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Realtor - Listing

Property Information

1314 Norwood Avenue Chelsey

4 Bedrooms 1 Bathrooms **1628** Square Feet **1930** Year Built

Rating Summary

<p>79 Excellent</p>	<p>128 Fair</p>	<p>49 Poor</p>
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Rating Key

- **Excellent** – Routine maintenance; only minimal or regular attention needed.
- **Fair** – Cautionary; re-assess to determine if a specialist or more detailed attention is required.
- **Poor** – Critical maintenance; safety concern that requires immediate attention.

Inspection Brief

This AI-generated summary holistically reviews the property's visible condition for pre-listing preparation and buyer disclosure clarity, based only on available images. Key strengths include attic and vintage details, but urgent disclosure or repair is needed for unsafe windows, exposed wiring, ceiling damage, exterior hazards, and basement code concerns.



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Report Disclaimer

This summary is based solely on visual interpretation of available images by Property Toolbox's A.I. and is not a substitute for a professional home inspection, structural evaluation, or code-compliance review. Concealed, inaccessible, or unphotographed areas as well as mechanical systems may contain conditions not observed here.

The purpose of this advisory summary is to assist sellers and listing agents in understanding how the property may appear to buyers and inspectors, supporting transparent pre-listing disclosures and preparation. Consultation with licensed inspectors, contractors, appraisers, and legal advisors is encouraged when making repair, disclosure, or pricing decisions. This is an advisory, visual-only summary and does not assign responsibility for conditions or guarantee specific transaction outcomes.

Executive Summary

Bathroom

Safety & Stability: All visible structures, including walls, tile, tub, and ceiling, are stable without signs of hazardous cracks, water intrusion, or loose fixtures. Grout and caulk deterioration by the tub seam is the main area requiring attention, while minor safety considerations include a loosely hanging window blind cord. No evidence of exposed wiring or major defects was observed.

Operational Readiness: Fixtures such as the toilet, sink, shower controls, radiator cover, and window appear present, aligned, and functional for normal use. All lighting is operational, though some bulbs are mismatched. Cosmetic cleaning, minor repairs, and bulb updates are recommended for top presentation, but no mechanical or code-related barriers to occupancy were detected.

Photo Completeness Gaps: There is no clear photo of the under-sink plumbing, smoke or CO detectors, electrical outlet condition, HVAC vent, or close inspection of window and door hardware. Full floor perimeter and behind vanity may not have been completely assessed visually.

Den

Safety & Stability: No visible structural or safety hazards are present in the den. All windows, trim, and baseboards appear stable and properly secured. Electrical outlets and the radiator are covered and physically intact, with no exposed wiring, leaks, or signs of water damage. There are no tripping hazards, and egress pathways are unobstructed.

Operational Readiness: Fixtures such as electrical outlets, windows, and heating radiator are visually present and undamaged. While window blinds are visibly worn or misaligned, all primary room features appear to be available for normal use. There is no evidence of missing covers, cracked glazing, or inoperable elements in the inspection images.

Photo Completeness Gaps: No smoke detector or CO detector is clearly visible in available images. Under-sink plumbing, electrical panel access, and detailed views of window locks or door hardware are not shown. Assessment of HVAC supply and return vents cannot be confirmed from the current photos.

Hallway

Safety & Stability: Hallway features such as handrails, guardrails, and stair railings appear visually secure, supporting safe movement and code compliance. The most significant concern is a badly damaged ceiling section exhibiting peeling, discoloration, and likely water intrusion, which demands immediate remediation or clear disclosure to prevent hazards and inspection issues. Otherwise, wall and trim stability, along with intact light fixtures and doors, contribute positively to overall safety.

Operational Readiness: Fixtures and hardware including railings, light fixtures, and doors display no visible malfunction or damage and are generally ready for everyday occupancy. Carpeted floors, although worn, do not show trip hazards. The primary readiness gap is the damaged ceiling area, which must be addressed to restore full operational suitability for listing or move-in.

Photo Completeness Gaps: Assessment images do not clearly document items such as smoke detectors, CO detectors, under-stair or under-sink plumbing, electrical panel access, HVAC vents, and all window or door hardware. These items may require additional inspection or targeted photos to confirm their presence or condition for full compliance and buyer reassurance.

Living Room

Safety & Stability: The most serious concerns involve several windows with rot, cracked glass, and unfinished or deteriorating frames which present injury risks and undermine security. There is no evidence of loose wiring, unstable walls, or active trip hazards. Overall, the room's basic structure appears intact except for the compromised window units.

Operational Readiness: Radiators, electrical outlets, and lighting surfaces appear visually stable and prepared for normal occupancy, with no reported exposed wiring or obvious functional blockages. No active water leaks or major ceiling damage are visible. Window AC units are present, but their installations hinder egress and appearance.

Photo Completeness Gaps: The images do not provide a clear view of window and door lock hardware, smoke or CO detectors, or under-sink plumbing. Several window details, including sash mechanism and frame anchoring, are not fully visible.

Dining Room

Safety & Stability: The dining room shows stable floors, intact wall and ceiling structure, and generally secure fixtures. However, an exposed wire in the ceiling represents a direct safety and code concern that requires immediate resolution. No evidence of active leaks, structural instability, or trip hazards is visible, but moisture-related damage is present at the lower cabinet panel and should not be overlooked.

Operational Readiness: Smoke detectors, radiator, outlets, and lighting fixtures are all visibly present and appear intact, supporting the room's functional readiness. Some outlets, window hardware, and mechanical functions could not be fully verified due to limited image angles, though no major operational obstacles are apparent. Routine cleaning and minor cosmetic refreshes would further optimize presentation.

Photo Completeness Gaps: No photos provide a clear view of window lock hardware, full under-cabinetry plumbing, or detailed door hardware. Some windows have obstructed or partially visible sections, and behind-cabinet areas are not assessed in this report.

Safety & Stability: The room reveals substantial ceiling moisture stains that may signal past or active leaks, with no collapsing or open structural elements observed. All permanent features such as radiators and ceiling fans appear securely mounted, and no exposed wiring, cut surfaces, or tripping hazards are present. There are surface damages like cracks and scuffs, but no immediate injury risks detected.

Operational Readiness: Fixtures, radiators, lighting, and windows are visually intact, with windows showing typical wear but remaining functional to the extent visible. No evidence of broken glass or inactive outlets is apparent, though some cosmetic surface preparation will improve user impression. Overall infrastructure appears ready for routine use after minor touch-ups.

Photo Completeness Gaps: Images do not provide a definitive view of items such as smoke or CO detectors, under-sink plumbing, window lock hardware, or closet hardware. The condition of all outlet covers, electrical panel, and HVAC vents is not directly verified. Some window locks and framing details are only partially visible.

Exterior

Safety & Stability: The exterior shows notable safety concerns with missing or damaged handrails and unstable perimeter fencing presenting trip, fall, and security hazards. Additional risks include cracked basement window glazing, visible foundation and brick cracks, and blocked secondary egress reducing compliance. Most brickwork, siding, and roofs are visually stable, but several areas display surface wear and debris accumulation requiring prompt attention.

Operational Readiness: Most exterior fixtures such as windows, doors, and utility systems appear visually stable, with intact meters, gutters, and overall service access. Some minor corrosion and surface soiling exist but do not appear to impede function. Several windows and doors benefit from cleaning, and some obstructed areas require access improvements to support normal use and inspection.

Photo Completeness Gaps: No smoke or CO detectors, electrical panels, HVAC vents, or under-sink plumbing are visible or clearly assessed in the imagery. Some window and door hardware, as well as full views of system terminations and roof slopes, remain unverified due to partial sightlines or obstructions.

Kitchen

Safety & Stability: The kitchen is structurally stable overall, with no signs of movement, active leaks, or broken glass. However, an exposed electrical outlet presents a high-priority safety and code violation requiring immediate correction. Multiple cabinets have missing drawers or panels but do not display hazardous sharp edges. No other significant trip hazards or water intrusion concerns are observed.

Operational Readiness: Fixtures, lighting, outlets, visible plumbing, backsplashes, flooring, and windows are mostly intact with only age-related cosmetic wear. Some appliances and locks are partially visible but their operation is unverified from photos. Cabinet damage and visible soiling impact readiness for showings, but with cleaning and repairs, key systems can meet typical use expectations.

Photo Completeness Gaps: The inspection photos do not clearly show the interior or mechanical function of major appliances, under-sink plumbing, the electrical panel, CO or smoke detectors, inside of window/door hardware, or ventilation hardware. Visuals focus mainly on exposed surfaces and fixtures.

Attic

Safety & Stability: The attic framing, decking, and support structures are visibly sound with no signs of water intrusion, sagging, or hazardous defects. No exposed wiring or evidence of pest infestation is present, and access paths appear clear and safe. Uneven insulation and minor debris do not present safety concerns.

Operational Readiness: There are no visible HVAC, electrical, or plumbing systems in the attic space. Insulation is present but incomplete in coverage, which may affect energy efficiency but does not hinder use for inspection or storage. All major framing elements are accessible and present no obstacles to normal access.

Photo Completeness Gaps: Some attic areas were not fully illuminated or photographed, limiting the ability to confirm continuous insulation coverage and to fully assess hidden framing or eaves. Items such as smoke detectors, CO detectors, under-sink plumbing, or any mechanical system components are not visible or do not appear to be present.

Basement

Safety & Stability: The basement contains multiple serious hazards, including exposed and open electrical junction boxes, an active expansion tank plumbing leak, incomplete stair handrails, missing or misaligned ceiling tiles, and widespread open utilities. Evidence of water staining, corroded pipes, and unfinished wall repairs further signal deferred maintenance. These conditions represent substantial risks to occupants and create urgent requirements for code-compliant correction.

Operational Readiness: Many utility features, such as mechanical systems, outlets, lighting fixtures, wall surfaces, and plumbing, show visible signs of wear or incomplete installation. Some fixtures are missing covers or have cosmetic flaws, while others like the electrical panel and select mechanicals are physically intact. However, readiness for standard use is compromised by unresolved code and safety issues, and routine cleaning or maintenance alone would not achieve operational standards for showings or sale.

Photo Completeness Gaps: There is no full visual documentation of all life-safety devices, under-sink plumbing, ceiling cavity conditions, window egress hardware, door hardware, or every fixture's detailed finish. Partial or obstructed views suggest additional deficiencies may yet be unverified.

Room 1: Bathroom Report

Overall Assessment

Notes: The room presents as well-maintained with no structural defects or major safety issues observed. Cosmetic concerns are primarily related to visible staining and deterioration at the tub's tile joint, minor wear on vanity cabinetry, and general surface wear consistent with age and use. All permanent interior features are stable, and major systems such as the toilet, window, and radiator cover show no signs of leaks or functional issues. The vintage tilework and ceiling are marketing highlights. Some cleaning, re-caulking, and bulb replacement are needed before photography and showing. Full assessment of some details beneath fixtures or under-sink areas could not be confirmed from available visuals.

Room Grade

Fair

Room Grade is determined by averaging of the Cosmetic Grade and Non-Cosmetic Grade.

The overall condition is satisfactory but not pristine, due to moderate cosmetic wear and a stained/deteriorated tile and caulk joint at the tub, which stands out as a priority for minor repair. All major systems and fixtures appear stable with no immediate risks.

- **Safety/Compliance:** No hazardous exposures or code violations are visible within the room, though window blind cords require securing for safety.
- **Asset Impact:** Cosmetic wear, if left untreated, could prompt buyer objections or price concessions, while priority repairs like tub joint caulking maintain asset value.

Next Action: Address cleaning, recaulk and stain removal at tub tile, update bulbs, and complete touch-ups before listing or marketing. Make transparent disclosures regarding any remaining visible wear to reduce negotiation risks.

Cosmetic Grade Surface blemishes exist at the vanity, tub, and light fixture, with notable edge stains, minor tile or floor dirt, and paint imperfections. Improvements will boost presentation and buyer impressions.

Fair

- **Safety/Compliance:** Cosmetic wear does not present hazards but may affect perceived maintenance diligence if ignored.
- **Asset Impact:** Unaddressed cosmetic flaws may reduce buyer traction or trigger minor concessions at sale.

Next Action: Perform cleaning, spot paint, bulb replacement, and vanity touch-up prior to photography and showings.

**Non-Cosmetic
Grade**

Excellent

No visible structural or system concerns are present. All key items, including toilet, radiator cover, shower controls, and window, function as expected with maintenance limited to standard cleaning.

- Safety/Compliance: No operational or code issues exist; minor maintenance at tub wall grout is non-critical.
- Asset Impact: Stable fixtures and systems help ensure smooth appraisal and promote confidence in the property's ongoing value.

Next Action: Maintain transparency on system/window age if questioned but proceed with marketing as room is non-blocking for appraisal or financing.



Wall Tile (Condition Notes)

Fair

No hazardous cracks, chips, or loose tiles are present. The tile shows minor cosmetic aging but presents a stable surface overall.

- **Safety/Compliance:** No safety or code issues observed in tile finish.
- **Asset Impact:** Clean, well-maintained tile is a market positive; minor aging could affect buyer perception if not addressed.

Next Action: Clean tiles and refresh grout lines before marketing.

Material: Ceramic tile
Damage: Low

Bathtub (Condition Notes)

Fair

The bathtub is structurally sound with no functional hazards. Visible dullness and surface discoloration suggest deferred maintenance, though issues are cosmetic.

- **Safety/Compliance:** Surface wear only; no cracking or leaks seen.
- **Asset Impact:** Cosmetic surface may prompt buyer concern; cleaning or refinishing will improve appeal.

Next Action: Schedule cleaning or consider optional refinishing for stronger first impression.

Material: Porcelain/enamel
Damage: Medium

Shower Surround and Fixtures (Condition Notes)

Excellent

Fixtures and railings are secure with no missing elements or visible hazards. Presentation is solid and clean.

- **Safety/Compliance:** Intact; meets typical code expectations.
- **Asset Impact:** Upkeep supports buyer trust and value assurance.

Next Action: Clean all hardware before photography.

Material: Metal/ceramic

Damage: Low

Flooring (Partial Key Disclosures)

Fair

General floor area is clear and even, but full perimeter and area under fixtures could not be seen. No overt tripping or warping detected in visible area.

- **Safety/Compliance:** No hazards in view, but unseen areas remain unverified.
- **Asset Impact:** Undetected damage could affect sale or closing if present.

Next Action: Inspect all floor areas and clean fully prior to listing.

Material: Tile or similar hard surface

Damage: Low

Ceiling (Good to Go)

Excellent

Ceiling is clean and free of stains or damage, supporting a strong overall impression.

- **Safety/Compliance:** No code or safety issues visible.
- **Asset Impact:** Clean ceilings reinforce value and marketability.

Next Action: Emphasize ceiling condition in marketing materials.

Material: Painted plaster or drywall

Damage: Low



Vanity Cabinet (Key Disclosures)

Fair

The vanity shows wear and some age, possibly suggesting prior moisture exposure. All issues are cosmetic, related to surface and hardware alignment.

- Safety/Compliance: No structural or hazard issues present.
- Asset Impact: Noticeable wear could prompt buyer negotiation or require disclosure.

Next Action: Refinish or repair for resale, or disclose as-is.

Material: Wood
Damage: Medium

Sink and Countertop (Condition Notes)

Excellent

Clean fixture and countertop with no cracks or alignment problems. Presentable for marketing.

- Safety/Compliance: No observed issues.
- Asset Impact: Helps support property value and improves buyer opinion.

Next Action: Clean and prepare for staging or photography.

Material: Porcelain sink, laminate or composite countertop
Damage: Low

Mirror/Medicine Cabinet (Condition Notes)

Fair

No broken glass or sharp hazards; minor edge defects with some spotting or silvering.

- Safety/Compliance: No hazard present.
- Asset Impact: Minor defects may reduce visual appeal if not polished or replaced.

Next Action: Polish glass and clean prior to photos; consider replacement if severe.

Material: Glass, metal frame
Damage: Low

Lighting Fixture Above Mirror (Key Disclosures)

Fair

Fixture has no exposed wiring or breaks. Bulbs are mismatched, which affects appearance and listing photos.

- Safety/Compliance: No code issues; electrical is enclosed.
- Asset Impact: Uniform lighting enhances room perception in photos and tours.

Next Action: Replace bulbs and clean fixture before marketing.

Material: Metal, glass

Damage: Low

Wall Tile Surround (Presentation Highlights)

Excellent

Original wall tile is intact, clean, and free of visible hazards or damage.

- Safety/Compliance: No concerns.
- Asset Impact: Strengthens value and appearance of the bathroom overall.

Next Action: Feature as a marketing highlight.

Material: Ceramic tile

Damage: Low



Shower Surround (Key Disclosures)

Fair

Minor grout discoloration and an outdated look noted. No missing tiles or clear water damage present.

- Safety/Compliance: No water penetration or hazard seen.
- Asset Impact: Deep cleaning and re-grouting will improve buyer response.

Next Action: Clean or re-grout as needed before listing.

Material: Ceramic Tile

Damage: Low

Bathtub (Condition Notes)

Fair

Bathtub shows cosmetic wear and discoloration, but no significant cracks or leaks. Repair is not urgent but may be expected by buyers.

- Safety/Compliance: No urgent safety risk; surface only.
- Asset Impact: Unaddressed wear could reduce buyer confidence.

Next Action: Deep clean or resurface prior to photos.

Material: Enamel/Cast Iron

Damage: Medium

Shower Fixtures and Controls (Condition Notes)

Fair

Handles and fixtures are all present and intact. Minor spotting and chrome aging observed.

- Safety/Compliance: All hardware is visually safe.
- Asset Impact: Chrome polish and cleaning improve buyer impression.

