



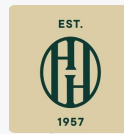
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**Howard Hanna**

505 Center St. Lewiston  
NY 14092



Date of Report: 24 February, 2026 9:32pm EST

PropertyManager - MidTenancy

## Property Information

2965 Jerauld Ave

Betsy House

2 Bedrooms

2 Bathrooms

1180 Square Feet

2025 Year Built

## Rating Summary

130

Excellent

20

Fair

8

Poor

### 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

Property Toolbox's A.I. visual review identifies several rooms with priority areas needing repair alongside many spaces in strong condition. Isolated safety and compliance risks are present and require proactive attention to preserve asset value.

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## Report Disclaimer

This summary is based solely on the visual interpretation of available images by Property Toolbox's A.I. It is not a substitute for a professional inspection, engineering review, or full code-compliance audit. Conditions in concealed or inaccessible areas may differ.

This review is intended for the property owner, manager, and their professional advisors such as insurers, lenders, or legal counsel. Final decisions should rely on professional inspections and internal policies. This summary is advisory only and does not assign responsibility.

# Executive Summary

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## Kitchen

**Safety & Stability:** The kitchen shows strong structural integrity throughout, with no evidence of cracks, shifting, or major hazards. The one safety exception is the exposed ceiling cavity, which presents a moderate risk of dust or potential environmental exposure but does not threaten immediate occupant safety. All primary access, egress, and fixture areas remain clear and free of trip hazards, electrical issues, or water damage.

**Operational Readiness:** Fixtures, appliances, windows, and finishes are in excellent visible order, and all appear properly installed and serviceable for normal use. There are no visible signs of leaks, missing hardware, or malfunction at outlets, lighting, or sinks. Cabinetry, counters, flooring, and wall surfaces are fully functional, though the incomplete ceiling detracts from readiness until addressed.

**Photo Completeness Gaps:** Imagery does not clearly confirm the presence or condition of a smoke detector, CO detector, under sink plumbing, and some window lock hardware. Complete verification of these safety-critical systems and components should be performed at the next inspection.

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## Office

**Safety & Stability:** No structural deficiencies, sharp edges, loose hardware, or trip hazards were observed in the office. Features like flooring, doors, shelving, and vent registers are stable and show no hazards. No evidence of water intrusion or exposed wiring was present.

**Operational Readiness:** Fixtures such as ceiling fan, sliding glass doors, closet components, vent register, and electrical outlets are all visually functional and ready for typical office use. All access points, hardware, and surfaces appear secure and require no immediate repair.

**Photo Completeness Gaps:** There is no visible documentation of smoke or CO detectors, under-sink plumbing, window lock hardware, or electrical panel in the provided views. Some components may not have been specifically imaged or closely assessed.

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## Living Room

**Safety & Stability:** The living room structure and finishes are generally stable, with floors, walls, windows, doors, and fireplace operating as intended. The chief concern is the open wall section with visible wiring below the center window, presenting a minor but notable safety risk and failing to meet finished interior standards.

**Operational Readiness:** Routine-use elements like flooring, windows, exterior door, and fireplace are visually intact and ready for daily function. Carpets are well laid and free of hazards, and doors appear to allow clear, safe egress. Blinds and window function could not be fully verified but show no major defects.

**Photo Completeness Gaps:** Some elements are not fully assessed, including the presence or condition of a smoke detector, CO detector, window locks, and detailed outlet or under-sill plumbing hardware.

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## Exterior

**Safety & Stability:** Most exterior elements, including siding, foundation, doors, windows, fencing, and pathways, are structurally sound and safe for normal use. The only notable safety concern is the storm door with a detached frame and non-operational hardware, which should be prioritized for repair to ensure secure entry. There are no visible trip hazards or urgent risks; metal railings and porch supports remain stable, and walkways are unobstructed in visible areas.

**Operational Readiness:** Access doors, steps, exterior lights, and windows appear aligned and intact, allowing for routine entry and egress. Guttering, vents, HVAC units, and fencing are all present and appear serviceable. Surfaces mostly require basic cleaning and minor painting to retain good appearance and function. No active leaks or major obstructions were seen during this inspection, and most areas support immediate use.

**Photo Completeness Gaps:** Not all areas beneath snow, stored items, or dense vegetation are clearly captured, particularly walkway surfaces, full fence runs and gate hardware, and some lower wall and vent sections. Installed life safety devices such as smoke detectors, CO detectors, and electrical service panels are not visible in the provided images.

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## 1

**Safety & Stability:** All bedroom structures, including windows, flooring, accent wall, and closet doors, appear stable and secure with no visible hazards, code concerns, or safety risks. There is no evidence of water ingress, cracked surfaces, or loose elements, and all areas are free of trip hazards.

**Operational Readiness:** Fixtures such as windows, outlets, ceiling fan, HVAC register, and lighting are visibly present and appear ready for use. Flooring is flat and flush, walls show only minor surface scuffs, and closet doors are intact with no obstacles to normal occupancy.

**Photo Completeness Gaps:** The assessment does not clearly show smoke detectors, CO detectors, under-sink plumbing, or window and door hardware details. Some fixture hardware and all areas above ceiling height are not visibly documented.

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## Great room

**Safety & Stability:** Most permanent features, such as windows, walls, and ceilings, are structurally sound and without visible defects. However, a handrail post at the stairs is loose and detached, and there is an uncapped gas supply stub, both of which present moderate safety risks that require prompt repair. No water damage, trip hazards, or exposed wiring are observed elsewhere.

**Operational Readiness:** Windows, doors, ceiling, and main fixtures are present and intact, with all visible outlets and switches covered and unbroken. Lighting is installed but some recessed fixture covers are missing. HVAC venting is secure and appears in intended condition. Routine cleaning and cosmetic touch-ups will keep these elements ready for regular use.

**Photo Completeness Gaps:** Not all photos clearly document door lock hardware, smoke detector, CO detector, or under-stair areas. The condition of under-sink plumbing and some hardware details are not fully assessed in available images.

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## Basement

**Safety & Stability:** All main surfaces, fixtures, and systems in the finished basement appear structurally sound and free of urgent hazards. One ceiling panel is missing, leaving an open section that should be promptly replaced to restore intended fire and debris barriers. The exposed utility enclosure creates a moderate but correctable safety risk. No signs of water intrusion, cracks, or loose flooring are present elsewhere.

**Operational Readiness:** Flooring, walls, bathroom fixtures, and the HVAC unit are clean and appear ready for normal use. Ductwork, plumbing fixtures, and cabinetry show no visible leaks or functional defects. Lighting, ventilation, doors, and windows are not individually detailed but finished areas suggest routine operability.

**Photo Completeness Gaps:** No images confirm the presence or location of smoke or CO detectors, under sink plumbing, or mechanical system shutoff controls. Door and window hardware, electrical outlets, and exterior walls are also not clearly assessed.

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## Main

**Safety & Stability:** The bathroom exhibits stable surfaces and secure fixtures throughout. No signs of loose hardware, cracked tiles, exposed wiring, or slip or trip hazards are present. Safety aids such as grab bars are firmly anchored, and all structural elements appear sound.

**Operational Readiness:** All visible fixtures - including the tub, shower, toilet, sink, and outlets - are intact and correctly positioned. Lighting, shelving, and cabinetry are present and undamaged, supporting day to day use. No evidence of non-functional elements or required repairs is observed from available views.

**Photo Completeness Gaps:** Some important items such as the presence or status of a smoke detector, CO detector, under-sink plumbing, door lock hardware, and HVAC vent are not clearly visible. These areas may require further direct inspection for full assessment.

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## Hallway

**Safety & Stability:** The hallway's structural and safety features are well maintained with secure flooring, intact baseboards, stable walls, and properly mounted fixtures. No loose materials, trip hazards, exposed wiring, or physical risks are visible. All egress paths appear clear and accessible.

**Operational Readiness:** Outlets, lighting fixtures, and hooks are properly installed and ready for use. There are no apparent obstructions or failures with fixtures, lighting is illuminated, and protective covers are all in place where visible.

**Photo Completeness Gaps:** The images do not provide full views of the hallway's left wall base, fixture canopy, or underlying fixture edges. Areas such as smoke detectors, CO detectors, under-sink plumbing (if present), and all window or door hardware are not clearly shown.

# Room 1: Kitchen Report

## Overall Assessment

**Notes:** The kitchen is in very good condition overall, with all primary finishes, built-ins, and appliances showing minimal wear and presenting a well-maintained environment suitable for ongoing use. The main concern is a visible hole in the ceiling, exposing insulation or cavity material, which does not appear to cause water intrusion or widespread damage but should be promptly addressed to prevent environmental exposure and uphold property standards. All other surfaces, including cabinetry, countertops, flooring, and windows, are intact and free of significant issues. There are no indications of stains, mold, or safety hazards in other areas. Focus should remain on completing the identified ceiling repair and continuing routine maintenance inspections.

### Room Grade

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

Poor

The overall condition is rated poor primarily due to a significant hole in the ceiling exposing insulation or wall cavity. This defect, while not presenting immediate secondary damage, compromises the room enclosure and requires priority repair to restore habitability and maintain asset value. All other features are in excellent and serviceable order.

- **Safety/Compliance:** The exposed ceiling area presents a moderate environmental risk requiring closure but does not create an urgent physical hazard; routine safety and egress standards are met elsewhere.
- **Asset Impact:** If left unrepaired, the hole could lead to contamination, pest ingress, or loss of property value, but swift correction will preserve long-term asset condition.

**Next Action:** Schedule immediate patch and restoration of the damaged ceiling to restore integrity and prevent further risks; continue monitoring all surfaces for routine maintenance needs.

### Cosmetic Grade

Poor

Cosmetic finishes are generally excellent with the exception of the ceiling, where a hole disrupts the otherwise clean and finished interior. All other decorative surfaces present only minor, normal wear.

- **Safety/Compliance:** The ceiling defect breaches the surface barrier though does not show exposed wiring or create direct access issues.
- **Asset Impact:** Attention is needed at the ceiling area to prevent deterioration of appearance and potential turnover impacts; other areas require only standard upkeep.

**Next Action:** Arrange professional repair and finishing for ceiling opening; monitor all other finishes as part of routine cycles.

**Non-Cosmetic  
Grade**

Poor

All permanent and structural features are intact with the exception of the compromised ceiling section, which requires repair to restore full environmental separation. Fixtures, built-ins, and appliances are stable and do not show other defects.

- Safety/Compliance: Structural components are compliant aside from the incomplete ceiling.
- Asset Impact: Minor if addressed soon, but deferral may increase risk and associated costs.

**Next Action:** Arrange for patching and restoration of the ceiling defect to return to full structural separation and maintain regular inspections for preventive care elsewhere.



### Ceiling Surface

Poor

The painted drywall ceiling has a visible, irregular hole that exposes insulation or wall cavity material. No water stains or paint damage are seen near the defect. This is a priority repair due to exposure risks.

- **Safety/Compliance:** Exposed cavity presents a moderate environmental risk.
- **Asset Impact:** May result in contamination, pest entry, or decreased value if untreated.

