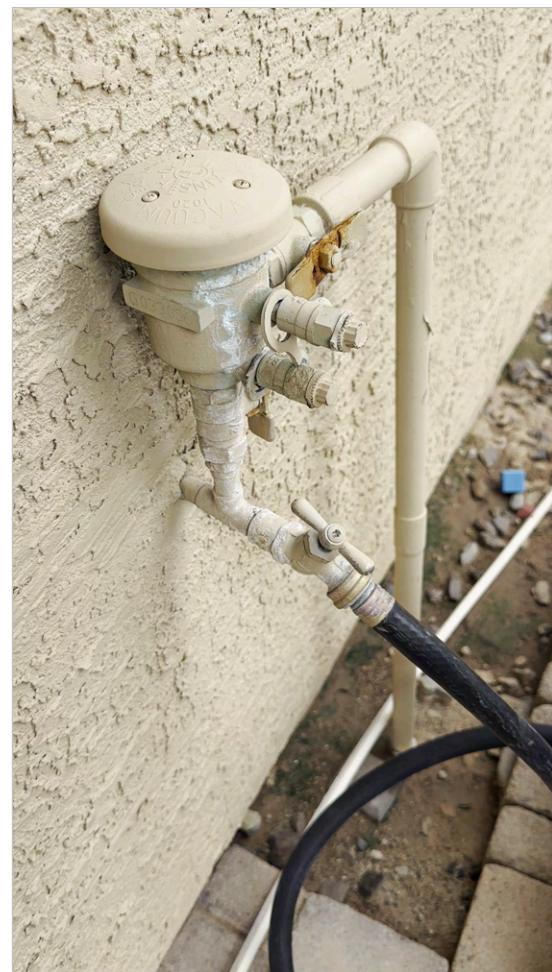
Location: Back Yard

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Annotated image: defective hose bib at Back Yard



Original image: defective hose bib at Back Yard

Missing Exterior Hose Bib:

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: northwest side of the house

Hose Bib Repair / Replacement Recommended:

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:

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.

Location: Front of house

I. Chimney Structures

Stucco Cracks/Damage:

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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

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.



J. Eaves and Soffit Components

Fascia Board Material Type:

- Aluminum
- Composite
- Vinyl
- Wood
- Concrete
- Not Applicable

Soffit Panel Material Type:

- Vinyl
- Aluminum
- Wood
- Composite
- Stucco
- Not Applicable
- Aluminum Vented

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- K. Exterior Elevated Structures**
- L. Exterior Plantings**
- M. Landscape Retaining Structures**
- N. Site Grading and Drainage**
- O. Exterior Entryways**
- P. Window Systems and Flashing**
- Q. Paved Surfaces and Walkways**

Uneven Pavers — Trip Hazard:

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.

Location: Back Yard



Annotated image: uneven pavers at Back Yard



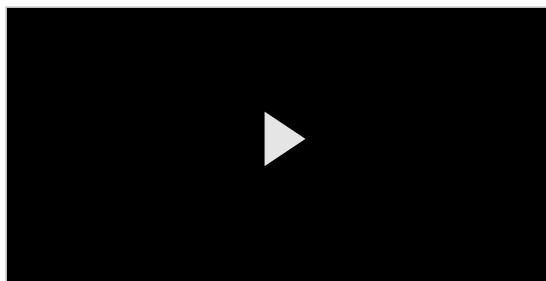
Original image: uneven pavers at Back Yard

- R. Exterior Wall Cladding and Finishes**

Previous Exterior Repairs Observed:

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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 Cracks/Damage:***

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: Back Yard*Original image: stucco damage at Back Yard**Annotated image: stucco damage at Back Yard****Exterior Surface Material Type:*** Brick Vinyl Siding

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- Aluminum Siding
- Natural Stone
- Stucco
- Wood Siding
- Concrete Panels
- Metal Siding
- Shingle Siding
- Exterior Insulation and Finish System (EIFS)
- Fiber Cement Siding
- Engineered Wood Siding
- Stone Veneer
- Composite Materials

5. ROOFING SYSTEM ASSESSMENT

A. Overall Roof Condition

Broken Roof Shingles:

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:

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.

Location: Roof



B. Exterior Decks and Stairways

C. Flashing System Integrity

Chimney Flashing: Missing, Loose, Damaged, or Substandard:

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.

Location: Dining Room

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D** **D. Outdoor Air Conditioning Unit*****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.

 E. Rainwater Management Systems***Hanging Gutter:***

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: Gutters***Missing or Damaged Gutter Hanger:***

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: Roof***Licensed Contractor Recommended — Gutter Replacement:***

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.

Location: Back of house **F. Roof Penetrations and Ventilation*****Inadequate Plumbing Vent Clearance near Rooftop Deck:***

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.

Location: Dining Room

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G. Exterior Elevated Structures

H. Roofing Material Integrity

Cracked/Brittle Composition Shingles:

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:

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: Roof



Roof Covering Material:

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- Architectural Asphalt Shingles
- Three-Tab Asphalt Shingles
- Modified Bitumen
- EPDM Membrane
- TPO Membrane
- Rolled Roofing
- Slate Tiles
- Metal Panels
- Solar Panels
- Wood Shingles/Shakes
- Plastic Material
- Asbestos Cement
- Built-Up Gravel
- Elastic Coating
- Slateline Shingles
- Duradek (Vinyl)
- Built-Up Roofing

Maintenance Flag — Roof Tiles:

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.

Location: Roof

I. Exterior Drainage Systems

J. Chimney Systems

Chimney Stucco Deterioration:

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 Structures***Chimney Stucco Deterioration:***

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:***

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:***

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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:

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:

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:

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:

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:

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:

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:

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

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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: Living Room***Compromised or Absent Flashing:***

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.