Next Action: Clean and polish fixtures before marketing.

Material: Metal/Chrome

Damage: Low

Ceiling Tilework (Presentation Highlights)

Excellent

Ceiling tilework is intact, clean, and a visually appealing feature with no defects.

- Safety/Compliance: No missing or damaged tiles.
- Asset Impact: Appeals strongly to buyers seeking original period details.

Next Action: Emphasize in listing photography and description.

Material: Ceramic Tile

Damage: Low



Ceramic Tile Wall (Key Disclosures)

Poor

Evidence of heavy staining and deteriorated grout/caulk at the tub seam, creating risk for moisture intrusion and potential for mold. This item warrants immediate attention and could be alarming to buyers or inspectors if not repaired.

- **Safety/Compliance:** Visible risk for moisture/concealed mold; moderate safety and maintenance concern.
- **Asset Impact:** Condition will deter buyers, drive concessions, and delay closing if unrepaired.

Next Action: Repair grout/caulk and remediate stains before listing and photography.

Material: Ceramic tile with grout and caulk
Damage: High

Bathtub Enamel Edge (Condition Notes)

Fair

The bathtub edge shows prominent discoloration at the tub/tile seam with no structural enamel failure noted. Indicates past moisture exposure.

- **Safety/Compliance:** Stable, but discoloration should be addressed to reduce any safety perception issues.
- **Asset Impact:** Visible staining may trigger requests for repair.

Next Action: Resurface and recaulk edge before listing.

Material: Enameled metal or porcelain
Damage: Medium

Faucet Handle (Condition Notes)

Fair

Handle is functional but surface has tarnish, reducing visual appeal. No code or functional risks.

- **Safety/Compliance:** No safety issues.
- **Asset Impact:** Polished fixtures strengthen buyer impression of maintenance.

Next Action: Polish handle before photography.

Material: Metal
Damage: Low



Window (Key Disclosures)

Fair

Original wood window is stable. Fogged or misaligned blinds and a loose blind cord diminish safety perception and should be addressed. Older window type may prompt buyer questions about efficiency.

- Safety/Compliance: Blind cord hazard; no structural risks seen.
- Asset Impact: Addressing blinds and cleaning will improve presentation and buyer confidence.

Next Action: Fix and secure blinds and cords; clean window surfaces before listing.

Material: Wood and glass
Damage: Low

Toilet (Condition Notes)

Excellent

Toilet appears clean, intact, and properly aligned, with no signs of leaks or cracks.

- Safety/Compliance: No safety or sanitation issues identified.
- Asset Impact: Ready condition aligns with buyer and appraiser expectations.

Next Action: Clean and stage prior to putting on the market.

Material: Porcelain
Damage: Low

Wall (Condition Notes)

Fair

Walls show no critical cracking or moisture stains; minor scratches and paint wear are visible.

- Safety/Compliance: No urgent intervention needed.
- Asset Impact: Touch-up painting will significantly improve presentation.

Next Action: Spot repaint and cleaning recommended.

Material: Painted plaster/drywall (upper); ceramic tile (lower)
Damage: Low

Radiator Cover (Condition Notes)

Excellent

The protective grill is secure and clean. Cord placement is a presentation issue only.

- Safety/Compliance: No functional or physical hazard.
- Asset Impact: Clean cover is expected and increases buyer satisfaction.

Next Action: Remove any cords and clean the surface for best showing.

Material: Painted wood, metal mesh

Damage: Low

Floor (Condition Notes)

Fair

Floor is free of cracks or displacement, with some visible dirt and debris at the perimeter.

- Safety/Compliance: No hazards; debris is only a cleaning matter.
- Asset Impact: Clean floors are important for strong market impression.

Next Action: Thorough mopping and edge cleaning prior to listing photos.

Material: Tile or linoleum

Damage: Low

A.I. did not detect the following images:

Smoke detector, CO detector, under-sink plumbing, electrical outlet, HVAC vent, window lock hardware, door hardware

Room 2: Den Report

Overall Assessment

Notes: The den appears structurally stable and free of notable hazards, with all major features present and in serviceable condition. Cosmetic wear is evident on window blinds, carpet, and some trim, but there are no indications of moisture intrusion, exposed wiring, or safety risks. No major defects, leaks, or urgent repairs are needed based on available views. The space would benefit from professional cleaning and minor cosmetic touch-ups to floors, blinds, and walls for optimal presentation. All systems visible are intact and appear suitable for use, but certain mechanical details such as window hardware could not be confirmed.

Room Grade

Room Grade is determined by averaging of the Cosmetic Grade and Non-Cosmetic Grade.

Fair

The overall condition of the den is sound with no critical concerns, though visible cosmetic wear on windows, blinds, and carpeting reduce its appeal. All observed structural elements are stable, and there are no code or safety exposures. Some surfaces show normal wear and would benefit from minor preparation to present at their best.

- **Safety/Compliance:** All observed elements are free from urgent hazards and comply with basic egress and cover requirements.
- **Asset Impact:** Minor cosmetic flaws may affect first impressions and negotiation leverage but do not compromise appraisal or insurability.

Next Action: Arrange surface touch-ups, professional carpet cleaning, and repair or replace blinds to enhance market readiness.

Cosmetic Grade

Fair

Visible cosmetic defects include soiling on carpet, wall/trim scuffs, and misaligned or bent window blinds, though all are superficial. No damage poses safety risks, but freshness and presentation are below optimal for listing.

- **Safety/Compliance:** Cosmetic conditions do not pose injury or code issues.
- **Asset Impact:** Visual wear could make the room seem dated or under-maintained, possibly leading to lower offers or requests for repair credits.

Next Action: Clean carpets, spot clean walls, restore or replace blinds before marketing and showings.

Non-Cosmetic Grade

Excellent

Structural features and systems such as windows, trim, outlets, and the radiator are visually intact and present no signs of damage, code violations, or hazards. No exposed wiring or water intrusion was found.

- **Safety/Compliance:** Meets expectations for egress, electrical safety, and heating.
- **Asset Impact:** Functional and well-maintained systems ensure lender and insurance acceptance as well as lasting value.

Next Action: No corrective action required, but original heating and window trim may be highlighted in marketing.



Windows And Trim (Condition Notes)

Fair

Three wood-framed windows are structurally intact and free from cracks or rot. Window frames have minor scuffs and normal wear, particularly around latches and sills. One blind is noticeably uneven, affecting visual presentation. Surfaces need cleaning and minor touch-up to enhance appeal.

- **Safety/Compliance:** No immediate hazards or code deficiencies are visible.
- **Asset Impact:** Cosmetic wear and misaligned blinds may reduce visual value but do not require disclosure.

Next Action: Clean, realign, or replace blinds; touch up window trim before listing.

Material: Wood frame, glass panes

Damage: Low

Wall Surface (Condition Notes)

Fair

Plaster or drywall surfaces show no cracks or major defects but feature minor scuffing, especially lower near windows and archways. Paint is consistent though slightly dull. No signs of moisture, mold, or repairs; basic spot cleaning or touch-up will improve presentation.

- **Safety/Compliance:** No safety or code concerns present.
- **Asset Impact:** Minor scuffs are easily addressed; prep increases listing appeal.

Next Action: Spot clean and touch-up painting prior to marketing.

Material: Textured plaster/drywall

Damage: Low

Flooring (Condition Notes)

Fair

Carpet appears aged with some discoloration and wear but no hazardous tears or lifting. Floor trim is stable and only lightly marked. Professional cleaning or possible replacement recommended to improve showing quality.

- Safety/Compliance: No trip hazard or health concerns observed.
- Asset Impact: Worn carpet may trigger buyer requests for credits; refreshed flooring provides high ROI.

Next Action: Clean carpet, consider replacement if stains persist.

Material: Carpet, wood baseboard

Damage: Low

Electrical Outlet (Condition Notes)

Excellent

One standard electrical outlet is visible, with cover plate present and no exposed wiring or damages detected. No signs of scorching, discoloration, or safety issues.

- Safety/Compliance: Outlet conditions meet safety expectations.
- Asset Impact: An intact outlet supports insurability and market confidence.

Next Action: No further action needed.

Material: Plastic cover, standard residential outlet

Damage: Low

Windows (Condition Notes)

Fair

Wood-framed windows are stable and intact with no broken panes or warping. There is minor residue near sills but no signs of water intrusion or rot. Frames may be original or older but are visually compliant with habitability and appraisal needs.

- Safety/Compliance: Windows satisfy insurance and code standards.
- Asset Impact: Clean, presentable windows improve listing impact.

Next Action: Clean windows prior to photos.

Material: Wood frame, glass pane

Damage: Low



Window Blinds (Condition Notes)

Fair

Plastic blinds are present on all visible windows and several are bent or uneven. No missing parts or hazards, but poor alignment detracts from overall room appeal.

- Safety/Compliance: No risk to safety from existing blinds.
- Asset Impact: Visibly damaged blinds could lower buyer's perceived value.

Next Action: Replace or realign blinds for optimal presentation.

Material: Plastic

Damage: Low

Radiator (Presentation Highlights)

Excellent

A metal hot-water radiator is intact and free from rust, leaks, stains, or surface defects. It presents well for photography and indicates functional heat.

- Safety/Compliance: No apparent risks or emissions issues.
- Asset Impact: Acts as a positive vintage feature for buyer interest.

Next Action: Highlight radiator in marketing materials.

Material: Metal

Damage: Low

Wood Trim (Presentation Highlights)

Excellent

Window and baseboard trim is painted or stained, showing uniform color and no significant chips, cracks, or stains. Minimal wear is present, supporting a positive overall impression.

- Safety/Compliance: Trim is in safe, usable condition.
- Asset Impact: Fresh-looking trim adds marketability.

Next Action: Emphasize clean trim in marketing.

Material: Wood

Damage: Low



Windows (Condition Notes)

Fair

Three wood-framed windows with horizontal blinds, frames stable and glass intact with no rot or structural issues. Blinds are mismatched and bent, affecting photo appeal; cleaning and straightening will enhance listing quality.

- Safety/Compliance: Structurally sound, no hazards present.
- Asset Impact: Cosmetic blind issues can affect offers but windows don't require repair.

Next Action: Clean windows and repair or update blinds.

Material: Wood frame, glass panes

Damage: Low

Radiator (Presentation Highlights)

Excellent

Painted metal radiator under the window is free from rust, leaks, or stains, and the area around it is clean with no sign of ongoing issues. Enhances vintage character and is visually ready for listing.

- Safety/Compliance: Appears safe with no emissions or leaks.
- Asset Impact: Supports functional heating and positive historic impression.

Next Action: Include radiator as a selling point in marketing copy.

Material: Painted metal

Damage: Low

Wall Surface (Condition Notes)

Excellent

Textured plaster or drywall walls are intact with no visible cracks, holes, or surface stains. Color is uniform and provides a clean backdrop for photographs. No repairs or prep are currently needed.

- Safety/Compliance: Surfaces are free from conditions affecting health or safety.
- Asset Impact: Clean, undamaged walls help attract buyers.

Next Action: No work required.

Material: Plaster or drywall

Damage: Low

A.I. did not detect the following images:

Smoke detector, CO detector, under-sink plumbing, electrical panel, window lock hardware, door hardware, HVAC vent

Room 3: Hallway Report

Overall Assessment

Notes: The hallway presents a mix of routine cosmetic wear and a single major issue requiring urgent attention. Worn carpeting, minor wall scuffs, and subtle ceiling discoloration are visible throughout, while a significant area of ceiling damage with peeling and discoloration is present near an access panel and must be urgently addressed or disclosed for listing readiness. Handrails, stair railings, and guardrails are visually sound and support safety compliance. Light fixtures, doors, and trim generally show no immediate hazards but bear normal aging. Ceiling and wall touch-ups and floor cleaning or replacement will directly benefit marketing and reduce objections. All observations are based on visible conditions with unknowns limited primarily to areas not clearly represented in the available photos.

Room Grade

Room Grade is determined by averaging of the Cosmetic Grade and Non-Cosmetic Grade.

Poor

Multiple sections display cosmetic wear, with a critical ceiling area affected by pronounced damage and discoloration likely due to historic or ongoing water intrusion. This significantly impacts the room's readiness for listing and requires substantial intervention or full disclosure to avoid undermining buyer trust and appraisal or financing issues.

- **Safety/Compliance:** The damaged ceiling section represents a potential hazard, triggers necessary disclosure, and may affect code or insurance requirements.
- **Asset Impact:** The ceiling issue must be corrected or disclosed to protect sale value, while widespread carpet wear could prompt buyer negotiation or reduced perception of value.

Next Action: Urgently repair or transparently disclose the ceiling issue. Refresh or clean floors and touch up walls and trim. Highlight secure safety features for marketing.

Cosmetic Grade

Fair

Carpet is worn and discolored, walls and ceilings show scuffs and aging, and trim has minor wear. These items are primarily cosmetic but collectively reduce first impressions and buyer confidence. The damaged ceiling zone rises beyond routine cosmetic concerns.

- **Safety/Compliance:** No immediate hazards observed from cosmetic flaws, though carpet wear should be monitored for emerging trip risk.
- **Asset Impact:** Diminished presentation may lower perceived value or invite price negotiations. Not addressing the ceiling problem creates risk for listing and marketing.

Next Action: Prioritize ceiling repair or disclosure, and clean or update carpets and paint for a better listing presentation.

**Non-Cosmetic
Grade**

Excellent

Handrails, stair and guardrails, light fixtures, and interior doors meet visual standards for code and safety. No exposed wiring or structural hazards were observed, and flooring is stable and secure.

- Safety/Compliance: All safety-critical permanent features are intact and meet standard expectations for egress and safe passage.
- Asset Impact: Secure fixtures and guards reduce insurance and lender objections and support buyer confidence.

Next Action: Highlight compliant safety features in marketing and verify operational readiness for showings; no corrective work needed if visually unchanged.



Ceiling (Condition Notes)

Fair

Painted textured ceiling displays mild discoloration and shadowing near a light fixture, with no distinct stains or cracks observed. Appearance suggests routine cosmetic prep is advisable for strong photo and showing presentation.

- **Safety/Compliance:** No immediate safety or code concerns are apparent from visible conditions.
- **Asset Impact:** Minor discoloration could detract from marketing images; not expected to affect appraisal or listing if left as-is.

Next Action: Touch up or repaint ceiling before listing.

Material: Painted plaster or drywall

Damage: Low

Stair Railing And Baluster (Good to Go)

Excellent

Wood stair railing and baluster are visually secure, properly mounted, and have no missing spindles, major wear, or damage present. This enhances safety compliance and buyer confidence.

- **Safety/Compliance:** Railing supports necessary standards for fall safety.
- **Asset Impact:** Well-maintained railings add to buyer appeal and reduce inspection objections.

Next Action: Emphasize as a listing asset; no correction needed.

Material: Wood

Damage: Low

Wall Surfaces (Condition Notes)

Fair

Textured painted walls throughout the stairwell and hallway show minor scuffs and aging typical for the property's age, with no visible holes or cracks. Cosmetic repairs could enhance overall appearance.

- Safety/Compliance: No visible safety or code hazards noted.
- Asset Impact: Wall marks may subtly affect buyer impression; prep is recommended for best results.

Next Action: Touch up or clean wall surfaces before listing.

Material: Painted plaster or drywall

Damage: Low

Carpeted Floor (Condition Notes)

Fair

Carpet in stair landing and hallway appears worn with flattened texture and discoloration but is stable with no trip hazards. Routine cosmetic improvement is possible via cleaning or replacement.

- Safety/Compliance: Stable, no immediate trip risk.
- Asset Impact: Dated carpets may hurt buyer perception unless restored.

Next Action: Clean or replace carpet before listing if feasible.

Material: Carpet

Damage: Medium

Light Fixture (Condition Notes)

Excellent

Ceiling-mounted flush light fixture appears intact, base and cover secure, and there is no exposed wiring. Ready for use without need for corrective work.

- Safety/Compliance: No observed code or safety issues.
- Asset Impact: Functional fixture adds to marketing photos and room appeal.

Next Action: Ensure bulb is operational before showings.

Material: Metal and glass/plastic

Damage: Low

Interior Doors And Trim (Condition Notes)

Fair

Wood doors and trim are intact without warping or structural damage; minor finish wear noted near handles and trim indicates typical age. Cosmetic cleaning or refinishing is optional.

- **Safety/Compliance:** Doors and trim are secure with no code risks.
- **Asset Impact:** Prepped or refinished trim/doors improve buyer impression.

Next Action: Spot-clean or refinish as needed for enhanced appearance.

Material: Wood

Damage: Low



Carpeted Floor (Condition Notes)

Fair

Hallway carpet is visibly worn and discolored, especially in high-traffic areas, but no holes or hazards found. The cosmetic nature of the wear may influence buyer opinion unless improved before listing.

- **Safety/Compliance:** No visible trip hazard.
- **Asset Impact:** Worn carpet is likely to appear in listing photos and might suggest deferred maintenance.

Next Action: Clean or replace carpet to strengthen showing.

Material: Carpet

Damage: Medium

Wooden Stair Railing (Presentation Highlights)

Excellent

Stair railing is intact, stable, properly installed, and free of damage or missing components. Its good condition is a selling point supporting safety and listing appeal.

- **Safety/Compliance:** Railing appears code-compliant.
- **Asset Impact:** Stable railings are beneficial for insurance and buyer confidence.

Next Action: Showcase as a feature in listing materials.

Material: Wood

Damage: Low

Ceiling (Condition Notes)

Excellent

Smooth painted ceiling with no visible stains, cracks, or repair needs. Surface is visually consistent and supports positive listing presentation.