**Next Action:** Promptly patch, seal, and repaint affected ceiling area.

Material: Painted drywall  
Damage: High

### Ceiling Fan

Excellent

Ceiling-mounted fan with metal and composite blades is stably attached and appears free of visible damage or electrical hazards. All finishes are clean and intact.

- **Safety/Compliance:** Securely installed and compliant with occupancy standards.
- **Asset Impact:** No current depreciation or risk.

**Next Action:** Continue routine inspection during cycles.

Material: Metal, composite blades, glass cover  
Damage: Low



## Kitchen sink and faucet

Excellent

Stainless steel double-basin sink and faucet are clean, with intact caulk and no visible leaks or corrosion. Countertop junctions are tight with no water intrusion noted.

- Safety/Compliance: No issues in visible areas.
- Asset Impact: Supports property value and tenant usage.

**Next Action:** Continue standard maintenance checks.

Material: Stainless steel

Damage: Low

## Granite countertop

Excellent

Granite countertop is free from chips, cracks, or stains. Edges are undamaged, and the backsplash appears intact.

- Safety/Compliance: No safety or hygiene concerns.
- Asset Impact: Highly durable and maintained.

**Next Action:** Wipe clean routinely and inspect edges.

Material: Granite

Damage: Low

## Cabinetry

Excellent

Painted wood cabinets are undamaged and free of warping or missing hardware. Small wear on handles from use is observed.

- Safety/Compliance: All assemblies secure and compliant.
- Asset Impact: Normal wear, no reduction in value.

**Next Action:** Continue routine monitoring for loose hardware.

Material: Painted wood

Damage: Low

## Flooring

Excellent

Vinyl plank flooring is in excellent condition, with no cracks, lifting seams, or trip hazards in the visible area.

- Safety/Compliance: No slip or trip risks observed.
- Asset Impact: Durability is maintained.

**Next Action:** Clean as needed and check for recurring wear.

Material: Vinyl plank  
Damage: Low

## Windows

Excellent

Multiple large windows with intact glass and visible locks; frames are undamaged and sills are without warping or mold.

- Safety/Compliance: Meets egress and window standards.
- Asset Impact: Preserves integrity and value.

**Next Action:** Maintain cleaning and periodically inspect locks.

Material: Glass/frame  
Damage: Low

## Ceiling fan

Excellent

Ceiling fan with attached light fixture is secure, with blades and mount free of dust or misalignment and no exposed wiring.

- Safety/Compliance: Properly installed and stable.
- Asset Impact: No immediate risk or depreciation.

**Next Action:** Routine cleaning and visual checks for dust.

Material: Metal/plastic  
Damage: Low

## Wall surface and trim

Excellent

Drywall and wood trim show clean, even painted finish with no scuffs, peeling, or signs of moisture.

- Safety/Compliance: All surfaces remain smooth and safe.
- Asset Impact: No negative effect on turnover.

**Next Action:** Continue cleaning and minor touch-ups as needed.

Material: Painted drywall and wood trim

Damage: Low



## Ceiling drywall

Poor

Ceiling drywall has a large hole next to the fan, exposing insulation. No visible staining or water damage nearby. This open area clearly requires prompt repair.

- Safety/Compliance: Requires closure to prevent debris or pest ingress.
- Asset Impact: Delay may lead to greater asset risk; quick fix preserves value.

**Next Action:** Order patch and restoration of ceiling surface.

Material: Painted drywall

Damage: High

## Ceiling fan (fixed lighting fixture)

Excellent

Ceiling fan with built-in light is stable, with all blades and covers in place and no surface or wiring defects detected.

- Safety/Compliance: Meets mounting and enclosure safety.
- Asset Impact: No additional maintenance needed.

**Next Action:** Continue with standard cycle inspections.

Material: Metal, plastic, glass, composite wood

Damage: Low



## Ceiling (drywall/plaster)

Poor

Ceiling material has a hole exposing insulation by the fan; the rest appears intact with no stains. Localized breach in enclosure needs repair.

- Safety/Compliance: Local breach not immediately hazardous but requires correction.
- Asset Impact: Must be closed to prevent greater deterioration.

**Next Action:** Schedule patch and restoration to restore full separation.

Material: Painted drywall or plaster  
Damage: Low

## Ceiling Fan (built-in fixed lighting/fan unit)

Excellent

The built-in fan with light is secure and undamaged with clean visible surfaces and no missing or defective parts.

- Safety/Compliance: Proper mount and enclosure.
- Asset Impact: No visible wear or risk.

**Next Action:** Keep clean and check condition at intervals.

Material: Metal and composite blades with frosted glass fixture  
Damage: Low



## Laminate Flooring

Excellent

Laminate flooring has no visible scratches, stains, or warping. Edges and seams are secure, and there are no trip hazards.

- Safety/Compliance: Safe for normal traffic.
- Asset Impact: High durability with maintained value.

**Next Action:** Continue standard cleaning and check for loose seams.

Material: Laminate  
Damage: Low

## Cabinetry

Excellent

Painted wood cabinets and drawers show even finish, no chips, cracks, or water damage. Hardware attached and doors aligned.

- Safety/Compliance: All cabinets and hardware remain secure and proper.
- Asset Impact: No negative impact.

**Next Action:** Continue monitoring for wear.

Material: Painted Wood

Damage: Low

## Countertops

Excellent

Granite countertops are clean and free from visible chips, cracks, or damage. Surfaces are even and appearance is maintained.

- Safety/Compliance: Smooth and stable surface.
- Asset Impact: Granite durability continues to support property value.

**Next Action:** Clean regularly and monitor for potential edge damage.

Material: Granite

Damage: Low

## Appliances

Excellent

Stainless steel refrigerator, range, and microwave are flush with cabinetry and undamaged, with no exposed wiring. All major appliances are present.

- Safety/Compliance: Units enclosed and present no visible risk.
- Asset Impact: Proper alignment and presentability retained.

**Next Action:** Surface clean and inspect secure placement during cycles.

Material: Stainless Steel

Damage: Low

## Wall Surfaces

Excellent

Smooth, clean painted drywall walls with no scuffs, holes, stains, or moisture issues.

- Safety/Compliance: Surfaces compliant and risk free.
- Asset Impact: Maintains aesthetic for turnover.

**Next Action:** Clean and monitor for future dings.

Material: Painted Drywall

Damage: Low

## Ceiling

Excellent

Ceiling surface is even with no cracks or stains; lighting fixture is secure. No visible deterioration.

- Safety/Compliance: No visible hazard.
- Asset Impact: Maintained surface quality.

**Next Action:** Monitor with routine inspections.

Material: Drywall

Damage: Low

## Windows

Excellent

Partial - window frame, sill, and handle are visible and intact. Full lock hardware and operability not verified as the whole window is not in frame.

- Safety/Compliance: No defects in visible section.
- Asset Impact: Cannot fully confirm operability.

**Next Action:** Inspect complete window assembly at next opportunity.

Material: Glass; Painted Wood/Metal

Damage: Low

## Sink

Excellent

Partial - stainless steel sink appears clean with no visible damage. Faucet and drain fitting are visible; rest not shown.

- Safety/Compliance: No defect observed in the visible area.
- Asset Impact: Unverified full assembly.

**Next Action:** Inspect full sink assembly at next cycle.

Material: Stainless Steel

Damage: Low



## Window assembly (main dining/kitchen area)

Excellent

Three-panel glass window and trim are intact without visible chips, cracks, or warping. Latch and lock are not clearly shown.

- Safety/Compliance: No hazard detected from this distance.
- Asset Impact: High-quality appearance maintained; check hardware on next inspection.

**Next Action:** Include latch and lock review in next check.

Material: Glass and painted wood

Damage: Low

## Ceiling and fan

Excellent

Ceiling surface is smooth with no cracks or water marks; ceiling fan with light is securely installed and free of damage.

- Safety/Compliance: Mount and finish appear proper.
- Asset Impact: Well-maintained feature.

**Next Action:** Clean blades and check for dust.

Material: Painted plaster/drywall (ceiling), metal and plastic (fan)

Damage: Low

## Flooring (dining and kitchen area)

Excellent

Vinyl or laminate flooring has a consistent finish with no visible scratches, lifting, or trip hazards.

- Safety/Compliance: Surface is free from issues.
- Asset Impact: Finish preserved, ensuring property value.

**Next Action:** Standard cleaning and inspection for future wear.

Material: Vinyl or laminate  
Damage: Low

## Granite countertops (kitchen)

Excellent

Clean, smooth countertops with no visible damaged edges, cracks, or staining. All seams and caulk are visually sound.

- Safety/Compliance: Durable and hygienic surfaces.
- Asset Impact: Maintains long-term service quality.

**Next Action:** Recheck seals during maintenance cycles.

Material: Granite  
Damage: Low

## Kitchen cabinetry

Excellent

White painted wood cabinetry and doors are present, clean, undamaged, and with properly attached hardware.

- Safety/Compliance: All fittings properly attached.
- Asset Impact: No issues impacting value or function.

**Next Action:** Maintain with routine cleaning and touch-ups.

Material: Painted wood, glass panels  
Damage: Low

## Wall surfaces

Excellent

Painted drywall and unfinished wood plank accent wall are intact with only minor surface variation. No holes, cracks, or moisture observed.

- Safety/Compliance: All surfaces in solid repair.
- Asset Impact: Maintains rental readiness.

**Next Action:** Continue cleaning and monitor during routine cycles.

Material: Painted drywall, unfinished wood planks  
Damage: Low

## Vent cover (floor)

Excellent

Floor metal vent cover is seated with no bent fins, rust, or visible obstruction.

- Safety/Compliance: Fitted properly and unobstructed.
- Asset Impact: No effect on vent operation.

**Next Action:** Confirm clear and clean at HVAC service intervals.

Material: Metal  
Damage: Low

A.I. did not detect the following images:

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

# Room 2: Office Report

## Overall Assessment

**Notes:** This office presents with all permanent features in visibly good condition, including flooring, sliding doors, closet shelving, ceiling fan, and electrical outlets. The majority of surfaces are clean and well maintained, with only minor cosmetic wear such as nail holes or scuffing in high-contact areas. No observable hazards or functional deficiencies were present, and all hardware appears sturdy. No evidence of water damage, misalignment, or major deterioration was found. All areas assessed meet standard expectations for asset protection and day-to-day use.

### Room Grade

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

Excellent

The overall office exhibits excellent stability, finish, and integrity across all visible elements. No safety issues, hazards, or functionality concerns are apparent.

- Safety/Compliance: No hazards, obstructions, or code-related issues were seen.
- Asset Impact: Structural features and surfaces show typical wear, supporting ongoing asset value with no threat of accelerated deterioration.

**Next Action:** Continue routine inspections; no interventions required at this time.

#### Cosmetic Grade

Fair

Most cosmetic finishes such as painted walls and wood remain of high quality, but minor nail holes and light scuffs represent routine wear typical of standard office use.