Location: front side of home**6. INTEGRATED APPLIANCES** **A. Food Waste Disposer*****Missing Bushing for Electrical Wiring:***

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.

Location: 1st Floor Bedroom **B. Kitchen Ventilation*****Vent Cover Damaged or Missing:***

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.

Location: 1st Floor Bedroom

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- Hood
- Integrated into Microwave
- Downdraft
- Recirculating
- Vented / Ducted
- Operable Window
- Non-Mechanical Vent
- None

 C. Wine Refrigerator***Loose Handle:***

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

 D. Refrigeration Unit***Approaching or Exceeding Estimated Service Life:***

- Yes
- No
- Undetermined

Door Handle(s) Loose or Missing:

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

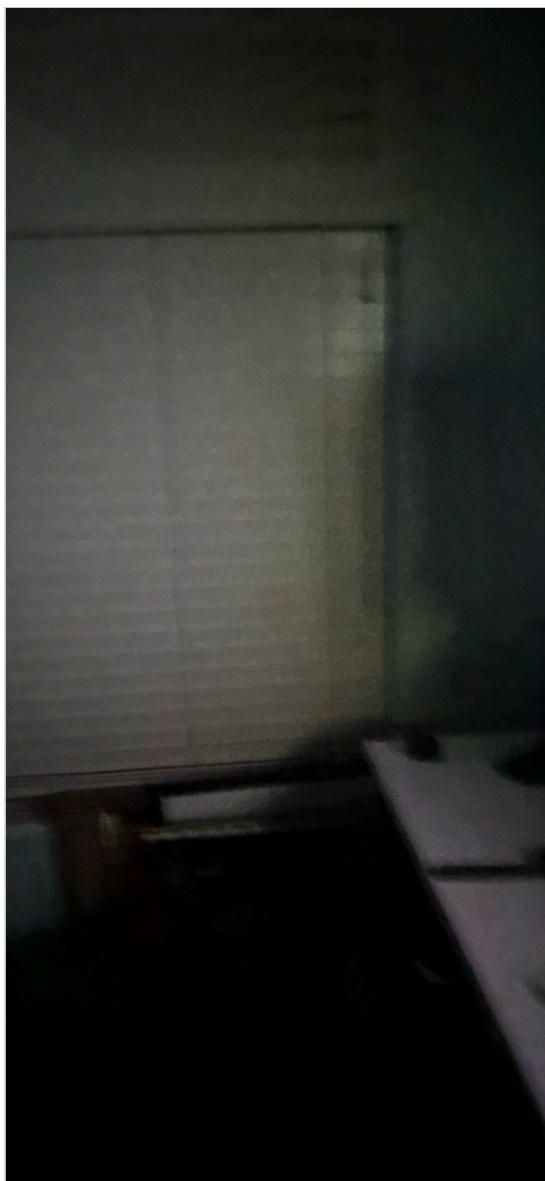
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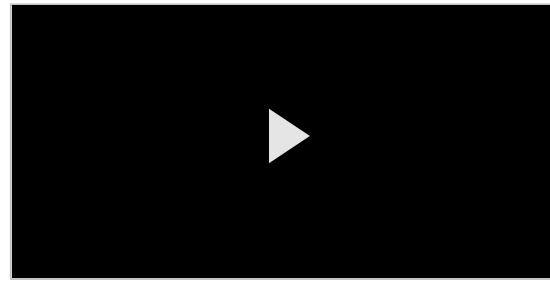
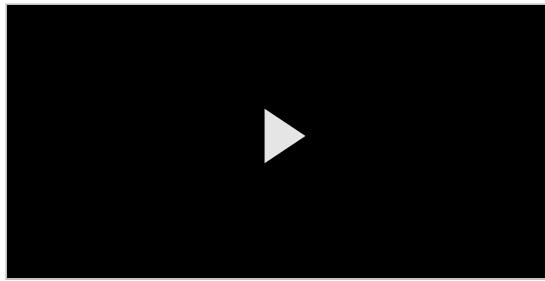
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I NI NP D



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.

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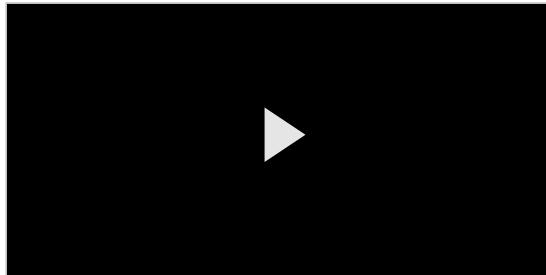
E. Dishwashing Unit

F. Cooking Appliances

G. Warming Drawer

H. Laundry Appliances

Washer Identification Plate Image:



Dryer Identification Plate Image:

