

HOME INSPECTION EXECUTIVE SUMMARY

Property Information

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

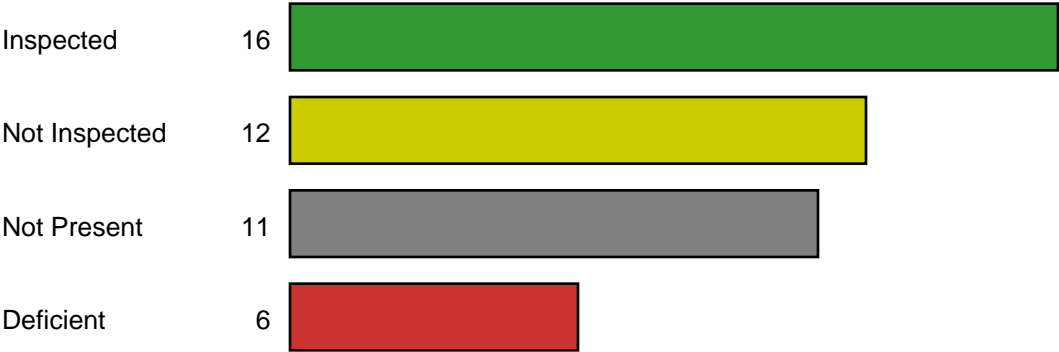
INSPECTION OVERVIEW

Total Sections:	18	Photos:	62
Total Items:	139	Videos:	9
Deficient Items:	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

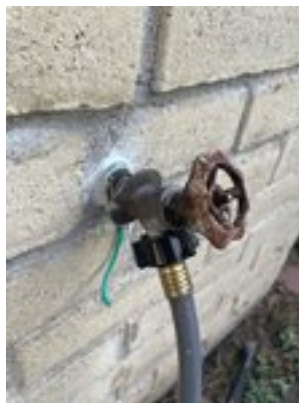
7. Interior Elements: Doors, Windows, and Walls: Exterior Door Systems

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 Claddi...

<https://firebasestorage.googleapis.com/v0/b/binsr-inspection-soft.firebaseioag...>

2. Integrated Appliances: Refrigeration Unit

<https://pub-4cfc061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

3. Integrated Appliances: Refrigeration Unit

<https://pub-4cfc061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

4. Integrated Appliances: Laundry Appliances

<https://pub-4cfc061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

5. Integrated Appliances: Laundry Appliances

<https://pub-4cfc061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

6. Integrated Appliances: Laundry Appliances

<https://pub-4cfc061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

7. Integrated Appliances: Laundry Appliances

<https://pub-4cfc061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

8. Crawlspace Assessment: Substructure Entry

<https://pub-4cfc061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>

9. Electrical Systems: Electrical Conductors and Wiring

<https://pub-4cfc061148914085b1f77c2b8a7bcc09.r2.dev/inspections/222a19173e9248d0...>