- Safety/Compliance: No cosmetic flaws pose a threat to health or code adherence.
- Asset Impact: Addressing touch-ups and patching at turnover will maintain finish quality and minimize further cosmetic degradation.

**Next Action:** Perform touch-up painting and patching during the next scheduled maintenance or unit turnover.

#### Non-Cosmetic Grade

Excellent

All functional and infrastructure components such as flooring, built-ins, sliding doors, vents, and electrical outlets are visually intact and stable, exhibiting no signs of damage or instability.

- Safety/Compliance: No observed risks related to egress, safety, or mechanical function.
- Asset Impact: Features contribute to long-term property resilience; present condition requires only continued basic oversight.

**Next Action:** Maintain regular observation as part of standard property inspections.



## Laminate Flooring

Excellent

Laminate plank flooring is clean, with no visible lifting, cracks, significant scratches, or stains. Seams are tight and there is no evidence of water intrusion.

- Safety/Compliance: Floor is level with no trip hazards.
- Asset Impact: Surface stability is excellent with no signs of abnormal wear.

**Next Action:** Continue routine cleaning and periodic observation.

Material: Laminate  
Damage: Low

## Ceiling Fan

Excellent

Ceiling fan with integrated light fixture is visibly free of dust, blade distortion, or missing parts. Mount appears secure and stable upon inspection.

- Safety/Compliance: No loose parts or visible hazards; mounting is secure.
- Asset Impact: Unit appears long-lasting, with no visible impediments to service.

**Next Action:** Maintain regular cleaning and inspection.

Material: Metal and composite wood  
Damage: Low

## Sliding Glass Doors

Excellent

Glass panels and framing are aligned, intact, and free from visible cracks or gaps. Curtain rod and panel are present and undamaged. Egress is unobstructed.

- Safety/Compliance: Threshold is hazard-free; egress remains clear.
- Asset Impact: No surface or hardware deterioration observed.

**Next Action:** Continue scheduled cleaning and visual checks.

Material: Glass and metal frame  
Damage: Low

## Closet (Built-In Shelving & Door)

Excellent

Painted wood door and shelving are straight with intact paintwork and joints. No evidence of loose parts, warping, or damage.

- Safety/Compliance: No visible hazards such as gaps or sharp edges.
- Asset Impact: Structure and finish ensure long-term usability.

**Next Action:** Monitor and address minor wear as part of standard care.

Material: Painted wood

Damage: Low

## Wall Surfaces

Excellent

Painted drywall is smooth, uninterrupted, and without holes, cracks, or stains in visible areas.

- Safety/Compliance: Smooth and free of safety concerns.
- Asset Impact: Well-maintained finish with no issues found.

**Next Action:** Continue to monitor for typical cosmetic wear.

Material: Painted drywall

Damage: Low

## Air Vent Register

Excellent

Floor-mounted metal vent register fits flush and is free of damage, excessive wear, or visible debris.

- Safety/Compliance: No sharp edges or obstructions present.
- Asset Impact: No deterioration; finish and position are as expected.

**Next Action:** Clean and monitor during HVAC upkeep.

Material: Metal

Damage: Low



## Interior Door

Excellent

Painted wood door with mild smudges and wear but no holes or structural defects. Hardware and stability intact.

- Safety/Compliance: Panel and hardware visually confirmed as secure.
- Asset Impact: Minor cosmetic cleaning recommended at turnover.

**Next Action:** Monitor and perform cosmetic touch-up as needed during next scheduled cycle.

Material: Painted wood  
Damage: Low

## Wall (adjacent to door)

Fair

Painted drywall near door shows minor nail holes and scuff marks from regular use, but no structural issues.

- Safety/Compliance: No visible safety issues related to these cosmetic flaws.
- Asset Impact: Cosmetic wear; recommend patching and repainting to preserve finish.

**Next Action:** Repaint or patch during next scheduled maintenance or turnover.

Material: Painted drywall  
Damage: Low

## Flooring (visible section)

Excellent

Laminate or vinyl flooring section near entry is intact, clean, and shows no lifting or water damage.

- Safety/Compliance: No trip or slip hazards in the assessed area.
- Asset Impact: Flooring remains in good serviceable condition.

**Next Action:** Maintain with regular floor care and cleaning.

Material: Laminate or vinyl plank  
Damage: Low

## Vent Register

Excellent

Floor vent register is seated firmly and free of visible damage, corrosion, or debris buildup.

- Safety/Compliance: No obstructions or sharp edges; area is safe.
- Asset Impact: No required maintenance currently indicated.

**Next Action:** Clean and monitor according to HVAC schedule.

Material: Metal

Damage: Low

## Electrical Outlet (visible by baseboard)

Excellent

Duplex outlet is flush with wall, cover plate intact, with no cracks, defects, or exposed wiring seen.

- Safety/Compliance: Meets visible expectations for outlet safety.
- Asset Impact: No deficiencies to repair at this time.

**Next Action:** Maintain periodic cleaning and safety checks.

Material: Plastic/metal

Damage: Low

A.I. did not detect the following images:

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

# Room 3: Living Room Report

## Overall Assessment

**Notes:** The living room is in generally strong condition, with most finishes and fixtures such as flooring, walls, door, window, and fireplace appearing well-maintained and free from significant wear. The primary concern is an unfinished section beneath the center window, where exposed framing and electrical wiring are visible and require repair. This area introduces a localized safety and compliance risk but does not detract significantly from the overall stability or value of the space. Ongoing observation of the room is advisable to monitor for any developing issues or required maintenance. Remaining surfaces and features show no sign of deterioration or urgent repair needs.

### Room Grade

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

Poor

Overall assessment is rated poor due to one localized but important issue: exposed framing and electrical wires under the window pose a risk. While most of the room is in excellent shape, this significant unfinished area impacts both safety and finish quality.

- **Safety/Compliance:** Exposed wiring and unfinished trim introduce minor trip and contact hazards that must be addressed for proper code compliance.
- **Asset Impact:** Most finishes are preserved, but the incomplete wall could cause further damage or safety problems if left unresolved.

**Next Action:** Schedule enclosure and repair of the open baseboard and wall section to restore safety and finish. Continue routine observation for other features.

#### Cosmetic Grade

Excellent

Cosmetic surfaces including carpet, painted walls, windows, door, and fireplace are in excellent condition with no stains, marks, or deterioration visible. The only exception is the small area with exposed framing, but elsewhere, cosmetic finishes are well-kept.

- **Safety/Compliance:** No observed issues with cosmetic surfaces.
- **Asset Impact:** Surfaces are well-maintained and do not detract from property value.

**Next Action:** Continue routine observation to maintain condition.

#### Non-Cosmetic Grade

Poor

Non-cosmetic elements, especially the open framing and wiring under one window, require prompt attention for safety and code. All other major systems and structures are stable and intact without visible risk.

- **Safety/Compliance:** Open penetrations and wiring must be secured and covered for compliance.
- **Asset Impact:** Most elements are stable, but this exposed area could threaten value and safety if not repaired.

**Next Action:** Repair and close the exposed wall and secure electrical components.



### Carpeted Floor

Excellent

The wall-to-wall carpet is clean and free from visible stains, tears, or excessive wear. Floor transitions are seamless and edges are secure, with no trip hazards or maintenance issues observed.

- **Safety/Compliance:** No observable safety or compliance issues; flooring is secure and smooth.
- **Asset Impact:** Well-maintained flooring preserves property value and reduces repair needs.

**Next Action:** Continue routine observation.

Material: Carpet  
Damage: Low

### Painted Walls

Excellent

Painted walls, including one with a geometric pattern, show no cracks, holes, or major marks. Surfaces are clean, well-adhered, and present no signs of moisture or deterioration.

- **Safety/Compliance:** No visible safety or code issues.
- **Asset Impact:** Strong wall condition supports ongoing value.

**Next Action:** Routine observation.

Material: Painted drywall  
Damage: Low

### Window

Excellent

Large fixed-pane window appears intact, with no visible damage or warping. Frame and glass are clear, but full functionality, locks, and openers are not confirmed in current images.

- **Safety/Compliance:** No immediate issues, but lock and egress not confirmed visually.
- **Asset Impact:** Window appears well-maintained, protecting interior value.

**Next Action:** Re-examine window operations if possible in future.

Material: Vinyl frame with glass panes  
Damage: Low

## Exterior Door

Excellent

Exterior solid door shows no warping or misalignment. Hardware and threshold are intact and aligned, and the egress path is clear.

- **Safety/Compliance:** Egress remains unobstructed and door appears secure.
- **Asset Impact:** Door and frame are in good repair, supporting security and value.

**Next Action:** Continue normal observation.

Material: Painted wood or composite

Damage: Low

## Fireplace and Surround

Excellent

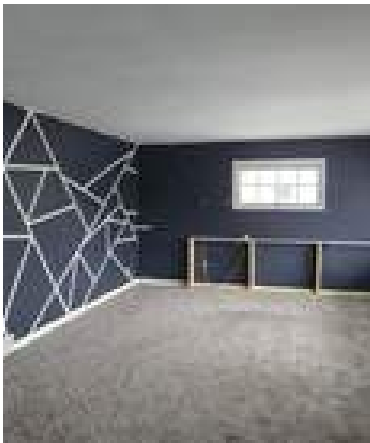
The masonry fireplace is clean, with no visible cracks, staining, or loose stone. Clear hearth area and no visible combustion residue.

- **Safety/Compliance:** No visible fire or code hazards.
- **Asset Impact:** Proper integration and condition support long-term value.

**Next Action:** Monitor as routine.

Material: Stone/masonry

Damage: Low



## Interior painted drywall wall

Excellent

Painted drywall wall is in excellent condition with no cracks, holes, or stains. Electrical outlet covers, baseboards, and vent covers are securely mounted and undamaged.

- **Safety/Compliance:** No visible enclosure or electrical risks.
- **Asset Impact:** Surfaces are well preserved for value retention.

**Next Action:** Observe at next interval.

Material: Painted drywall

Damage: Low

## Carpet flooring

Excellent

Carpet is evenly installed with no visible rips or stains. Edges are secure and transition to walls cleanly, without visible trip hazards.

- Safety/Compliance: No observed slip or trip hazards.
- Asset Impact: Carpet supports ongoing property value.

**Next Action:** Continue routine observation.

Material: Carpet

Damage: Low

## Windows

Excellent

Two multi-pane windows are present and appear intact, with no signs of broken glass or frames. Full confirmation of window locks and egress is limited due to partial viewing angles. Partial - locking hardware and egress not fully verified - image incomplete.

- Safety/Compliance: No immediate risks, but security and egress not confirmed.
- Asset Impact: Window integrity remains uncompromised.

**Next Action:** Reassess functionality and egress on future inspection.

Material: Glass/wood or vinyl frames

Damage: Low

## Baseboard under-window framing

Poor

Beneath the center window, open wood framing and exposed electrical wires are visible where a baseboard was removed. The area is open and could present trip or contact risks. Prompt repair and enclosure of this unfinished section are needed.

- Safety/Compliance: Area is not up to code due to exposed wiring and framing; risk of incidental contact present.
- Asset Impact: If left unaddressed, further deterioration or liability may arise.

