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Matthew Routhier
Property Manager

PROPERTY INFORMATION

Property Manager - Pre Tenancy

Sharon

8113 Frontier Ave. Niagara Falls, NY 14304

null

3
Bedrooms

1
Bathrooms

1050
Square Feet

1956
Year Built

0
Excellent

2
Good

7
Fair

1
Poor

INSPECTION BRIEF

This brief summary is strictly based on visual data interpreted by Verro's AI and does not include findings from physical testing, hidden conditions, or system operability.

Urgent safety issues requiring immediate action include open electrical wiring and lampholders in the basement, and an incomplete bathroom sink and open drain creating severe health and code risks. Priority repairs are also needed for cracked tiles and grout in wet areas, exposed plumbing penetrations, subfloor, and for correcting a stairwell door swing and missing right-side porch handrail, which pose safety and compliance risks before the next tenant moves in. The backyard and carport have several moderate trip hazards and unfinished elements, such as loose cables, uninsulated or icing refrigerant lines, and a chipped entry threshold. Exterior risks include a chipped entry step and damaged fixture in the lawn.

Routine cosmetic or preventive maintenance is due across multiple rooms for worn or soiled surfaces, paint blending, sealing, and trim repair, but these do not impede readiness once the priority items are resolved. Most core assets (structure, HVAC, windows, doors, and permanent finishes) appear satisfactory. The property needs immediate and recommended attention prior to turnover.

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EXECUTIVE SUMMARY

Bedroom

Safety & Stability: No urgent hazards were observed within the visible areas of the bedroom. However, a visible flooring plank seam separation creates a moderate trip and debris catch risk that must be repaired prior to occupancy to reduce liability and future repair costs. The partial visibility of the smoke detector and window locking hardware requires in-person confirmation to uphold life-safety and code compliance. Vent register misalignment presents a small snag hazard and should be secured before the next tenancy.

Operational Readiness: Painted walls, ceilings, trim, flooring, and built-in lighting are intact and stable; minor surface scuffs and finish wear are present but limited to cosmetic maintenance. Electrical outlets, windows, and doors generally appear in excellent condition, with some aspects noted as Partial unverified image incomplete. Routine touch-up on baseboards, trim, and hardware is recommended as part of turnover.

Backyard

Safety & Stability: No urgent code violations observed. Priority repairs are needed before occupancy for missing/deteriorated HVAC refrigerant line insulation and moderate icing, and for securing/removing a loose exterior cable/wire and downspout extension, all of which present moderate trip or long-term system wear risk if unaddressed.

Operational Readiness: Masonry, windows, foundation, and fences are stable, with minor mortar and paint deterioration. Cosmetic wear and localized caulking gaps are present, requiring routine maintenance within the next cycle. System-level action on the HVAC line set and securement of loose features should be completed before tenancy to prevent further deterioration.

Carport

Safety & Stability: Carport and enclosures are stable and in excellent visible condition, but entry threshold chipping and unsecured downspout extension present moderate trip hazards. These are compliance and safety priorities that must be resolved before the next tenant occupies the property. Several features are partially visible and require on-site confirmation.

Operational Readiness: Minor uniform soiling and finish wear are consistent with exterior exposure. Routine cleaning, finishing, and maintenance including on fence and panelsshould occur on schedule.

Upper Floor (Hallway)

Safety & Stability: No urgent hazards observed. Minor safety recommendation for two protruding cabinet fasteners to be recessed before occupancy, as they may snag. Life-safety devices, doors, and infrastructure are secure and stable. Built-in storage and egress are sound.

Operational Readiness: Minor cosmetic concernspaint touch-up, patching, scuffs, surface dustshould be addressed during turnover. Routine cleaning of shelves and hardware adjustment is recommended. Several partial/incomplete views noted.

Bathroom

Safety & Stability: Urgent condition exists: incomplete/missing sink and open unsealed drain assembly present immediate health, sanitation, and safety risk and must be fully repaired before occupancy. There is exposed subfloor and unsealed plumbing penetration. Multiple cracked floor tiles and deteriorated grout/sealants in wet areas are priority repairs. No hazards in the tub, tile, or toilet areas beyond noted cosmetic damage and partial visibility. Chipped countertop, chipped switches, and minor hardware/finish wear require scheduled maintenance.

Operational Readiness: Most fixtures, walls, and surfaces are in stable or excellent condition. Several features are only partially visible and should be verified on site. Routine cleaning, caulking, and paint touch-up of cosmetic wear should accompany repairs.

Porch

Safety & Stability: Absence of a right-side stair handrail is a moderate fall risk and compliance concern, requiring installation prior to turnover. Painted wood trim shows weathering and peeling. Structural masonry, porch floor, and left handrail are stable.

Operational Readiness: Most finishes, concrete, and fixtures are in excellent shape. Weathered trim, minor spalling at step edges, and partial surface/incomplete visibility of some elements require repainting and photo documentation at turnover.

Basement

Safety & Stability: Two urgent code-level hazards are present: exposed open wiring splices and an open electrical junction box, as well as an exposed conductor in a ceiling lampholder, all of which present a severe life-safety and liability risk. Immediate correction by a licensed electrician is required before occupancy. Additional priority conditions: a solid wood beam with structural splits, an incomplete alarm mounting base, corroded sprinkler head, and improperly located fire extinguisher. Cosmetic wear, scuffs, and minor finish gaps are routine. Several partial/incomplete views noted.

