



# XYZ Inspections

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# Home Inspection Report

Comprehensive Property Assessment

251 N Bristol Ave, Los Angeles, CA 90049

Mark Demo

Inspection Date: August 8, 2025



INSPECTOR

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PRIMARY AGENT

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## 2. INSPECTION REPORT OVERVIEW

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### 2.1.1 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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### 2.1.2 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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### 2.1.3 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.

## 4. PROPERTY ASSESSMENT DETAILS

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### 4.1.1 STRUCTURE ORIENTATION REFERENCE

**Selected:** Northern

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.

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## 5. GROUND-LEVEL EXTERIOR STRUCTURES

### 5.2.1 SURFACE CONCEALMENT BY CARPETING

 Maintenance WEST

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

### 5.3.1 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.

### 5.3.2 RESTRICTED ACCESS TO BUILDING SIDES

 Recommendation BEDROOM SOUTH

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.

### 5.3.3 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.

### 5.5.1 BROKEN WINDOW PANE

 FIRST FLOOR, SECOND BEDROOM

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

**5.5.2 CRACKED WINDOW PANE****(i) Recommendation**

⌚ BACK YARD

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. Recommend window.

**5.5.3 BROKEN WINDOW PANE**

⌚ FRONT ROOM / MASTER BEDROOM / FIRST FLOOR

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

**5.5.4 MISSING WINDOW/DOOR SCREEN — BACKSIDE****🔧 Maintenance**

⌚ BACK YARD

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.

**5.7.1 COVERING DAMAGE OR DETERIORATION****🔧 Maintenance**

⌚ 1ST FLOOR PRIMARY BEDROOM

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. Recommend gc.

**5.8.1 HOSE BIB HANDLE DAMAGED OR MISSING**

⌚ FRONT SIDE OF THE HOUSE

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. Recommend handyman-diy.

### 5.8.2 EXTERIOR HOSE BIB NOT FUNCTIONING

 Recommendation

⌚ EXTERIOR

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.

### 5.8.3 HOSE BIB NO WATER FLOW

 Maintenance

⌚ EXTERIOR

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. Recommend plumber.

### 5.8.4 EXTERIOR HOSE BIB NOT FUNCTIONING

 Recommendation

⌚ FRONT YARD

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.

### 5.8.5 EXTERIOR HOSE BIB NON-FUNCTIONAL

 Recommendation

⌚ EXTERIOR

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.

## HOSE BIB REPAIR / REPLACEMENT

### 5.8.6 RECOMMENDED

📍 EXTERIOR

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.



### 5.8.7 HOSE BIB REPLACEMENT RECOMMENDED

🔧 Maintenance

📍 FRONT OF HOUSE

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.

### 5.8.8 HOSE BIB HANDLE DAMAGED OR MISSING

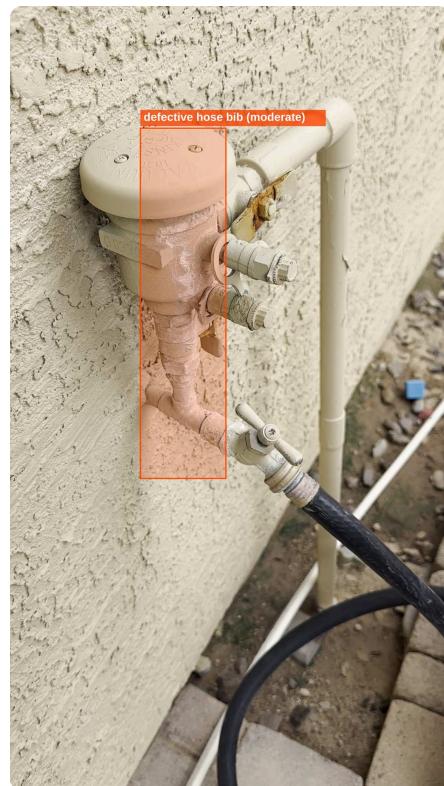
ⓘ Recommendation

📍 BACK YARD

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. Recommend handyman-diy.