**Next Action:** Promptly repair, cover, and secure the area under the window.

Material: Wood framing

Damage: Low

A.I. did not detect the following images:

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

# Room 4: Exterior Report

## Overall Assessment

**Notes:** The exterior of the property is largely well-maintained, with most permanent features such as siding, doors, windows, and fencing stable and in satisfactory condition. Minor wear is observed in the form of paint chipping, surface dirt, discoloration, and deck staining, all of which are consistent with routine environmental exposure and occupancy. The sole significant concern is the storm door, which requires prompt repair due to frame detachment and non-functional hardware. All access points appear unobstructed and most observed surfaces are free from safety risks or major deterioration. Some partial views and snow coverage limit complete assessment in a few spots, but no urgent code issues are visible.

### Room Grade

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

Fair

The exterior earns a fair grade as most permanent features are structurally stable and safe, supporting ongoing occupancy and asset preservation. A single urgent issue exists with the storm door, which needs prompt repair to restore closure and security. Ongoing minor maintenance tasks, such as gutter cleaning and surface touch-ups, should be included in the regular schedule.

- **Safety/Compliance:** The detached storm door frame and failed hardware present a moderate safety and security risk. All other doors, walkways, and features function safely with egress routes open.
- **Asset Impact:** Immediate repair of the storm door will prevent further deterioration. Routine maintenance such as cleaning, painting, and vegetation control preserves longer-term exterior value.

**Next Action:** Arrange for prompt repair of the storm door. Continue regular exterior cleaning, monitor for new cracks or staining, and address surface maintenance as part of ongoing care.

**Cosmetic Grade** Exterior surfaces show generally good appearance with minor to moderate staining, paint chipping, and some deck wear typical for the structure's age and climate. No cosmetic issue currently impairs safety or function, but surface cleaning and periodic painting will help uphold visual appeal.

Fair

- **Safety/Compliance:** Cosmetic issues present no current safety risk.
- **Asset Impact:** Regular cleaning and touch-up of stained or chipped surfaces maintain both curb appeal and asset value.

**Next Action:** Include surface cleaning and painting in upcoming maintenance cycles. Track deck stains and exterior trim condition for follow-up as needed.

**Non-Cosmetic  
Grade**

Poor

Overall structural and functional components are secure, except for the storm door which has a detached frame segment and failed hardware. Minor stucco cracks and plant growth adjacent to HVAC and basement window do not currently pose safety issues but require monitoring for future impact.

- Safety/Compliance: The compromised storm door presents a moderate safety and entry security concern; all other structural risks are minimal.
- Asset Impact: Delay in storm door repair could worsen entry deterioration. Addressing minor cracks and plant overgrowth now will help prevent future foundation or HVAC concerns.

**Next Action:** Arrange immediate storm door repair. Remove nearby plant growth, and periodically inspect stucco and foundation for signs of change.



## Storm Door

Poor

The aluminum storm door has visible lower frame detachment and non-functional hardware, while the remaining frame and glass are stable. No signs of moisture penetration, but security and closure are compromised. Priority repair is needed.

- Safety/Compliance: Moderate risk if closure is not reliable; security of entry affected.
- Asset Impact: Prompt repair prevents further hardware or frame deterioration, sustaining entry value.

**Next Action:** Repair the frame and hardware as soon as possible to restore secure closure.

Material: Aluminum and glass  
Damage: High

## Entry Door Frame

Fair

Painted wood door frame exhibits minor scuffs and paint chips but shows no cracking or instability. This wear is suitable for routine maintenance.

- Safety/Compliance: No safety or security concern at present.
- Asset Impact: Touch-up painting will maintain appearance and prevent deterioration.

**Next Action:** Address with minor painting in next maintenance; monitor for further wear.

Material: Painted wood  
Damage: Low

## Exterior Wooden Deck

Fair

The wooden deck near the entry shows a large dark stain and general surface discoloration but remains stable without evidence of rot or warping. Ongoing monitoring is advised.

- **Safety/Compliance:** No immediate safety concern.
- **Asset Impact:** Clean and maintain to prevent future finish compromise.

**Next Action:** Assess cleaning needs and include in seasonal maintenance.

Material: Wood

Damage: Low



## Exterior Door

Excellent

Painted paneled entry door with glass panes and lock hardware is structurally intact, well-seated, and free from severe damage or missing weather stripping. Only minor surface dirt on step, no hazards.

- **Safety/Compliance:** Secure and safe for use.
- **Asset Impact:** No intervention needed, supports long-term service.

**Next Action:** Continue to monitor in routine inspection cycles.

Material: Painted wood or composite

Damage: Low

## Exterior Siding

Excellent

Horizontal vinyl siding is level and intact with no holes or major cracks; minor dirt and weathering only. Requires only routine care.

- **Safety/Compliance:** Siding is secure; no immediate risk.
- **Asset Impact:** Maintains the building's envelope durability.

**Next Action:** Continue regular exterior cleaning and checks.

Material: Vinyl

Damage: Low

## Foundation/Entry Step

Excellent

Concrete slab entry step is level and free from cracks, damage, or displacement. Minor debris does not pose any hazard.

- Safety/Compliance: No trip hazards observed.
- Asset Impact: Intact step and foundation preserve exterior structure.

**Next Action:** Perform ongoing debris removal and routine visual checks.

Material: Concrete

Damage: Low

## Exterior Window

Excellent

Rear wall window with dark painted trim and intact glass; no evidence of damage or missing components. Frame and pane appear secure.

- Safety/Compliance: Compliant with safety and egress expectations.
- Asset Impact: Only routine maintenance needed.

**Next Action:** Continue monitoring and include in routine maintenance.

Material: Glass with painted wood or metal trim

Damage: Low

## Fence

Excellent

White vinyl privacy fence is upright and complete, with gate aligned and no visible breaks. Typical surface weathering only.

- Safety/Compliance: No hazards; fully stable.
- Asset Impact: Maintains privacy and property boundary.

**Next Action:** Observe for future wear during inspections.

Material: Vinyl

Damage: Low

## Roof

Excellent

Asphalt shingle roof is even with no missing, curled, or misaligned shingles where visible. Snow limits full assessment; image incomplete.

- **Safety/Compliance:** No concerns in areas visible, but full verification not possible.
- **Asset Impact:** Recommend further inspection after snow recedes.

**Next Action:** Schedule full inspection post-snow melt.

Material: Asphalt shingle

Damage: Low

## Exterior Light Fixture

Excellent

Wall-mounted exterior light fixture is physically intact, with no visible corrosion, hazards, or broken components.

- **Safety/Compliance:** No electrical hazard or blocked access.
- **Asset Impact:** Maintains adequate lighting for the exterior.

**Next Action:** Monitor for wear or lamp failure during checks.

Material: Metal and glass/plastic

Damage: Low

## Exterior Door and Entry Steps

Fair

Glass exterior door is intact. Wooden steps leading up show moderate wear and minor edge warping but remain stable. No visible hazards; monitor for wood deterioration.

- **Safety/Compliance:** Steps safe now; future deterioration possible.
- **Asset Impact:** Monitoring prevents costly repairs from delayed maintenance.

**Next Action:** Monitor steps and plan surface refinishing as required.

Material: Wood and glass

Damage: Low



## Siding and Exterior Wall Surfaces

Excellent

Vinyl siding and painted stucco show minor dirt and weathering at lower edges, but no major cracks or holes. Surfaces remain structurally sound.

- Safety/Compliance: No hazards present.
- Asset Impact: Routine cleaning helps prevent finish and surface issues.

**Next Action:** Continue cleaning and monitor for any deterioration.

Material: Vinyl and painted stucco

Damage: Low

## Window/Window Well

Excellent

Multiple windows and associated well are clear of debris with frames intact. Some debris partially covers a window well, but no egress or leakage problem is seen.

- Safety/Compliance: Safe with unblocked egress; clear debris as routine.
- Asset Impact: Properly functioning windows and wells protect value.

**Next Action:** Continue monitoring and clear debris as needed.

Material: Glass and vinyl/fiberglass frames

Damage: Low

## Gate and Fence

Excellent

Vinyl gate and fence are upright and structurally sound with no visible damage. Gate is latched and all panels appear in place.

- Safety/Compliance: Secure and no hazards detected.
- Asset Impact: Preserves security and privacy.

**Next Action:** Monitor for wear or panel misalignment during regular checks.

Material: Vinyl

Damage: Low

## Concrete Patio/Walkway

Excellent

Concrete patio and walkway have minor wear and salt/snow residue, but no major cracks, settling, or trip hazards.

- Safety/Compliance: Suitable for safe passage.
- Asset Impact: Continues to provide clear access to exterior.

**Next Action:** Inspect for cracks or shifting as seasons change.

Material: Concrete

Damage: Low



## Exterior wall

Excellent

Brick and siding exterior wall is intact and undamaged, with no visible cracks, wear, or missing elements. Surfaces appear stable.

- Safety/Compliance: Wall stable; no action required.
- Asset Impact: No present issues; routine cleaning as upkeep.

**Next Action:** Monitor during regular maintenance cycles.

Material: Brick and siding

Damage: Low

## Roof

Excellent

Shingled roof appears intact with no missing shingles or sagging spots in this view. No evidence of leaks.

- Safety/Compliance: Structure appears uncompromised.
- Asset Impact: Continue scheduled roof maintenance.

**Next Action:** Recheck after snow melts for complete visibility.

Material: Asphalt shingles

Damage: Low

## Handrails and porch supports

Excellent

Metal handrails and porch supports are secure with no rust, bends, or visible damage.

- Safety/Compliance: Entry supports are safe for use.
- Asset Impact: Stable features reduce risk and cost.

**Next Action:** Check for surface rust in future inspections.

Material: Metal

Damage: Low

## Windows

Excellent

Windows visible from exterior are free of cracks or missing panes; frames intact and no obvious damage observed.

- Safety/Compliance: Egress and protection maintained.
- Asset Impact: No repairs needed; maintain status.

**Next Action:** Include in exterior review and checks.

Material: Glass with metal or vinyl frames

Damage: Low

## Pathway/Sidewalk

Excellent

Concrete pathway, partially visible, shows no major cracks or trip hazards in available areas.

- Safety/Compliance: Area is safe where visible.
- Asset Impact: Routine cleaning maintains access quality.

**Next Action:** Complete full assessment when snow recedes.

Material: Concrete

Damage: Low

## Partial Fence and side gate

Excellent

Only a portion of the white fence and side gate is visible; no damage is seen in this segment. Full section and hardware condition are unverified due to view limits.

- Safety/Compliance: Visible area secure.
- Asset Impact: Verify remainder at full access.

**Next Action:** Include in more comprehensive inspection when accessible.

Material: Vinyl

Damage: Low



## Main window assembly (rear elevation)

Excellent

Multi-panel vinyl framed window assembly is intact, weather seals secure, and siding attached with no signs of rot, warping, or missing caulk. Minor surface dirt present.

- Safety/Compliance: No immediate safety concerns.
- Asset Impact: Assembly supports envelope performance.