Operational Readiness: Masonry, finishes, built-in shelving, and most windows are satisfactory. Daily maintenance patching and painting, cleaning, and visual checks are recommended during turnover.

Living Room

Safety & Stability: No urgent or code violations visible; however, minor improvement is recommended for a jagged window jamb tab/stop, exposed unfinished wood fasteners, and partial floor and window areas that should be fully reviewed for safety and liability reduction.

Operational Readiness: Most walls, ceilings, floors, and fixtures are stable and well-kept. Routine cosmetic touch-up and paint blending, window and trim finishing, and unobstructed in-person inspection of concealed areas are recommended.

Entry/Stairwell

Safety & Stability: Recommended priority correction to address door swing over the stair landing and possible overhead soffit headroom concerns. Handrail and guardrail continuity require verification, with left-side rail noted as absent. Cosmetic scuffs on door/trim and walls are routine. No urgent code-level hazards observed based on visible areas.

Operational Readiness: Touch-up and finish maintenance are routine. Confirm all partially visible features including mirror mounting, floor and stair surfaces, and handrail fastening.

Front Yard/Exterior

Safety & Stability: Moderate safety risks present, requiring correction before occupancy: broken/chipped brick at the corner, chipped entry step with trip hazard, damaged domed ground-level fixture, unsealed brick penetrations, and open door frame/wall joints. Most structures, windows, and doors are stable with only routine maintenance wear.

Operational Readiness: Routine maintenance is indicated for paint, caulking, fixture covers, and minor surface wear. All recommended items including securing utility cables should be completed during the next turnover cycle.

ROOM 1: BEDROOM REPORT

OVERALL ASSESSMENT

Overall Grade

Orange

The bedroom's interior features are generally in excellent condition with intact flooring, walls, trim, doors, and built-in lighting. Notable items include a visible open seam in the flooring requiring repair before occupancy and missing visibility of a smoke detector in one frame, which should be verified and installed if required. Several areas show minor cosmetic or routine items, such as baseboard scuffs, minor wall and ceiling cracking, loose or misaligned vent registers, and hardware wear. Safety/compliance: No immediate hazards visible, but smoke detection and window egress should be confirmed. Asset impact: Unattended seam separation and hardware/vent misalignments may increase future repair costs. Next Action: Address recommendable repairs (floor seam, smoke detector verification/installation, register adjustment) prior to next tenancy; routine cosmetic touch-ups recommended.

Cosmetic Grade

Yellow

Most cosmetic finishes, including painted walls, wood trim, laminate flooring, and door surfaces, are in excellent condition. Multiple partial scuffs, seam gaps, and finish wear were observed on baseboards, window trim, and at a plank flooring seam, with minor crack lines at the ceiling and some woodwork. Surface-level touch-ups or refinishing are appropriate for turnover. Safety/Compliance: No code- or occupancy-related cosmetic hazards. Asset Impact: Routine cosmetic maintenance will improve turnover speed and reduce property wear. Next Action: Schedule touch-up painting, refinish worn wood trim, and address minor seam/baseboard gaps during routine maintenance cycle.

Non-Cosmetic Grade

Orange

Core structural and system elements are stable and generally suitable for occupancy, with the following exceptions: The visible flooring seam gap presents a moderate trip or debris risk and should be repaired before the next tenant. Partial verification of window locking hardware and smoke detectors in some images requires confirmation for code compliance and tenant safety. Vent registers are present but sometimes misaligned. Safety/Compliance: Flooring seam and incomplete smoke detection verification are priority items for safety and liability prevention. Asset Impact: Addressing seam repairs and ensuring complete detection devices and secure registers will reduce owner risk and post-turnover costs. Next Action: Correct physical defects and complete device verification/installations as recommended.

KEY AREAS - INTERIOR

Interior surfaces, built-in hardware, doors, window components, outlets, and vent registers are present and generally stable, but a visible flooring seam gap and incomplete smoke detector visibility/verification require attention before turnover. Cosmetic wear noted on wood trim and hardware in several areas. Safety/Compliance: Confirm smoke detector presence and secure vent registers. Asset Impact: Repair of flooring and finishing of worn woodwork will protect asset value. Next Action: Address recommendable and routine corrections prior to occupancy.

DETAILED ASSESSMENTS



Closet Door And Frame

GREEN

Partial varnished wood door and matching frame visible; surfaces appear clean with no visible cracks, holes, or warping; hinge side and latch hardware are not fully shown; unverified image incomplete

Safety/Compliance: No visible hazards.

Asset Impact: Minimal, routine monitoring.

Next Action: Maintain as part of routine schedules.

Material: Varnished wood Damage: Low

Safety Risk: None Priority: Routine



Ceiling Surface

GREEN

Partial only the area surrounding the fixture is visible; textured painted ceiling shows no visible cracks, holes, or stains; the bright halo and darker perimeter are lighting effects from the fixture, not damage unverified image incomplete

Safety/Compliance: No issues evident in view.

Asset Impact: Clean surface finish.

Next Action: Maintain as part of turnover cleaning.