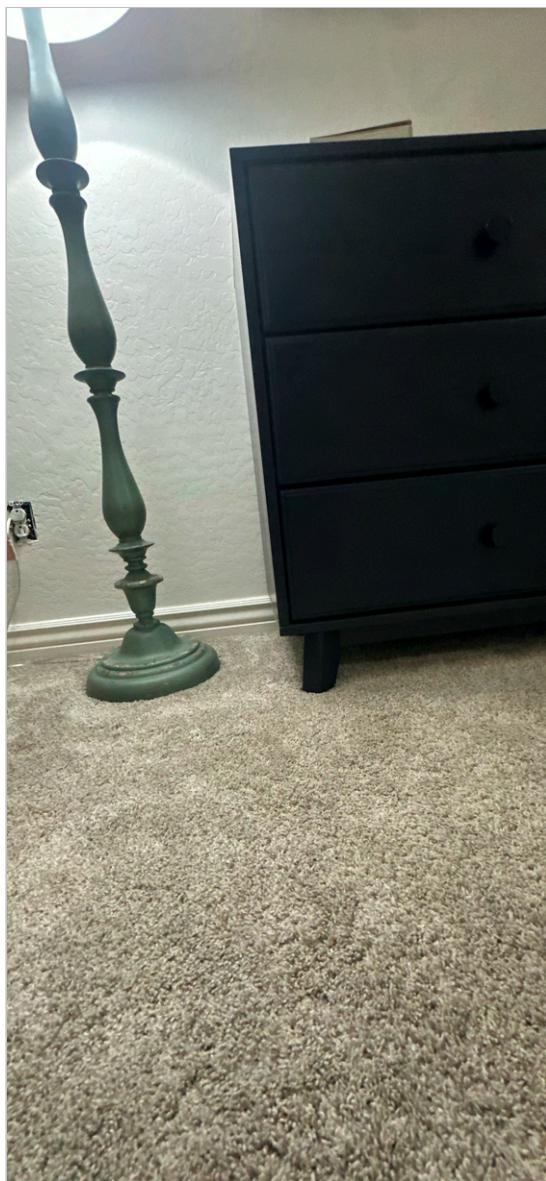
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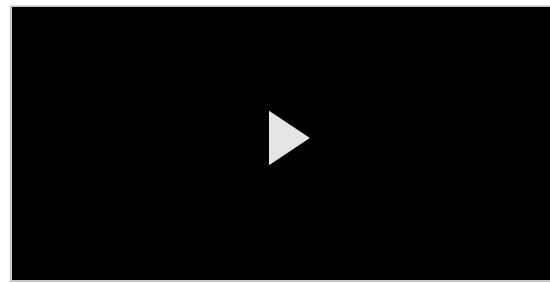
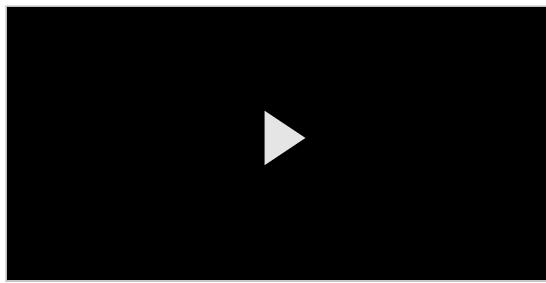
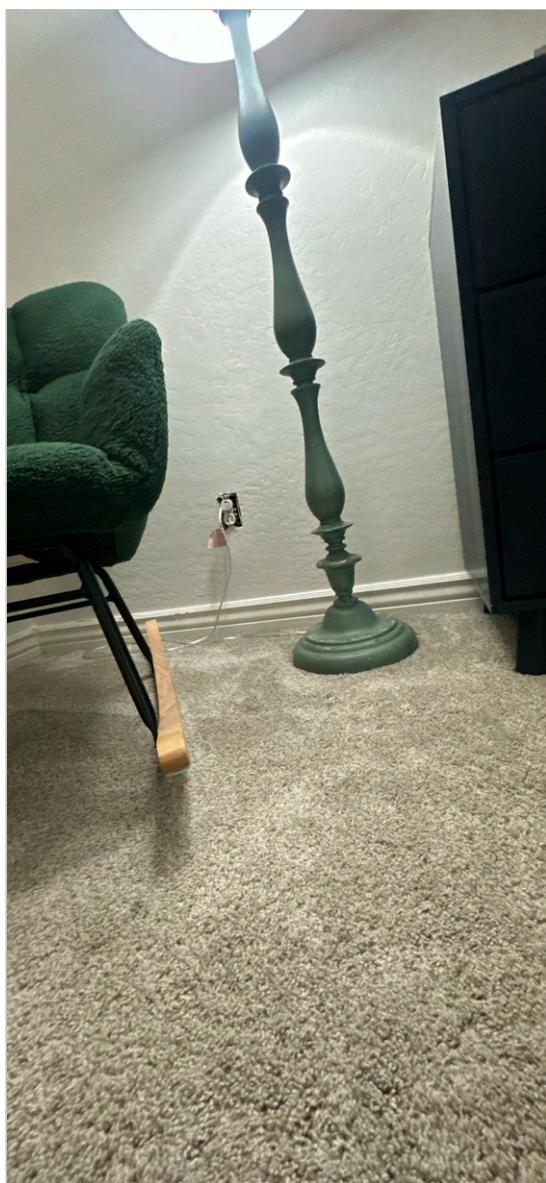
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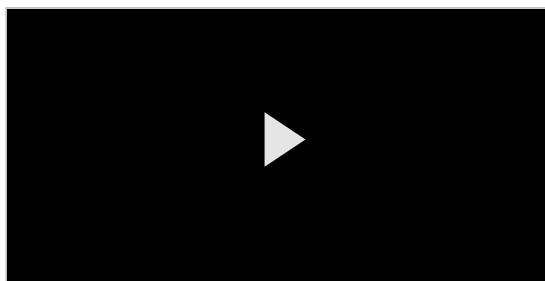
D=Deficient

I NI NP D



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.

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- I. Beverage Cooler**
- J. Waste Compactor**
- K. Microwave Oven**

Unit Non-Functional or Malfunctioning:

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.

Location: Kitchen



Original image: appliance defect at Kitchen



Annotated image: appliance defect at Kitchen

- L. Stand-alone Ice Maker**

7. INTERIOR ELEMENTS: DOORS, WINDOWS, AND WALLS

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A. Interior Door Systems

B. Window Assemblies

C. Interior Cabinetry and Countertops

Damaged Cabinetry:

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

Location: 1st Floor Living Room

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.