**Next Action:** Continue cleaning and inspect seals and sills regularly.

Material: Vinyl and glass

Damage: Low

## Exterior wall finish siding and stucco

Excellent

Vinyl siding and stucco finish are intact with no cracks or visible damage; partial view at ground level due to storage. No pest or water damage noted.

- Safety/Compliance: No hazards in visible areas.
- Asset Impact: Monitor inaccessible spots during future access.

**Next Action:** Return for full evaluation if access improves.

Material: Vinyl, stucco

Damage: Low

## Foundation and vent

Excellent

Visible foundation and vent cover show no cracks, spalling, or settlement. Lower vent area partially blocked by stored items and image incomplete.

- Safety/Compliance: Structure appears safe in partial view.
- Asset Impact: Schedule complete check for covered sections.

**Next Action:** Reassess during next opportunity.

Material: Concrete, metal

Damage: Low

## Steps at rear entry

Excellent

Rear concrete step is intact, level, and without significant cracks or loose surfaces. Minimal debris present.

- Safety/Compliance: Provides safe, stable access.
- Asset Impact: Minimal maintenance needed.

**Next Action:** Occasional cleaning and check for cracks.

Material: Concrete

Damage: Low



## Exterior stucco wall

Excellent

Stucco wall is stable and intact, with no cracks, stains, or chips other than minor surface dirt from exterior exposure.

- Safety/Compliance: No action required.
- Asset Impact: Maintain with routine surface cleaning.

**Next Action:** Continue annual inspection and cleaning.

Material: Stucco

Damage: Low

## Vinyl siding

Excellent

Sunroom siding is clean, well-secured with no evident warping, cracks, or misaligned joints.

- **Safety/Compliance:** Surface is secure and maintained.
- **Asset Impact:** Maintained siding supports exterior performance.

**Next Action:** Maintain regular cleaning and checks.

Material: Vinyl

Damage: Low

## Roof

Excellent

Asphalt shingle roof is mainly intact; some snow obscures total view but no missing or curling shingles are observed.

- **Safety/Compliance:** No issues visible; full verification after snow melts.
- **Asset Impact:** Monitor after seasonal changes.

**Next Action:** Repeat roof check post-thaw.

Material: Asphalt shingle

Damage: Low

## Windows

Excellent

Multiple fixed and sliding windows are intact with no cracks or broken seals. Frames are well-set and align with openings.

- **Safety/Compliance:** No concern for exposure.
- **Asset Impact:** Monitor seals; schedule annual window maintenance.

**Next Action:** Continue annual maintenance routine.

Material: Glass/Metal/Vinyl

Damage: Low

## Fence

Excellent

White vinyl privacy fence remains straight, undamaged, and has no graffiti or visible flaws.

- Safety/Compliance: Boundary is secure.
- Asset Impact: Visual monitoring recommended at intervals.

**Next Action:** Perform seasonal inspections.

Material: Vinyl  
Damage: Low

## Guttering and downspouts

Excellent

Gutters and one downspout are attached and free from sagging or clogging. Snow does not hinder assessment of their integrity.

- Safety/Compliance: No observed diversion or overflow risk.
- Asset Impact: Regular clearing preserves proper drainage.

**Next Action:** Continue clearing during seasonal cycles.

Material: Metal  
Damage: Low

## Ground surface/drainage

Excellent

Grass areas near foundation have minor wear with no standing water, erosion, or trip hazards. Barrel and hose storage have little impact.

- Safety/Compliance: Walkability and drainage remain adequate.
- Asset Impact: Manage landscaping to continue supporting drainage.

**Next Action:** Monitor perimeter during heavy rains.

Material: Soil/Grass  
Damage: Low



## Entry Door

Excellent

Painted entry door has no visible dents or cracks and the threshold/weatherstripping is intact. Frame is aligned for proper access.

- Safety/Compliance: Door is secure and functional.
- Asset Impact: No immediate upkeep needed.

**Next Action:** Continue monitoring as part of normal exterior checks.

Material: Painted metal or composite  
Damage: Low

## Exterior Steps and Railings

Excellent

Concrete steps with painted railings are structurally sound and stable, with no visible cracks, rust, or loosening.

- Safety/Compliance: No trip or slip hazards.
- Asset Impact: Intact; no action required.

**Next Action:** Inspect occasionally for rust and cracking.

Material: Concrete and painted metal  
Damage: Low

## Windows (Front)

Excellent

Large windows and trim are in excellent visual condition; no cracks, missing panes, or frame deterioration seen.

- Safety/Compliance: No safety issues present.
- Asset Impact: Maintain on current schedule.

**Next Action:** Continue standard checkups.

Material: Glass with painted trim  
Damage: Low

## Porch Ceiling and Gutter

Fair

Soffit and gutter are intact; gutter has some residue and staining but is not blocked. Cleaning is recommended to prevent overflows.

- Safety/Compliance: No current safety threat.
- Asset Impact: Cleaning protects against water-related problems.

**Next Action:** Clean gutter at the next available opportunity.

Material: Vinyl or aluminum

Damage: Low



## HVAC condenser unit

Excellent

Metal HVAC condenser is level and undamaged, with only minor debris and light plant overgrowth nearby. Cables and tubing appear secure and intact.

- Safety/Compliance: No electrical hazard present.
- Asset Impact: Maintain plant clearance for reliability.

**Next Action:** Control plant growth and keep immediate area clear.

Material: Metal

Damage: Low

## Exterior wall and vent piping

Fair

Stucco wall with vent shows no large cracks or holes. Area around vent pipe has weathered sealant that should be addressed during planned surface maintenance.

- Safety/Compliance: Low risk, but sealant should be monitored.
- Asset Impact: Renewing sealant ensures weather resistance.

**Next Action:** Plan caulking or sealant renewal at next maintenance.

Material: Stucco and PVC

Damage: Low

## Basement window

Excellent

Intact glass basement window with no cracks or leaks; window well is clear with some nearby plant growth.

- Safety/Compliance: Window is secure and meets code.
- Asset Impact: Trim surrounding vegetation to avoid growth into well.

**Next Action:** Continue vegetation maintenance and keep well clear.

Material: Glass and metal

Damage: Low



## Front Door

Excellent

Solid front door with intact paint, hardware, and no distortion or structural damage. Entry light is depicted as operational.

- Safety/Compliance: Secure for entry and exit.
- Asset Impact: Standard observation sufficient.

**Next Action:** Monitor for hardware wear or finish deterioration.

Material: Painted metal/wood

Damage: Low

## Windows (Front Elevation)

Excellent

Front elevation windows are intact, with no cracks, fogging, or frame issues; all frames aligned and secure.

- Safety/Compliance: Meets egress and lighting criteria.
- Asset Impact: Routine checks are sufficient.

**Next Action:** Continue general inspections.

Material: Glass/wood or vinyl framing

Damage: Low

## Roof (Visible Section)

Excellent

Shingled roof with snow coverage has no visible missing or damaged shingles; ridge line and chimney are straight, but some areas unverified due to snow.

- Safety/Compliance: Satisfactory in visible zones.
- Asset Impact: Full confirmation required post-snowmelt.

**Next Action:** Continue with annual inspection.

Material: Asphalt shingles

Damage: Low

## Front Steps and Walkway

Excellent

Concrete steps and walkway at entry show no damage; snow covers some areas limiting visibility. Partial image incomplete.

- Safety/Compliance: Step and path safe where visible.
- Asset Impact: Underlying condition beneath snow is unconfirmed.

**Next Action:** Assess fully after snow clears.

Material: Concrete

Damage: Low

## Porch Railing

Excellent

Metal railing is stable and undamaged, paint is intact, and all supports appear in good condition.

- Safety/Compliance: Provides proper entry support.
- Asset Impact: Maintain paint; monitor for rust.

**Next Action:** Include in periodic paint and hardware inspections.

Material: Painted metal

Damage: Low

## Siding (Front Facade)

Excellent

Brick veneer is clean, uniformly colored, and free of cracks or missing mortar; no weathering or deterioration noted.

- Safety/Compliance: Building envelope is intact.
- Asset Impact: No action beyond monitoring.

**Next Action:** Conduct periodic weathering and discoloration reviews.

Material: Brick

Damage: Low



## Exterior HVAC condenser unit

Fair

HVAC condenser case and grill are intact, but plant overgrowth at the base could reduce airflow or impede access. Cleaning and vegetation trimming recommended.

- Safety/Compliance: Low risk if promptly addressed.
- Asset Impact: Airflow clearance ensures system longevity.

**Next Action:** Remove plants and debris around the unit soon.

Material: Metal housing with plastic fan guard

Damage: Low

## Exterior wall (adjacent to HVAC unit)

Fair

Stucco wall next to HVAC unit has minor cracks and discoloration. No large defects seen, but routine monitoring for worsening is needed.

- Safety/Compliance: No urgent hazard.
- Asset Impact: Timely sealing maintains wall integrity.

**Next Action:** Monitor crack progression and seal as needed.

Material: Stucco

Damage: Low

## PVC drain and vent piping

Excellent

White PVC drain and vent piping is securely attached and free of leaks or cracks; shows only superficial dirt.

- Safety/Compliance: No code or safety issues currently.
- Asset Impact: Maintain clean joints to prevent leaks.

**Next Action:** Clean as needed and check for new stains annually.

Material: PVC

Damage: Low

## Electrical conduit and wiring

Fair

Conduit and cables are intact and secured; some sections are partially obscured by plant overgrowth. Partial view, image incomplete.

- Safety/Compliance: Remove plant material to enable full inspection; currently no exposed wiring.
- Asset Impact: Vegetation control extends wiring lifespan and safety.

**Next Action:** Clear vegetation for complete conduit inspection.

Material: Plastic/metal conduit, insulated wire

Damage: Low

A.I. did not detect the following images:

Smoke detector, CO detector, electrical panel, under-sink plumbing, window lock hardware, full fence and gate hardware, areas behind snow or stored items

# Room 5: 1 Report

## Overall Assessment

**Notes:** This bedroom presents with well maintained structural and cosmetic features, showing no major issues or urgent needs. The permanent fixtures, such as windows, flooring, and closet doors, are stable, clean, and free of visible hazards. Minor scuffing on the accent wall and moderate carpet wear are noted, both consistent with normal use and manageable through routine maintenance. The space appears suitable for continued use, with only cosmetic touch-ups recommended at the next turnover. There are no signs of deterioration or unknown concerns in the inspected elements.

### Room Grade

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

Excellent

The overall room condition is stable with all major permanent features in satisfactory shape. No deterioration or hazards were identified, and routine care is evident throughout. Minor routine scuffing and wear are present but do not affect safety or structure.

- Safety/Compliance: No safety risks or code issues; all exits and access points are clear and compliant.
- Asset Impact: Routine maintenance maintains asset value, with only minor surface touch-ups needed.

**Next Action:** Continue with regular inspections and plan cosmetic touch-ups during standard turnover cycles.

#### Cosmetic Grade

Fair

Cosmetic surfaces show mostly excellent condition except for minor scuffs on the accent wall and visible carpet wear. These are cosmetic and require only standard attention.