Material: Painted textured drywall/plaster Damage: Low

Safety Risk: None Priority: Routine



Electrical Outlet

GREEN

Partial Duplex electrical outlet with cover plate; lower portion is blocked by a plug-in device, so full condition cannot be seen unverified image incomplete. Visible areas show intact plastic cover with no cracks, no discoloration, and no exposed wiring.

Safety/Compliance: Visible portion safe.

Asset Impact: Ensure access for full assessment at next cycle.

Next Action: Verify condition when accessible.

Material: Plastic cover with metal receptacle Damage: Low

Safety Risk: None Priority: Routine



Laminate Floor

GREEN

Laminate plank flooring with consistent finish; no visible gaps, buckling, or surface damage in the areas shown.

Safety/Compliance: No visible trip or asset hazard.

Asset Impact: Good condition for turnover.

Next Action: Maintain cleanliness.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine



Flooring Plank Seam Separation

ORANGE

Wood-look laminate/vinyl plank floor shows an open longitudinal seam between two planks, width visibly several millimeters, extending vertically through the frame. Edges appear flat with no observable height difference. Minor surface specks present. The bright band on the left is light glare, not staining. This is a priority condition note due to potential catch point for footwear and debris intrusion.

Safety/Compliance: Presents moderate catch/trip risk.

Asset Impact: Repair avoids further plank separation or edge damage.

Next Action: Correct before next occupancy.

Material: Laminate/vinyl plank Damage: Medium

Safety Risk: Moderate Priority: Recommended



Laminate Plank Flooring

GREEN

Wood-look laminate plank flooring appears even with tight seams and no visible lifting, gaps, chips, or distinct stains; tonal variations appear consistent with the materials pattern and not damage; in excellent condition for turnover.

Safety/Compliance: No hazards.

Asset Impact: Robust, minimal need for further action.

Next Action: Maintain normal care.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine



Ceiling-mounted Smoke Detector

GREEN

Round plastic smoke detector appears securely mounted to the ceiling with housing and cover intact; no visible cracks, gaps, missing parts, or exposed wiring. Overall presents in excellent condition.

Safety/Compliance: Device present and ready.

Asset Impact: Meets safety code for this zone.

Next Action: Retest on turnover.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine



Window Frame And Sashes

GREEN

Partial portions of the upper frame, exterior side, and weatherstripping are not visible; vinyl-framed double-hung style window with two visible glass panes that appear intact with no cracks or chips; frame and tracks show no visible breaks or warping; unverified image incomplete

Safety/Compliance: Visible panel in good order, full inspection advised.

Asset Impact: Full frame and weatherstripping check at turnover.

Next Action: Obtain full-view photo for property file.

Material: Vinyl frame with glass glazing Damage: Low

Safety Risk: None Priority: Routine



Wall Vent Register/grille

ORANGE

Metal wall-mounted vent cover near floor shows visible misalignment with a noticeable gap along the right edge; no fastener is visible on the right side and the cover does not sit flush to the wall. This is a priority condition note to secure/realign the cover to ensure stability and prevent detachment.

Safety/Compliance: Increased risk of detachment/snags if not secured.

Asset Impact: Secure promptly to avoid future repair cost.

Next Action: Correct alignment and secure before occupancy.

Material: Painted metal Damage: Medium

Safety Risk: Low Priority: Recommended



Door Slab (wood)

YELLOW

Partial wooden swinging door and edge visible only at lower section; minor surface scuffs and a few small indentations near hardware contact area; finish wear present; no splits or missing pieces visible unverified image incomplete.

Safety/Compliance: No egress or hazard issue.

Asset Impact: Cosmetic touch-up needed for appearance.

Next Action: Restore finish in next cycle.

Material: Stained/varnished wood Damage: Low

Safety Risk: None Priority: Routine



Ceiling Light Fixture

GREEN

Square flush-mount ceiling light with frosted glass shade and a central fastener; cover appears intact with no visible cracks or chips; two bright points are visible through the shade indicating bulbs behind the diffuser; no exposed wiring or missing cover observed; current presentation appears in excellent condition.

Safety/Compliance: No visible safety risks.

Asset Impact: No deterioration affecting value.

Next Action: Continue routine inspections.

Material: Frosted glass shade with metal hardware Damage: Low

Safety Risk: None Priority: Routine



Window Assembly (double-hung)

GREEN

Vinyl-framed double-hung window with clear glass panes appears intact; no visible cracks, chips, or warping; frame and tracks appear clean; overall in excellent condition.

Safety/Compliance: Egress and lock functions not verified in image/visual only.

Asset Impact: No maintenance needed.

Next Action: Continue routine inspections.

Material: Vinyl frame with glass panes Damage: Low

Safety Risk: None Priority: Routine



Sliding Closet Door Assembly

YELLOW

Partial wood sliding closet door with one panel open; visible panel surface appears smooth with no chips or cracks and sits plumb within the jamb; the opposite panel and the upper/bottom tracks are concealed by the header trim and door position; unverified image incomplete.

Safety/Compliance: Track and roller function not verified.

Asset Impact: No visible issue but full check recommended.

Next Action: Recommended verify operation and rollers.

Material: Wood Damage: Low

Safety Risk: None Priority: Recommended



Walls

GREEN

Partial painted drywall walls with smooth, even finish and no visible cracks, holes, or stains; areas are obstructed by furniture and extend out of frame; excellent condition overall; unverified image incomplete.