- Safety/Compliance: No code or insurance concerns noted.
- Asset Impact: Sound ceilings strengthen perception of property upkeep.

Next Action: Highlight as an asset.

Material: Painted plaster or drywall
Damage: Low

Wall Surfaces (Presentation Highlights)

Excellent

Wall surfaces are painted, even, and free of visible defects, holes, or major scuffs. Clean presentation adds to marketability.

- Safety/Compliance: No safety or code issues visible.
- Asset Impact: Clean walls support strong listing photos.

Next Action: General cleaning before photos.

Material: Painted plaster or drywall
Damage: Low

Light Fixture (Key Disclosures)

Excellent

Ceiling light fixture is intact, cover and base present, no exposed wiring seen. Contributes positively to presentation and readiness.

- Safety/Compliance: Functional lighting supports code and safety.
- Asset Impact: Good lighting raises listing appeal.

Next Action: Verify bulb works before listing.

Material: Glass and metal
Damage: Low



Ceiling (Key Disclosures)

Poor

Ceiling near an access panel shows extensive damage with peeling, staining, and exposed material. Condition suggests possible unresolved water intrusion, resulting in an unstable surface that presents both a risk and a pronounced negative for appraisal and listing.

- **Safety/Compliance:** Area may present hazard and must be disclosed for code and insurance compliance.
- **Asset Impact:** Unresolved, this issue threatens value, marketing time, and can block financing or prompt negotiation.

Next Action: Immediately repair or transparently disclose before listing.

Material: Plaster or drywall
Damage: High

Wall Surface (Condition Notes)

Poor

Upper wall surface beneath ceiling shows visible cracking, peeling, soiling, and possible staining, especially adjacent to damaged ceiling. This area could influence buyer perceptions and should be corrected or discussed in listing.

- **Safety/Compliance:** Adjacent to ceiling damage, raising perception of hidden risks.
- **Asset Impact:** Visible damage will likely impact buyer trust and negotiations.

Next Action: Repair and repaint or otherwise fully disclose before marketing.

Material: Painted plaster or drywall
Damage: Medium

Trim (Presentation Highlights)

Excellent

Stained wood trim appears in good condition without warping or notable finish loss. Maintains some visual appeal especially after repair of nearby issues.

- **Safety/Compliance:** No code or safety risks seen.
- **Asset Impact:** Intact trim helps restore overall presentation after repair work.

Next Action: Highlight only after adjacent repairs are completed.

Material: Wood
Damage: Low



Carpeted Stairs (Condition Notes)

Fair

Stair carpeting is worn with visible matting and discoloration but intact, with no tears or major hazards observed. Routine cosmetic attention would improve presentation.

- Safety/Compliance: No immediate hazards; carpet is stable.
- Asset Impact: Worn appearance may reduce perceived care and trigger buyer requests for concessions.

Next Action: Clean or replace stair carpeting before listing.

Material: Carpet over wood or subfloor

Damage: Medium

Handrail (Good to Go)

Excellent

Wooden handrail is firmly mounted, continuous along the wall, and shows no breaks or defects. Supports code requirements for stair safety.

- Safety/Compliance: Compliant and safe for egress.
- Asset Impact: Positive feature for appraisals and insurance.

Next Action: No action needed.

Material: Wood

Damage: Low

Upper Stair Guardrail (Good to Go)

Excellent

Guardrail at upper landing is visually sound with no missing pieces. Supports safety at top of stair and helps facilitate smooth inspections.

- Safety/Compliance: Compliant guardrail enhances safe movement.
- Asset Impact: Serves as a positive feature for buyers.

Next Action: Feature in marketing materials.

Material: Wood

Damage: Low

Wall Surfaces (Condition Notes)

Excellent

Painted, textured walls along stairwell are free of holes and major stains. Consistent and clean presentation supports good marketing images.

- Safety/Compliance: No observable safety concerns.
- Asset Impact: Clean walls enhance buyer impression.

Next Action: Dust or clean as needed before listing.

Material: Painted drywall/plaster

Damage: Low

Ceiling Light Fixture (Key Disclosures)

Excellent

Ceiling light fixture is intact and present, with no visible wiring risks. Bulb appears operational from lighting condition, but function should be briefly checked prior to showings.

- Safety/Compliance: Visually safe and intact.
- Asset Impact: Proper lighting supports listings and showings.

Next Action: Confirm bulb works before any scheduled viewing.

Material: Glass/metal

Damage: Low

A.I. did not detect the following images:

Smoke detector, CO detector, electrical panel, HVAC vent, window lock hardware, door hardware, under-sink plumbing

Room 4: Living Room Report

Overall Assessment

Notes: The living room presents both cosmetic and structural issues, with the most pressing concerns at windows showing rot, broken glass, and poor AC installations. Cosmetic aging is visible in wall surfaces and carpet, and while these issues are typical for a property of this era, they are noticeable enough to impact buyer perception. Permanent features like radiators and electrical outlets appear visually stable and without major hazards. All observed mechanicals are visually intact, but window conditions must be disclosed or corrected. Full correction or disclosure of hazardous windows and cosmetic touch-ups are recommended for listing readiness.

Room Grade

Room Grade is determined by averaging of the Cosmetic Grade and Non-Cosmetic Grade.

Poor

This grade reflects severe window defects, including rot, broken glass, and noncompliant AC installations, which impact safety and marketability. While some finishes are typical for the home's age, the cumulative defects undermine confidence for buyers, inspectors, and lenders.

- **Safety/Compliance:** Critical safety exposures from broken glass, wood rot, and improper AC installations threaten habitability and may violate code.
- **Asset Impact:** High potential for reduced value, failed financing, or delayed closing if not addressed or openly disclosed.

Next Action: Promptly repair or transparently disclose all hazardous window conditions. Perform cleaning and cosmetic repairs, and address AC cord management before listing.

Cosmetic Grade

Fair

Cosmetic surfaces such as walls, ceilings, and carpet exhibit stains, wear, and cracks. These are routine but visible and may jar buyer first impressions, leading to negotiation or deferred maintenance perceptions.

- **Safety/Compliance:** Minor cracks and aged carpet pose no immediate hazards; possible lead paint concern at radiator if pre-1978.
- **Asset Impact:** Worn finishes and visible soil will weaken listing photos and could prompt pricing concessions or buyer credits.

Next Action: Schedule touch-up painting, carpet cleaning or replacement, radiator repainting, and clear window trim before photos. Disclose unresolved items transparently.

**Non-Cosmetic
Grade**

Poor

Major window deficiencies such as water intrusion, broken glass, and rot present urgent safety and code issues, even though other permanent components like radiators and wiring appear stable.

- Safety/Compliance: Rotting or broken windows and incomplete AC installation jeopardize habitability and code compliance.
- Asset Impact: Unaddressed structural window issues will impede qualifying for loans and detract from resale value.

Next Action: Immediately repair glass, rot, and air sealing at windows. Clearly disclose any deficiencies left uncorrected prior to listing; document all repairs.



Ceiling Surface (Condition Notes)

Fair

The ceiling shows linear and intersecting cracks with a minor stain but no evidence of water damage or exposed framing. All damage is superficial.

- **Safety/Compliance:** Cracks are cosmetic and pose no safety risk.
- **Asset Impact:** Visible cracks may influence buyer perception and signify potential deferred maintenance.

Next Action: Patch and repaint before photography; disclose if left as-is.

Material: Painted plaster/drywall

Damage: Low



Window (Key Disclosures)

Poor

A window's egress is blocked by an AC unit and accordion filler panels, with some unfinished trim. This may prevent emergency escape and is likely to result in inspection and financing concerns.

- **Safety/Compliance:** Blocked egress and unfinished trim risk code violations and emergency exit obstruction.
- **Asset Impact:** Poor condition and code risk will hinder marketability and may cause lender objections.

Next Action: Remove AC, repair trim, or make explicit disclosure before listing.

Material: Wood frame, glass, blinds, AC unit

Damage: Low



Carpet Flooring (Condition Notes)

Fair

Carpet is visibly worn, with flat pile and uneven color, though there are no large stains or tears.

- Safety/Compliance: Minor wear, no trip hazard or major defects visible.
- Asset Impact: Aged appearance may lower buyer enthusiasm; could prompt flooring credits or requests.

Next Action: Professional cleaning or replacement prior to listing for best value.

Material: Carpet
Damage: Low



Carpeted Floor (Condition Notes)

Fair

Carpet is free of major trip hazards, tears, or stains; lighting makes it difficult to verify all details.

- Safety/Compliance: Surface is safe but complete assessment is limited by image quality.
- Asset Impact: Cleaning or rejuvenation is advised as visible wear may affect value.

Next Action: Clean or refresh carpet if possible prior to marketing.

Material: Carpet
Damage: Low



Wall Surface (Key Disclosures)

Fair

Minor horizontal and vertical cracks are present, typical for the age of the property, and do not indicate structural problems.

- **Safety/Compliance:** Cosmetic cracks only; no immediate risk.
- **Asset Impact:** May prompt buyer concern; fresh finish improves perceived care.

Next Action: Patch and paint for best market stance, or disclose if left untouched.

Material: Textured plaster/drywall
Damage: Low



Carpet (Condition Notes)

Fair

Carpet appears matted and worn in high-traffic areas with no severe defects or major hazards present.

- **Safety/Compliance:** Satisfactory safety; no significant risk observed.
- **Asset Impact:** Worn carpet detracts from listing value and presentation quality.

Next Action: Clean or replace carpet for optimal appeal or disclose its state in listing.

Material: Carpet
Damage: Low



Fireplace Mantel And Surround (Condition Notes)

Fair

Minor scratches and scuffs on the wood surround without affecting stability.

- Safety/Compliance: No instability or safety issue.
- Asset Impact: Touch-ups will improve presentation in marketing photos.

Next Action: Spot finish or polish for optimal effect.

Material: Wood

Damage: Low



Window (Condition Notes)

Excellent

Single wood-trim window is intact with clear glass and no signs of rot or water intrusion.

- Safety/Compliance: Safe and properly sealed.
- Asset Impact: Cleaning and polish recommended to enhance appeal; no repairs needed.

Next Action: Perform routine surface cleaning before photography.

Material: Wood (trim), Glass (pane)

Damage: Low



Window (Condition Notes)

Excellent

Rectangular window with wood trim and intact blinds looks undamaged. Locks are not visible in the photo.

- Safety/Compliance: Window in safe, operable condition, but lock presence unverified.
- Asset Impact: Routine care only; cleaning enhances visual impact.

Next Action: Surface cleaning prior to photos.

Material: Wood trim; glass

Damage: Low



Window Frame (Key Disclosures)

Poor

Painted wood window frame shows severe peeling paint, visible rot, and signs of moisture, creating a high risk for further water intrusion and damage.

- Safety/Compliance: Rot and peeling present code and inspection concerns.
- Asset Impact: Repairs are required for value protection and mortgage qualification.

Next Action: Repair rot and repaint before photos, or disclose if left unaddressed.

Material: Painted wood
Damage: High



Ceiling (Condition Notes)

Fair

Painted ceiling is free of notable defects or stains, and shows no signs of safety concern.

- Safety/Compliance: Stable and free from hazards.
- Asset Impact: Optional touch-up can enhance listing quality.

Next Action: Touch up if desired; otherwise ready for listing.

Material: Painted drywall or plaster
Damage: Low



Window (Key Disclosures)

Poor

Window with broken glass, chipped frame paint, and visible cracks presents a severe safety risk and compliance obstacle.

- **Safety/Compliance:** Broken glass and failing paint must be addressed for safety and code compliance.
- **Asset Impact:** Unrepaired, this blocks listing and financing and risks insurance rejection.

Next Action: Urgently repair and remove broken glass or disclose if not addressed.

Material: Wood frame, glass

Damage: High



Wood Framed Window (Condition Notes)

Fair

Window frame has peeling paint and cracked glazing compound but no broken glass. The condition may prompt lead paint disclosure if the property was built before 1978.

- **Safety/Compliance:** Peeling paint and aged glazing can have health and code implications in older homes.
- **Asset Impact:** Deterioration signals deferred maintenance and may lead to value adjustment.

Next Action: Scrape, repaint, and re-glaze prior to listing, or disclose as is for transparency.

Material: Wood and glass

Damage: Low



Wall Surfaces (Condition Notes)

Fair

Wall surfaces are mainly clean, with minor uneven paint only and no structural cracks or holes.

- Safety/Compliance: No safety risks are present.
- Asset Impact: Fresh paint may help maximize buyer comfort and perceived value.

Next Action: Repainting is optional for improved presentation.

Material: Drywall or plaster

Damage: Low



Ceiling (Condition Notes)

Excellent

Ceiling surface is even, bright, and shows no signs of stains or structural cracking.

- Safety/Compliance: No defects; full occupant safety.
- Asset Impact: Clean ceiling enhances space and light in listing photos.

Next Action: Only dust or minor wipe-down required.

Material: Painted drywall or plaster

Damage: Low

A.I. did not detect the following images:

Smoke detector, CO detector, window lock hardware, under-sink plumbing, door lock hardware

Room 5: Dining Room Report

Overall Assessment

Notes: The dining room presents as structurally stable with moderate cosmetic wear throughout its surfaces. While most issues are cosmetic, including wall base, paint touch-ups, and minor trim wear, there is a notable safety defect: an exposed wire in the ceiling requiring urgent attention. Cabinet panel damage from prior moisture is visible and will likely need disclosure or repair to minimize buyer objections. Mechanicals such as the radiator, outlets, and smoke detectors appear present and intact by visual inspection. The overall impression suggests the room can show well with routine cosmetic improvements and prompt correction of the safety hazard.

Room Grade

Room Grade is determined by averaging of the Cosmetic Grade and Non-Cosmetic Grade.

Fair

The grade reflects multiple minor to moderate cosmetic issues and one urgent safety correction needed for compliance the exposed ceiling wire. While most defects are routine and easily addressed, the presence of an unresolved wiring issue detracts from both safety and market readiness.

- Safety/Compliance: Exposed wiring must be corrected to meet code and for occupant safety; rest of the room has no pressing code violations.
- Asset Impact: If visible safety and finish defects are left unaddressed, buyer confidence, lender appraisal, and sales price could all be negatively impacted.

Next Action: Urgently address the ceiling wire hazard; perform cosmetic patching and painting; disclose or repair cabinet panel issues for best market outcome.

Cosmetic Grade

Fair

Ceiling patches, unfinished wall base, and minor trim and window wear are visibly present, which will stand out in showings but do not individually block sales or financing. No safety issues are present in cosmetic elements.

- Safety/Compliance: Cosmetic finishes (paint, trim, base) contain no hazards, though electrical risk is present elsewhere.
- Asset Impact: Cosmetic defects may result in buyer negotiation or perceived value deductions if not addressed.

Next Action: Schedule routine cleaning, patching, and touch-up painting to improve first impressions and reduce show objections.

**Non-Cosmetic
Grade**

Poor

A significant safety concern exists due to the exposed ceiling wire, which could violate code and delay transactions. The smoke detector and radiator appear intact but cannot be fully verified visually, while cabinet panel damage requires repair or disclosure.

- Safety/Compliance: Immediate hazard from exposed wire must be eliminated for compliance. Mechanical items are visually present but untested.
- Asset Impact: Unresolved safety issues may halt closings or trigger insurance/lender pushback; unaddressed cabinet damage can result in loss of negotiation leverage.

Next Action: Urgently cap or repair the ceiling wire, address or disclose panel damage, and visually confirm all mechanicals for buyers and inspectors.



Smoke Detector (Presentation Highlights)

Excellent

A ceiling-mounted smoke detector is present and visually intact, with no signs of damage or aging to the casing. It meets visual standards for code and safety compliance.

- **Safety/Compliance:** Supports fire safety and insurance standards; no defects detected visually.
- **Asset Impact:** Contributes to inspection readiness and enhances listing appeal.

Next Action: Include in listing photography and confirm functionality during routine checks.

Material: Plastic
Damage: Low

Ceiling Surface (Condition Notes)

Fair

The ceiling surface shows minor cosmetic blemishes including patches and wall anchor marks, but has no immediate safety or code concerns.

- **Safety/Compliance:** No hazardous condition; blemishes are only cosmetic.
- **Asset Impact:** Visible surface flaws can impact visual impression and buyer perception.

Next Action: Patch and repaint to improve appearance before listing.

Material: Painted plaster or drywall
Damage: Low



Wall (Key Disclosures)

Fair

Walls are free from hazardous defects but have missing or unfinished baseboard trim at some wall/floor junctions; all identified issues are cosmetic.

- Safety/Compliance: No hazards present; exposed junctions do not present injury risk.
- Asset Impact: Unfinished trim may be viewed as deferred maintenance and affect buyer impression.

Next Action: Provide a trim finish correction or clear disclosure to minimize questions.

Material: Painted plaster or drywall
Damage: Low

Floor (Condition Notes)

Excellent

The floor is fully covered with sheet vinyl or linoleum with no stains, tears, or trip hazards. Cleaning only is necessary.

- Safety/Compliance: Surface is smooth and free from hazards.
- Asset Impact: Good floor condition supports value and reduces pre-listing costs.

Next Action: Clean the flooring before showings; replacement is optional for value enhancement.

Material: Sheet vinyl or linoleum
Damage: Low

Outlet (Key Disclosures)

Excellent

Outlet has an intact cover plate with no exposed wiring; installation appears standard.

- Safety/Compliance: Outlet is safe for use and meets visual standards.
- Asset Impact: Intact outlets support positive inspection and appraisal.

Next Action: No action required; list as a functional feature.

Material: Plastic/metal cover plate
Damage: Low



Window (Condition Notes)

Fair

Glass and trim are unbroken; window and hardware condition are partially unverified due to incomplete views. Minor paint chipping, dust, and possible unverified areas present.

