

# HOME INSPECTION EXECUTIVE SUMMARY

## Property Information

**Address:** 251 N Bristol Ave, Los Angeles, CA 90049  
**Client:** Binsr Demo  
**Inspector:** Binsr  
**Date:** 08/13/2025

## INSPECTION OVERVIEW

<b>Total Sections:</b>	18	<b>Photos:</b>	62
<b>Total Items:</b>	139	<b>Videos:</b>	9
<b>Deficient Items:</b>	6		

*This is a supplementary report - refer to full TREC report for complete details*

# Inspection Statistics Dashboard

## Items by Status:



## Top Sections with Issues:

- Roofing System Assessment 3 issues
- Interior Elements: Doors, Windows, and W... 2 issues
- Ground-Level Exterior Structures 1 issue
- Integrated Appliances 1 issue

# ■ Deficiencies & Issues

Found 7 deficient item(s):

## 1. Ground-Level Exterior Structures: Window Systems and Sealing

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

## 2. Roofing System Assessment: Overall Roof Condition

Several roof shingles were observed to be broken. This condition may lead to water intrusion and should be addressed pro...

## 3. Roofing System Assessment: Chimney Systems

The stucco on the chimney was observed to be coming off in certain areas. This can expose the underlying structure to we...

## 4. Roofing System Assessment: Roof Flashing Components

Observations indicate the presence of openings or gaps within the flashing or sealant materials. Such breaches can compr...

## 5. Integrated Appliances: Food Waste Disposer

The bushing for the electrical supply wiring on the food waste disposer was missing. This condition could potentially ex...

## 6. Interior Elements: Doors, Windows, and Walls: Window Assemblies

No details provided

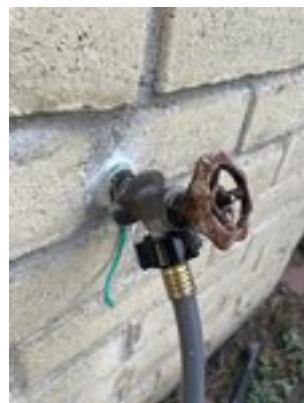
## 7. Interior Elements: Doors, Windows, and Walls: Exterior Door Systems

The handle lock on one or more exterior entryways was found to be inoperable or challenging to use. Replacement of the l...

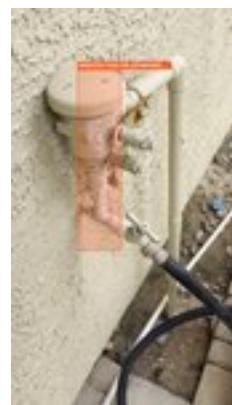
# Photo Gallery



Ground-Level Exterior Structures: Window Systems and Sealing



Ground-Level Exterior Structures: Exterior Water Taps and Drainage Access



Ground-Level Exterior Structures: Exterior Water Taps and Drainage Access

# Photo Gallery



Ground-Level Exterior Structures: Chimney Structures



Ground-Level Exterior Structures: Paved Surfaces and Walkways



Ground-Level Exterior Structures: Paved Surfaces and Walkways

# Photo Gallery



Ground-Level Exterior Structures: Exterior Wall Cladding and Finishes



Roofing System Assessment: Overall Roof Condition



Roofing System Assessment: Rainwater Management Systems

# Photo Gallery



Roofing System Assessment: Roofing Material Integrity



Roofing System Assessment: Roof Flashing Components



Integrated Appliances: Kitchen Ventilation

# Video Links

Click the links below to view 9 inspection video(s):

**1. Ground-Level Exterior Structures: Exterior Wall Cladding**

[https://firebasestorage.googleapis.com/v0/b/binsr-inspection-soft.firebaseiostorag...](https://firebasestorage.googleapis.com/v0/b/binsr-inspection-soft.firebaseiostorage...)

**2. Integrated Appliances: Refrigeration Unit**

<https://pub-4fcf061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

**3. Integrated Appliances: Refrigeration Unit**

<https://pub-4fcf061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

**4. Integrated Appliances: Laundry Appliances**

<https://pub-4fcf061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

**5. Integrated Appliances: Laundry Appliances**

<https://pub-4fcf061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

**6. Integrated Appliances: Laundry Appliances**

<https://pub-4fcf061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

**7. Integrated Appliances: Laundry Appliances**

<https://pub-4fcf061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

**8. Crawlspace Assessment: Substructure Entry**

<https://pub-4fcf061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

**9. Electrical Systems: Electrical Conductors and Wiring**

<https://pub-4fcf061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>