Safety/Compliance: No visible hazards.

Asset Impact: No issue observed.

Next Action: Continue with regular inspection schedule.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine



Double-hung Window Assembly

GREEN

Interior view of a vinyl-framed double-hung window; glass panes appear intact with no visible cracks or chips; frame and tracks appear clean with typical reflections from lighting. Latch hardware not clearly visible from this angle.

Safety/Compliance: Security and egress not visually confirmed.

Asset Impact: No issues.

Next Action: Routine latch check on move-in.

Material: Vinyl frame with glass glazing Damage: Low

Safety Risk: None Priority: Routine



Wall Hvac Register Cover

YELLOW

Wall-mounted louvered register cover near floor; painted metal surface shows minor paint wear at lower edge and slight misalignment with visible gaps at the right and bottom edges between the cover and wall. Screws are present and appear seated. This is a routine maintenance item.

Safety/Compliance: No urgent risk, but reseating recommended to avoid debris entry.

Asset Impact: Minor paint wear and gap may require sealing.

Next Action: Routine adjustment; monitor for loosening.

Material: Painted metal Damage: Low

Safety Risk: None Priority: Routine



Ceiling-mounted Smoke Detector

GREEN

Ceiling-mounted smoke alarm with intact plastic housing and mounting ring; unit sits flush to the ceiling with test/silence button and sound grille visible. No cracks, discoloration, dust buildup, or exposed wiring observed; presents in excellent condition.

Safety/Compliance: Life-safety device present and properly installed.

Asset Impact: Required for occupancy.

Next Action: Continue verifying, battery check at turnover.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine



Window Assembly

GREEN

Partial bay-style wood-framed window; portions of frame and sashes are obscured by curtains and adjacent furniture; visible glass is clear and trim appears intact with no visible cracks, chips, or water staining; appears in excellent condition. unverified image incomplete.

Safety/Compliance: No visible hazards but cannot confirm full egress compliance.

Asset Impact: No evidence of leaks or deterioration.

Next Action: Verify full window at next inspection.

Material: Wood frame with glass panes Damage: Low

Safety Risk: None Priority: Routine



Laminate Flooring

GREEN

Wood-look laminate plank flooring with an even finish; no visible gaps, lifting, chips, or moisture swelling. Light reflections are from illumination, not damage. Surface in excellent condition.

Safety/Compliance: No hazards visible.

Asset Impact: Minimal turnover cost.

Next Action: Routine cleaning.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine



Smoke Detector (ceiling-mounted)

GREEN

Round smoke detector mounted on the ceiling; plastic housing and mounting ring appear flush to the surface with no visible gaps, cracks, or missing parts; vents and exterior surface show no notable dirt or discoloration; overall in excellent condition.

Safety/Compliance: No deficiencies visible.

Asset Impact: Should be kept in inspection cycle.

Next Action: Include in scheduled routine checks.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine



Electrical Outlet

GREEN

Standard duplex outlet with intact plastic cover plate; no visible cracks, missing screws, or discoloration. Surrounding wall shows no scorch marks. Appears in excellent condition.

Safety/Compliance: No known hazards.

Asset Impact: Routine cycle.

Next Action: Annual check.

Material: Plastic cover Damage: Low

Safety Risk: None **Priority: Routine**



Ceiling Surface

GREEN

Partial only a portion of the painted textured ceiling surface is visible; appearance is uniform with no distinct cracks, holes, or water stains observed; tonal variation appears to be illumination rather than damage unverified image incomplete.

Safety/Compliance: No hazards noted on viewable surface.

Asset Impact: Routine only.

Next Action: None.

Material: Painted textured finish Damage: Low

Safety Risk: None **Priority: Routine**



Lower Wire Shelf

GREEN

White coated metal wire shelf mounted along the back wall with wall clips and a diagonal support bracket; appears level with no visible bending, rust, or loose fasteners. Considered in excellent condition for use.

Safety/Compliance: No deficiencies.

Asset Impact: None noted.

Next Action: Routine monitoring.

Material: Coated metal wire Damage: Low

Safety Risk: None Priority: Routine



Window Glazing (interior view)

GREEN

Clear glass panes in a double-hung window; no visible cracks, chips, or condensation. Surfaces appear clean and intact, indicating excellent condition.

Safety/Compliance: No deficiencies.

Asset Impact: None.

Next Action: Continue visual inspections.

Material: Glass Damage: Low

Safety Risk: None Priority: Routine



Interior Hinged Door

GREEN

Varnished wood interior door with round knob; surface appears smooth with no visible gouges, cracks, or misalignment. Surrounding painted wood trim is intact with even joints. No defects visible in the exposed area.

Safety/Compliance: No issues.

Asset Impact: None.

Next Action: Standard cycle.

Material: Wood door and wood trim Damage: Low

Safety Risk: None Priority: Routine

ROOM 2: BACKYARD REPORT

OVERALL ASSESSMENT

Overall Grade

Orange

Most exterior wall, window, foundation, and adjacent traffic surfaces present in excellent condition. Recommended attention prior to next occupancy: address missing/deteriorated refrigerant suction line insulation and remedy visible icing at HVAC line set. Routine maintenance suggested for loose downspout extension, unfastened exterior service cable, minor mortar recession, paint wear, and caulking gaps. No urgent hazards but several recommended items to protect asset value and safety prior to turnover.