- Safety/Compliance: No immediate security or injury risks seen.
- Asset Impact: Cosmetic wear could reduce listing appeal if unaddressed.

Next Action: Clean, touch up paint, and check hardware prior to listing.

Material: Painted wood (trim); glass (window panes)
Damage: Low



Floor (Condition Notes)

Fair

Floor covering shows moderate surface wear and scuffs but no structural or safety concerns.

- Safety/Compliance: No trip hazard or immediate risks detected.
- Asset Impact: Visible signs of wear could affect buyer impression or negotiation.

Next Action: Deep clean or consider partial replacement for improved presentation.

Material: Vinyl or linoleum tile
Damage: Low

Radiator (Good to Go)

Excellent

Painted metal radiator is present, clean, and shows no leaks or signs of instability.

- Safety/Compliance: Stable, visually intact radiator raises no hazards.
- Asset Impact: Positive for historic value and operational confidence.

Next Action: No action needed; highlight as a feature in marketing.

Material: Painted metal
Damage: Low

Wall Surfaces (Condition Notes)

Fair

No major wall surface defects are seen, but minor age-typical imperfections are present. Standard touch-ups advised.

- Safety/Compliance: No immediate or potential hazards.
- Asset Impact: Small improvements can enhance buyer perception and listing value.

Next Action: Paint walls to maximize appeal before showing.

Material: Plaster or drywall

Damage: Low

Ceiling (Good to Go)

Excellent

Ceiling is well maintained with no stains, cracks, or sagging. Supports a ready-to-list appearance.

- Safety/Compliance: No ceiling-related safety concerns.
- Asset Impact: Presentable ceilings reinforce property value and minimize objections.

Next Action: Maintain as is and use in listing photos.

Material: Plaster or drywall

Damage: Low

Light Fixture (Presentation Highlights)

Excellent

Light fixture is secure with intact glass and metal. No safety defects noted.

- Safety/Compliance: Properly mounted and does not pose any hazards.
- Asset Impact: Well-kept fixture improves aesthetics and appeal.

Next Action: Feature in showings and listing materials.

Material: Glass/metal

Damage: Low

Windows (Condition Notes)

Fair

Window frames and sills show no rot or breakage, though a curtain blocks a full view in images. Paint and fabric touch-ups recommended for best impression.

- **Safety/Compliance:** No egress or injury risks visible.
- **Asset Impact:** Small fixes can further improve photo results and buyer sentiment.

Next Action: Clean, repaint, and adjust window dressings.

Material: Wood/glass

Damage: Low

Smoke Detector (Good to Go)

Excellent

A ceiling-mounted smoke detector is visible and appears intact, supporting code, insurance, and finance requirements.

- **Safety/Compliance:** Presence satisfies fire safety expectations.
- **Asset Impact:** A visible detector reduces disclosure risks and supports positive appraisals.

Next Action: Keep and mention in disclosures and listing.

Material: Plastic

Damage: Low



Window (Condition Notes)

Fair

Windows have intact glass and muntins, but some paint edge wear and putty aging are observed. Regular cleaning and prep suggested.

- **Safety/Compliance:** No cracks or water entry risks visible.
- **Asset Impact:** Cleaning and touch-up aid value and reduce negotiation points.

Next Action: Prep glass and trim; consider mentioning older window status if needed.

Material: Wood (frame and trim), Glass (panes)

Damage: Low

Window Trim (Condition Notes)

Fair

Trim is structurally stable, with minor scuffs and paint chips mostly at sills and corners.

- Safety/Compliance: No risk of detachment or injury.
- Asset Impact: Cosmetic refresh can enhance photo and show appeal.

Next Action: Consider touch-up or repaint for stronger presentation.

Material: Painted wood

Damage: Low

Base Cabinet Paneling (Key Disclosures)

Poor

Lower cabinet shows panel delamination, swelling, and past water damage. The panel is stable but these issues are conspicuous and require remedy before listing.

- Safety/Compliance: No immediate injury risk but must be disclosed as a visible defect.
- Asset Impact: May lead to value loss or negotiation demands unless repaired or disclosed.

Next Action: Repair professionally or else disclose fully; do not cover up for photos.

Material: Laminate wood paneling

Damage: High

Countertop (Condition Notes)

Excellent

Countertop is fully serviceable with no cracks, burn marks, or loose sections visible.

- Safety/Compliance: No weaknesses or risks detected.
- Asset Impact: Neutral to positive effect on listing quality and appraisals.

Next Action: Retain and highlight as a clean asset for marketing.

Material: Laminate

Damage: Low

Open Corner Shelving (Condition Notes)

Fair

Corner shelving is structurally fine but finish is worn, with visible scuffs and uneven paint.

- Safety/Compliance: No injury risk; stable installation.
- Asset Impact: Worn finish could detract from showing impressions but is low-cost to improve.

Next Action: Touch up, refinish, or repaint before photography.

Material: Wood

Damage: Low

Window (Condition Notes)

Fair

Window glass and frame are intact with no major cracks; curtain obscures full view, some paint chipping and dirt seen. Recommend routine cleaning and hardware check.

- Safety/Compliance: No security or water entry risk observed.
- Asset Impact: Preparation and cleaning improve buyer perception and minimize objections.

Next Action: Clean glass, touch-up trim, and adjust curtain for listing.

Material: Wood and Glass

Damage: Low

Radiator (Condition Notes)

Fair

Cast iron radiator shows no leakage, only surface-level paint wear and minor rust spots typical for age.

- Safety/Compliance: Stable with no visual hazards.
- Asset Impact: Cosmetic touch-up maintains value for showings.

Next Action: Clean and touch-up to retain value.

Material: Cast Iron

Damage: Low

Ceiling (Key Disclosures)

Poor

Exposed wire extends from ceiling, representing a safety and probable code defect that must be repaired before listing. The area is a clear negative for showings.

- Safety/Compliance: Immediate hazard remediation required for compliance.
- Asset Impact: Will trigger inspection objections and possibly financing or insurance delays.

Next Action: Immediately repair or cap the ceiling wire and document completion.

Material: Drywall or Plaster (Ceiling); Insulated Wire (Visible)

Damage: Low

Floor (Condition Notes)

Excellent

Floor is clean, level, and has no visible defects.

- Safety/Compliance: No hazards; area is safe and well-presented.
- Asset Impact: Condition is favorable for both appraisal and showings.

Next Action: Maintain current condition and show as a positive feature.

Material: Vinyl or Linoleum

Damage: Low

Ceiling (Condition Notes)

Fair

One ceiling section has paint discoloration and a visible repair patch, with no immediate risks identified.

- Safety/Compliance: No safety or code hazard, only cosmetic concern.
- Asset Impact: Patch is visually distracting and may deter buyers if unaddressed.

Next Action: Repaint repaired area for improved uniformity.

Material: Painted drywall or plaster

Damage: Low



Hanging Light Fixture (Presentation Highlights)

Excellent

Glass and metal fixture is stable and clean, providing a photogenic focal point and no observed issues.

- Safety/Compliance: Properly secured and hazard-free.
- Asset Impact: Intact fixture increases visual appeal and market value.

Next Action: Highlight in listing photos; no upgrades or repairs needed.

Material: Glass and metal

Damage: Low

A.I. did not detect the following images:
window lock hardware, under-sink plumbing, door hardware

Room 6: 3 Report

Overall Assessment

Notes: This room presents obvious ceiling moisture staining with significant dark streaks, indicating a history of water exposure that impacts both visual appeal and transaction readiness. Surface finishes show routine signs of wear such as scuffs and chips, primarily cosmetic, but detract from first impressions and could influence buyer perception. Major systems like radiators, windows, and ceiling fans appear stable and intact, providing reassurance of underlying infrastructure quality. The most urgent concern is staining on the ceiling, which, if unaddressed, poses a risk for inspection and appraisal delays. Overall, key repairs and thorough cosmetic prep are needed for optimal marketability and compliance.

Room Grade

Room Grade is determined by averaging of the Cosmetic Grade and Non-Cosmetic Grade.

Poor

The overall condition is flagged due to widespread ceiling staining from moisture, with dark, irregular streaks visible above window walls. Although no acute structural failure (such as dripping or collapse) is detected, the pattern and severity significantly impair transaction readiness, buyer confidence, and insurability.

- **Safety/Compliance:** Ceiling staining suggests prior or ongoing water intrusion, which may affect code compliance and insurance eligibility. No immediate hazard is visible but leaks pose hidden risks.
- **Asset Impact:** Visible stains are highly detrimental to buyer impression, may lower appraisal value, and could require price concessions or repairs prior to sale.

Next Action: Arrange professional investigation to determine moisture source and fully remediate ceiling damage; document all repairs and provide full disclosure if unresolved.

Cosmetic Grade Most surfaces exhibit cosmetic issues: floor scratches, wall scuffs, chips at trim and windowsills. These are visually apparent and reduce listing appeal but do not involve structural or code risks.

Fair

- **Safety/Compliance:** Cosmetic flaws only; no active hazards or code violations.
- **Asset Impact:** Blemished finishes may lower perceived value and attract negative inspection remarks if left untreated.

Next Action: Perform minor wall repairs, touch-up painting, floor buffing, and cleaning to present the room at its best before photos and showings.

**Non-Cosmetic
Grade**

Excellent

All inspected systems (radiators, windows, ceiling fans) are stable, complete, and show no signs of functional trouble or exposed safety risks, supporting confidence in major room infrastructure.

- Safety/Compliance: No open electrical, water, or mechanical hazards; fixtures are properly enclosed.
- Asset Impact: Well-maintained systems reassure appraisers and buyers, reducing risk of major repair contingencies.

Next Action: No functional repairs needed; clean radiators and dust fans ahead of listing.



Ceiling (Key Disclosures)

Poor

Ceiling shows prominent, long dark streaks consistent with moisture staining. Stains have irregular edges, clear contrast with surrounding paint, and are visible in multiple image frames. No evidence of dripping or structural sag detected. This condition is likely to raise alarm for buyers and inspectors.

- **Safety/Compliance:** Staining may point to previous or unknown leaks; possible hidden water damage. While collapse is not seen, code or insurance concerns exist if leaks are verified.
- **Asset Impact:** Severe reduction in marketability; highly likely to prompt price negotiation or corrective work prior to sale.

Next Action: Pursue immediate professional assessment and repairs; disclose issue if not resolved before marketing.

Material: Painted drywall/plaster

Damage: High



Window (Condition Notes)

Fair

Single-hung window has aged paint and discoloration on sill and trim, but glass is intact and muntins are present. Cosmetic touch-up would improve listing appeal. No active leaks or broken glass seen.

- **Safety/Compliance:** Window operates as intended; no safety hazards visible.
- **Asset Impact:** Visibly aged trim and finish may negatively affect buyer interest; paint refresh will improve impression.

Next Action: Clean and repaint window frame and trim areas prior to listing.

Material: Wood/Glass

Damage: Low



Ceiling (Key Disclosures)

Poor

Painted ceiling surface displays irregular dark stains near the perimeter indicating moisture exposure. No sag or collapse is present but visual evidence will strongly concern buyers. Requires documentation or correction to avoid delays.

- Safety/Compliance: Staining could relate to prior leaks with possible code or insurance implications.
- Asset Impact: Marketability severely impaired if stains are not repaired or professionally documented.

Next Action: Address the stains before listing photos; document repairs or history if not fixed.

Material: Painted gypsum or plasterboard
Damage: High



Drywall Surface (Key Disclosures)

Poor

Wall corner has a medium hole and visible crack, cosmetic in nature but plainly apparent in images. Not structurally hazardous but may trigger inspection comments or lender scrutiny.

- Safety/Compliance: No collapse risk; repair advised for code and presentation.
- Asset Impact: Unrepaired, damage is conspicuous and will reduce perceived property upkeep.

Next Action: Repair and repaint prior to photography and showings; disclose if not yet remedied.

Material: Drywall
Damage: Low



Interior Painted Wall (Condition Notes)

Fair

Painted wall shows light scuffs and chipped areas with no evidence of moisture or depth to the damage. Flaws are cosmetic and do not compromise structure.

- Safety/Compliance: Surface marks only; no code impact.
- Asset Impact: Minor blemishes could deter buyers if not prepped.

Next Action: Touch up paint and clean broadly before listing.

Material: Painted drywall

Damage: Low



Window (Key Disclosures)

Fair

Glass is intact, frame and sill have typical finish wear and minor chips. No water ingress or missing hardware is visible; cosmetic prep will enhance value.

- Safety/Compliance: No code concern; window closed and functional.
- Asset Impact: Visible wear lowers appeal; cleaning and paint touch-up recommended.

Next Action: Clean glass, touch up sill and trim for best presentation.

Material: Painted wood, glass

Damage: Low



Closet Walls (Key Disclosures)

Fair

Closet wall surfaces display scuffs and stains but no penetrations or obvious hazards. Basic cleaning and paint will correct.

- Safety/Compliance: Surface soiling only; no risks present.
- Asset Impact: Dirty closet walls harm impression if left untreated; simple fix elevates listing quality.

Next Action: Clean and repaint as part of staging prep.

Material: Painted drywall

Damage: Low



Wood Floor (Condition Notes)

Fair

Wood flooring shows typical finish wear and visible scratches. No instability or trip hazard is present. Polishing or surface refinishing advised to enhance overall appearance.

- Safety/Compliance: Secure flooring; no hazards visible.
- Asset Impact: Unaddressed wear may detract from value perception; basic refinishing adds appeal.

Next Action: Clean, sand, and refinish or stage with area rugs.

Material: Wood

Damage: Low



Window (Condition Notes)

Fair

Window appears intact with no broken glass, but frame or locks are partly obscured by curtains. Paint wear on sill is minor; overall window readiness is partially unverified due to incomplete image.

- Safety/Compliance: No major hazard seen, but incomplete verification due to visibility limits.
- Asset Impact: Minor paint issues and unclear hardware may draw question during inspection.

Next Action: Touch up trim, verify hardware condition prior to marketing.

Material: Wood and glass

Damage: Low



Interior Wall (Condition Notes)

Fair

Wall surfaces display routine marks but are stable with no structural flaws or openings. Improvement is cosmetic.

- Safety/Compliance: No health or code issues identified.
- Asset Impact: Touch-ups improve buyer perception and market readiness.

Next Action: Prepare for photos with minor cleaning or paint.

Material: Painted drywall

Damage: Low



Hardwood Floor (Condition Notes)

Fair

Hardwood floor exhibits scuffing and dull spots but is structurally intact. Cosmetic resurfacing is preferable to present best.

- Safety/Compliance: No trip or collapse risks.
- Asset Impact: Refinished flooring enhances listing quality and reduces perception of deferred care.

Next Action: Clean and refinish as part of overall room preparation.

Material: Hardwood

Damage: Low

A.I. did not detect the following images:

Smoke detector, CO detector, under-sink plumbing, electrical panel, HVAC vent, window lock hardware, closet hardware

Room 7: Exterior Report

Overall Assessment

Notes: The exterior of the property presents key safety, structural, and cosmetic challenges, including handrail and fencing deficiencies, brick and foundation cracks, and damaged basement window glazing. While many surface areas such as siding, roofing, and masonry are in good order and contribute positively to curb appeal, several urgent repair and cleaning tasks remain. Cosmetic concerns such as worn paint, moss, and debris accumulation mostly affect first impression but do not pose habitability risks. Unaddressed defects could impact lender confidence and negotiation, while prompt repairs, cleaning, and clear disclosure of unresolved issues will benefit listing success. Overall, the property requires targeted intervention on high-priority defects alongside routine maintenance to optimize asset value and minimize buyer objections.

Room Grade

Room Grade is determined by averaging of the Cosmetic Grade and Non-Cosmetic Grade.

Poor

Multiple areas show uncorrected safety and maintenance concerns, such as missing or incomplete handrails, deteriorated fencing, damaged glazing at basement windows, and cracks in the brick and foundation. These issues must be addressed to meet code, ensure safety, and support a smooth sales process. Areas of well-maintained siding and masonry balance negatives but do not outweigh the need for urgent repairs.

- **Safety/Compliance:** Immediate action is required for handrail installation, fencing repair, and window egress compliance. Cracks and damaged glazing pose habitability and code issues.
- **Asset Impact:** Unresolved safety/maintenance exposures reduce buyer confidence, complicate negotiations, and can hinder financing and insurance approvals.

Next Action: Repair or disclose all urgent safety and structural defects. Complete highlighted cleaning and preparation tasks prior to listing and document repairs for buyer and lender review.

Cosmetic Grade

Fair

Cosmetic concerns, such as paint wear, moss, and debris, are visible but not critical; these items require routine maintenance rather than repair. These issues impact curb appeal and market perception but do not threaten safety or code compliance.

- **Safety/Compliance:** No cosmetic issue triggers habitability risk or code violations; concerns are strictly surface-level.
- **Asset Impact:** Moss, worn paint, and debris may reduce buyer confidence, but they represent low-cost, high-impact opportunities to boost perceived value and ease negotiations.

Next Action: Power wash, remove moss and debris, touch up paint, and refresh landscaping before photography and showings to enhance first impressions.

**Non-Cosmetic
Grade**

Poor

Several structural/safety exposures remain, such as missing or faulty handrails, degraded fencing, brick or foundation cracks, and broken glazing. Deferred remediation of these items would negatively impact both lender and buyer trust as well as habitability assessments.

- Safety/Compliance: Missing/incomplete egress components and cracking in structural elements must be repaired or disclosed for safety, insurance, and code compliance.
- Asset Impact: Failure to address these issues may require repair escrows, raise buyer objections, and prevent successful appraisal or closing; minor system and trim items are secondary.