Back Yard



Back Yard

#### 5.8.9 MISSING EXTERIOR HOSE BIB

 Maintenance

📍 NORTHWEST SIDE OF THE HOUSE

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.

#### 5.8.10 HOSE BIB REPAIR / REPLACEMENT RECOMMENDED

 Recommendation

📍 FRONT OF HOUSE

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.

## 5.8.11 REPAIR/REPLACEMENT RECOMMENDED BY LICENSED CONTRACTOR

 Recommendation

📍 FRONT OF HOUSE

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.

### 5.9.1 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.



### 5.10.1 FASCIA BOARD MATERIAL TYPE

**Selected:** Aluminum

### 5.10.2 SOFFIT PANEL MATERIAL TYPE

**Selected:** Composite

### 5.17.1 UNEVEN PAVERS — TRIP HAZARD

 Safety Hazard

📍 BACK YARD

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.



Back Yard



Back Yard

#### 5.18.1 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.



#### 5.18.2 STUCCO CRACKS/DAMAGE

 Recommendation

📍 BACK YARD

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. Recommend stucco.



Back Yard



Back Yard

#### 5.18.3 EXTERIOR SURFACE MATERIAL TYPE

 **ⓘ Recommendation**

**Selected:** Concrete Panels, Exterior Insulation and Finish System (EIFS) | The primary material composing the exterior wall surfaces.

## 6. ROOFING SYSTEM ASSESSMENT

### 6.1.1 BROKEN ROOF SHINGLES

 Recommendation

⌚ ROOF

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.

#### ROOF COVERING BEYOND

#### 6.1.2 LIFESPAN - REPLACEMENT RECOMMENDED

 Recommendation

⌚ ROOF

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. Recommend roof.



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

 Maintenance

⌚ DINING ROOM

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.

#### 6.4.1 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. Recommend hvac.

### 6.5.1 HANGING GUTTER



📍 GUTTERS

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.

### 6.5.2 MISSING OR DAMAGED GUTTER HANGER



📍 ROOF

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.



### 6.5.3 LICENSED CONTRACTOR RECOMMENDED — GUTTER REPLACEMENT



📍 BACK OF HOUSE

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.

### 6.6.1 INADEQUATE PLUMBING VENT CLEARANCE NEAR ROOFTOP DECK



📍 DINING ROOM

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.



### 6.8.1 CRACKED ROOF TILES

#### (i) Recommendation

⌚ ROOF

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. Recommend pro.



### 6.8.2 ROOF COVERING MATERIAL

#### ⚠ Safety Hazard

**Selected:** Slate Tiles, Built-Up Gravel, Slateline Shingles

### 6.8.3 MAINTENANCE FLAG — ROOF TILES

#### 🔍 Maintenance

⌚ ROOF

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.

### 6.10.1 CHIMNEY STUCCO DETERIORATION

#### (i) Recommendation

⌚ CHIMNEY STRUCTURES

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.

#### 6.10.2 CHIMNEY STUCCO DETERIORATION

⌚ CHIMNEY

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.

 Maintenance

#### 6.10.3 CHIMNEY STUCCO PEELING / DETERIORATION

 Recommendation

⌚ CHIMNEY

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.

#### 6.10.4 ABSENCE OF VAPOR/MOISTURE BARRIER

 Recommendation

⌚ CHIMNEY

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. Recommend pro.

#### 6.10.5 EVIDENCE OF MOISTURE INTRUSION AROUND CHIMNEY

 Maintenance

⌚ 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. Recommend chimney.

#### 6.10.6 SUBSTANDARD EXTERIOR REPAIRS

 Recommendation

⌚ CHIMNEY

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. Recommend siding.

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#### 6.10.7 EXTERIOR FINISH MATERIAL — STUCCO

⌚ CHIMNEY

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

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#### 6.10.8 EVIDENCE OF ACTIVE MOISTURE INTRUSION

 Recommendation

⌚ CHIMNEY

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. Recommend waterproof.