Safety/Compliance: No immediate hazards observed; low to moderate risk from unaddressed cable/downspout, with low risk of minor trip and weathering. Asset Impact: HVAC line insulation/icing may result in system wear if not addressed; minor paint and mortar deterioration are currently cosmetic. Next Action: Complete identified recommended repairs before new tenancy; monitor all routine items in the next maintenance cycle.

Cosmetic Grade

Yellow

Cosmetic finishes on brick, masonry, painted surfaces, and mortar joints show minor areas of wear, moderate paint loss, or missing mortar in localized sections. These present no structural threat but will increase future turnover costs if deferred.

Safety/Compliance: No hazards for tenancy. Asset Impact: Prolonged deferral could lead to accelerated facade wear or minor water intrusion. Next Action: Complete during routine maintenance cycle.

Non-Cosmetic Grade

Orange

Key exterior systems (HVAC refrigerant lines) require recommended action before occupancy, due to missing insulation and icing which may affect performance. No structural cracks or displacement noted; all envelope penetrations should be re-sealed to limit weathering.

Safety/Compliance: Low risk if action is scheduled. Asset Impact: Prolonged deferred maintenance could increase system wear. Next Action: Complete system repairs before re-renting.

KEY AREAS - INTERIOR

KEY AREAS - EXTERIOR

Exterior presents in excellent condition overall, with several recommended and routine maintenance items. System-level concern at the HVAC refrigerant lines (missing insulation, icing) and localized minor wear to foundation/mortar/paint. No urgent code violations.

Safety/Compliance: No severe hazards observed, but improvements needed to secure loose utilities and minimize future repairs. Asset Impact: Attending to recommendations will prevent further deterioration and protect property value. Next Action: Address recommended items before occupancy, routine items at next cycle.

DETAILED ASSESSMENTS - EXTERIOR



Exterior Brick Wall Cladding

GREEN

Face brick veneer with uniform mortar joints appears even and intact within view; no spalling, missing bricks, or visible displacement. Condition appears in excellent condition for turnover.

Safety/Compliance: No hazards observed. Asset Impact: Minimal. Next Action: Monitor during routine cycle.

Material: Brick masonry veneer Damage: Low

Safety Risk: None Priority: Routine



Exterior Brick Wall And Mortar

GREEN

Brick veneer along front and side elevations appears even with intact mortar joints; no visible cracks, displacement, or spalling from this vantage. A parged band near grade looks continuous. Partial wall areas beyond frame and behind landscaping unverified image incomplete.

Safety/Compliance: No defects visible in scope. Asset Impact: Maintain as routine. Next Action: Routine check.

Material: Brick masonry Damage: Low

Safety Risk: None Priority: Routine



Refrigerant Suction Line Insulation

ORANGE

Foam insulation on the larger refrigerant line is missing and deteriorated in multiple sections, with exposed copper line visible near the wall and along the run. This is a priority condition note.

Safety/Compliance: Insulation loss may impact system efficiency and risk condensation. Asset Impact: Increased service costs. Next Action: Correct before new occupancy.

Material: Foam insulation on copper refrigerant line Damage: Medium

Safety Risk: Low Priority: Recommended



Basement Glass-block Window With Vent

GREEN

Glass-block assembly set in a painted masonry opening appears intact. Individual blocks and center vent panel show no visible cracks or breaks. Perimeter sealant lines are visible and generally uniform. Light surface dirt on blocks and minor paint wear on the sill; otherwise in excellent condition.

Safety/Compliance: No functional or egress hazard. Asset Impact: None. Next Action: Clean as part of turnover.

Material: Glass block with plastic/metal vent frame set in masonry Damage: Low

Safety Risk: None Priority: Routine

Outdoor Hvac Condensing Unit

GREEN

Partial outdoor condensing unit visible from top and one side; metal housing and fan guard show light exterior wear with no visible dents; coil fins appear straight where visible; unit is positioned with open grass area on two sides; unverified image incomplete

Safety/Compliance: No exposed hazards and adequate clearance where visible.

Asset Impact: No current damage to asset. Routine cleaning and visual check adequate.

Next Action: Continue normal seasonal HVAC service; monitor for incidental damage or vegetation encroachment.

Material: Painted metal housing with steel fan guard Damage: Low

Safety Risk: None Priority: Routine



Exterior Gfci Receptacle

GREEN

Exterior duplex receptacle with test/reset buttons mounted in a plastic exterior box on a masonry wall. Device face is clean with no visible cracks, scorch marks, or missing hardware; visible mounting screws are seated. Surrounding enclosure appears intact and free of breaks; in excellent condition.

Safety/Compliance: GFCI protection present for exposed exterior outlet.

Asset Impact: Device and box protect against water ingress.

Next Action: Test GFCI function on turnover.

Material: Thermoplastic device in plastic exterior box Damage: Low

Safety Risk: None Priority: Routine



Basement Glass Block Window

GREEN

Glass block assembly appears intact with no broken blocks or visible cracks; perimeter mortar appears continuous where visible. In excellent condition.

Safety/Compliance: No accessible openings.

Asset Impact: Weather barrier maintained.

Next Action: Clean glass and review joints periodically.