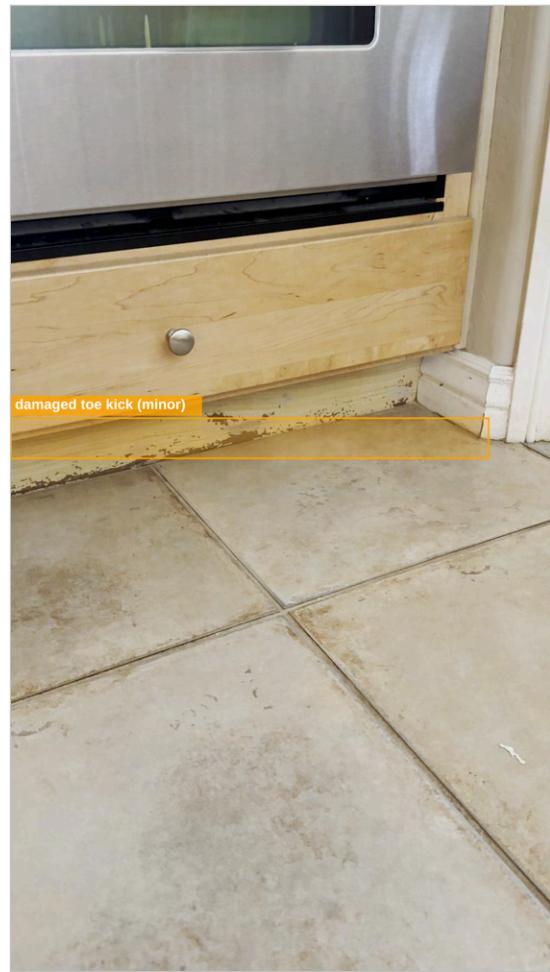
Failing or Peeling Paint:

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.

Location: Kitchen 1st Floor



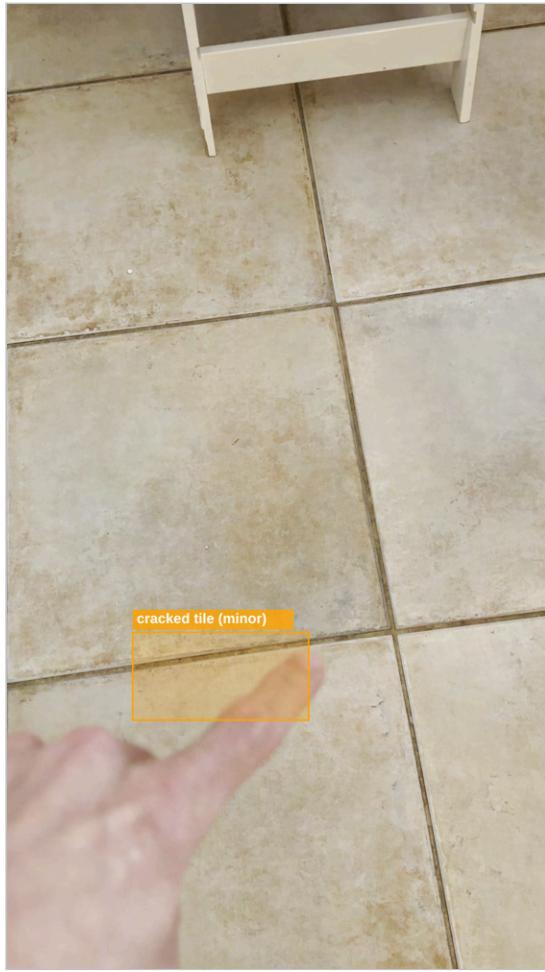
Original image: damaged toe kick at Kitchen



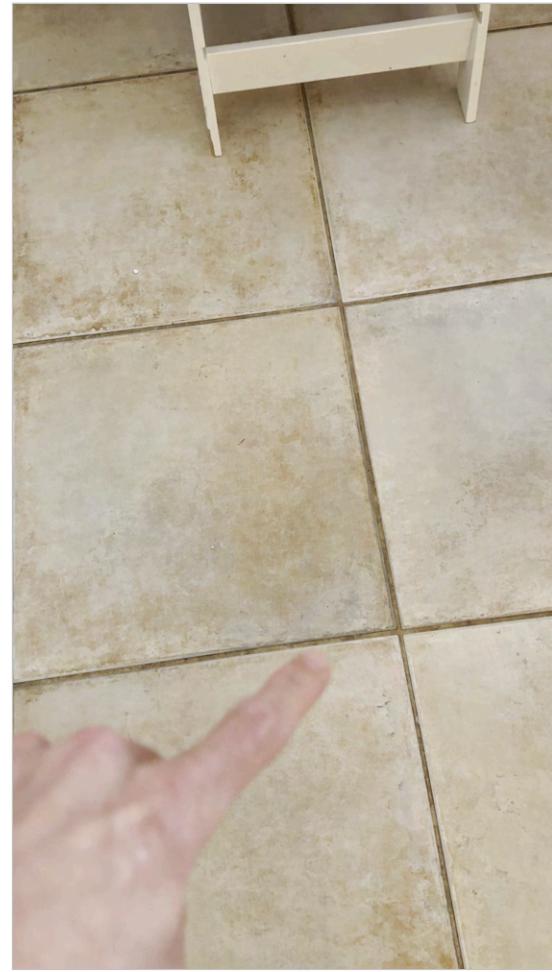
Annotated image: damaged toe kick at Kitchen

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D** **D. Interior Passageways** **E. Stairway and Handrail Systems** **F. Cabinetry and Countertops** **G. Window Systems** **H. Interior Wall Systems** **I. Interior Flooring Surfaces*****Cracked Floor Tile:***

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.