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

⌚ CHIMNEY

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. Recommend siding.

**6.10.10 STUCCO CRACKS/DAMAGE** Maintenance

📍 CHIMNEY

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. Recommend stucco.

**6.10.11 EVIDENCE OF MOISTURE INTRUSION AROUND CHIMNEY** Recommendation

📍 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. Recommend chimney.

**6.12.1 COMPROMISED FLASHING OR SEALANT INTEGRITY** Maintenance

📍 LIVING ROOM



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.

**6.12.2 COMPROMISED OR ABSENT FLASHING** Safety Hazard

📍 FRONT SIDE OF HOME

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. Recommend window.



## 7. INTEGRATED APPLIANCES

### 7.2.1 VENT COVER DAMAGED OR MISSING

 Safety Hazard

⌚ 1ST FLOOR BEDROOM

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.



### 7.2.2 VENTILATION SYSTEM TYPE

**Selected:** Vented / Ducted

### 7.3.1 LOOSE HANDLE

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

### 7.4.1 WATER LINE EXHIBITS LEAKAGE

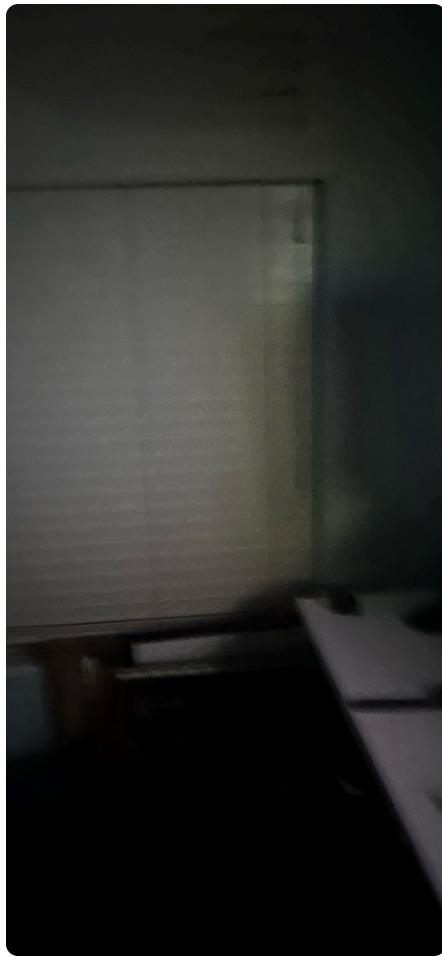
The water line supplying the refrigeration unit was observed to be leaking at the time of inspection. This condition may cause damage to finished areas of the home. It is recommended to consult a licensed plumber to repair or replace the line to the refrigeration unit to ensure proper function. Recommend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

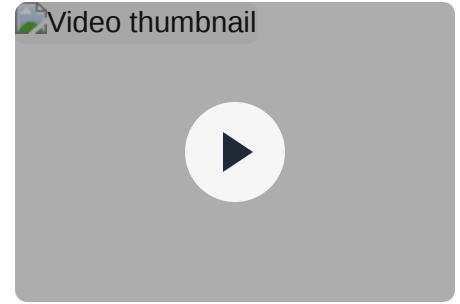
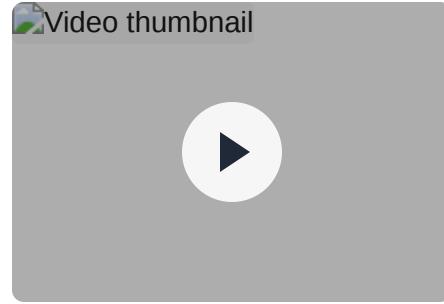
### 7.4.2 APPROACHING OR EXCEEDING ESTIMATED SERVICE LIFE