- Safety/Compliance: Scuffs and abrasions do not pose any safety or code issues.
- Asset Impact: Minor paint wear and carpet discoloration can be addressed at minimal cost to preserve appearance.

**Next Action:** Monitor for worsening and schedule paint touch-up and carpet cleaning as routine maintenance.

#### Non-Cosmetic Grade

Excellent

Non-cosmetic components like windows, doors, outlets, and HVAC registers are in stable, secure condition. No hazards or visible deterioration observed.

- Safety/Compliance: No hazards present; all features meet stability and egress requirements.
- Asset Impact: Good condition prevents unexpected costs and upholds property standards.

**Next Action:** Maintain regular inspection and continue current upkeep beyond standard monitoring.



### Windows

Excellent

Two horizontally sliding windows with clear glass, intact frames, secure hardware, and no signs of leaks or cracking. Sills and trim are free of visible damage or water stains.

- **Safety/Compliance:** No concerns observed for security or egress requirements.
- **Asset Impact:** Well maintained, supporting long-term function and value.

**Next Action:** Continue routine care; no action required.

Material: glass with painted wood/vinyl trim

Damage: Low



### Accent wall

Fair

Accent wall has minor surface scuffs and abrasions but intact paint and underlying drywall. Pattern and finish largely maintained with no active peeling or bubbling.

- **Safety/Compliance:** No habitability or safety concerns; purely a cosmetic issue.
- **Asset Impact:** Minor wear with negligible effect on underlying structure or property value.

**Next Action:** Inspect for worsening and plan touch-up during next standard maintenance.

Material: Painted drywall

Damage: Low



### Carpeted floor

Fair

Carpet shows moderate wear and discoloration along edges and high-traffic areas, but remains intact without visible tears or hazards. Routine cleaning is recommended.

- Safety/Compliance: No tripping or slip hazards; installation remains secure.
- Asset Impact: Moderate wear; cleaning can extend life and maintain appearance.

**Next Action:** Schedule for regular deep cleaning and monitor for additional wear.

Material: Synthetic carpet  
Damage: Low



### Carpeted floor

Fair

Visible carpet zone exhibits typical wear and minor discoloration from traffic, with no structural defects or hazardous conditions. Cleanliness could be improved.

- Safety/Compliance: Safe surface, no evidence of tripping risks.
- Asset Impact: Cleaning will help preserve the asset; replacement not needed yet.

**Next Action:** Arrange for deep cleaning at next maintenance interval.

Material: Carpet  
Damage: Low

A.I. did not detect the following images:

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

# Room 6: Great room Report

## Overall Assessment

**Notes:** The great room is well maintained with foundational elements like windows, walls, and flooring in good condition. Most visible issues are cosmetic, including paint chipping, surface debris on carpets, and minor fraying at stair treads. However, there are important safety concerns: a stair handrail post is loose and an exposed, uncapped gas stub is present, both of which require priority attention. Lighting and door hardware appear present, though some ceiling fixtures lack covers. Regular cleaning and prompt minor repairs will support property value and safety.

### Room Grade

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

Fair

The room is fundamentally sound, but moderate safety risks exist in the form of an unsecured handrail post and an exposed gas valve. Cosmetic wear is present but does not compromise function. Immediate attention to safety issues and routine cleaning will help maintain overall quality.

- **Safety/Compliance:** Handrail post and uncapped gas stub present safety risks and must be addressed to meet safe usage expectations. Other aspects meet typical requirements.
- **Asset Impact:** Timely maintenance prevents escalation of wear and preserves value; ignoring handrail or gas stub repairs could elevate risk and repair costs.

**Next Action:** Immediately repair or secure the loose stair handrail post, cap or safely connect the gas stub, and include all noted cosmetic items in routine cleaning and maintenance.

#### Cosmetic Grade

Fair

Cosmetic surfaces show standard wear, including carpet stains, debris, scuffed trim, and chipped handrail paint. These issues are all manageable and do not currently impair use.

- **Safety/Compliance:** Cosmetic issues pose no current hazard but should be monitored.
- **Asset Impact:** Timely cleaning and touch-ups limit deterioration and future maintenance costs.

**Next Action:** Address routine cleaning tasks, paint chipping, and surface repairs in the next maintenance cycle.

**Non-Cosmetic  
Grade**

Poor

Most foundational elements are operational and undamaged, but safety-relevant repairs are needed at the stair handrail and exposed gas stub. Lighting fixture covers are also missing, and routine repair at frayed stair treads is recommended.

- Safety/Compliance: Exposed gas fitting and loose handrail present moderate safety risks that require prompt correction.
- Asset Impact: Neglecting these issues could increase liability and future repair costs.

**Next Action:** Secure and repair both the stair handrail and gas stub promptly. Replace missing fixture covers and address fraying and cosmetic repairs as routine maintenance.



## Windows

Excellent

Multiple large double-pane and transom windows are intact, frames undamaged, and no signs of moisture ingress are visible. Sills and hardware appear complete and well maintained.

- **Safety/Compliance:** Windows meet visibility and egress standards; no hazards present.
- **Asset Impact:** Regular cleaning and monitoring will maintain window condition and prevent future wear.

**Next Action:** Include windows in routine cleaning and inspection schedule.

Material: Composite or vinyl with glass panes  
Damage: Low

## Ceiling

Excellent

Painted drywall ceiling with skylights and light fixtures is undamaged, with no cracks or stains. Fixtures and fan are secure and show no material wear.

- **Safety/Compliance:** No ceiling hazards observed.
- **Asset Impact:** Routine inspection and maintenance will preserve ceiling quality.

**Next Action:** Continue to monitor as part of routine cycles.

Material: Painted drywall  
Damage: Low

## Walls

Excellent

Painted drywall walls are smooth and unblemished, with all outlet and switch covers present and undamaged.

- **Safety/Compliance:** No safety risks; meets all applicable standards.
- **Asset Impact:** Minimal maintenance currently required.

**Next Action:** Visually inspect walls during future routine checks.

Material: Painted drywall  
Damage: Low

## Floor

Excellent

The carpet is short-pile with minor surface debris, no apparent rips or stains, and is even throughout. Edges are secure and the floor is level.

- Safety/Compliance: No trip hazards noted.
- Asset Impact: Ongoing cleaning will extend the carpet's life.

**Next Action:** Include carpeted floor in the next scheduled cleaning.

Material: Carpet

Damage: Low



## HVAC vent pipe

Excellent

Black metal vent pipe is securely mounted and free of leaks or visible damage. The open end appears designed for an appliance connection.

- Safety/Compliance: Compliant if capped during periods of disuse.
- Asset Impact: Regular maintenance will avoid deterioration.

**Next Action:** Monitor for changes; cap when not in use or after appliance installation.

Material: Metal

Damage: Low

## Wall surface

Fair

Recently patched painted drywall seam is uneven but stable. No present cracks, holes, or moisture detected.

- Safety/Compliance: No safety or operational impact observed.
- Asset Impact: Surface quality should be addressed with next paint update.

**Next Action:** Monitor for changes and schedule repainting or repair as part of routine maintenance.

Material: Drywall

Damage: Low

## Gas valve/appliance stub

Poor

Metal gas stub and valve are exposed and currently uncapped, increasing the safety risk if unintentionally left accessible or pressurized.

- Safety/Compliance: Uncapped gas stub is a direct safety hazard; corrective action is necessary.
- Asset Impact: Prompt capping reduces liability and limits risk of incident.

**Next Action:** Cap gas stub or reconnect appliance as a priority.

Material: Metal

Damage: Low

## Baseboard trim

Fair

White painted baseboard shows intact structure. Caulking is uneven near a previously patched area, with minor scuffs present.

- Safety/Compliance: No hazards present.
- Asset Impact: Future painting and caulking will restore appearance.

**Next Action:** Schedule trim for cosmetic maintenance with next painting.

Material: Painted wood

Damage: Low

## Carpet flooring

Excellent

Carpet is clean, sound, and shows no significant stains or tears. Routine care is advised.

- Safety/Compliance: No trip hazards or health concerns noted.
- Asset Impact: Ongoing cleaning preserves carpet longevity.

**Next Action:** Continue carpet cleaning in scheduled cycles.

Material: Carpet

Damage: Low



## Carpeted Floor

Fair

Low-pile carpet shows minor loose debris and embedded particles. No major stains or rips visible.

- Safety/Compliance: No current safety risks.
- Asset Impact: Regular cleaning will preserve quality and value.

**Next Action:** Include area in next cleaning cycle.

Material: Carpet  
Damage: Low

## Stair Tread Carpet

Fair

Stair tread carpet edges are frayed, especially at the lower left area. No exposed subfloor detected but proactive repair is needed.

- Safety/Compliance: Potential low safety risk if fraying worsens.
- Asset Impact: Fixing now will reduce later repair costs.

**Next Action:** Arrange repair for stair carpet on next maintenance visit.

Material: Carpet over plywood or wood substrate  
Damage: Low

## Handrail Posts and Balusters

Poor

Stair handrail post is detached and missing trim. Timber base is loose with an exposed wire present, creating a moderate safety risk and trip hazard.

- Safety/Compliance: Immediate hazard due to instability; quick repair required.
- Asset Impact: Delaying repair may result in liability and increased damage.

**Next Action:** Secure and repair handrail post, reinstall trim, and remove obstruction promptly.

Material: Painted wood  
Damage: High

## Sliding Glass Door

Excellent

Glass door and frame are intact without alignment issues. Hardware and lock functionality could not be confirmed from available photo.

- Safety/Compliance: No risk visible in photographed portions.
- Asset Impact: Routine cleaning and inspection of hardware will help ensure continued performance.

**Next Action:** Clean glass and verify door hardware during the next inspection.

Material: Glass and vinyl or aluminum

Damage: Low



## Carpet flooring

Fair

Carpet in this area has minor stains and general surface wear. No significant rips or obvious trip hazards.

- Safety/Compliance: No distinct hazards observed.
- Asset Impact: Cleaning as part of ongoing maintenance will extend the useful life of the carpet.

**Next Action:** Add area to scheduled cleaning rounds.

Material: Carpet

Damage: Low

## Painted drywall walls

Excellent

Walls are smooth, fully intact, and without visible blemishes or marks.

- Safety/Compliance: No evident issues.
- Asset Impact: No work needed at present.

**Next Action:** Re-inspect during next routine cycle.

Material: Painted drywall

Damage: Low

## Ceiling with skylight and fan

Fair

Ceiling and skylight are intact; two recessed light fixtures are missing trim or bulb covers. Remaining surfaces and installations are secure.

- Safety/Compliance: Low risk mainly from exposed light housing allowing dust or insect entry.
- Asset Impact: Covers should be installed for full function and visuals.

**Next Action:** Install missing fixture covers at the next opportunity.

Material: Painted drywall, glass (skylight), metal/plastic (fan, fixtures)  
Damage: Low

## Door with glass panel

Excellent

Exterior door with glass panel is intact with no structural concerns. Minor glass residue noted but not an operational concern.