Material: Glass block and mortar Damage: Low

Safety Risk: None Priority: Routine

A photograph of a two-sash exterior window with a vinyl frame and glass glazing, set within a masonry opening. The window is made of two panes, each with a screen. The frame is light-colored vinyl, and the window is set into a wall made of light-colored stone or brick.

Exterior Window Assembly

GREEN

Two-sash exterior window with vinyl frame and glass glazing set within masonry opening; frame, glazing, and perimeter trim appear intact with no visible cracks, gaps, or warping; perimeter caulk appears continuous; in excellent condition.

Safety/Compliance: All safety glazing and means of egress maintained as observed.

Asset Impact: No visible deterioration, suitable for turnover.

Next Action: Clean as needed and review operation.

Material: Vinyl frame and glass glazing Damage: Low

Safety Risk: None Priority: Routine



Rear Wood Privacy Fence

GREEN

Partial Vertical wood plank privacy fence visible along the back of the yard; pickets appear present and aligned with uniform weathering; no broken or missing boards are visible in this view; a bright vertical light streak is sun glare, not damage; unverified image incomplete

Safety/Compliance: Secure boundary, no sharp edges exposed.

Asset Impact: Useable as intended, monitor for ongoing decay.

Next Action: Clean, check fasteners as needed.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

A photograph of a double-hung window with a vinyl frame and glass panes. The window is set into a wall made of light-colored stone or brick. The frame is light-colored vinyl, and the window is made of two panes, each with a screen.

Window Assembly (frame and sashes)

GREEN

Exterior view of a double-hung style unit. Vinyl-look frame and two glass panes appear intact with no visible cracks, chips, or missing components. Joints look tight with no visible separation; reflections and shadows from trees are present and are not damage. Overall in excellent condition.

Safety/Compliance: No open points, egress maintained.

Asset Impact: Window is functional and protects envelope.

Next Action: Routine cleaning.

Material: vinyl frame, glass panes Damage: Low

Safety Risk: None Priority: Routine



Exterior Brick Veneer And Mortar Joints

YELLOW

A continuous vertical line of sealant/patching runs from beneath a masonry sill down the brick veneer to the pipe penetrations. Several bricks along this line have surface patching and smeared sealant with irregular mortar joints in the repaired area. No bulging or displacement is visible. This is a routine maintenance item to improve finish and weather-resistive detailing.

Safety/Compliance: Current patching may allow minor water ingress; immediate danger unlikely.

Asset Impact: Finish irregularity may reduce durability or curb appeal.

Next Action: Repatch/repaint repairs for improved envelope appearance and weather resistance.

Material: Brick masonry with mortar and sealant **Damage:** Low

Safety Risk: None **Priority:** Routine



Glass Block Window Assembly

GREEN

Fixed glass block window with eight blocks set in mortar; all blocks appear intact with no visible fractures or missing sections. Surfaces show accumulated dust and cobwebs. Overall condition appears sound with cleaning needed as a routine item.

Safety/Compliance: No openings or egress risk.

Asset Impact: Maintains envelope integrity.

Next Action: Clean glass; monitor joints periodically.

Material: Glass block **Damage:** Low

Safety Risk: None **Priority:** Routine



Exposed Exterior Cable/wire At Wall

ORANGE

Partial only a section of a metal cable/wire is visible where it exits the brick veneer; unverified image incomplete. The cable is unsecured, bent downward, and the free end rests at ground level. Penetration point appears patched with mortar or sealant. Surface oxidation and discoloration are visible on the cable. This protrusion at an accessible height presents a snag/trip risk and potential for injury from an exposed sharp end.

Safety/Compliance: Moderate trip/snare and minor laceration risk for tenants.

Asset Impact: Localized exterior sealant repair needed.

Next Action: Secure/remove/terminate cable and refinish wall at penetration before occupancy.

Material: metal wire/cable **Damage:** Medium

Safety Risk: Moderate **Priority:** Recommended



Brick Exterior Wall And Mortar Joints GREEN

Brick masonry veneer along the side elevation with uniform mortar joints; no loose bricks, spalling, or visible cracking. Bright areas on the wall appear to be light reflections, not staining. Overall in excellent condition.

Safety/Compliance: No hazards, visually acceptable for turnover.

Asset Impact: Weather protection intact.

Next Action: Seasonal review.

Material: Brick masonry Damage: Low

Safety Risk: None Priority: Routine



Exterior Brick Wall And Mortar GREEN

Brick masonry exterior wall with intact, even mortar joints; no visible cracks, spalling, or efflorescence. Tree shadows are present on the wall and are not staining. Wall-mounted fixtures appear secure with no visible damage.

Safety/Compliance: No visible defect.

Asset Impact: Long-term performance expected.

Next Action: Continue monitoring.

Material: brick masonry Damage: Low

Safety Risk: None Priority: Routine



Glass Block Window Assembly YELLOW

Fixed glass-block window set in a foundation opening; all visible blocks intact without visible cracks; exterior surfaces have accumulated dust and plant fragments on the face; cleaning recommended for clear inspection and presentation.

Safety/Compliance: No present risk from structure; cleanliness only.

Asset Impact: Cleaning extends life and improves presentation.

Next Action: Clean during next exterior detailing.

Material: Glass block Damage: Low

Safety Risk: None Priority: Routine



Exterior Brick Wall GREEN

Clay brick masonry siding with uniform mortar joints; no visible cracks, spalling, bulging, or efflorescence. Tree shadows present; no confirmed staining. Overall in excellent condition.