**Selected:** None selected

### 7.4.3 DOOR HANDLE(S) LOOSE OR MISSING

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

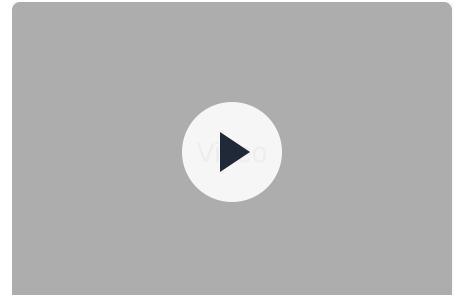




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#### 7.8.1 WASHER IDENTIFICATION PLATE IMAGE

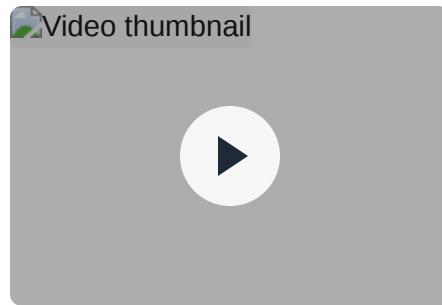
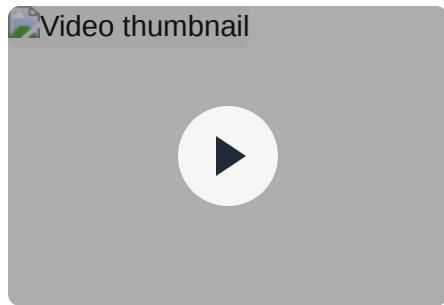
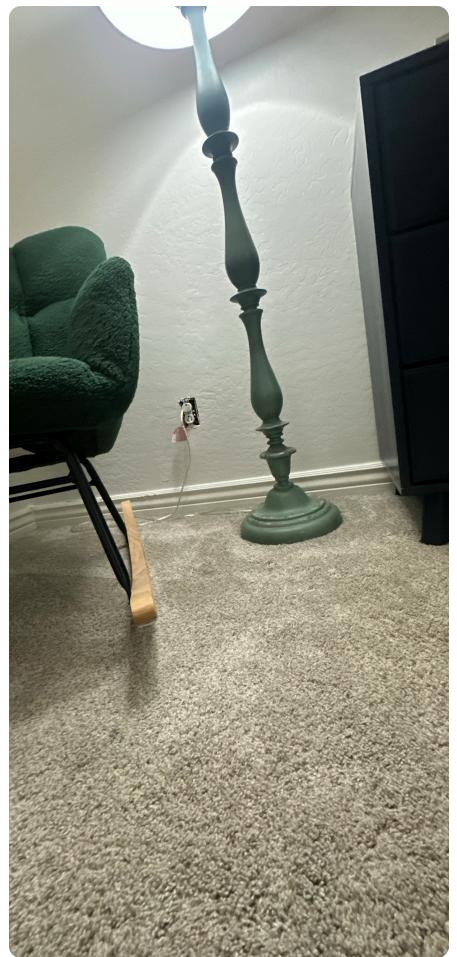
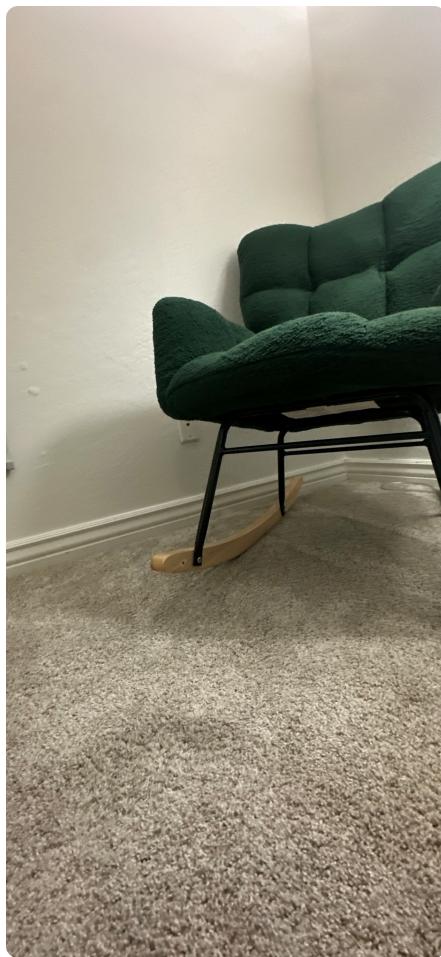
Recommend pro.