- Safety/Compliance: Egress is unobstructed; safe for use.
- Asset Impact: Cleaning will sustain appearance.

**Next Action:** Add to cleaning routine.

Material: Painted wood, glass  
Damage: Low

## Window units

Excellent

Window units with glass and frames are intact; seals are secure, no condensation or visible damage.

- Safety/Compliance: Meets current standards, no risks seen.
- Asset Impact: Regular inspection and cleaning recommended.

**Next Action:** Monitor as part of routine rounds.

Material: Vinyl or painted wood, glass  
Damage: Low

## Stair banister and trim

Fair

Stair banister shows chipping on painted finishes and missing sections of trim; surface issue only, no impact to structure observed.

- Safety/Compliance: Low risk at present; monitor for changes.
- Asset Impact: Restore appearance as part of standard painting cycle.

**Next Action:** Schedule restoration within next paint and trim cycle.

Material: Painted wood

Damage: Low



## Carpeted Floor

Excellent

Dark carpeted floor in good condition with minor corner wear and no trip hazards detected.

- Safety/Compliance: No risk noted.
- Asset Impact: Maintain by cleaning regularly.

**Next Action:** Include area in standard cleaning schedule.

Material: Carpet

Damage: Low

## Windows

Excellent

Large vinyl-framed windows are undamaged and free of cracks or water intrusion. Clean sills present.

- Safety/Compliance: Compliant egress and ventilation; no hazards detected.
- Asset Impact: Maintain value via routine inspection and cleaning.

**Next Action:** Continue routine maintenance and inspection.

Material: Vinyl, glass

Damage: Low

## Ceiling and Lighting

Excellent

Ceiling, built-in lighting, and skylight are intact and show no visible deficiencies. Ceiling fan is properly installed.

- Safety/Compliance: All elements are in safe condition.
- Asset Impact: Regular observation will preserve condition.

**Next Action:** Re-inspect as part of normal cycles.

Material: Drywall, glass, metal

Damage: Low

## Handrail and Newel Post

Fair

Handrail and newel post remain structurally sound with minor paint chipping and moderate cosmetic wear.

- Safety/Compliance: Low level of risk at this time.
- Asset Impact: Painting or touch-ups will stymie further degradation.

**Next Action:** Schedule touch-ups or repainting in next maintenance cycle.

Material: Painted wood

Damage: Low

A.I. did not detect the following images:

Smoke detector, CO detector, door lock hardware, under-sink plumbing, under-stair area

# Room 7: Basement Report

## Overall Assessment

**Notes:** The finished basement area presents a well maintained environment with clean, intact surfaces and systems throughout. Most features are in excellent condition, demonstrating ongoing care and routine maintenance. However, two issues are noted: a missing drop ceiling tile and an unfinished utility/closet area with exposed utility lines. These concerns, while not presenting imminent hazards, should be addressed soon to safeguard code compliance and minimize liability risks. Other observed surfaces and fixtures require only standard monitoring, with no evidence of active leaks, staining, or damage.

### Room Grade

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

Poor

While the majority of permanent features and finishes remain clean and stable, a missing ceiling tile and an open utility/closet enclosure require attention to ensure code compliance and prevent liability. Most finishes are otherwise well preserved, and no major asset impact is currently visible.

- **Safety/Compliance:** All visible elements meet occupancy standards; however, the open ceiling and unfinished enclosure pose moderate compliance risks.
- **Asset Impact:** Deterioration is limited at present, but delaying repairs could increase future costs or result in citation.

**Next Action:** Replace the missing ceiling tile promptly and fully enclose the utility/closet area. Maintain regular monitoring for wear or new concerns.

#### Cosmetic Grade

Excellent

Flooring, trim, painted surfaces, cabinetry, and other finished elements are clean and unblemished. No repairs are needed for cosmetic issues.

- **Safety/Compliance:** No visible tripping hazards or cosmetic code violations.
- **Asset Impact:** Continued good condition helps prevent long-term surface deterioration.

**Next Action:** Continue standard cleaning and periodic review; no specific action is needed currently.

#### Non-Cosmetic Grade

Poor

Most mechanical and safety-related features appear intact and functional, but the exposed opening in the ceiling and unfinished enclosure compromise fire/life safety and code separation. The remainder of fixed features and utilities is stable.

- **Safety/Compliance:** Ceiling and utility area openings reduce code/life safety protection.
- **Asset Impact:** If not resolved, repairs may become more complex or costly and increase insurance or citation risks.

**Next Action:** Schedule ceiling tile replacement and complete enclosure finishing. Confirm compliance after repairs.



### HVAC unit (furnace/air handler)

Excellent

The metal HVAC enclosure is free from visible dents, rust, staining, or leaks. Ductwork connections are intact and undisturbed. No debris or water damage is noted. Air filter not visible in this image and may require replacement.

- Safety/Compliance: No visible safety hazards; HVAC area is accessible for servicing.
- Asset Impact: Ongoing maintenance preserves HVAC value and operation.

**Next Action:** Verify air filter is installed at next maintenance; continue standard servicing.

Material: sheet metal

Damage: Low



### Laminate Flooring

Excellent

Gray laminate flooring is clean, intact, and shows no gaps, major wear, or visible damage. All transitions and wall interfaces are flush, supporting safety and aesthetics.

- Safety/Compliance: No slipping or tripping risks observed.
- Asset Impact: Durable and well kept, supporting property value.

**Next Action:** Continue regular cleaning and floor inspection.

Material: Laminate

Damage: Low



## Vinyl plank flooring

Excellent

Vinyl plank flooring is properly installed and undamaged with no warping, cracks, or stains observed. Seams are flush; no trip hazards present.

- Safety/Compliance: Safe, continuous walking surface.
- Asset Impact: Maintains coverage and reduces maintenance frequency.

**Next Action:** Maintain with regular cleaning and monitoring.

Material: Vinyl plank

Damage: Low



## Drop ceiling

Poor

Drop ceiling is mostly intact and level with clean panels. One panel is missing, exposing the ceiling cavity and creating elevated compliance and safety risk until replaced. No sagging or water damage elsewhere.

- Safety/Compliance: Missing panel presents fire and debris barrier gap.
- Asset Impact: Unprotected opening could admit dust or damage finishes over time.

**Next Action:** Replace missing ceiling tile as a priority.

Material: Acoustic tile

Damage: Medium



## Vinyl plank flooring

Excellent

Vinyl plank flooring is clean, free from cracks, lifting, stains, or water damage. Joints and seams are aligned and stable, indicating ongoing quality and upkeep.

- Safety/Compliance: No visible safety or moisture risks.
- Asset Impact: Protects subfloor and reduces future repair costs.

**Next Action:** Continue standard surface care and check for changes at next review.

Material: Vinyl plank  
Damage: Low



## Vanity Sink and Cabinet

Excellent

The white sink and cabinetry are in excellent visible condition, with no chips, staining, or warped areas. Surfaces and doors remain solid and free from leaks or moisture accumulation.

- Safety/Compliance: Stable installation; does not present sanitation risks.
- Asset Impact: Cabinet protects plumbing and maintains fixture value.

**Next Action:** Maintain cleanliness and observe during regular checks.

Material: Composite countertop, painted wood cabinet  
Damage: Low



## Toilet (porcelain, tank and bowl)

Excellent

Toilet appears clean, with no visible cracks, leaks, or discoloration. All components are solidly in place, and no issues are visible around the fixture.

- Safety/Compliance: Secure, sanitary installation.
- Asset Impact: Maintains plumbing function and avoids water damage.

**Next Action:** Monitor according to standard schedule; no immediate action.

Material: Porcelain  
Damage: Low



## Shower enclosure

Excellent

The fiberglass or acrylic shower enclosure is clean, solid, and shows no cracks, chips, mold, or persistent stains. Built-in shelving is intact; walls show no signs of misshaping or water intrusion.

- Safety/Compliance: No present hazard; waterproofing is effective.
- Asset Impact: Maintains bathroom function and protects structure.

**Next Action:** Continue cleaning and periodic visual review.

Material: Fiberglass or acrylic  
Damage: Low

A.I. did not detect the following images:

Smoke detector, CO detector, under-sink plumbing, door hardware, window hardware, electrical outlets, HVAC vent, mechanical shutoff controls, exterior wall surfaces

# Room 8: Main Report

## Overall Assessment

**Notes:** The bathroom presents in excellent condition with all fixtures and surfaces free of significant wear, damage, or safety concerns. Permanent features such as flooring, tile, grab bars, and cabinetry appear secure and well-maintained. No evidence of moisture intrusion, leaks, or sanitation risks is noted on any visible element. Structural and cosmetic standards are fully upheld, supporting asset value and occupant safety. All areas are ready for continued use with only routine monitoring recommended.

### Room Grade

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

Excellent

All permanent fixtures and surfaces are intact, stable, and show minimal cosmetic wear. No deterioration, water damage, or hazards observed, indicating satisfactory mid-tenancy upkeep.

- **Safety/Compliance:** Exits, fixtures, and support elements are properly installed and present no safety or code issues.
- **Asset Impact:** Surfaces and hardware are undamaged, preventing depreciation or the need for costly repairs.

**Next Action:** Continue regular monitoring as part of the inspection routine.

#### Cosmetic Grade

Excellent

Flooring, walls, paint, and mirror are in excellent observable condition with only minor wear typical of usage. No notable blemishes or surface defects impacting functionality.

- **Safety/Compliance:** Cosmetic features pose no risk to users and meet expected standards.
- **Asset Impact:** Surfaces support the asset's ongoing value with no indications of significant wear.

**Next Action:** Maintain with routine cleaning and periodic checks.

#### Non-Cosmetic Grade

Excellent

All functional and safety-related features, including hardware, fixtures, plumbing, and outlets, are intact with no observed compliance issues or risks.

- **Safety/Compliance:** Fixtures, plumbing, and outlets meet operational and safety expectations with no hazards detected.
- **Asset Impact:** Critical components preserve both function and value without repair needed.

**Next Action:** Continue preventive maintenance and periodic inspection.



### Bathtub and Tile Surround

Excellent

The porcelain bathtub and ceramic tile surround are free from visible cracks, chips, staining, or mold. Grout lines are sound and stable. No water damage detected.

- **Safety/Compliance:** Fixtures promote safe use without visible hazards or violations.
- **Asset Impact:** Condition is fully preserved, minimizing any maintenance costs.

**Next Action:** Monitor during regular inspections.

Material: Porcelain, Ceramic Tile

Damage: Low

### Grab Bars

Excellent

Stainless steel grab bars are securely anchored, with no rust, structural compromise, or mounting issues observed.

- **Safety/Compliance:** Provide proper support without safety concerns.
- **Asset Impact:** No anticipated repair costs.

**Next Action:** Continue regular visual checks.

Material: Stainless Steel

Damage: Low

### Glass Block Window

Excellent

Glass block window is securely set, intact, with no moisture intrusion or damage. Window seals appear undisturbed and well preserved.

- **Safety/Compliance:** No safety or security risks present.
- **Asset Impact:** Maintains insulation and architectural value.