Next Action: Prioritize repair and professional evaluation of orange/red grade issues. Prepare clear disclosures and documentation for all other items ahead of listing.



Wood Deck and Steps (Key Disclosures)

Poor

Deck surface shows wear with missing handrails at entry steps, representing both moderate safety risk and code noncompliance. Debris and makeshift storage beneath further detract from presentation and perceived safety.

- **Safety/Compliance:** The absence of handrails and visible debris poses a fall hazard and does not meet standard code requirements.
- **Asset Impact:** Deferred maintenance signals neglect, potentially causing price reduction or buyer withdrawal.

Next Action: Install code-compliant handrails, clean deck and steps, and remove understructure storage prior to listing.

Material: Painted wood

Damage: Low

Handrail (Key Disclosures)

Poor

The wall-mounted handrail fails to serve the stairs or provide elevation to code. Its absence at open steps and landings is a severe safety and code violation.

- **Safety/Compliance:** Lacking handrail at steps exposes users to serious fall risk and explicit code violation.
- **Asset Impact:** Unaddressed, this issue will be flagged by buyers, appraisers, lenders, and could block or delay listing.

Next Action: Install a full code-compliant handrail or clearly disclose prior to listing.

Material: Metal

Damage: Low

Concrete Walkway (Condition Notes)

Fair

Minor soiling and general wear with no evidence of obstructive cracks or trip hazards present.

- **Safety/Compliance:** No tripping hazard observed; surface is passable and safe for normal use.
- **Asset Impact:** Cleaning will enhance curb appeal and buyer perception but is not a major expense.

Next Action: Power wash and clear debris prior to listing photos.

Material: Concrete

Damage: Low

Brick Exterior Wall (Presentation Highlights)

Excellent

No visible cracks or structural risks identified. The wall appears durable and supports a strong first impression.

- **Safety/Compliance:** Wall is secure, meets code and habitability standards.
- **Asset Impact:** Durable feature, positively influences appraisal and listing strategy.

Next Action: Highlight this element as an asset; consider light routine cleaning.

Material: Brick

Damage: Low



Roof (Condition Notes)

Excellent

Roof displays no significant shingle loss, patching, or sagging. Minor moss is possible but not evident in images.

- **Safety/Compliance:** Free from critical defects; appears safe and compliant.
- **Asset Impact:** Roof supports strong appraisal and buyer confidence.

Next Action: Clean roof as needed and present as a listing highlight.

Material: Composite shingle

Damage: Low

Front Porch and Stairs (Condition Notes)

Fair

Painted wood porch and stairs show typical wear and paint loss but no open code or safety violations.

- Safety/Compliance: Wear is cosmetic; no present hazard.
- Asset Impact: Improved with paint or stain refresh for better buyer impression.

Next Action: Schedule paint or stain touch-up prior to photography.

Material: Painted wood

Damage: Low

Brick Exterior (Presentation Highlights)

Excellent

No visible brick defects, presenting a strong, positive feature for buyers and marketing.

- Safety/Compliance: Stable surface with no code issues.
- Asset Impact: Adds to the property's curb appeal and value.

Next Action: Include prominently in listing photos.

Material: Brick

Damage: Low

Gutters and Downspouts (Key Disclosures)

Excellent

No apparent disconnections or clogs. Visual review is limited but elements appear intact.

- Safety/Compliance: No drainage blockage observed; meets maintenance standards.
- Asset Impact: Well-maintained gutters support buyer and insurer confidence.

Next Action: Clean and document maintenance before listing; provide records if available.

Material: Aluminum

Damage: Low

Windows (Key Disclosures)

Excellent

Windows show no signs of cracked glass, rot, or open gaps, indicating sound condition.

- Safety/Compliance: Meets egress and envelope standards.
- Asset Impact: Well-maintained windows increase comfort and appraisal value.

Next Action: Clean glass and confirm operability where possible.

Material: Vinyl/wood (not clearly distinguishable)

Damage: Low

Driveway (Condition Notes)

Excellent

No trip hazards; minor edge wear and leaf accumulation observed.

- Safety/Compliance: No significant hazard present.
- Asset Impact: Cleaning will enhance curb appeal.

Next Action: Sweep and clean driveway before showings.

Material: Asphalt

Damage: Low

Landscaping and Yard (Condition Notes)

Fair

Beds are overgrown but stable, with no erosion. Improvements will optimize curb appeal.

- Safety/Compliance: No structural or erosion risks detected.
- Asset Impact: Untended landscaping may deter buyers and lower perceived maintenance.

Next Action: Prune, mow, edge, and clear debris before listing.

Material: Soil/vegetation

Damage: Low



Siding And Brick Exterior (Condition Notes)

Fair

No structural damage; mild staining and surface wear noted on siding and brick.

- Safety/Compliance: All components appear secure; only cosmetic flaws present.
- Asset Impact: Cleaning aids market presentation; minor maintenance recommended.

Next Action: Clean area prior to professional photography.

Material: Vinyl siding, brick
Damage: Low

Roof And Shingles (Key Disclosures)

Poor

Streaking and signs of roof wear indicate age; while no missing shingles were found, overall condition requires disclosure.

- Safety/Compliance: Aged roof may pose future weatherproofing issues.
- Asset Impact: Buyers/insurers may view roof as a priority repair; could impact negotiation or require escrow.

Next Action: Disclose current roof condition and consider formal inspection as needed.

Material: Asphalt shingles
Damage: Medium

Windows (Condition Notes)

Fair

Glass is intact; window frames noted as somewhat dirty. No defects present.

- Safety/Compliance: No envelope or egress risk.
- Asset Impact: Clean windows improve marketing photos and buyer reception.

Next Action: Thoroughly clean windows before listing.

Material: Glass, vinyl or wood frames
Damage: Low

Deck, Steps, And Railings (Key Disclosures)

Poor

Weathered and mossy deck steps with no handrail increase accident risk and reduce compliance.

- **Safety/Compliance:** Missing handrail is a safety and code concern.
- **Asset Impact:** May result in appraisal, insurance, or buyer objection if uncorrected.

Next Action: Install handrail and clean/repair steps promptly.

Material: Wood

Damage: Medium

Perimeter Fence (Key Disclosures)

Poor

Severe rot, missing or warped boards, and partial collapse create entry and security hazards.

- **Safety/Compliance:** Unstable, damaged fencing risks unauthorized access and safety for children or pets.
- **Asset Impact:** Lender/inspector will require correction; significant repair needed.

Next Action: Repair or remove unsafe fencing before listing or photography.

Material: Wood

Damage: High



Wood-Framed Window (Key Disclosures)

Poor

Loss and chipping of paint may result in envelope degradation and increased rot risk; requires attention.

- **Safety/Compliance:** Weakened finish could lead to water intrusion and rot.
- **Asset Impact:** May attract negative inspection comments or affect loan eligibility.

Next Action: Repair and repaint window; disclose if repair is incomplete.

Material: Wood, glass, masonry (brick surrounding)

Damage: Medium



Asphalt Shingle Roof (Key Disclosures)

Poor

Extensive moss impedes roof drainage and accelerates shingle deterioration; visible in imagery.

- **Safety/Compliance:** Moss buildup shortens roof life; may mask hidden damage.
- **Asset Impact:** Highly visible and will be identified in inspection and appraisal.

Next Action: Remove moss and clean roof, disclose if remediation is outstanding.

Material: Asphalt shingle
Damage: Medium

Gutter and Downspout (Condition Notes)

Fair

No structural defect; minor risk of clogging from overhead trees and debris.

- **Safety/Compliance:** Routine maintenance prevents water issues.
- **Asset Impact:** Pre-listing cleaning will improve impression.

Next Action: Clear debris and trim vegetation before showings.

Material: Aluminum
Damage: Low

Tree Branches Overhanging Roof (Key Disclosures)

Poor

Tree branches in contact with or overhanging the roof accelerate moss and debris, and can influence insurance or appraisal outcomes.

- **Safety/Compliance:** Overhanging limbs present long-term roof/gutter hazard.
- **Asset Impact:** Tree contact is a negative signal for buyers and maintenance planning.

Next Action: Professionally trim or remove overhanging branches before listing.

Material: Wood (tree)
Damage: Medium



Wood Fence (Key Disclosures)

Poor

Visible weathering, missing and collapsed sections, and intruding vegetation make the fence a security and safety concern.

- Safety/Compliance: Compromised fence impacts child/pet safety and property security.
- Asset Impact: Listing or appraisal failure likely if left unaddressed.

Next Action: Repair or replace severely damaged fence sections promptly.

Material: Wood
Damage: High

Concrete Driveway (Condition Notes)

Fair

Moss and cracking are present but do not create tripping hazards; surface is generally stable.

- Safety/Compliance: Surface is passable; no code violation evident.
- Asset Impact: Cleaning and sealing will enhance presentation for sale.

Next Action: Pressure wash and remove weeds prior to showings.

Material: Concrete
Damage: Medium



Roof Shingles (Condition Notes)

Fair

Minor moss and discoloration noted, but no major shingle damage visible.

- Safety/Compliance: No hazard present; maintain to avoid future risk.
- Asset Impact: Moss removal will improve visual and actual roof life.

Next Action: Remove moss and clean shingles prior to photos.

Material: Asphalt shingle
Damage: Low

Soffit and Gutter (Presentation Highlights)

Excellent

Both soffit and gutter appear visually intact and functional, without visible defect.

- Safety/Compliance: Secure, with no obvious deficiencies.
- Asset Impact: Supports a positive market positioning.

Next Action: Maintain and present as listing strength.

Material: Vinyl/metal

Damage: Low

Vinyl Siding (Good to Go)

Excellent

No visible flaws noted, siding is ready for sale.

- Safety/Compliance: Meets envelope requirements.
- Asset Impact: Supports strong listing photographs and buyer impressions.

Next Action: Emphasize in marketing materials.

Material: Vinyl

Damage: Low

Window Trim (Good to Go)

Excellent

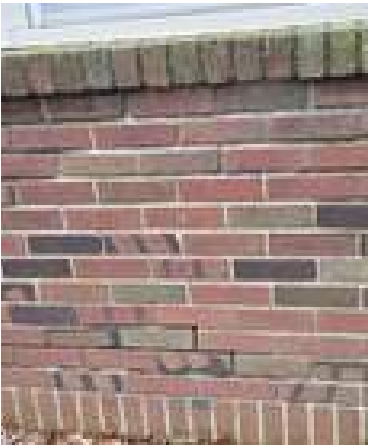
All window trim finishes are intact and in good order.

- Safety/Compliance: Complete and functional window protection.
- Asset Impact: Conveys high maintenance standards.

Next Action: No action required; highlight for marketing.

Material: Painted wood or composite

Damage: Low



Exterior Brick Wall (Key Disclosures)

Poor

Step and horizontal cracking and mortar loss are visible in a critical wall section, indicating potential structural concern.

- Safety/Compliance: Cracking may point to foundation movement and needs professional review.
- Asset Impact: Can delay sale or appraisal if not addressed or disclosed.

Next Action: Secure immediate professional evaluation and disclose findings.

Material: Brick and mortar
Damage: Medium

Window Sill Brick Ledge (Condition Notes)

Fair

Moss and discoloration apparent on brick ledge; condition is cosmetic.

- Safety/Compliance: No risk to structure or occupants.
- Asset Impact: Cleaning improves impression for sale.

Next Action: Clean sill prior to listing.

Material: Brick
Damage: Low



Brick Exterior Wall (Condition Notes)

Excellent

Wall is stable and free from visual cracking; minor surface discoloration only.

- Safety/Compliance: Structurally sound and code compliant.
- Asset Impact: Power washing will increase appeal.

Next Action: Routine surface cleaning before listing.

Material: Brick
Damage: Low

Driveway Surface (Condition Notes)

Fair

Minor cracks and water pooling are visible but do not prevent safe use.

- Safety/Compliance: Surface remains low hazard.
- Asset Impact: Sealing and cleaning are optional but improve buyer experience.

Next Action: Clean and seal as part of standard preparation.

Material: Asphalt

Damage: Low

Windows (Condition Notes)

Excellent

Glass panes and frames in good visible order; older window guards require note where present.

- Safety/Compliance: Operable and secure; unusual guards should be disclosed.
- Asset Impact: Cleaning and disclosure improves transparency.

Next Action: Perform minor cleaning and verify window operability.

Material: Glass/Metal

Damage: Low

Wall-Mounted AC Unit (Key Disclosures)

Excellent

Unit appears secure with no visible leak or structural sag. Inclusion in sale must be clarified.

- Safety/Compliance: No apparent risk.
- Asset Impact: Disclosure required if AC unit is personal property.

Next Action: Document AC unit inclusion/exclusion in sale.

Material: Metal/Plastic

Damage: Low



Brick Exterior Wall (Condition Notes)

Excellent

Structurally sound; no water intrusion observed. Minor discoloration only.

- Safety/Compliance: Meets code and supports value.
- Asset Impact: Regular cleaning optimizes appeal.

Next Action: Power wash before listing.

Material: Brick/Mortar
Damage: Low

Exterior Utility Access Door (Key Disclosures)

Poor

Rust and surface weathering visible on utility door; may allow minor weather or security exposure.

- Safety/Compliance: Unmaintained access presents minor security risk.
- Asset Impact: Detracts from buyer perception and may present an issue on insurer review.

Next Action: Repaint, seal, or replace access door for market and insurance readiness.

Material: Metal
Damage: Medium

Basement Window (Key Disclosures)

Poor

Cracked or missing glazing noted; egress security and compliance cannot be confirmed.

- Safety/Compliance: Compromised window impacts emergency egress and security ratings.
- Asset Impact: Mandatory repair or formal disclosure to avoid financing obstacles.

Next Action: Arrange professional glazing/window repair.

Material: Glass/Metal Frame
Damage: High



Brick Exterior Wall (Condition Notes)

Excellent

Masonry appears stable, clean, and without evidence of water intrusion.

- Safety/Compliance: Sound construction; code-compliant.
- Asset Impact: Maximizes market value and appraiser approval.

Next Action: Maintain and keep clean for sale.

Material: Brick masonry

Damage: Low

Roof and Soffit (Condition Notes)

Excellent

Roof and soffit show no signs of damage or detachment; elements are secure.

- Safety/Compliance: No hazards detected.
- Asset Impact: Supports positive perception in listing.

Next Action: Maintain and emphasize in marketing.

Material: Asphalt shingles, aluminum/vinyl soffit

Damage: Low

Exterior Door and Stair (Key Disclosures)

Fair

Rusted rail and minor soiling noted. Full compliance may be partially unverified due to sightline limitations.

- Safety/Compliance: Minor rust or wear; confirm railing is secure and continuous.
- Asset Impact: Small investments in cleaning or paint will improve sale potential.

Next Action: Clean, address surface rust, and verify railing; disclose status if not fully compliant.

Material: Metal, concrete

Damage: Low

Foundation (Condition Notes)

Excellent

Foundation wall shows no major cracking or water staining, providing visible structural assurance.

- Safety/Compliance: Meets lender/buyer safety expectations.
- Asset Impact: Supports underwriting and overall trust.

Next Action: Maintain and wash foundation before showings.

Material: Poured concrete

Damage: Low

Windows (Condition Notes)

Excellent

All window trim and finishes are intact, clean, and benefit asset presentation.

- Safety/Compliance: Secure and weatherproof.
- Asset Impact: Strong marketing feature.

Next Action: Clean before sale media is taken.

Material: Vinyl/aluminum and glass

Damage: Low

Pavement and Drainage (Key Disclosures)

Fair

Minor pavement cracks with leaf buildup; drainage appears adequate within visible limits.

- Safety/Compliance: No tripping hazard apparent.
- Asset Impact: Standing leaves/ponding could suggest neglect if not addressed.

Next Action: Clear pavement and check for drainage issues, disclosing if any are found.

Material: Asphalt, concrete

Damage: Low

Partial Utility Meter and Vents (Key Disclosures)

Fair

Partial - compliance visually unverified - image incomplete. Meter and vent appear undamaged, but full status is unclear from current angle.

- Safety/Compliance: Verify utility meter and vent terminations meet code.
- Asset Impact: Incomplete documentation could challenge buyer or lender requirements.

Next Action: Inspect completion and photograph for documentation.

Material: Metal

Damage: Low



Roof Shingles (Key Disclosures)

Poor

Observations of moss, debris, and surface wear with minor pitting; condition warrants cleaning and disclosure.

- Safety/Compliance: Moss may conceal further shingle wear.
- Asset Impact: Priority area for cleaning and possible repair estimates.

Next Action: Remove moss and clean; disclose current roof state if not fully resolved.

Material: Asphalt shingle

Damage: Medium

Gutter (Condition Notes)

Fair

Some debris visible and minor spotting; does not impede immediate function but increases need for routine maintenance.

- Safety/Compliance: No visible safety concerns; routine leaf clearance required.
- Asset Impact: Clean gutters will improve buyer perception.

Next Action: Complete cleaning before showings.

Material: Metal

Damage: Low

Vinyl Siding (Presentation Highlights)

Excellent

Siding fully intact and ready for listing exposure according to current images.

- Safety/Compliance: No issues detected.
- Asset Impact: Positive listing element.

Next Action: Highlight for marketing purposes.

Material: Vinyl
Damage: Low



Exterior Siding and Brick (Condition Notes)

Fair

Surface flaws and staining only; brick appears stable, but upper level siding is aged.

- Safety/Compliance: No issues impacting function.
- Asset Impact: Clean and perform minor paint touch-up to improve first impressions.

Next Action: Prepare exterior for listing with cleaning and painting where required.

Material: Brick (lower), horizontal siding (upper)
Damage: Low

Roof (Key Disclosures)

Fair

Debris and possible moss observed in valleys with roof slopes not fully visible; full roof condition is unverified.