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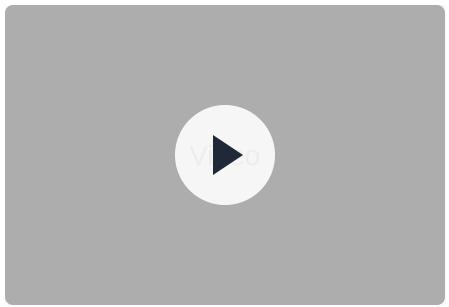
#### 7.8.2 DRYER IDENTIFICATION PLATE IMAGE

Recommend pro.



#### 7.8.3 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. Recommend pro.



**7.11.1 UNIT NON-FUNCTIONAL OR MALFUNCTIONING****Recommendation**

📍 KITCHEN

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. Recommend appliance.



Kitchen



Kitchen

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

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### 8.3.1 DAMAGED CABINETRY



⌚ 1ST FLOOR LIVING ROOM

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

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### 8.3.2 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. Recommend cabinet.

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### 8.3.3 FAILING OR PEELING PAINT

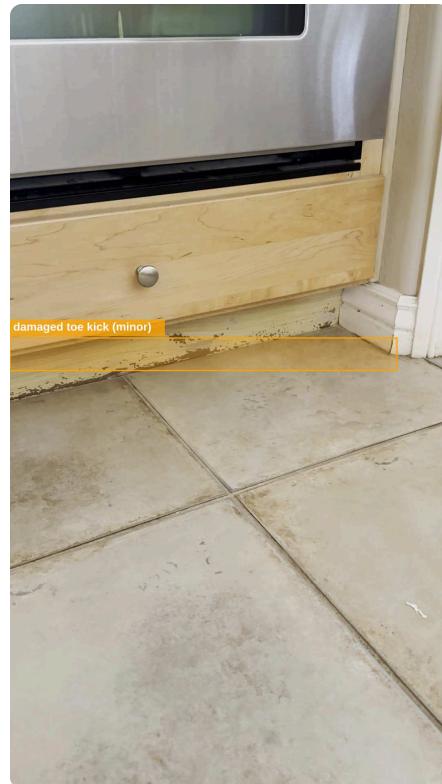


⌚ KITCHEN 1ST FLOOR

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. Recommend paint.