**Next Action:** Observe window seals for future changes.

Material: Glass Block

Damage: Low

## Shower Fixtures

Excellent

Metal shower fixtures and mounting are free from corrosion or leaks. All components are properly affixed and undamaged.

- Safety/Compliance: No observed issues threatening function or safety.
- Asset Impact: No maintenance or value concerns.

**Next Action:** Perform regular cleaning and checks.

Material: Metal

Damage: Low

## Flooring Adjacent to Tub

Excellent

Vinyl plank flooring near the bathtub is smooth, flush, and undamaged with no evidence of swelling or warping.

- Safety/Compliance: No trip or water intrusion hazards detected.
- Asset Impact: Surface is protected, preserving asset life.

**Next Action:** Keep dry and ensure standard cleaning.

Material: Vinyl Plank

Damage: Low



## Vinyl plank flooring

Excellent

Vinyl plank flooring is well installed, level, and free from visible cracks, stains, or water damage.

- Safety/Compliance: No trip hazards or code issues.
- Asset Impact: No evidence of depreciation.

**Next Action:** Maintain with routine cleaning.

Material: Vinyl plank

Damage: Low

## Painted drywall walls

Excellent

Walls are smooth and undamaged with only minor mounting evidence, not affecting function or appearance.

- Safety/Compliance: Free from hazards or damage.
- Asset Impact: No repairs currently needed.

**Next Action:** Monitor for future condition changes.

Material: Painted drywall

Damage: Low

## Ceiling with mounted light

Excellent

Ceiling is smooth with no damage or staining. Light fixture and vent cover are secure and undamaged.

- Safety/Compliance: No evidence of exposed wiring or fire hazards.
- Asset Impact: No attention needed; condition maintained.

**Next Action:** Continue periodic visual inspections.

Material: Painted drywall, plastic fixture

Damage: Low

## Bathtub and wall tile

Excellent

White ceramic tile surround and fiberglass tub display no visible damage, chipping, or leaks. Metal handrail is secure.

- Safety/Compliance: No detected risks to users.
- Asset Impact: Fixtures retain integrity and value.

**Next Action:** Routine check for grout or seal gaps.

Material: Ceramic tile, fiberglass tub, metal handrail

Damage: Low

## Toilet

Excellent

Porcelain toilet is stable and secure, with no leaks or defects seen. All fittings are intact.

- Safety/Compliance: No sanitation or instability issues.
- Asset Impact: Fully functional, no expected repairs.

**Next Action:** Include in ongoing inspection routines.

Material: Porcelain

Damage: Low

## Vanity and countertop

Excellent

White painted vanity and solid-surface countertop show no water damage or alignment problems. Fixtures are complete and undamaged.

- Safety/Compliance: No hazards or loose fittings noted.
- Asset Impact: Asset value maintained by good condition.

**Next Action:** Continue regular cleaning and checks.

Material: Painted wood, solid surface

Damage: Low

## Open shelving

Excellent

Painted wood shelves over the vanity are level, firmly anchored, and free of sagging or damage.

- Safety/Compliance: No hazards or risks for stored items.
- Asset Impact: Functionality and structural value preserved.

**Next Action:** Inspect mounting during standard reviews.

Material: Painted wood

Damage: Low

## Bathroom door

Excellent

Bathroom door is well-mounted and aligned, with no material or hardware damage noted.

- Safety/Compliance: Privacy and egress maintained.
- Asset Impact: No adverse condition impacting use or value.

**Next Action:** Maintain hinges and check surface per schedule.

Material: Painted wood

Damage: Low



## Vanity cabinet and countertop

Excellent

Painted wood vanity and solid surface countertop are undamaged and properly aligned. All hardware is present without signs of water or structure issues.

- Safety/Compliance: No risks or functional impact detected.
- Asset Impact: Asset value and usability are supported.

**Next Action:** Monitor as part of cleaning and inspection.

Material: Painted wood, solid surface

Damage: Low

## Sink and faucet

Excellent

Sink and faucet are free from rust, leaks, or surface staining. Components are intact and show no damage.

- Safety/Compliance: No electrical or sanitation issues visible.
- Asset Impact: Remain functional with no repair needs.

**Next Action:** Monitor for signs of wear or leaks.

Material: Metal, porcelain or composite

Damage: Low

## Mirror

Excellent

Mirror is intact with no breakage. Minor streaks present do not limit visibility or create safety issues.

- Safety/Compliance: No sharp edges; safe for daily use.
- Asset Impact: No repairs or replacement needed.

**Next Action:** Maintain mirror cleanliness regularly.

Material: Glass

Damage: Low

## Electrical outlet

Excellent

Duplex outlet faceplate is intact, with no burns or exposed elements. Outlet is properly positioned.

- Safety/Compliance: Meets code and has no visible electric hazards.
- Asset Impact: Maintains functionality; no action required.

**Next Action:** Inspect for wear or damage during future checks.

Material: Plastic, metal

Damage: Low

## Shelving

Excellent

Mounted wood shelves are stable and properly aligned with no sagging, detachment, or damage.

- Safety/Compliance: No hazards for items or users.
- Asset Impact: Retains full storage utility.

**Next Action:** Check shelf stability at each inspection.

Material: Wood

Damage: Low

## Floor

Excellent

Laminate or vinyl plank flooring is smooth, level, and only shows light wear from regular use. No evidence of cracks, warping, or stains.

- Safety/Compliance: No slip or trip issues identified.
- Asset Impact: Flooring remains fully serviceable.

**Next Action:** Continue with regular floor cleaning and assessment.

Material: Laminate or vinyl plank

Damage: Low

## Walls and paint

Excellent

Painted drywall walls are free of cracks, peeling, or substantial blemishes. Minor nail holes are non-functional.

- Safety/Compliance: No breaches or hazards present.
- Asset Impact: Durability and visual appeal are maintained.

**Next Action:** Patch small nail holes at next painting.

Material: Painted drywall

Damage: Low

A.I. did not detect the following images:

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

# Room 9: Hallway Report

## Overall Assessment

**Notes:** The hallway presents in excellent condition with all permanent features and finishes showing only minor wear typical of everyday use. No structural or cosmetic defects, safety hazards, or code violations are visible. All components, including flooring, walls, fixtures, and covers, are sound and well maintained. No emergent repairs or urgent issues are indicated, and the space appears well suited for continued use. Monitoring during routine property inspections is recommended to ensure ongoing integrity.

### Room Grade

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

Excellent

Overall, the hallway is in excellent condition with no signs of structural or major cosmetic deficiencies. Surfaces and fixtures are secure and intact, and lighting and outlet covers are properly installed. Minor wear is within normal parameters for a mid-tenancy inspection.

- **Safety/Compliance:** No safety hazards or code issues were observed. Egress is clear and fixtures present no danger.
- **Asset Impact:** There is no evidence of deterioration or damage that would impact long-term asset value.

**Next Action:** Continue routine monitoring and visual inspection as scheduled.

#### Cosmetic Grade

Excellent

Cosmetic elements such as painted surfaces, baseboards, and finishing details display minimal wear, with only light scuffs detected. No advanced finish degradation, cracks, or previous repair marks are visible.

- **Safety/Compliance:** All cosmetic finishes are safe and do not violate code expectations.
- **Asset Impact:** Surfaces remain clean and fresh, helping preserve appearance and asset presentation.

**Next Action:** Consider cosmetic touch-up during routine maintenance if desired.

#### Non-Cosmetic Grade

Excellent

Permanent fixtures, hardware, and structural elements such as flooring, outlet covers, and wall hardware are stable and free from functional or safety concerns. All appear properly installed with no risk of failure.

- **Safety/Compliance:** No hazardous conditions found in any permanent feature or fixture.
- **Asset Impact:** No physical issues are present that could reduce operational value or require capital repair.

**Next Action:** Include all permanent infrastructure in future regular inspections.



### Laminate Flooring

Excellent

Laminate plank flooring is even and sound, with no signs of warping, missing sections, or notable surface damage. There are minor scuffs normal for usage, and joints appear aligned. No moisture, stains, or visible hazards detected.

- **Safety/Compliance:** Floor presents no trip or slip risk and aligns with safety expectations.
- **Asset Impact:** Wear is minimal; asset remains protected from costly repairs.

**Next Action:** Monitor during scheduled inspections.

Material: Laminate

Damage: Low

### Walls

Excellent

Painted drywall walls are intact with no holes or significant marks. Light scuffs and abrasions reflect normal use. No visible cracks, peeling, water damage, or mold. Partial - left baseboard out of frame - image incomplete.

- **Safety/Compliance:** No visible wall hazards or compliance issues where assessed.
- **Asset Impact:** Walls remain sound, supporting asset longevity.

**Next Action:** Reassess all wall areas during next routine inspection.

Material: Painted drywall

Damage: Low

### Ceiling and Lighting Fixture

Excellent

Ceiling finish is clean and undamaged, and mounted light fixture is intact; lighting is present. No exposed wiring, cracks, or stains. Partial - fixture canopy and edges out of view - image incomplete.

- **Safety/Compliance:** No evidence of exposed wiring or unsafe conditions at visible points.
- **Asset Impact:** Fixture and ceiling condition pose no risk to asset preservation.

**Next Action:** Ensure canopy and all fixture hardware are fully inspected in future.

Material: Painted drywall and plastic/metal light fixture

Damage: Low

## Wall Hooks/Rack

Excellent

Wall rack with hooks is sturdy, mounted straight, and shows no damage. Surface finish is intact; all hooks present and secure.

- **Safety/Compliance:** No hazards from the rack or mounting; no snag or fall concerns visible.
- **Asset Impact:** Fully functional hardware requires no repair.

**Next Action:** Maintain existing oversight for secure attachment.

Material: Painted wood/metal

Damage: Low

## Outlet Covers

Excellent

All visible outlet covers are secure and undamaged with no heat discoloration or exposed components. No obstruction or safety issues observed.

- **Safety/Compliance:** Outlets covered appropriately, supporting electrical safety.
- **Asset Impact:** Covering outlets ensures longevity and minimizes risk of repair.

**Next Action:** Confirm all outlets at next inspection.

Material: Plastic

Damage: Low

## Baseboards

Excellent

White painted baseboards are intact and continuous, with only minor surface wear. No signs of detachment, damage, or large scuffs noted.

- **Safety/Compliance:** No physical hazards such as sharp edges or separations detected.
- **Asset Impact:** Baseboards contribute to perimeter protection and maintain visual appeal.

**Next Action:** Touch-up or clean during standard turnover if required.

Material: Painted wood

Damage: Low

A.I. did not detect the following images:

Smoke detector, CO detector, under-sink plumbing, door hardware, fixture canopy

## Report Disclaimer

This summary is based solely on the visual interpretation of available images by Property Toolbox's A.I. It is not a substitute for a professional inspection, engineering review, or full code-compliance audit. Conditions in concealed or inaccessible areas may differ.

This review is intended for the property owner, manager, and their professional advisors such as insurers, lenders, or legal counsel. Final decisions should rely on professional inspections and internal policies. This summary is advisory only and does not assign responsibility.