- Safety/Compliance: Obstructed areas may conceal issues; further inspection is advised.
- Asset Impact: Partial view limits confidence; cleaning will improve readiness.

Next Action: Clean roof, disclose image limitations, and consider supplemental inspection.

Material: Asphalt shingle
Damage: Low

Gutters and Downspouts (Condition Notes)

Poor

Downspout elbow is disconnected, which may result in improper drainage near the house; cleaning needed in valleys.

- Safety/Compliance: Incomplete drainage could risk foundation water damage.
- Asset Impact: Repairs will reduce buyer and inspector concerns about water management.

Next Action: Reconnect downspout, clean valleys, confirm function.

Material: Metal

Damage: Medium

Windows (Presentation Highlights)

Excellent

All visible glass remains intact; upper window viewing is partially blocked.

- Safety/Compliance: Secure where visible.
- Asset Impact: Clean windows highlight asset.

Next Action: Clean for listing and disclose any blocked window views.

Material: Glass with framed trim

Damage: Low

Deck and Exterior Steps (Key Disclosures)

Excellent

Deck and steps show no missing balusters and appear stable. Surface debris cleanup is required.

- Safety/Compliance: Safe for use with present construction.
- Asset Impact: Cleaning will enhance appearance for buyers.

Next Action: Clear all leaves and debris before photography.

Material: Painted or stained wood

Damage: Low

Tree Proximity to Structure (Key Disclosures)

Poor

Nearby or touching limbs present long-term roof and gutter maintenance risk, noted in images.

- **Safety/Compliance:** Increased risk for storm or wind-related damage.
- **Asset Impact:** May trigger negative insurance or appraisal report.

Next Action: Trim or clear offending limbs as soon as possible.

Material: Live wood/tree

Damage: Medium



Exterior Electrical Meter and Service Riser (Key Disclosures)

Excellent

Meter and service riser show no visible damage, proper enclosure, and no code violations based on current views. Full ground and interior connections not confirmed.

- **Safety/Compliance:** Visible hardware meets exterior code.
- **Asset Impact:** Stable enclosure reassures buyers and lenders.

Next Action: Confirm system operation and document with photos.

Material: Metal conduit, glass/plastic meter cover, brick wall
Damage: Low

Natural Gas Meter and Service Lines (Condition Notes)

Fair

Minor rust observed on meter and lines; installation appears stable.

- **Safety/Compliance:** No leaks or hazards spotted; surface corrosion only.
- **Asset Impact:** Cleaning and painting will support positive appraiser findings.

Next Action: Clean and paint or clarify last service date as part of marketing materials.

Material: Metal (steel/cast iron), meter glass/plastic

Damage: Low

Basement Window (Condition Notes)

Fair

Basement window area has leaf and grass overgrowth but no apparent glazing damage.

- Safety/Compliance: Clear egress and security observed at surface.
- Asset Impact: Presentable for appraisal with routine landscape clean-up.

Next Action: Prune and clear debris before inspections or showings.

Material: Glass block, mortar
Damage: Low

Exterior Brick Wall and Window Trim (Condition Notes)

Excellent

Brick and painted trim surfaces are nearly pristine, requiring minimal touch-ups.

- Safety/Compliance: Finishes and masonry are compliant and undamaged.
- Asset Impact: Ideal for buyer and appraiser review.

Next Action: Present as-is in marketing efforts.

Material: Brick, painted wood
Damage: Low

Rear Exterior Siding (Condition Notes)

Fair

Rear siding shows no significant flaws; cleaning will improve overall appearance.

- Safety/Compliance: No issues detected.
- Asset Impact: Dirt or dullness reduces curb appeal if not cleaned.

Next Action: Clean rear siding before listing.

Material: Vinyl
Damage: Low



Rear Exterior Brickwork (Condition Notes)

Fair

No cracking visible; only minor moss or dirt present.

- Safety/Compliance: Structure remains robust.
- Asset Impact: Power washing will sharpen listing quality.

Next Action: Power wash as routine preparation.

Material: Brick

Damage: Low

Rear Windows (Condition Notes)

Fair

Rear windows are clean with no observable breakage; exterior would benefit from washing.

- Safety/Compliance: Intact and secure.
- Asset Impact: Clean windows enhance photos and appeal.

Next Action: Clean both sides thoroughly before listing.

Material: Glass/Composite

Damage: Low

Rear Door and Covered Entry (Key Disclosures)

Poor

Entry is blocked by panels and debris, making egress confirmation unverified and reducing code and showing readiness.

- Safety/Compliance: Blocked secondary egress is a code and legal issue.
- Asset Impact: Unaddressed, could negatively impact marketability and legal compliance.

Next Action: Restore full access immediately and clear blockages.

Material: Wood/Composite

Damage: Medium

Fencing and Perimeter Vegetation (Condition Notes)

Fair

Fence is upright but surrounded by weeds and debris. No structural failure observed.

- Safety/Compliance: Vegetation does not affect safety.
- Asset Impact: Yard cleanup will improve buyer impressions.

Next Action: Landscape and clear fence line before showings.

Material: Wood

Damage: Low

A.I. did not detect the following images:

Smoke detector, CO detector, electrical panel, HVAC vent, under-sink plumbing, window lock hardware, door hardware, full view of system terminations, some roof slopes

Room 8: Kitchen Report

Overall Assessment

Notes: The kitchen displays a stable structural condition with multiple visible cosmetic and non-cosmetic concerns. The most urgent issue is a missing electrical outlet cover exposing wiring, which is a code violation and safety hazard. Several cabinets exhibit missing or damaged panels and exposed interiors, which, while not hazardous, affect buyer confidence and appearance. Routine wear is observed on counters, floors, trim, and fixtures, consistent with age and use. While most permanent features like sinks, tile backsplashes, and windows are intact and visually positive, appliance and cabinet completeness varies and should be transparently disclosed.

Room Grade

Room Grade is determined by averaging of the Cosmetic Grade and Non-Cosmetic Grade.

Poor

The overall kitchen grade is 'poor' because of the presence of an urgent safety hazard (exposed electrical outlet), combined with multiple cabinet defects exposing interiors and missing panels. Although no structural movement, leaks, or severe damage are observed, these deficiencies directly affect buyer safety and trust.

- **Safety/Compliance:** Urgent correction required for exposed outlet to meet code; missing cabinet panels increase risk of injury and negative inspection findings.
- **Asset Impact:** Marketability reduced due to incomplete cabinetry and exposed outlet; may lower appraisal and slow sales.

Next Action: Replace the missing outlet cover immediately, repair or disclose missing cabinet panels, and conduct deep cleaning and cosmetic refresh prior to listing or showings.

Cosmetic Grade

Fair

Cosmetic wear, scuffing, soiling, and dull finishes are evident on cabinets, counters, floors, and trim but do not constitute safety issues. These issues collectively impact photos and buyer first impressions, but are largely limited to surface cleaning or touch-up.

- **Safety/Compliance:** Predominantly cosmetic conditions; only the exposed outlet poses a critical hazard.
- **Asset Impact:** Cosmetic issues are visually prominent; low-cost improvements will boost market value and reduce buyer objections.

Next Action: Plan deep cleaning, touch-ups on cabinets, counters, and trim, with urgent replacement of the exposed outlet cover before listing.

**Non-Cosmetic
Grade**

Poor

Non-cosmetic grade is 'poor' due to the exposed electrical outlet that creates a critical safety and code concern, plus damaged and incomplete cabinetry. Intact major elements (backsplashes, sinks, windows) offset some impact, but present issues will trigger inspection and insurance rejections if left unaddressed.

- Safety/Compliance: Immediate action needed on the electrical hazard; cabinetry defects are not code issues but do affect inspection outcomes.
- Asset Impact: Buyer trust and property value at risk if not remedied before listing; restoration or full disclosure recommended.

Next Action: Correct all electrical and exposed cabinetry issues before listing; document and transparently disclose any unaddressed non-cosmetic defects.



Ceiling (Condition Notes)

Excellent

The ceiling is flat and evenly aligned tile with no visible sagging, staining, or moisture. Tiles are intact and structurally sound, with only routine cleaning suggested to improve appearance.

- **Safety/Compliance:** No safety or code concerns; ceiling is stable.
- **Asset Impact:** Clean, undamaged ceiling promotes confidence and supports property value.

Next Action: Basic cleaning to maintain presentation.

Material: Acoustical/fiberboard ceiling tile
Damage: Low

Ceiling Light Fixture (Presentation Highlights)

Excellent

Fixture is intact with secure glass and metal cover; no exposed wiring or damage observed. Only minor dust may be present.

- **Safety/Compliance:** No hazard or code concern; fixture is sealed and safe.
- **Asset Impact:** Proper lighting supports photo quality and buyer experience.

Next Action: Lightly dust and clean before showings or photographs.

Material: Glass and metal
Damage: Low



Base Cabinet Unit (Key Disclosures)

Poor

Multiple cabinet panels are missing, and a drawer is absent, leaving exposed interiors. No hazardous exposed edges but visual impact is negative. Finish wear also visible.

- Safety/Compliance: Open cabinetry can pose minor injury concern but is not hazardous in photos.
- Asset Impact: Incomplete cabinetry may reduce value and result in bargaining or appraisal deductions.

Next Action: Repair or replace missing panels and drawer, or clearly disclose their condition if not addressed.

Material: Wood (with laminate countertop)
Damage: Low

Laminate Countertop (Condition Notes)

Fair

Countertop displays seam and surface discoloration but is not cracked or broken. Structurally stable but needs cleaning for better appearance.

- Safety/Compliance: No hygiene or code risks seen.
- Asset Impact: Cosmetic wear can discourage buyers; easy to refresh for better value.

Next Action: Clean and polish countertop before photography or open house.

Material: Laminate
Damage: Low

Open Shelving (Condition Notes)

Fair

Shelving is structurally intact with some finish edge wear, but no broken hardware is visible.

- Safety/Compliance: No immediate safety issue.
- Asset Impact: Visible wear may raise buyer concerns about maintenance history.

Next Action: Clean and touch up or repair any worn edges for show-ready presentation.

Material: Wood
Damage: Low



Dual Bowl Sink (Condition Notes)

Fair

Stainless sink has surface staining and scratches but shows no leaks or significant defects. Dullness affects impression but not function.

- Safety/Compliance: No visible hazard or code concern.
- Asset Impact: Buyer impression improved with cleaning, supporting value.

Next Action: Clean and polish for showings and listing photos.

Material: Stainless steel
Damage: Low

Faucet and Controls (Condition Notes)

Fair

Mineral buildup and discoloration are evident on faucet handles, but all hardware is present and intact.

- Safety/Compliance: No hazard detected.
- Asset Impact: Outdated look can be remedied cost-effectively with cleaning or replacement.

Next Action: Clean thoroughly or consider replacing handles for a refreshed look.

Material: Metal/plastic
Damage: Low

Countertop Surround (Condition Notes)

Fair

Only topical grime and debris observed; structurally sound and no separation from sink.

- Safety/Compliance: No safety issue visible.
- Asset Impact: Simple cleaning will enhance appearance and support value.

Next Action: Deep clean all counter surrounds before listing.

Material: Laminate
Damage: Low

Backsplash Tile (Good to Go)

Excellent

Ceramic tile backsplash is intact, with no chips, cracks, or missing grout.

- Safety/Compliance: Fully code compliant, no repair required.
- Asset Impact: Positive feature for buyers, does not require upgrade.

Next Action: Highlight intact backsplash in marketing.

Material: Ceramic tile

Damage: Low

Double Bowl Stainless Sink (Condition Notes)

Excellent

Both sink bowls, faucet, and trim are clean and intact, with no staining or rust. No standing water present.

- Safety/Compliance: No safety or code issues.
- Asset Impact: Appealing to buyers, enhances perceived value.

Next Action: Deep clean and highlight as a key feature in the listing.

Material: Stainless Steel

Damage: Low



Wood Cabinets (Condition Notes)

Fair

Surface finish wear visible but cabinets retain all hardware and panels. No deeper damage to structure.

- Safety/Compliance: No significant risk.
- Asset Impact: Touch-up or refinish will improve buyer response and appearance.

Next Action: Refresh finish on cabinet surfaces or stage to minimize visible wear.

Material: Wood

Damage: Medium

Flooring (Condition Notes)

Fair

Sheet vinyl is continuous, with no visible trip hazard or heavy soiling. Some areas show wear and fading.

- **Safety/Compliance:** Safe for use, no immediate concern.
- **Asset Impact:** Cleaning or replacement will enhance first impressions and appeal.

Next Action: Deep clean, and consider replacement if upgrading for resale.

Material: Sheet Vinyl

Damage: Medium

Window Over Sink (Presentation Highlights)

Excellent

Window trim and glass are intact with no water intrusion or cracks. Provides natural daylight and view.

- **Safety/Compliance:** Structurally safe and code compliant.
- **Asset Impact:** Increases buyer appeal as a light source and feature.

Next Action: Clean and highlight window in marketing materials.

Material: Glass and Wood

Damage: Low

Tile Backsplash (Condition Notes)

Excellent

Grout and tile are intact with no apparent cracks or damage. Minor cleaning may brighten its presentation.

- **Safety/Compliance:** Meets standard hygiene and safety expectations.
- **Asset Impact:** Small investment in cleaning improves kitchen appearance.

Next Action: Clean grout and tile to maximize photo impact.

Material: Ceramic Tile

Damage: Low

Partial Refrigerator (Key Disclosures)

Fair

Only exterior and handles of the refrigerator are shown; surface is yellowed, suggesting age. Interior and mechanical function cannot be confirmed from images.

- Safety/Compliance: No immediate hazard or code issue, but image incomplete.
- Asset Impact: Visible wear may affect buyer confidence; update or disclose age and condition.

Next Action: Disclose appliance age in listing or refresh if seeking stronger showing.

Material: Coated Metal/Plastic

Damage: Medium



Upper and Lower Wood Cabinets (Condition Notes)

Fair

Heavy surface aging and discoloration apparent but all components present. No structural loss.

- Safety/Compliance: Sound and no safety hazard.
- Asset Impact: Strong visual upgrade attainable through paint or polish.

Next Action: Apply fresh paint or finish to cabinets to update look.

Material: Wood

Damage: Medium

Countertop Surfaces (Condition Notes)

Fair

Staining and discoloration is visible; surfaces remain structurally stable. Upgrading could deter buyer negotiations.

- Safety/Compliance: No immediate concern beyond hygiene.
- Asset Impact: Cleaning or resurfacing will benefit property value.

Next Action: Deep clean or resurface before photos and showings.

Material: Laminate

Damage: Low

Double Bowl Stainless Steel Sink (Good to Go)

Excellent

Sink is clean, rust-free, and free of defects. Both bowls are intact and present no concerns.

- Safety/Compliance: No issues requiring attention.
- Asset Impact: Highlight as a value feature for buyers.

Next Action: No work needed, but ensure it is clean for marketing.

Material: Stainless steel

Damage: Low

Tile Backsplash (Condition Notes)

Fair

Backsplash tile is intact yet dulled or dirty in spots; no loss of integrity or gaps observed.

- Safety/Compliance: Meets basic code but should be cleaned for hygiene.
- Asset Impact: Buyer appeal rises with sparkling tile and grout.

Next Action: Wash thoroughly or regrout if stains remain.

Material: Ceramic tile

Damage: Low

Painted Window Trim (Condition Notes)

Fair

Trim shows scuffing and uneven paint but remains stable with no loss of structure or hardware.

- Safety/Compliance: No hazards identified.
- Asset Impact: Simple repainting boosts visual impression.

Next Action: Touch up or repaint to enhance entry look.

Material: Painted wood

Damage: Low

Electrical Outlet Near Counter (Key Disclosures)

Excellent

This electrical outlet is covered, intact, and compliant; no signs of burns or exposed wiring.

- Safety/Compliance: Meets standard safety and code requirements.
- Asset Impact: Functional and undamaged outlet enhances buyer assurance.

Next Action: No further action needed.

Material: Plastic/Metal (Outlet)
Damage: Low



Upper and Lower Kitchen Cabinets (Key Disclosures)

Poor

Several visible finish defects, missing drawers or door bases, exposed shelving, and missing baseboards. All panels and hardware aged; interiors exposed. No sharp or hazardous edges.

- Safety/Compliance: No immediate danger but inspection objection likely.
- Asset Impact: May prompt repair requests or reduce appraised value if unaddressed.

Next Action: Repair, replace, or disclose all deficient cabinetry before listing.

Material: Wood
Damage: Medium

Countertops (Condition Notes)

Fair

Countertop shows surface and edge wear; remains stable but lacks modern look. Cleaning or covering can improve the saleability.

- Safety/Compliance: No structural issues identified.
- Asset Impact: Clean or minor upgrade will positively influence buyer offers.

Next Action: Clean thoroughly or consider inexpensive improvement for value increase.

Material: Laminate
Damage: Low

Backsplash Tile (Condition Notes)

Fair

Tile and grout are intact but show areas of discoloration. Wall behind is not exposed.

- Safety/Compliance: Fully intact, safe for use. Cleaning recommended for hygiene.
- Asset Impact: Minor improvement through cleaning enhances photo effect.

Next Action: Clean, and regrout if necessary for best appearance.

Material: Ceramic tile

Damage: Low

Flooring (Condition Notes)

Fair

Vinyl or linoleum floor is aged but continuous, free of trip hazards. Has a lived-in look.

- Safety/Compliance: No slip or trip hazard detected.
- Asset Impact: Clean for showings; replacement is optional for upgrade value.

Next Action: Thoroughly clean and optionally replace for more compelling listing.