Kitchen 1st Floor



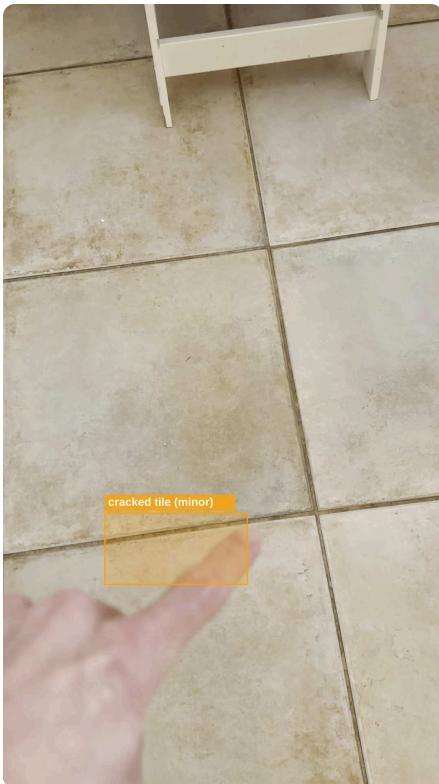
Kitchen 1st Floor

#### 8.9.1 CRACKED FLOOR TILE

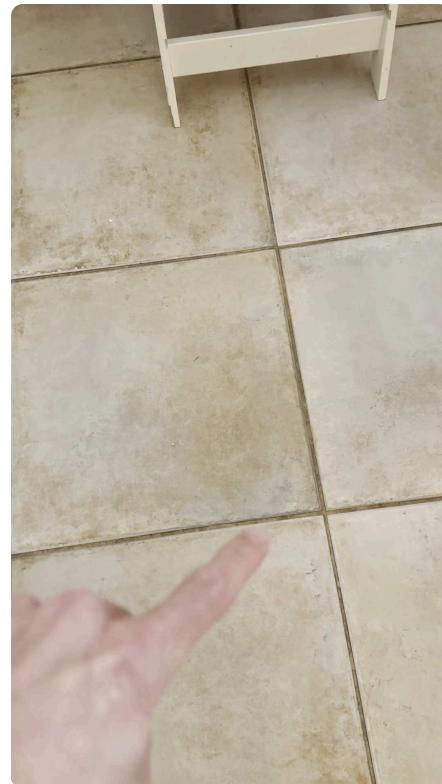
Maintenance

📍 KITCHEN

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.



Kitchen



Kitchen

#### 8.10.1 SIGNIFICANT DRYWALL CRACKING

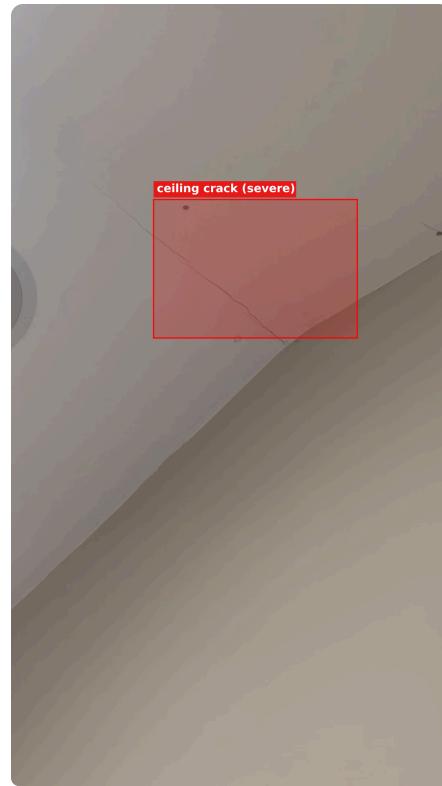


📍 LIVING ROOM

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. Recommend concrete.