Location: Kitchen

Annotated image: cracked tile at Kitchen



Original image: cracked tile at Kitchen

 J. Ceiling Surfaces***Significant Drywall Cracking:***

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.

I=Inspected

NI=Not Inspected

NP=Not Present

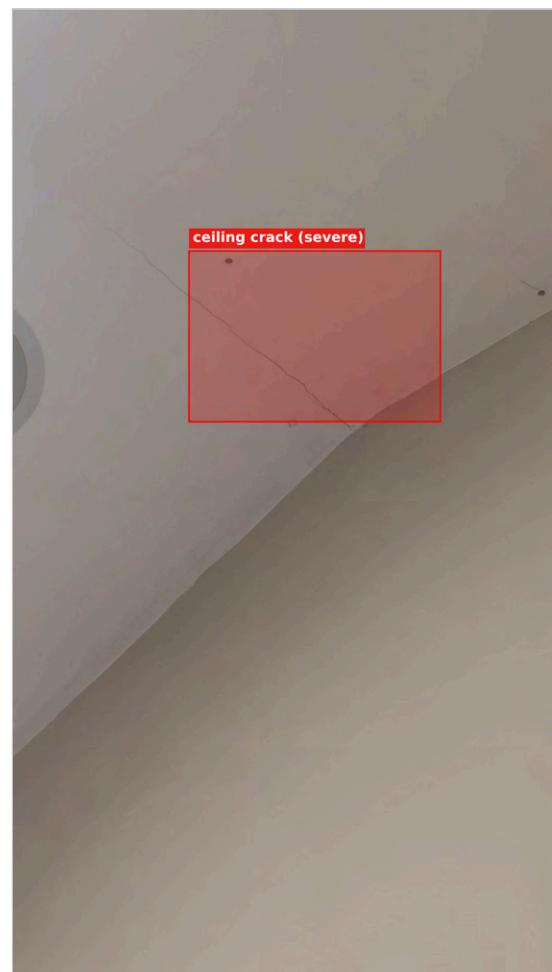
D=Deficient

I	NI	NP	D
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Location: Living Room



Original image: ceiling crack at Living Room



Annotated image: ceiling crack at Living Room

K. Floor Coverings

L. Exterior Door Systems

Inoperable or Difficult Door Handle Lock:

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.

Location: Living Room

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

Annotated image: hardware issue at Living Room



Original image: hardware issue at Living Room

Loose, Damaged, or Missing Door Hardware:

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.

Location: Living Room

I=Inspected

NI=Not Inspected

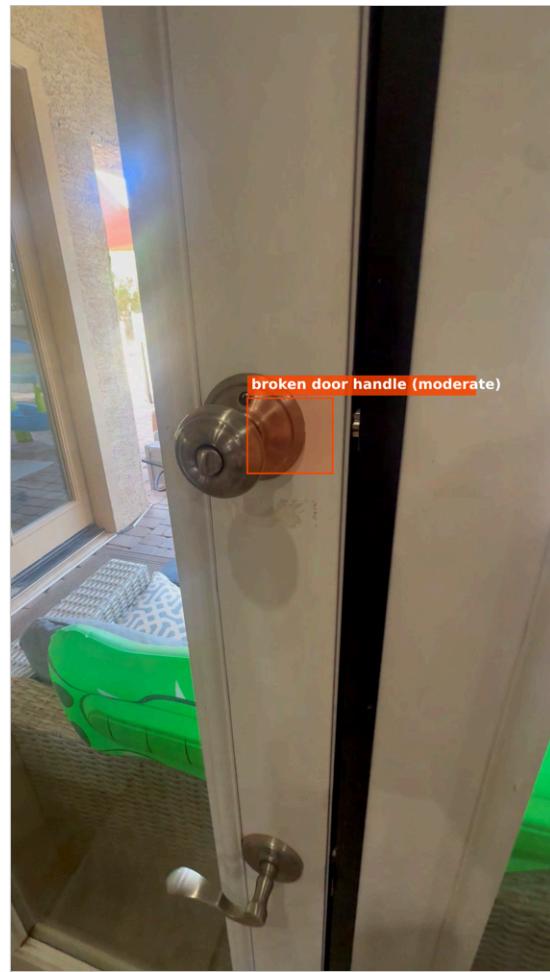
NP=Not Present

D=Deficient

I NI NP D



Original image: broken door handle at Living Room



Annotated image: broken door handle at Living Room

Damaged or Missing Door Hardware:

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

Location: Living Room

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

Original image: broken door handle at Living Room



Annotated image: broken door handle at Living Room

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

A. Subflooring

Subflooring Water Damage:

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.