Material: Vinyl or linoleum

Damage: Low

Range Hood (Key Disclosures)

Fair

Metal and plastic hood displays dust and discoloration; installation hardware present. Functionality cannot be confirmed from the image.

- Safety/Compliance: No safety risk; operability unverified.
- Asset Impact: Clean and disclose functional status to manage buyer expectations.

Next Action: Clean thoroughly, and clearly disclose if functionality is unknown.

Material: Metal/plastic

Damage: Low

Sink (Presentation Highlights)

Excellent

Stainless sink is undamaged, with intact faucet. Suitable for use and visually presentable.

- Safety/Compliance: Ready for marketing, no safety issues observed.
- Asset Impact: Clean, presentable sink adds buyer appeal.

Next Action: Ensure sink is clean for showings and marketing photos.

Material: Stainless steel

Damage: Low

Window (Presentation Highlights)

Excellent

Window frame, glass, and trim are intact and undamaged. Offers natural light to kitchen.

- Safety/Compliance: Safe and visually complete in inspected area.
- Asset Impact: Highlights daylight and spaciousness for buyers.

Next Action: Clean window and trim for best effect in photos.

Material: Glass/vinyl or wood

Damage: Low

Wooden Entry Door (Condition Notes)

Fair

Door is structurally intact with only finish wear; glass insert is present and stable.

- Safety/Compliance: No missing panels or safety concerns.
- Asset Impact: Refinishing increases curb and appraiser appeal.

Next Action: Clean, polish, or refinish if time and budget allow.

Material: Wood with glass insert

Damage: Medium



Door Hardware and Locks (Key Disclosures)

Fair

Visible finish wear and presence of multiple lock types. Function not confirmed by image, mechanism operation unverified.

- **Safety/Compliance:** Lock stability appears adequate though full operability unverified.
- **Asset Impact:** Standardized, functioning locks improve buyer impression and marketability.

Next Action: Test locks, standardize hardware, and disclose if any mechanical issues are found.

Material: Metal hardware

Damage: Low

Tile Threshold (Condition Notes)

Fair

Edge chipping and visible wear, but tile remains level and secure, no trip hazard.

- **Safety/Compliance:** Safe for walking and does not present a hazard.
- **Asset Impact:** Repair or cleaning uplifts entry appeal in photos and showings.

Next Action: Clean and regrout, and patch if possible for a stronger first impression.

Material: Ceramic tile

Damage: Medium

Wall Finish at Entry (Condition Notes)

Fair

Some scuffs and discoloration but no cracks or holes present. Cosmetic attention would enhance entry.

- **Safety/Compliance:** No concerns for code or stability.
- **Asset Impact:** Fresh paint or patch will benefit listing photography and entry view.

Next Action: Patch and paint before photography or open house.

Material: Plaster or drywall

Damage: Low



Electrical Outlet (Key Disclosures)

Poor

Cover plate is missing and live wiring is partially exposed, representing a clear code violation and a serious life-safety risk, especially for children or pets.

- Safety/Compliance: Urgent hazard; do not show or photograph until corrected.
- Asset Impact: Likely to block sales, insurance, and attract severe inspection findings if not resolved.

Next Action: Repair immediately with a new cover plate and confirm wiring is safe; disclose only if not remedied prior to listing.

Material: Plastic/electrical components in drywall
Damage: Low

A.I. did not detect the following images:

Smoke detector, CO detector, interior of appliances, under-sink plumbing, electrical panel, window lock hardware, door hardware, kitchen ventilation fan or duct

Room 9: Attic Report

Overall Assessment

Notes: The attic appears structurally stable, with visible wood roof decking, rafters, and joists showing no signs of water damage, rot, or structural compromise. Insulation is present but uneven, with some gaps in coverage and exposed floor joists; however, these are minor issues that do not impact safety or code compliance. There are no visible signs of safety hazards or code violations, and debris is minimal aside from standard dust. Access limitations due to lighting and photo coverage restrict the ability to fully assess all insulation and framing areas.

Room Grade

Room Grade is determined by averaging of the Cosmetic Grade and Non-Cosmetic Grade.

Excellent

Overall, the attic structure is in strong condition with visible, intact framing and decking, no evidence of active water intrusion, rot, or sagging. Gaps in insulation are cosmetic and do not present immediate risks or habitability issues.

- Safety/Compliance: No visible hazards, code violations, or safety concerns in attic framing or access.
- Asset Impact: Well-maintained framing supports positive appraisal and buyer confidence; minor cosmetic insulation improvement could further enhance market value.

Next Action: Maintain existing attic structure. Address minor insulation and cosmetic improvements for better presentation prior to listing. Clearly disclose areas where insulation coverage is incomplete.

Cosmetic Grade

Fair

Attic surfaces are generally tidy, with minor dust and routine debris. The main cosmetic issue is uneven or incomplete insulation coverage, which may impact presentation and perception of energy efficiency. No notable staining, odor, or other surface flaws detected.

- Safety/Compliance: Insulation unevenness is not a safety or compliance barrier.
- Asset Impact: Cleaning and redistributing insulation will help improve buyer perception and reduce likelihood of minor buyer objections.

Next Action: Vacuum or sweep debris, level insulation, and tidy surfaces before listing photographs and showings.

Non-Cosmetic Grade

Excellent

Structural elements including attic framing, roof deck, and joists are intact, undamaged, and visibly stable. No mechanical systems are present and no issues require urgent correction.

- Safety/Compliance: No listed safety risks; meets insurance expectations for attic framing.
- Asset Impact: Good structure supports value in appraisal and financing. Nothing observed that would interrupt closing or require repair.

Next Action: No immediate action needed. Maintain condition and disclose insulation gaps transparently if not addressed.



Open Rafter Roof Deck (Condition Notes)

Excellent

Wood roof sheathing and rafters are clean with no signs of sagging, staining, or water damage; structure is visually orderly. Minor dust and debris are present but do not affect condition. No insulation on the roof deck. Routine cleaning is the only recommendation.

- **Safety/Compliance:** No code or safety risks noted in visible structural framing.
- **Asset Impact:** Clean, intact framing supports strong listing and appraisal outcomes.

Next Action: Remove minor debris for photos; otherwise, maintain as is.

Material: Wood
Damage: Low

Attic Floor/Insulation (Condition Notes)

Fair

Attic floor joists are partly visible with loose-fill insulation distributed above; most edges are within frame, but full insulation completeness is not confirmed. No major displacement or moisture detected; minor debris present. Partial coverage and image incompleteness limit full evaluation.

- **Safety/Compliance:** Low safety risk; no urgent code or maintenance issues detected from visible area.
- **Asset Impact:** Improving insulation for evenness can increase buyer confidence; limited visual access should be disclosed.

Next Action: Sweep and level insulation; disclose any limitations if coverage is not improved.

Material: Wood framing; loose-fill insulation (presumed fiberglass or cellulose)
Damage: Low



Attic Ceiling (Condition Notes)

Fair

Exposed wood planks in the attic ceiling show no staining or structural deformation, but much of the surface is poorly lit or outside the camera frame. Routine cosmetic cleaning recommended. Limited visibility makes full assessment impossible.

- Safety/Compliance: No urgent risk, but lack of access requires clear disclosure.
- Asset Impact: Incomplete visual evidence may limit buyer confidence or invite conservative appraiser feedback.

Next Action: Retake well-lit photos and fully disclose limits if unresolved.

Material: Wood
Damage: Low



Exposed Rafters And Roof Decking (Condition Notes)

Fair

Wood rafters and decking are structurally sound and show no major flaws. Insulation is not visible along the rafter bays, though some is present on the attic floor. Natural wood variations noted; overall condition is stable and transparent for buyers.

- Safety/Compliance: No safety concerns detected in the visible area.
- Asset Impact: Minor insulation improvements can enhance buyer comfort and energy perception.

Next Action: Level insulation for full coverage and prepare disclosure if not addressed.

Material: Wood (rafters and plank decking)
Damage: Low

Attic Floor Joists And Loose Fill Insulation (Condition Notes)

Fair

Floor joists are partially covered by insulation, with minor gaps exposing bays. No pest activity, debris piles, cracking, or misalignment were noticed. Background structure is unidentified but immobile. Cosmetic opportunity for insulation improvement.

- Safety/Compliance: No code or structural issues observed.
- Asset Impact: Small insulation discrepancies are easy to address or disclose to buyers.

Next Action: Level insulation or disclose condition if left as is.

Material: Wood (joists); Loose fill insulation

Damage: Low



Attic Ceiling (Partial Key Disclosures | Image Incomplete)

Fair

Wood plank ceiling visible but assessment is limited by poor lighting and incomplete image coverage. No distant signs of water damage or large defects, but much of area is unverified. Additional photos with better lighting recommended.

- Safety/Compliance: Inadequate lighting increases the need for better documentation.
- Asset Impact: Insufficient photographic evidence may impact value defense during sale.

Next Action: Obtain clearer, well-lit photos; disclose incomplete documentation.

Material: Wood (ceiling boards, rafters)

Damage: Low

Attic Insulation (Partial Key Disclosures | Image Incomplete)

Fair

Partial insulation visible in crawlspace area; material type and depth are unclear with limited view and possible blur. No severe displacement is seen, but cannot confirm coverage or compliance. Further photo documentation is needed for full assessment.

- Safety/Compliance: No visible hazards, but adequacy cannot be established due to incomplete view.
- Asset Impact: Unclear insulation condition may prompt buyer skepticism or appraiser comment.

Next Action: Rephotograph with full visibility; disclose any unknowns if not resolved.

Material: Loose fill (exact type unverified)

Damage: Low



Attic Roof Decking And Rafters (Condition Notes)

Excellent

Roof decking and rafters are fully visible, appearing dry, intact, and structurally reliable. No evidence of pests or major damage. Area is market-ready and does not require correction.

- **Safety/Compliance:** Secure and defect-free within visible field.
- **Asset Impact:** Strong condition supports positive appraisals and smooth transactions.

Next Action: Maintain and use as a selling feature.

Material: Wood

Damage: Low

Attic Insulation (Key Disclosures)

Fair

Loose fill insulation uneven on attic floor, with some exposed gaps between joists. This may impact perceived energy efficiency but does not present a safety risk. Recommend redistributing or topping up insulation for improved presentation and to forestall low-cost buyer objections.

- **Safety/Compliance:** No risks noted; transparency in listing helps mitigate any perception issues.
- **Asset Impact:** Levelled insulation can enhance buyer and appraiser confidence.

Next Action: Level insulation or clearly disclose the current state.

Material: Fiberglass or Cellulose (unconfirmed based solely on visual texture)

Damage: Low

A.I. did not detect the following images:

Smoke detector, CO detector, under-sink plumbing, electrical panel, HVAC vent, window lock hardware, door hardware

Room 10: Basement Report

Overall Assessment

Notes: The basement exhibits significant safety and code compliance concerns with visible repairs needed for electrical, plumbing, handrails, and ceiling finishes. Cosmetic wear, dirt, and unfinished surfaces detract from marketability, while several hazardous non-cosmetic issues pose barriers for insurance and financing. Evidence of active leaks, missing handrails, exposed wiring, and incomplete ceilings highlight deferred maintenance and may cause buyer and appraisal objections. Routine cleaning and minor repairs alone will not be sufficient without first resolving the safety and compliance issues. There is no indication that all critical features are fully visible; additional undisclosed or unverified risks may exist.

Room Grade

Room Grade is determined by averaging of the Cosmetic Grade and Non-Cosmetic Grade.

Poor

The overall grade is poor due to urgent safety hazards, including exposed electrical junction boxes, an active plumbing leak, missing handrails, and incomplete overhead finishes. These directly impact code compliance and transactional viability.

- **Safety/Compliance:** Multiple high-severity risks such as open electrical boxes, plumbing leaks, and missing safety hardware require immediate correction to comply with basic building and safety codes.
- **Asset Impact:** Such deficiencies undermine buyer confidence, could prompt failed inspections, delay closing, and force lower sale prices.

Next Action: Prioritize immediate repair of safety and code items, document all corrections and fully disclose any unresolved issues before listing. Cosmetic improvements should wait until hazards are addressed.

Cosmetic Grade

Fair

Cosmetic condition is fair, with significant dirt, debris, worn surfaces, graffiti, and dated finishes readily visible. Although not hazardous, presentation is well below move-in ready standards.

- **Safety/Compliance:** Cosmetic flaws pose no immediate safety threat but represent visible neglect, possibly masking other concerns.
- **Asset Impact:** Suboptimal appearance can trigger negative appraisal adjustments, increase negotiation risk, and lengthen time-on-market.

Next Action: Conduct thorough cleaning, remove debris, apply paint, address wall markings, and repair worn areas to improve buyer perception. Disclose unaddressed cosmetic issues.

**Non-Cosmetic
Grade**

Poor

Non-cosmetic systems require urgent intervention due to active leaks, exposed and uncapped wiring, and missing life-safety features. These items are highly likely to impact transactions if left unresolved.

- Safety/Compliance: Deficiencies threaten insurability and may directly disqualify the property from meeting lending standards.
- Asset Impact: System neglect sends strong deferred maintenance signals and may necessitate costly repair concessions or delay closings.

Next Action: Immediately repair or remediate all non-cosmetic safety/code risks and keep detailed documentation for disclosure and underwriting.



Expansion Tank (Key Disclosures)

Poor

There is an active water leak at the tank connection, visible in the provided image, which is a significant plumbing concern and poses immediate risk of water damage, failed inspection, and trouble with financing or insurance. Full repair and disclosure are necessary for compliance and buyer assurance.

- **Safety/Compliance:** Unresolved leaks directly threaten water safety and may violate plumbing codes.
- **Asset Impact:** This visible deficiency could delay sales and require seller credits or major repairs.

Next Action: Repair leak immediately and retain documentation for disclosure.

Material: Metal (tank), Copper (piping)
Damage: High



Staircase (Key Disclosures)

Poor

The staircase lacks a required handrail on one side, creating a safety hazard for falls and a code violation that may impact inspections and insurance eligibility. Visible structure otherwise appears stable, but handrail absence is a major concern.

- **Safety/Compliance:** Missing handrail increases fall risk and is not allowed by modern code.
- **Asset Impact:** Buyers and inspectors may demand repairs, with potential for lower appraisals.

Next Action: Install second handrail or disclose the single-rail configuration before listing.

Material: Wood (Handrail and framing), Painted plaster (Walls)
Damage: Low

Floor Surface At Stair Entry (Condition Notes)

Fair

Surface dirt and wear are present, with no visible trip hazards. These issues lower visual appeal but do not compromise safety or code compliance.

- Safety/Compliance: No immediate hazard, only cleanliness concern.
- Asset Impact: The area could affect first impressions for buyers and appraisers.

Next Action: Clean and consider surface touch-up before showings.

Material: Tile or linoleum

Damage: Low

Stairway Walls (Condition Notes)

Fair

Walls show surface wear and scuffing, affecting the high-traffic entry area. No structural concerns are present.

- Safety/Compliance: Cosmetic only, no code violations.
- Asset Impact: Clean appearance here would support stronger listing photos.

Next Action: Patch and repaint as routine preparation.

Material: Painted plaster or drywall

Damage: Low

Coat Hooks and Panel (Presentation Highlights)

Excellent

Coat hooks and panel are intact, with no safety or usage concerns. Only dust may detract from appearance.

- Safety/Compliance: Functional and hazard-free.
 - Asset Impact: Minor positive for storage.
- Next Action:** Clean; optionally remove for aesthetics if preferred.

Material: Wood and metal (hooks and panel)

Damage: Low



Toilet (Key Disclosures)

Fair

No visual cracks or leaks, but noted dirt and dust impact sanitary appearance and buyer perception.

- Safety/Compliance: Unsanitary appearance, but no major defect.
- Asset Impact: May reduce showability and value if not cleaned.

Next Action: Deep cleaning is required before listing.

Material: Porcelain

Damage: Low

Wall Paneling (Condition Notes)

Fair

Paneling has minor seam separation and a dated, unfinished look, raising buyer objections despite no major structural threat.

- Safety/Compliance: Not hazardous, just cosmetically damaged.
- Asset Impact: Unfinished paneling may draw negative appraiser or buyer comments.

Next Action: Patch or secure, or disclose as-is.

Material: Wood veneer panel

Damage: Low

Flooring (Key Disclosures)

Poor

Spaces with missing and loose tiles expose subfloor and create minor trip risk. The finish lowers showing readiness but is not likely a financing blocker if fully disclosed.

- Safety/Compliance: Unfinished surfaces are a minor hazard; disclosure can mitigate compliance risk.
- Asset Impact: Visible damage lowers value and triggers buyer negotiation.

Next Action: Repair damaged areas or disclose clearly during sale.

Material: Vinyl composite tile and concrete

Damage: High

Ceiling/Exposed Utilities (Key Disclosures)

Poor

Unfinished ceiling exposes electrical, piping, and ductwork, which is a strong code concern. This negatively affects market presentation and insurance eligibility.

- **Safety/Compliance:** Open utilities often violate residential code and present safety/insurance risk.
- **Asset Impact:** Unfinished utilities/high exposure extend sale period and deter buyers.

Next Action: Finish ceiling or formally disclose the utility space.

Material: Wood framing, metal duct, PVC piping, electrical wiring

Damage: High

Window/Wall Insulation (Condition Notes)

Poor

Exposed and damaged fiberglass insulation without protective covers or framing. Raises energy efficiency and code concerns, and unfinished openings may admit drafts or moisture.

- **Safety/Compliance:** Uncovered insulation can trigger inspection or code issues.
- **Asset Impact:** Incomplete enclosure will require repair and can lower value.

Next Action: Repair or cover exposed insulation, or disclose fully.

