



adf

Client: adf  
Date: 2026-02-20

INSPECTOR

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adf

## EXECUTIVE SUMMARY

The property inspection conducted on 2026-02-20 revealed a well-maintained exterior and interior environment. The overall condition of the property is Good, with no visible defects, damage, or deterioration noted. The inspection observed functional and clean areas, with safety measures in place.

## FINDINGS BY SYSTEM

### Exterior

**Observation:** A two-story house with dark blue siding and white trim, well-maintained landscaping, and visible materials in

**Condition:** Good

**Recommendation:** None

### Kitchen

**Observation:** A kitchen with white cabinetry, a stainless steel range hood, a fire extinguisher on the floor, a tiled floor, and

**Condition:** Good

**Recommendation:** None

## PRIORITY ACTION ITEMS

\* None

## INSPECTOR NOTES

This inspection report is based on visual observations and photo analysis. The property's condition is subject to change over time and may not reflect any hidden or concealed defects. It is recommended that the client consult with a qualified professional for any further evaluation or maintenance.

## PHOTO ADDENDUM



**Photo 1: Item of Interest**

Observed the exterior of a two-story house with a dark blue siding and white trim. Noted the presence of well-maintained landscaping with green grass and small shrubs. Visible materials include shingles on the roof, stone accents around the foundation, and a wooden front door with glass panels. The overall condition rating is Good, with no visible defects, damage, or deterioration noted.



**Photo 2: Item of Interest**

Observed a kitchen with white cabinetry and a stainless steel range hood. Noted a fire extinguisher on the floor, indicating a safety measure is in place. Visible is a tiled floor and a white door, suggesting a functional and clean environment. The overall condition rating is Good, as there are no visible defects, damage, or deterioration noted.





**Photo 3: Item of Interest**

Observed a modern kitchen with green cabinetry and a white marble countertop. Noted the presence of a stainless steel refrigerator and a central island with white bar stools. Visible materials include wood, metal, and glass. The overall condition rating is Good, with no visible defects, damage, or deterioration noted.



**Photo 4: Item of Interest**

Observed a well-maintained bedroom with neutral color tones and modern furnishings. Noted a large bed with a neatly arranged bedspread and decorative pillows, two nightstands with lamps, a dresser with a mirror, and a patterned area rug. Visible materials include wood finishes on the furniture, carpeted flooring, and a light-colored wall. The overall condition rating is Good, with no visible defects, damage, or deterioration noted.



**Photo 5: Item of Interest**

Observed a well-maintained bedroom with a large bed, a nightstand, and a window with curtains. The bed has a patterned quilt and a white comforter. The window provides a view of a body of water. The overall condition rating for this room is Good, with no visible defects, damage, or deterioration noted. The materials and construction elements appear to be in good condition.



**Photo 6: Item of Interest**

Item of Interest: Bathroom Wall and Tile

Observed significant mold growth on the wall, particularly in the lower left corner, indicating prolonged moisture issues. Visible cracks in the wall and grout lines suggest structural weakness and potential water infiltration. The tiles appear intact but show signs of discoloration and possible efflorescence, likely due to water exposure. The overall condition rating is Poor, as the visible mold and structural cracks indicate a need for immediate remediation and repair.

Materials and construction elements visible include standard bathroom tiles and a wall with a visible crack.





#### Photo 7: Item of Interest

Item of Interest: Floor Tile

Observed a noticeable crack running through the grout line of a floor tile. Visible water staining is present at the base of the crack, indicating potential moisture intrusion. The surrounding tiles appear intact, with no other visible defects.

Materials and construction elements: Ceramic floor tiles, grout, and possibly a subfloor beneath the tiles.

Overall condition rating: Fair. The crack and water staining suggest a need for repair, but the rest of the floor appears to be in good condition.



#### Photo 8: Item of Interest

Item of Interest: Plumbing System

Observed significant corrosion on the pipe connections and the exposed pipe itself, indicating potential structural damage. Visible water staining and rust suggest prolonged exposure to moisture, which could lead to further deterioration. The overall condition rating is Poor, as the visible defects and corrosion indicate a need for immediate maintenance or replacement to prevent further damage.



**Photo 9: Item of Interest**

Item of Interest: Roofing System

Observed significant deterioration of the roofing shingles, with many missing or severely damaged pieces. Visible signs of wear include cracks and peeling, indicating extensive aging and potential water infiltration. The overall condition rating is Poor, as the roof appears to be in a state of disrepair and requires immediate attention to prevent further damage.



**Photo 10: Item of Interest**

The item of interest in this photo is the Roofing System. Observed significant damage to the shingles, with several areas showing extensive wear and tear, including curled and broken edges. Noted the presence of debris and potential water infiltration at the edge of the roof, where the shingles meet the gutter. The overall condition rating for this roofing system is Critical, as the damage appears severe and requires immediate attention to prevent further deterioration and potential water damage to the structure.