Location: Living Room

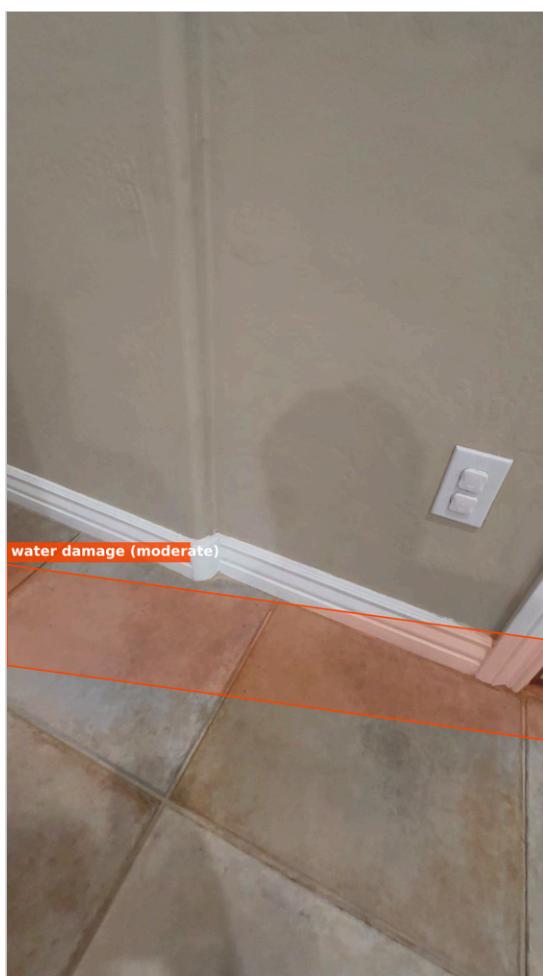
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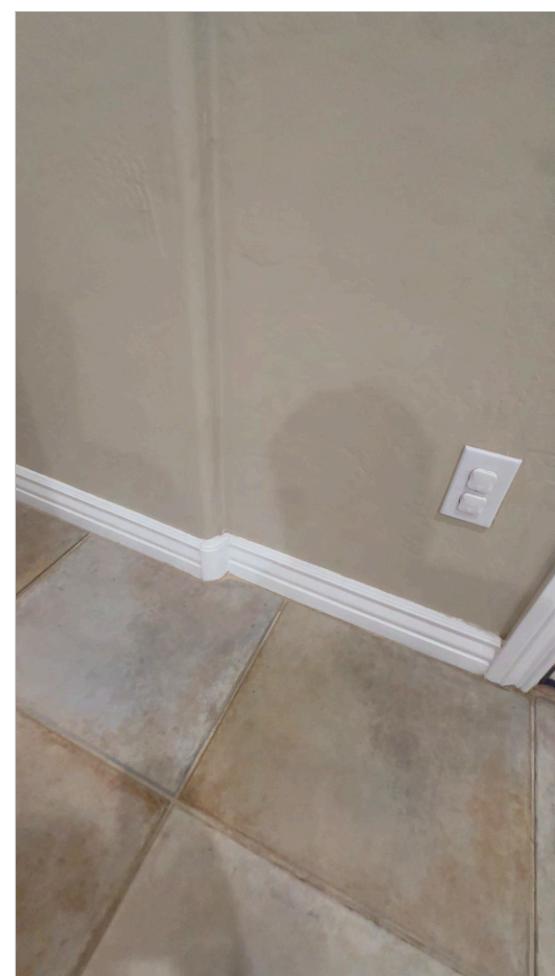
NP=Not Present

D=Deficient

I NI NP D



Annotated image: water damage at Living Room



Original image: water damage at Living Room

Potential Wood-Destroying Insect Damage:

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.

Location: 1st Floor Southeast

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



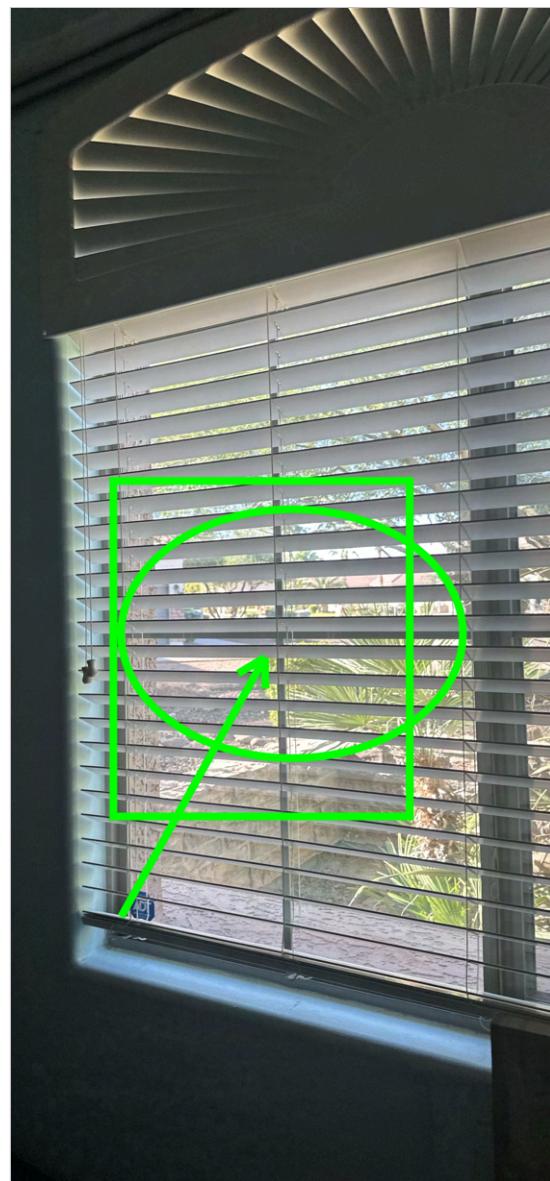
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D** **B. Main Structural Supports*****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.

Location: 2nd Floor Living Room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Foundation System

D. Floor Joist System

Incorrect Fastening Method:

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.

