

# PROPERTY INSPECTION REPORT

**PROPERTY ADDRESS:**

251 N Bristol Ave, Los Angeles, CA 90049

**INSPECTION DATE:** 2025-08-13 06:00:00**INSPECTOR:** Binsr  
Email: BinsrTest@gmail.com**CLIENT:** Binsr Demo

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## INSPECTION OVERVIEW

This inspection report has been prepared for the exclusive use of the client named above. This report describes the condition of the property at the time of inspection and identifies items that were not functioning properly, were significantly deficient, posed a safety hazard, or were in need of immediate major repair.

**INSPECTION STATUS KEY:**

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

### 1. Inspection Report Overview

I    NI    D    NP   Report Context

*Comment:*

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.

*Comment:*

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.

*Comment:*

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.

## **2. General Inspection Disclosures**

I     NI     D     NP    General Information

## **3. Property Assessment Details**

I     NI     D     NP    Site and Property Context

*Comment:*  
For the purpose of this evaluation, the primary facade of the structure is defined as the side depicted in the report's cover image. Any directional references, such as 'left' or 'right' of the building, are to be interpreted from the perspective of an observer standing in the front yard, facing the main entrance.

## **4. Ground-Level Exterior Structures**

I     NI     D     NP    Decks and Stairways

I     NI     D     NP    Ground-Level Entry Structures

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

I     NI     D     NP    Exterior Cladding and Trim

*Comment:*  
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.

*Comment:*

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.

*Comment:*

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.

I     NI     D     NP    Perimeter Fencing and Gates

I     NI     D     NP    Window Systems and Sealing

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

*Recommendation:*

pro

*Comment:*

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.

*Recommendation:*

window



*Comment:*

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

*Recommendation:*

pro

*Comment:*

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.

I     NI     D     NP    Outdoor HVAC Unit

I     NI     D     NP    Outdoor Living Area Covers

*Comment:*

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.

*Recommendation:*

gc

I     NI     D     NP    Exterior Water Taps and Drainage Access

*Comment:* 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.

*Comment:*

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.

*Recommendation:*

handyman-diy

*Comment:*

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.

*Comment:*

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.

*Comment:*

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.

*Recommendation:*

plumber

*Comment:*

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.

*Comment:*

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.

*Recommendation:*

pro

*Comment:*

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.



*Comment:*

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.

*Comment:*

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.

*Recommendation:*

handyman-diy



*Comment:*

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.

*Comment:*

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.

*Comment:*

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.

I    NI    D    NP   Chimney Structures

*Comment:*

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.

*Recommendation:*

stucco

*Comment:*

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



I    NI    D    NP   Eaves and Soffit Components

I    NI    D    NP   Exterior Elevated Structures

I    NI    D    NP   Exterior Plantings

I    NI    D    NP   Landscape Retaining Structures

I    NI    D    NP   Site Grading and Drainage

I    NI    D    NP   Exterior Entryways

I    NI    D    NP   Window Systems and Flashing

I    NI    D    NP   Paved Surfaces and Walkways

*Comment:*

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.



I    NI    D    NP   Exterior Wall Cladding and Finishes

*Comment:*

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.

*Comment:*

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.

*Recommendation:*

stucco



*Comment:*

The primary material composing the exterior wall surfaces.

## **5. Roofing System Assessment**

I    NI    D    NP   Overall Roof Condition

*Comment:*

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.

*Comment:*

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.

*Recommendation:*

roof



I     NI     D     NP    Exterior Decks and Stairways

I     NI     D     NP    Flashing System Integrity

*Comment:*

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.

I     NI     D     NP    Outdoor Air Conditioning Unit

*Comment:*

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.

*Recommendation:*

hvac

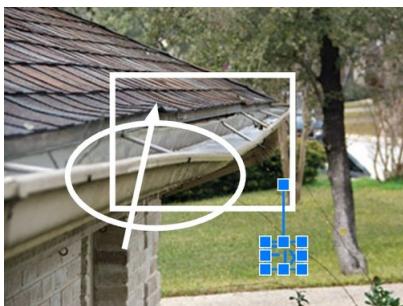
I     NI     D     NP    Rainwater Management Systems

*Comment:*

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.

*Comment:*

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.



*Comment:*

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.

I     NI     D     NP    Roof Penetrations and Ventilation

*Comment:*

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.