Living Room

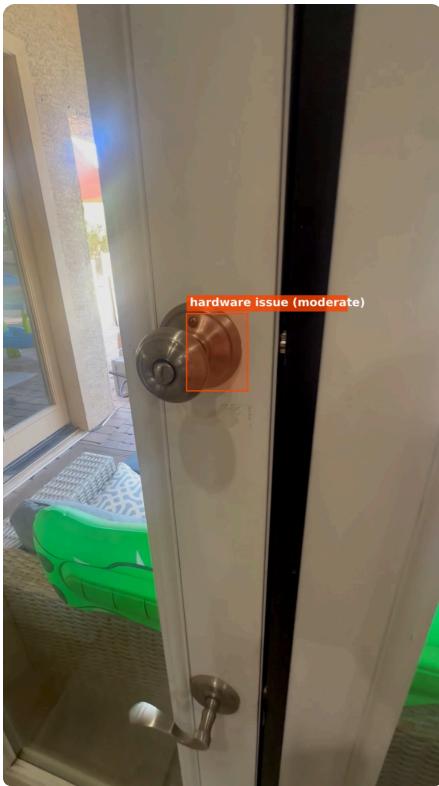


Living Room

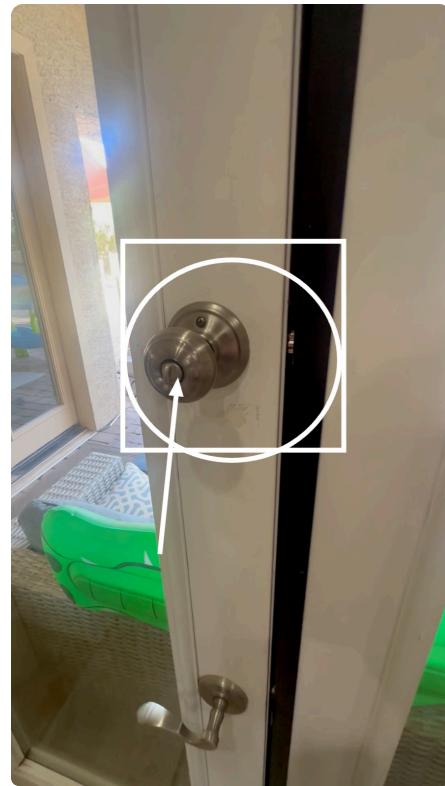
**8.12.1 INOPERABLE OR DIFFICULT DOOR HANDLE LOCK****(i) Recommendation**

📍 LIVING ROOM

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. Recommend handyman-diy.



Living Room



Living Room

#### 8.12.2 LOOSE, DAMAGED, OR MISSING DOOR HARDWARE

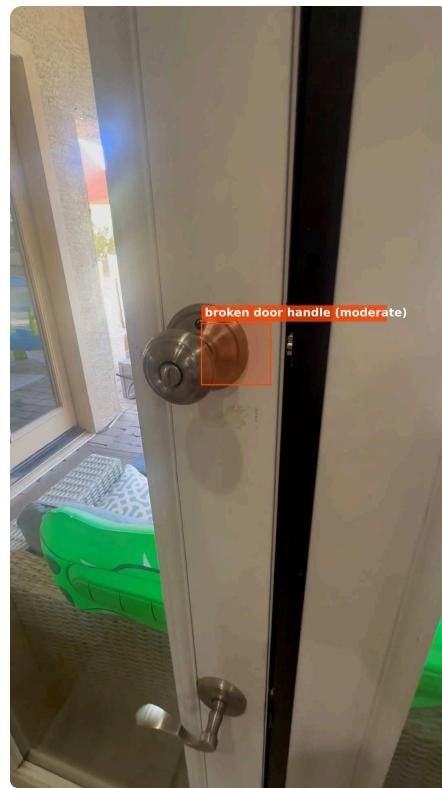
(i) **Recommendation**

📍 LIVING ROOM

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. Recommend handyman-diy.



Living Room



Living Room

**8.12.3 DAMAGED OR MISSING DOOR HARDWARE****(i) Recommendation**

⌚ LIVING ROOM

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



Living Room



Living Room

#### 8.12.4 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.

## 9. BUILDING FOUNDATION AND STRUCTURAL COMPONENTS

### 9.1.1 SUBFLOORING WATER DAMAGE

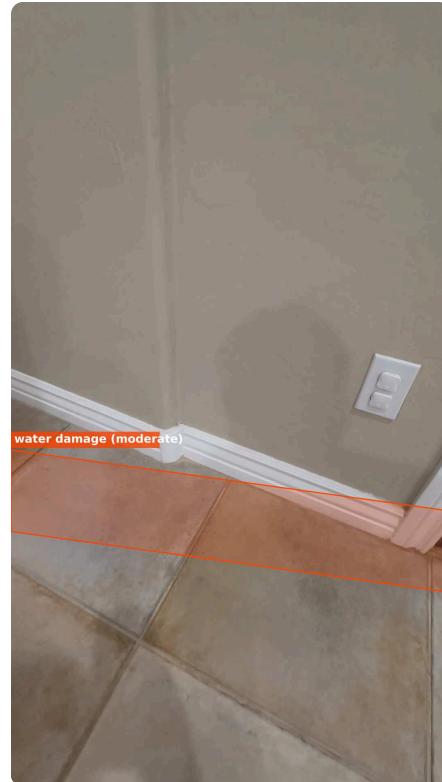
 Recommendation

⌚ LIVING ROOM

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. Recommend pro.