Location: 1st Floor Crawlspace

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



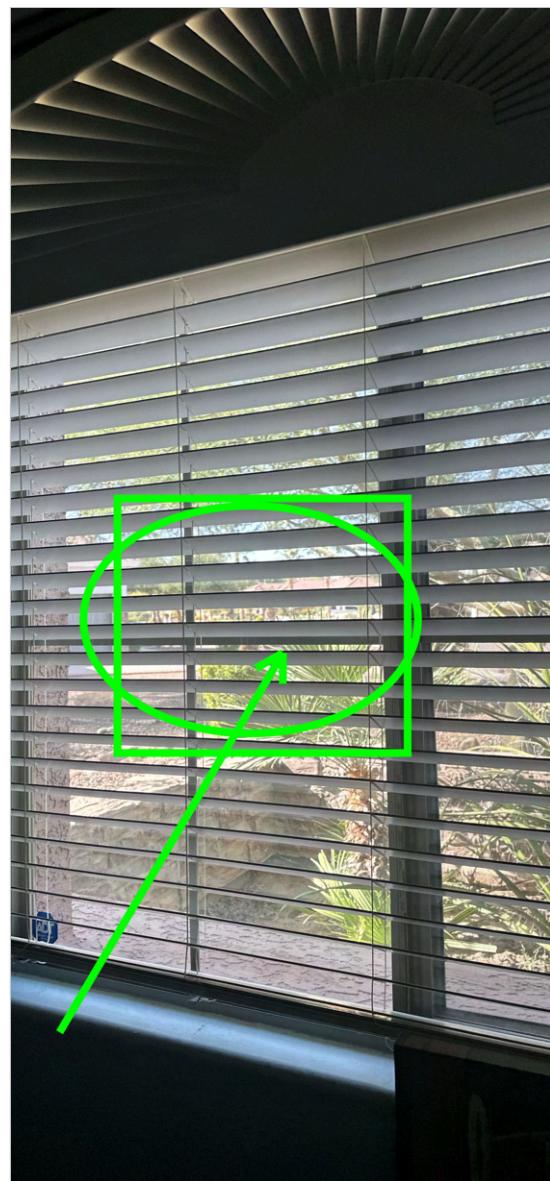
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



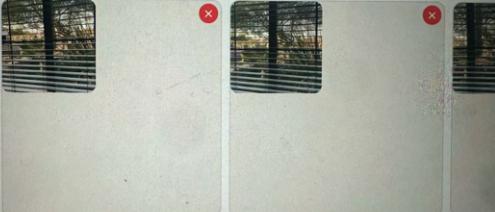
I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D**

Compromised Entryway Door
The entry panel to the underlying space exhibited damage. Restoration panel is advised.

[Show More](#)

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Photos (3)



Videos (1)



Flagged

Location

Recommendation

Photo

Video



E. General Structural Information

Ceiling Crack — Possible Structural Concern:

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.

Location: Living Room

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

Original image: ceiling crack at Living Room



Annotated image: ceiling crack at Living Room

Significant Settlement Cracking:

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.

Location: Living Room

9. CRAWLSPACE ASSESSMENT

- A. Floor Framing**
- B. Floor Decking**
- C. Environmental Control**
- D. Structural Supports**
- E. Substructure Entry**

Compromised Entryway Door:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



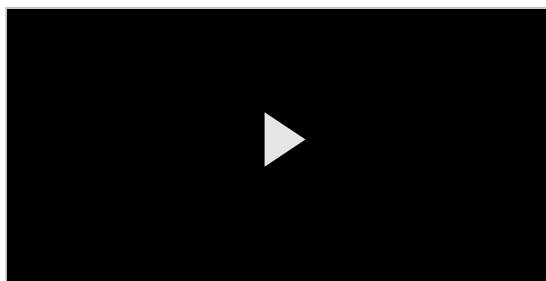
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



10. FIREPLACE AND VENTING SYSTEMS

- A. Fireplaces, Stoves, and Inserts
- B. Fuel Appliance Venting Systems

11. WATER AND WASTE SYSTEMS

- A. Gas and Fuel Delivery Systems
- B. Bathing Area Fixtures
- C. Bathroom Ventilation Systems
- D. Sink and Faucet Components
- E. Bathtub and Shower Systems

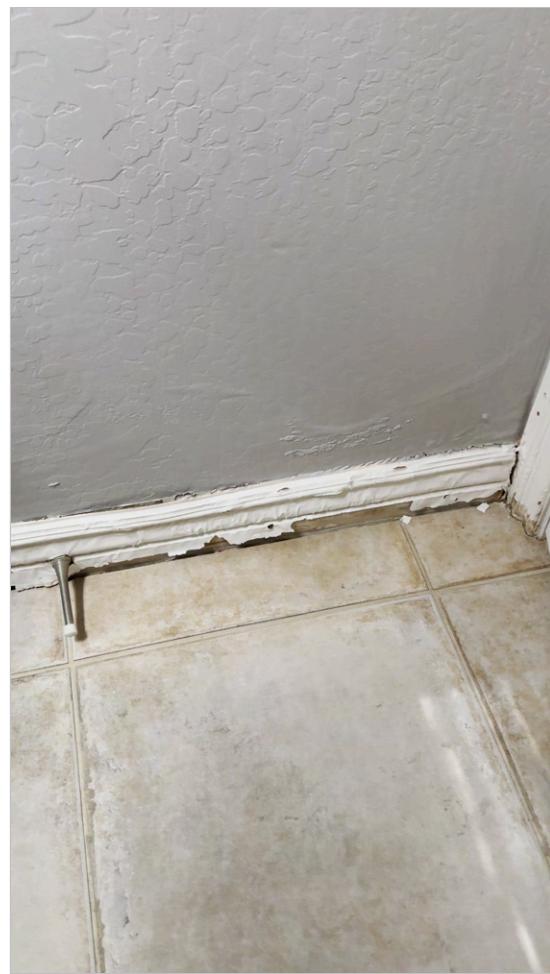
Evidence of Active Moisture Intrusion:

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: Master Bathroom

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

Annotated image: water damage at Master Bathroom



Original image: water damage at Master Bathroom

Shower Door Misalignment / Impacting Glass:

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.