I     NI     D     NP    Exterior Elevated Structures

I     NI     D     NP    Roofing Material Integrity

*Comment:*

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.

*Recommendation:*

roof

*Comment:*

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.

*Recommendation:*

pro



*Recommendation:*

pro

*Comment:*

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.

I     NI     D     NP    Exterior Drainage Systems

I     NI     D     NP    Chimney Systems

*Comment:*

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.

*Comment:*

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.

*Comment:*

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.

*Comment:*

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.

*Recommendation:*

pro

*Comment:*

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.

*Recommendation:*

chimney

*Comment:*

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.

*Recommendation:*

siding

*Comment:*

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

*Comment:*

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.

*Recommendation:*

waterproof

*Comment:*

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.

*Recommendation:*

siding

*Comment:*

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.

*Recommendation:*

stucco

*Comment:*

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.

*Recommendation:*

chimney

I     NI     D     NP    Exterior Wall Cladding and Trim

I     NI     D     NP    Roof Flashing Components

*Comment:*

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.



*Comment:*

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.

*Recommendation:*  
window

## **6. Integrated Appliances**

I    NI    D    NP   Food Waste Disposer

*Comment:*

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.

I    NI    D    NP   Kitchen Ventilation

*Comment:*

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.



I    NI    D    NP   Wine Refrigerator

*Comment:*

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

*Recommendation:*  
pro

I    NI    D    NP   Refrigeration Unit

*Recommendation:*

pro

*Comment:*

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





*Comment:*

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.

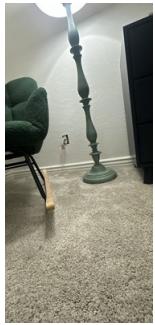
*Recommendation:*  
plumber

- |                            |                             |                            |  |                    |
|----------------------------|-----------------------------|----------------------------|--|--------------------|
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Dishwashing Unit   |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Cooking Appliances |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Warming Drawer     |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Laundry Appliances |

*Recommendation:*  
pro

*Recommendation:*  
pro





*Comment:*

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.

*Recommendation:*

pro

- I     NI     D     NP    Beverage Cooler  
 I     NI     D     NP    Waste Compactor  
 I     NI     D     NP    Microwave Oven

*Comment:*

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.

*Recommendation:*

appliance



I     NI     D     NP    Stand-alone Ice Maker

## 7. Interior Elements: Doors, Windows, and Walls

I     NI     D     NP    Interior Door Systems

I     NI     D     NP    Window Assemblies

I     NI     D     NP    Interior Cabinetry and Countertops

*Comment:*

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

*Recommendation:*

cabinet

*Comment:*

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

*Recommendation:*

cabinet

*Comment:*

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.

*Recommendation:*

paint



I     NI     D     NP    Interior Passageways

I     NI     D     NP    Stairway and Handrail Systems

I     NI     D     NP    Cabinetry and Countertops

I     NI     D     NP    Window Systems

I     NI     D     NP    Interior Wall Systems

I     NI     D     NP    Interior Flooring Surfaces

*Comment:*

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.



I    NI    D    NP   Ceiling Surfaces

*Comment:*

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.

*Recommendation:*

concrete



I    NI    D    NP   Floor Coverings

I    NI    D    NP   Exterior Door Systems

*Comment:*

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.

*Recommendation:*

handyman-diy



*Comment:*

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.

*Recommendation:*

handyman-diy



*Comment:*

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

*Recommendation:*

gc



*Comment:*

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**

I    NI    D    NP   Subflooring

*Comment:*

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.

*Recommendation:*

pro



*Comment:*

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.

*Recommendation:*

pest





I    NI    D    NP   Main Structural Supports

*Comment:*

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.

*Comment:*

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.

*Recommendation:*

foundation

I    NI    D    NP   Foundation System

I    NI    D    NP   Floor Joist System

*Comment:*

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.

*Recommendation:*

pro





I    NI    D    NP   General Structural Information

*Comment:*

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.



*Comment:*

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.