Safety/Compliance: No visible defect or cause for concern.

Asset Impact: Durable and low maintenance at this time.

Next Action: Continue routine tracking.

Material: Brick masonry Damage: Low

Safety Risk: None Priority: Routine



Window Assembly (exterior view)

GREEN

Vinyl-framed, two-sash window with clear glass; no visible cracks, chips, or broken glazing. Frame appears square and seated uniformly within opening. Reflections and glare are present on the glass and are not documented as damage.

Safety/Compliance: No egress or entry hazard.

Asset Impact: Seals envelope as intended.

Next Action: Clean as part of routine cycle.

Material: Vinyl frame with glass glazing Damage: Low

Safety Risk: None Priority: Routine



Exterior Brick Veneer Wall And Foundation

GREEN

Brick veneer siding and parged foundation along side elevation appear uniform with no visible cracks, spalling, or missing mortar in the areas shown. Tree shadows are present on the wall and should not be mistaken for staining. Overall in excellent condition.

Safety/Compliance: Stable structure.

Asset Impact: Minimal upkeep needed presently.

Next Action: Continue annual review.

Material: Brick veneer over parged concrete Damage: Low

Safety Risk: None Priority: Routine



Outdoor Hvac Condenser Unit

GREEN

Partial rear and service panel unverified image incomplete. Powder-coated metal housing and top steel fan guard show no visible dents; coil fins appear straight on visible sides. Overall presents in excellent condition.

Safety/Compliance: Cabinet undamaged, safe for ongoing use.

Asset Impact: Preserves HVAC functionality as intended.

Next Action: Clean and visually inspect rear/service side.

Material: Powder-coated metal with steel fan guard Damage: Low

Safety Risk: None Priority: Routine



Gas Meter Housing And Mounting

GREEN

Exterior gas meter housing mounted to the wall with a metal bracket; painted metal casing and clear dial cover appear intact with no dents or missing fasteners visible. Present condition reads as in excellent condition.

Safety/Compliance: No open gas lines or exposure.

Asset Impact: Mount and case prevent tampering/damage.

Next Action: Continue weekly/periodic meter readings as routine.

Material: Painted metal Damage: Low

Safety Risk: None Priority: Routine

ROOM 3: CARPORT REPORT

OVERALL ASSESSMENT

Overall Grade

Orange

The carport structure, attached enclosures, and surrounding access points are in excellent condition in the visible areas. Masonry, glazing, and asphalt appear sound and well maintained. However, priority actions are recommended for the chipped entry threshold and unsecured downspout extension, both of which pose moderate trip hazards and should be addressed before next occupancy. Several features (light fixtures, gutter, fence, partial door/windows) are only partially visible and should be verified in person.

Safety/Compliance: All visible elements meet safety and stability standards except where noted as priority condition for trip hazards.

Asset Impact: Minor surface wear present on some components, with no evidence of structural compromise. Timely repairs and routine upkeep will prevent escalation.

Next Action: Secure/reroute the downspout on the driveway, repair chipped entry threshold, and confirm condition of partially obscured features in person.

Cosmetic Grade

Yellow

Surface materials including painted metals, masonry, corrugated panels, and asphalt display minor uniform soiling and routine exterior wear consistent with outdoor exposure. Isolated locations (entry threshold, foundation parging) show need for targeted repair or touch-up, but overall appearance remains suitable for turnover with routine cleaning and maintenance disclosure.

Safety/Compliance: No evidence of severe deterioration; conditions are typical for age and use.

Asset Impact: Minor ongoing surface care required for finish longevity and curb appeal.

Next Action: Clean the enclosure panels, finish exposed framing, and carry out routine surface maintenance per schedule.

Non-Cosmetic Grade

Orange

All primary structural elements (roof, posts, enclosure, masonry, and accessways) appear stable and undamaged; no observed spalling, sagging, or displacement in visible areas. However, the chipped threshold edge and unsecured downspout extension are priority conditions with moderate safety risk for tenant and visitor egress, requiring repair and securing before occupancy.

Safety/Compliance: General compliance met except trip risks as noted.

Asset Impact: Structural integrity is preserved by addressing priorities promptly to prevent incident or further damage.

Next Action: Remediate entry threshold and downspout hazards prior to move-in.

KEY AREAS - INTERIOR



KEY AREAS - EXTERIOR

The exterior carport and adjacent envelope are in excellent structural condition overall, with clear access paths and engineered finishes performing as intended. Attention is required in two areas for compliance and safety: a chipped entry threshold poses a trip risk that should be repaired before occupancy, and a downspout extension on the driveway surface needs to be secured or rerouted to eliminate hazard. Supplemental in-person review for partially visible fixtures and fence line is advised.

Safety/Compliance: Routine and recommended repairs ensure tenant safety and asset protection.

Asset Impact: Proactive repair averts future liability and turnover costs.

Next Action: Complete recommended threshold and downspout work, then verify incomplete features.

DETAILED ASSESSMENTS - EXTERIOR



Carport Canopy And Support Posts

GREEN

Partial metal canopy over the side entry with metal support posts appears straight in visible section with minor surface wear. No holes or detachments observed. Remainder extends beyond frame unverified image incomplete.

Safety/Compliance: No functional instability observed.