Location: Master Bathroom

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

Original image: shower door issue at Master Bathroom



Annotated image: shower door issue at Master Bathroom

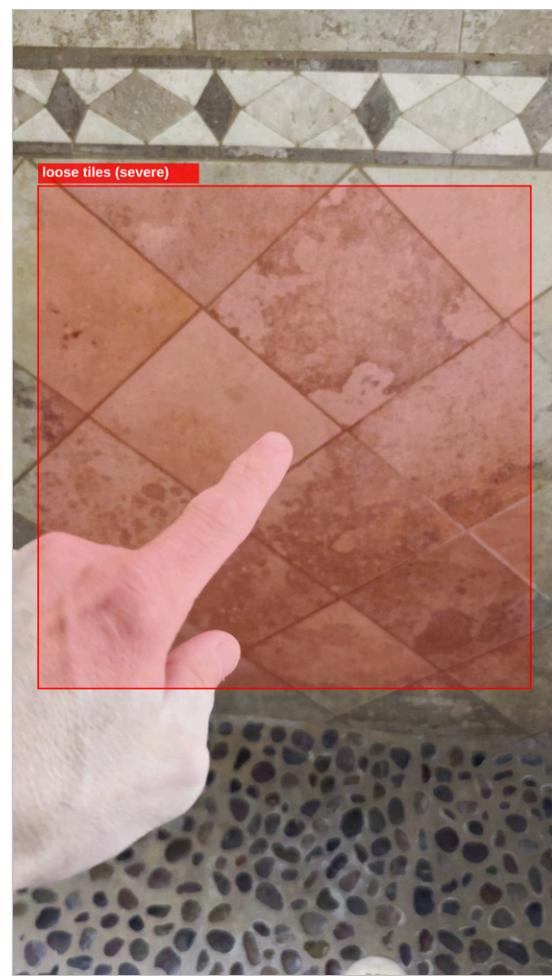
Loose Shower Wall Tiles — Safety Hazard:

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.

Location: Master Bathroom Shower

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

Original image: loose tiles at Master Bathroom Shower



Annotated image: loose tiles at Master Bathroom Shower

- F. Radon Reduction System**
- G. Water Heating System**
- H. Landscape Irrigation Systems**
- I. Fuel Delivery Systems**
- J. Wastewater Ejection Systems**
- K. Drain, Waste, and Venting Systems**
- L. Water Distribution and Isolation Valves**
- M. Sump Pump and Drainage Systems**
- N. Primary Water Service**
- O. Drainage, Waste, and Venting Components**
- P. Radon Reduction Systems**
- Q. Toilet and Bidet Systems**

12. ELECTRICAL SYSTEMS

- A. Secondary Electrical Distribution Panel**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Electrical Receptacles, Switches, and Signaling Devices

GFCI Breaker Failure to Trip:

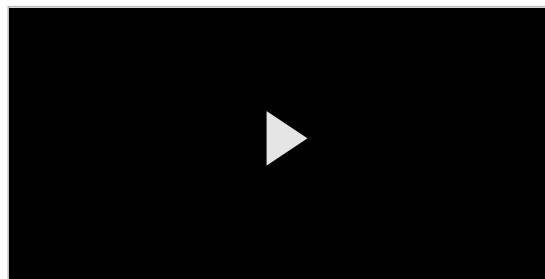
Ground-Fault Circuit Interrupter (GFCI) breakers in the panel did not trip when tested. Replacement of the affected breaker(s) is recommended, to be conducted by a licensed electrician.

C. Smoke and Carbon Monoxide Detection Systems

D. 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.



E. Electrical Service Entry

F. Lighting and Ventilation Fixtures

G. Main Electrical Distribution Panel

13. OVERHEAD SPACE ASSESSMENT

A. Thermal Insulation

B. Air Circulation and Ventilation

C. Access Provisions

D. Roof Structure and Decking

14. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Integrated HVAC System

B. Whole-House Ventilation Fan

C. Forced Air Heating System

D. Hydronic Heating System

E. Ductless Mini-Split System

F. Cooling System Evaporator Coil

G. Climate Control Interface

H. Indoor HVAC Unit

HVAC Unit Status - Upstairs Master Bedroom:

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

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

Location: upstairs above the master bedroom

I. Auxiliary Heating Appliances

J. Central Heating Unit

K. Air Distribution System

15. GARAGE SYSTEMS AND COMPONENTS

A. Interior Access Doors

B. Interior Surfaces and Fire Separation

C. Structural Elements

D. Garage Door Openers

E. Main Vehicle Doors

F. Garage Overview

16. DETACHED STRUCTURES

A. Garage Vehicle Door

B. Garage Door Opener

C. Interior Surfaces

D. Roof Drainage System

E. Attic Ventilation and Exhaust

F. Attic Insulation

G. Windows

H. Exterior Vegetation

I. Structural Components

J. Roofing System Details

K. Attic Structure and Sheathing

L. Eaves and Soffits

M. Roofing Materials

N. Exterior Cladding and Trim

O. Structure Overview

P. Entry and Passage Doors

17. GENERAL OBSERVATIONS, ENVIRONMENTAL, AND PEST CONSIDERATIONS

A. General Commentary and Important Information

18. INSPECTION COMPLETION SUMMARY

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Dishwashing Appliance

B. Property Security

C. Climate Control System

D. Plumbing Fixtures

E. Auxiliary Refrigeration Units

F. Ground Fault Circuit Interrupter Outlets

G. Cooking Appliances

H. Lighting Systems