*Recommendation:*

structural

## **9. Crawlspace Assessment**

- |                            |                             |                            |  |                       |
|----------------------------|-----------------------------|----------------------------|--|-----------------------|
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Floor Framing         |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Floor Decking         |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Environmental Control |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Structural Supports   |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Substructure Entry    |

*Comment:*

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

*Recommendation:*

gc



## **10. Fireplace and Venting Systems**

- I     NI     D     NP    Fireplaces, Stoves, and Inserts  
 I     NI     D     NP    Fuel Appliance Venting Systems

## **11. Water and Waste Systems**

- I     NI     D     NP    Gas and Fuel Delivery Systems  
 I     NI     D     NP    Bathing Area Fixtures  
 I     NI     D     NP    Bathroom Ventilation Systems  
 I     NI     D     NP    Sink and Faucet Components  
 I     NI     D     NP    Bathtub and Shower Systems

*Comment:*

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.

*Recommendation:*

waterproof



*Comment:*

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.



*Comment:*

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.



<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Radon Reduction System
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Water Heating System
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Landscape Irrigation Systems
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Fuel Delivery Systems
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Wastewater Ejection Systems
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Drain, Waste, and Venting Systems
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Water Distribution and Isolation Valves
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Sump Pump and Drainage Systems
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Primary Water Service
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Drainage, Waste, and Venting Components
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Radon Reduction Systems
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Toilet and Bidet Systems

## **12. Electrical Systems**

<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Secondary Electrical Distribution Panel
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Electrical Receptacles, Switches, and Signaling Devices

*Comment:* 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.

*Recommendation:*  
electrician

<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Smoke and Carbon Monoxide Detection Systems
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Electrical Conductors and Wiring

*Comment:* 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.

*Recommendation:*  
electrician

<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Electrical Service Entry
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Lighting and Ventilation Fixtures
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Main Electrical Distribution Panel

## **13. Overhead Space Assessment**

<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Thermal Insulation
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Air Circulation and Ventilation
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Access Provisions
<input type="checkbox"/> I	<input type="checkbox"/> NI	<input type="checkbox"/> D	<input checked="" type="checkbox"/> NP	Roof Structure and Decking

## **14. Heating, Ventilation, and Air Conditioning Systems**

- |                            |                             |                            |  |                                |
|----------------------------|-----------------------------|----------------------------|--|--------------------------------|
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Integrated HVAC System         |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Whole-House Ventilation Fan    |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Forced Air Heating System      |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Hydronic Heating System        |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Ductless Mini-Split System     |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Cooling System Evaporator Coil |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Climate Control Interface      |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Indoor HVAC Unit               |

*Comment:*

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

- |                            |                             |                            |  |                              |
|----------------------------|-----------------------------|----------------------------|--|------------------------------|
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Auxiliary Heating Appliances |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Central Heating Unit         |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Air Distribution System      |

## **15. Garage Systems and Components**

- |                            |                             |                            |  |                                       |
|----------------------------|-----------------------------|----------------------------|--|---------------------------------------|
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Interior Access Doors                 |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Interior Surfaces and Fire Separation |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Structural Elements                   |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Garage Door Openers                   |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Main Vehicle Doors                    |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Garage Overview                       |

## **16. Detached Structures**

- |                            |                             |                            |  |                               |
|----------------------------|-----------------------------|----------------------------|--|-------------------------------|
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Garage Vehicle Door           |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Garage Door Opener            |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Interior Surfaces             |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Roof Drainage System          |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Attic Ventilation and Exhaust |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Attic Insulation              |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Windows                       |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Exterior Vegetation           |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Structural Components         |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Roofing System Details        |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Attic Structure and Sheathing |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Eaves and Soffits             |
| <input type="checkbox"/> I | <input type="checkbox"/> NI | <input type="checkbox"/> D | <input checked="" type="checkbox"/> NP | Roofing Materials             |

I     NI     D     NP    Exterior Cladding and Trim  
 I     NI     D     NP    Structure Overview  
 I     NI     D     NP    Entry and Passage Doors

## **17. General Observations, Environmental, and Pest Considerations**

I     NI     D     NP    General Commentary and Important Information

## **18. Inspection Completion Summary**

I     NI     D     NP    Dishwashing Appliance  
 I     NI     D     NP    Property Security  
 I     NI     D     NP    Climate Control System  
 I     NI     D     NP    Plumbing Fixtures  
 I     NI     D     NP    Auxiliary Refrigeration Units  
 I     NI     D     NP    Ground Fault Circuit Interrupter Outlets  
 I     NI     D     NP    Cooking Appliances  
 I     NI     D     NP    Lighting Systems