Material: Fiberglass batt insulation with foil facing

Damage: High

Water Heater (Condition Notes)

Fair

Water heater appears free from leaks or corrosion, but lacks visible seismic strapping and a drain pan, elements required in some local codes. No urgent repair noted.

- **Safety/Compliance:** May not meet all code requirements visible; confirm for locality.
- **Asset Impact:** Incomplete strapping can be flagged during inspection.

Next Action: Disclose age/features, clean, and clarify code status in listing.

Material: Metal (tank and piping)

Damage: Low





Workbench and Shelving (Condition Notes)

Fair

Workbench and shelving show cosmetic wear and chipped paint but have no apparent instability. Dirt detracts from marketability as a workspace.

- Safety/Compliance: No immediate risk, only cosmetic issues.
- Asset Impact: Poor appearance can affect buyer impression of utility areas.

Next Action: Clean and repaint or disclose as-is.

Material: Painted wood

Damage: Low

Ceiling and Utilities (Key Disclosures)

Poor

Exposed aging pipes and utilities, with light fixtures that may lack covers; unfinished surfaces are likely to trigger inspection or code comments.

- Safety/Compliance: Open utilities and fixtures increase safety and code risk.
- Asset Impact: Negative for buyer appeal, may deter certain loan/insurance programs.

Next Action: Disclose unfinished utilities and update or repair lighting.

Material: Wood, metal, PVC

Damage: Low

Floor Surface (Condition Notes)

Fair

Minor cosmetic wear and dirt observed; no trip hazards. Readiness could be improved with cleaning.

- Safety/Compliance: Safe, no immediate code concern.
- Asset Impact: Appearance could be improved for appraisal.

Next Action: Deep clean floor prior to photography or showings.

Material: Concrete

Damage: Low

Lighting Fixtures (Key Disclosures)

Poor

Some fixture covers are missing or not securely mounted, raising both safety and insurance red flags for inspectors and appraisers.

- **Safety/Compliance:** Loose/missing covers do not meet safe lighting installation standards.
- **Asset Impact:** Listing photos will reflect needed repairs, potentially lowering value.

Next Action: Repair or replace lighting before photos or remove if not functional.

Material: Plastic, metal

Damage: Low

Plumbing and Water Heater (Presentation Highlights)

Excellent

Plumbing and water heater are visually intact. Clean mechanical presentation supports positive impression for buyers and listing agents.

- **Safety/Compliance:** No visible water or mechanical hazard.
- **Asset Impact:** Clean presentation boosts confidence in building systems.

Next Action: Promote area as maintained, have system documentation available.

Material: Metal

Damage: Low

Electrical Junction Box (Key Disclosures)

Poor

This junction box lacks a cover, which is a code violation and direct safety hazard. The image shows exposed wiring that must be corrected before listing.

- **Safety/Compliance:** Open junction box is a severe risk for electrical shock and fails code.
- **Asset Impact:** Prevents listing and could affect eligibility for buyers using financing.

Next Action: Install proper cover and document prior to showing.

Material: Metal box, electrical wiring

Damage: Low



Electrical Wiring (Condition Notes)

Fair

Cablings is intact with no visible insulation damage, but an adjacent open box increases code exposure risk. Completion of this minor fix is needed.

- Safety/Compliance: Cover missing box to restore safety.
- Asset Impact: Deficiency is likely to be flagged by buyers and inspectors.

Next Action: Repair or complete box covering before listing.

Material: Plastic-insulated electrical wire

Damage: Low

Wood Structural Support (Presentation Highlights)

Excellent

Unfinished structural wood supports are stable with no visible defects. Clean wood can be presented as a positive for unfinished workspace use.

- Safety/Compliance: No detected hazard.
- Asset Impact: Clean structural elements support marketability.

Next Action: Optional cleaning for market presentation.

Material: Unfinished wood

Damage: Low



Electrical Junction Box (Key Disclosures)

Poor

Junction box cover is missing with live wires exposed. This condition is a frequent code and insurance violation that must be resolved before listing or selling.

- Safety/Compliance: Exposed wiring is a code and safety failure.
- Asset Impact: Appraisal and loan approval could be denied until corrected.

Next Action: Install a compliant cover or disclose and budget for immediate repair.

Material: Metal box, insulated copper wiring

Damage: Low

Wood Framing & Subfloor (Condition Notes)

Excellent

Wood framing and subfloor show no apparent defects and are structurally sound.

- Safety/Compliance: Stable, meets code for unfinished area.
- Asset Impact: No need for improvement; positive for work/storage spaces.

Next Action: Routine cleaning as desired.

Material: Wood

Damage: Low

Exposed Gas Meter and Piping (Key Disclosures)

Poor

Corroded, uninsulated gas piping and a red tag suggest a recent issue or needed repair. The area shows visible wear, dirt, and patchwork, which requires further review.

- Safety/Compliance: Metal corrosion and red tag create suspicion of unresolved safety items.
- Asset Impact: Diminishes buyer confidence in gas/piping systems.

Next Action: Clean, repaint, and consult a professional if condition is in doubt.

Material: Metal pipe and metal gas meter

Damage: Low



Concrete Basement Wall (Condition Notes)

Fair

Visible surface cracks, patchwork, and discoloration are present, with no structural failure seen. Cosmetic only, but negatively affects appraisal.

- Safety/Compliance: No hazard, surface defects only.
- Asset Impact: Could reduce value perception if left uncorrected.

Next Action: Fill, paint, and disclose any remaining stains.

Material: Poured concrete

Damage: Low

Basement Floor (Condition Notes)

Fair

Floor shows surface stains, embedded debris, and recessed drains, yet is structurally stable. Issues noted as deferred maintenance and may decrease photo readiness.

- Safety/Compliance: No major safety threat.
- Asset Impact: Improved with cleaning and minor patching.

Next Action: Routine surface cleaning and patching before sale.

Material: Concrete

Damage: Low



Drop Ceiling (Key Disclosures)

Poor

Ceiling panels are missing or misaligned, with visible exposed pipes and wiring above. The area is flagged for code and insurance risk and is a significant marketability concern.

- Safety/Compliance: High violation risk due to exposure.
- Asset Impact: Major negative for appraisal and showings.

Next Action: Replace missing tiles and secure all exposed utilities, or disclose and price accordingly.

Material: Ceiling tiles with exposed wood joists

Damage: High

Basement Floor (Condition Notes)

Fair

Loose and mismatched vinyl tiles and unfinished areas are visible; some potential minor trip risk, but no critical hazards present.

- Safety/Compliance: Minor safety risk; surface issues only.
- Asset Impact: Appearance hurt; value and listing readiness improved by resurfacing.

Next Action: Clean thoroughly and consider resurfacing.

Material: Concrete with vinyl tile

Damage: Low

Utility Sink (Condition Notes)

Fair

Old and stained, but with no visible leaks at the time of photo. Cosmetic and cleanliness issues only.

- **Safety/Compliance:** No code or immediate safety concern.
- **Asset Impact:** Lowers impression of laundry area; buyer may anticipate replacement.

Next Action: Thoroughly clean or consider replacement before showings.

Material: Plastic/fiberglass

Damage: Low

Exposed Pipes and Electrical Wiring (Key Disclosures)

Poor

Loose or unsupported wiring and piping are visible, exposed due to incomplete ceiling. This is a likely insurance and minor code compliance concern.

- **Safety/Compliance:** Wires lacking support or protection can increase fire/electrical risk.
- **Asset Impact:** Repairs or disclosures may be required before closing.

Next Action: Install supports and restore ceiling, or document/unfinished status.

Material: PVC/metal pipes, insulated wiring

Damage: Low

Laundry Dryer Venting (Condition Notes)

Fair

Exposed flexible venting appears undamaged but unfinished; a minor visual and code concern for modern homes.

- **Safety/Compliance:** Confirm compliance with local codes on venting.
- **Asset Impact:** Securing or finishing venting can improve perception and listing photo value.

Next Action: Clean and secure vent for improved appearance.

Material: Metal flex duct

Damage: Low



Electrical Panel (Presentation Highlights)

Excellent

Panel is covered, labeled, and shows no defects or hazards. This area strengthens the perception of system integrity for buyers and appraisers.

- Safety/Compliance: Fully covered and labeled, meets code today.
- Asset Impact: Positive for valuation and insurability.

Next Action: Highlight secure panel in marketing; keep area accessible.

Material: Metal enclosure, plastic breakers
Damage: Low



Wall-Mounted Radiator (Key Disclosures)

Poor

Unit and adjacent wall show visible dust, discoloration, foil patching, and unfinished pipe coping. Not a direct hazard but undermines system credibility.

- Safety/Compliance: No active hazard, but exposed patching and joints look improperly maintained.
- Asset Impact: These visual cues lower value and increase likelihood of negotiation for credit or repairs.

Next Action: Clean, conceal, or disclose all repairs as appropriate.

Material: Metal (radiator), wood veneer (panel), foil tape (seal/patch)
Damage: Low

Wall Paneling (Condition Notes)

Fair

Panel edges are unfinished or torn, with exposed insulation visible; cosmetic only but visually detracts from appeal.

- Safety/Compliance: No risk, cosmetic defect only.
- Asset Impact: Appraisers and buyers likely to request a concession or repair.

Next Action: Patch, repair, or openly disclose in listing.

Material: Wood veneer panel
Damage: Low



Painted Concrete Wall (Key Disclosures)

Fair

Graffiti and surface stains are present, with no visible cracks. Issue is cosmetic but must be addressed for listing.

- Safety/Compliance: Appearance only, not structural.
- Asset Impact: Minor repairs will boost value and confidence.

Next Action: Clean or repaint; disclose if lingering marks remain.

Material: Painted concrete
Damage: Low

Work Surface/Counter (Condition Notes)

Fair

Worktop has stains and discoloration; function is intact, but presentation is suboptimal.

- Safety/Compliance: No functional hazard, only cosmetic.
- Asset Impact: Presentation downgrades utility area value slightly.

Next Action: Clean or refinish for showings or disclose state as-is.

Material: Wood
Damage: Low

Pegboard Wall with Shelving (Presentation Highlights)

Excellent

Pegboard and shelving system is intact and usable; no defects apparent. Only dust needs removal for best effect.

- Safety/Compliance: Completely functional.
- Asset Impact: Supports positive marketing as a storage feature.

Next Action: Clean surfaces and organize items for listing photos.

Material: Painted pegboard with wood shelves
Damage: Low

Electrical Outlets and Lamp (Condition Notes)

Excellent

All visible outlets have covers in place, lamp is intact, and there is no hazard or deficiency seen.

- Safety/Compliance: Good safe installation; all protective covers in place.
- Asset Impact: Functional outlets and fixed lighting are positives for workspace.

Next Action: Dust off components and highlight as workspace.

Material: Plastic/metal electrical hardware

Damage: Low

Ceiling and Overhead Lighting (Partial Key Disclosures unverified image incomplete)

Fair

Partial: The ceiling and overhead lighting are incompletely shown in the image, with no clear defects but some areas unverified. Full assessment cannot be provided until visibility improves.

- Safety/Compliance: May obscure safety or code issues if not fully complete.
- Asset Impact: Unverified elements could be flagged in appraisal or insurance inspection.

Next Action: Perform full inspection and address any defects.

Material: Ceiling (material unverified)

Damage: Low

Boiler (Condition Notes)

Fair

Boiler exterior shows dust and minor cobwebs. No current visual leak or corrosion, but deep cleaning is needed for improved marketability.

- Safety/Compliance: No active hazard; cosmetic only.
- Asset Impact: Clean equipment improves buyer and appraiser impression.

Next Action: Clean thoroughly prior to sale.

Material: Painted steel, galvanized ducting, copper water lines

Damage: Low



Venting/Ductwork (Condition Notes)

Fair

Dust has built up on vent joints; no visible rust or damage, but cleaning would be beneficial.

- Safety/Compliance: Functional but accumulate dust can impair air quality if not cleaned.
- Asset Impact: Clean vents help with appraiser and buyer impressions.

Next Action: Dust/clean vent surfaces and check for missing or loose components.

Material: Galvanized steel

Damage: Low

Floor Area Below Boiler (Key Disclosures)

Poor

There is visible water staining below the boiler, though no active pooling is present. This raises questions about past or potential moisture issues.

- Safety/Compliance: Past moisture may signal intermittent leaks or future risk.
- Asset Impact: Residual stains can raise negotiation costs and require documentation.

Next Action: Clean affected area and document for disclosure if stains persist.

Material: Concrete

Damage: Low

Piping and Connections (Condition Notes)

Excellent

Exposed copper and black iron piping appear clean and free of leaks, supporting a positive assessment of system condition.

- Safety/Compliance: Leak-free, properly routed pipes.
- Asset Impact: Good impression for inspections and marketing.

Next Action: Keep piping debris-free for showings.

Material: Copper, black iron

Damage: Low



Glass Block Basement Window (Key Disclosures)

Fair

Basement window exhibits minor chipping, surface dirt, and worn grout; no major cracks. Routine cleaning and modest repairs are recommended.

- Safety/Compliance: No egress or breakage issues.
- Asset Impact: Regular maintenance would restore value appearance.

Next Action: Clean and make minor repairs or disclose original condition.

Material: Glass block, masonry (concrete/grout surround)
Damage: Low



Smoke Detector (Key Disclosures)

Excellent

Smoke detector is mounted properly and appears intact; functional testing was not performed and disclosure of battery status is recommended for code compliance.

- Safety/Compliance: Smoke alarms are essential and usually required for financing.
- Asset Impact: Presence supports asset safety for buyers and lenders.

Next Action: Confirm operational status and disclose make, age, and code compliance.

Material: Plastic
Damage: Low

Exposed Electrical Wiring (Key Disclosures)

Poor

Plastic-insulated NM cable is exposed without conduit, not meeting the finished area standard. Appropriate for unfinished areas only and must be disclosed if marketed otherwise.

- Safety/Compliance: Insulation intact, but open exposure not compliant with finish code.
- Asset Impact: May deter buyers desiring finished space.

Next Action: Secure/conceal or retain documentation for unfinished area as appropriate.

Material: Plastic-insulated electrical wire
Damage: Low

Unfinished Wood Joist Ceiling (Condition Notes)

Fair

Wood joist ceiling is unfinished but stable, with no signs of rot or instability, providing a utilitarian appearance.

- Safety/Compliance: Utility presentation only, no current risk.
- Asset Impact: Finishing could broaden buyer pool.

Next Action: Consider finishing/painting or disclose area as unfinished.

Material: Wood

Damage: Low



Glass Block Basement Window (Key Disclosures)

Fair

Window is dirty and shows surface wear, but no visible cracking or breakage. Vent function and egress are not obstructed.

- Safety/Compliance: No hazard, but window venting status should be clarified.
- Asset Impact: Cleaning or repair can improve appearance and confidence.

Next Action: Clean, repair, and clarify vent/egress in listing if needed.

Material: Glass block; mortar; metal or composite vent frame; concrete sill

Damage: Low



Wall-Mounted Sink (Key Disclosures)

Poor

Wall-mounted sink is heavily stained, has corroded faucets, and significant debris. While not currently leaking, condition suggests neglect and may prompt callouts in financing or inspection.

- Safety/Compliance: Function is undetermined, but presentation may raise health/sanitary flags.
- Asset Impact: Substandard presentation can lower buyer trust and value.

Next Action: Replace or extensively clean and disclose as necessary.

Material: Porcelain/Ceramic
Damage: High

Exposed Plumbing (Key Disclosures)

Poor

Visible surface corrosion and aged pipes are present; it is not confirmed if there is lead, and disclosure or professional evaluation is recommended.

- Safety/Compliance: Deteriorating condition may mask health risk.
- Asset Impact: Uncertainty with material and aging can lower appraisal and invite repair credits.

Next Action: Disclose current condition and get evaluation if needed.

Material: Metal/Cast Iron
Damage: Low

Wall Surface (Condition Notes)

Poor

Significant water staining, efflorescence, and paint deterioration evident; while no instability is noted, historical moisture may have been present.

- Safety/Compliance: Disclose evidence of prior water; code may require repairs.
- Asset Impact: Will impact appraisal value and increase inspection questions.

Next Action: Patch, paint, treat, and disclose any persistent staining or signs of water.

Material: Painted Masonry/Concrete
Damage: High

Floor Surface (Condition Notes)

Fair

Floor has dirt and obscured areas; no major cracks observed. Condition is cosmetic, not structural.

- Safety/Compliance: Not a risk, improves with cleaning.
- Asset Impact: Presentation gains from clearing debris.

Next Action: Remove debris and clean thoroughly.

Material: Concrete/Masonry
Damage: Low

Partial Basement Ceiling And Piping (Partial Key Disclosures unverified image incomplete)

Fair

Partial visibility only; exposed pipes and unfinished joists are apparent, with some surface discoloration. Full assessment is not possible due to image limitations.

- Safety/Compliance: No major defect visible, but unverified sections could hide safety or code issues.
- Asset Impact: Unfinished look lowers listing value and may trigger buyer questions.

Next Action: Inspect all concealed or partial areas, finish or disclose accordingly.

Material: Wood Joists/Metal Piping
Damage: Low



Open Electrical Junction Box (Key Disclosures)

Poor

Junction box does not have a cover, producing a direct safety and code risk. Listing and photography should not proceed until fixed.

- Safety/Compliance: Exposed box is a non-negotiable repair item for insurance and sale.
- Asset Impact: Listing blocked and buyer trust affected until resolved.

Next Action: Install appropriate cover before any further listing or exposure.

Material: Metal
Damage: Low

A.I. did not detect the following images:

CO detector, under-sink plumbing, ceiling cavity areas, window egress hardware, door hardware

Report Disclaimer

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