Living Room



Living Room

### 9.2.1 JOIST/BEAM BRACING PRESENT (COPY)

⌚ 2ND FLOOR LIVING ROOM

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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### 9.2.2 JOIST/BEAM BRACING PRESENT

⌚ 2ND FLOOR LIVING ROOM

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. Recommend foundation.

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### 9.5.1 CEILING CRACK — POSSIBLE STRUCTURAL CONCERN

 Safety Hazard

⌚ LIVING ROOM

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.



Living Room



Living Room

### 9.5.2 SIGNIFICANT SETTLEMENT CRACKING

#### ⌚ LIVING ROOM

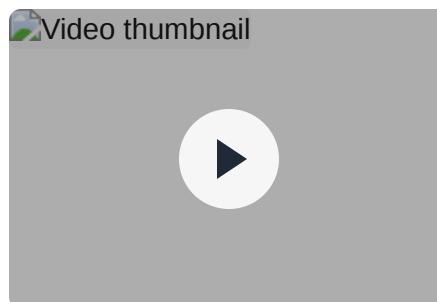
Visible indications of atypical settlement or foundation movement were present. A comprehensive evaluation by a licensed structural engineer is strongly recommended, with subsequent repairs performed as determined necessary. Recommend structural.

## 10. CRAWLSPACE ASSESSMENT

### 10.5.1 COMPROMISED ENTRYWAY DOOR

 Recommendation

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



## 12. WATER AND WASTE SYSTEMS

### 12.5.1 EVIDENCE OF ACTIVE MOISTURE INTRUSION

 Safety Hazard

#### ⌚ MASTER BATHROOM

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. Recommend waterproof.



Master Bathroom



Master Bathroom

**12.5.2 SHOWER DOOR MISALIGNMENT / IMPACTING GLASS****(i) Recommendation**

📍 MASTER BATHROOM

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.



Master Bathroom

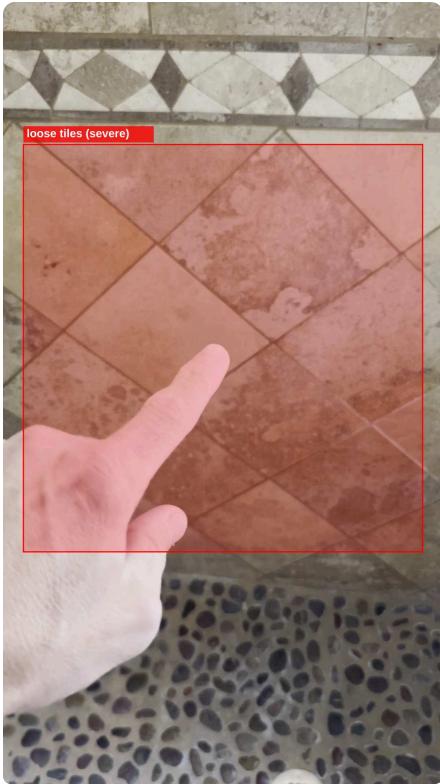


Master Bathroom

**12.5.3 LOOSE SHOWER WALL TILES — SAFETY HAZARD****⚠ Safety Hazard**

📍 MASTER BATHROOM SHOWER

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.



Master Bathroom Shower



Master Bathroom Shower

## 13. ELECTRICAL SYSTEMS

### 13.2.1 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. Recommend electrician.

### 13.4.1 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. Recommend electrician.



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

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### 15.8.1 HVAC UNIT STATUS - UPSTAIRS MASTER BEDROOM

⌚ UPSTAIRS ABOVE THE MASTER BEDROOM

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