Asset Impact: Continue monitoring exterior metal for weathering.

Next Action: Inspect full canopy at next cycle.

Material: Formed metal roofing and posts Damage: Low

Safety Risk: None Priority: Routine

Carport Translucent Wall Panels

GREEN

Partial translucent corrugated panels on carport side appear intact with uniform translucency. No cracks or missing fasteners in visible area. Remainder not shown unverified image incomplete.

Safety/Compliance: Confirm continuation of good condition for full length.

Asset Impact: Preventive cleaning may extend clarity.

Next Action: Inspect all panels during next review.

Material: Corrugated plastic/polycarbonate Damage: Low

Safety Risk: None Priority: Routine

Carport Lower Siding

GREEN

Partial vertical metal siding/skirting under translucent panels appears secure and free of dents in visible area. Remainder extends out of frame unverified image incomplete.

Safety/Compliance: No hazards noted.

Asset Impact: Continue routine monitoring of lower trim and siding.

Next Action: Inspect rest of skirting as able.

Material: Corrugated metal panels Damage: Low

Safety Risk: None Priority: Routine

Exterior Entry Door And Threshold

ORANGE

Metal entry door and surrounding frame appear intact and aligned. Concrete/stone threshold has a chipped front edge and visible spalling at the corner, which could catch footwear at the step. Repair is recommended before occupancy to reduce trip hazard.

Safety/Compliance: Moderate safety risk; correct before turning over to tenant.

Asset Impact: Prevents liability and further deterioration.

Next Action: Complete repair of threshold.

Material: Metal door; concrete/stone threshold Damage: Medium

Safety Risk: Moderate Priority: Recommended

Exterior Wall At Entry

GREEN

Brick veneer at entry area appears even with intact mortar in visible section. Base parge band appears sound. Excellent condition in view.

Safety/Compliance: No action required.

Asset Impact: Entry area is maintained and structurally stable.

Next Action: Monitor at standard frequency.

Material: Brick masonry veneer Damage: Low

Safety Risk: None Priority: Routine

Entry Light Fixture

GREEN

Wall-mounted sconce is present with housing and lens intact. No exposed wiring visible. Excellent condition in view.

Safety/Compliance: Fixture is secure and compliant in visible aspects.

Asset Impact: Protects safe nighttime access and asset.

Next Action: Check function at next opportunity.

Material: Metal and glass Damage: Low

Safety Risk: None Priority: Routine

Window Near Entry

GREEN

Single window adjacent to door has unbroken glazing and intact frame. No cracks or missing trim visible. Excellent condition in view.

Safety/Compliance: No risks observed.

Asset Impact: Maintains thermal envelope and appearance.

Next Action: Routine inspection at regular interval.

Material: Glass with metal/vinyl frame Damage: Low

Safety Risk: None Priority: Routine

Driveway/walk Surface

YELLOW

Partial asphalt surface along side entry shows normal wear with seams and minor surface variations. No significant cracks, heaving, or potholes in shown area. Remainder extends beyond frame unverified image incomplete.

Safety/Compliance: No immediate safety risks evident; continue normal monitoring.

Asset Impact: Ensure integrity over time by routine patching and sealing.

Next Action: Inspect and maintain full length.

Material: Asphalt Damage: Low

Safety Risk: Low Priority: Routine

Mailbox

GREEN

Wall-mounted mailbox is secured and undamaged. Excellent condition in view.

Safety/Compliance: Serviceable and secure.

Asset Impact: No action required for asset protection.

Next Action: Continue usual mail carrier access checks.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Rear Wood Gate

YELLOW

Partial vertical plank wood gate at end of driveway appears upright with no broken boards noted. Weathering consistent with exterior exposure. Routine maintenance item; other portions not visible unverified image incomplete.

Safety/Compliance: No evidence of failure in shown section.

Asset Impact: Routine hinge and fastener checks are advised.

Next Action: Full inspection and seasonal hardware treatment.

Material: Wood Damage: Low

Safety Risk: Low Priority: Routine



Attached Exterior Enclosure (front elevation)

YELLOW

Corrugated plastic upper panels, painted metal lower panels, and visible unfinished wood framing; panels appear intact and aligned with uniform surface soiling on the plastic. No visible holes or deformation; routine maintenance disclosure.

Safety/Compliance: No immediate risks observed.

Asset Impact: Routine cleaning and possible finishing of exposed wood recommended to maintain longevity.

Next Action: Clean panels; consider treatment of wood framing.

Material: corrugated plastic glazing, painted metal panels, wood framing

Safety Risk: None Priority: Routine

Curved Awning/roof Over Enclosure

GREEN

Vinyl-clad awning with metal edge trim; straight lines and properly aligned seams, with no visible rust or missing sections. In excellent condition.

Safety/Compliance: No safety concerns evident.

Asset Impact: Maintains asset value; no action required.

Next Action: Monitor under regular exterior review.

Material: vinyl cladding, metal trim Damage: Low

Safety Risk: None Priority: Routine

House Exterior Wall (left building)

GREEN

Brick masonry wall with consistent mortar joints; no visible cracks, spalling, or displacement. In excellent condition.

Safety/Compliance: No compliance issues observed.

Asset Impact: Major structural element preserved; continue regular monitoring.

Next Action: Standard cycle review.

Material: brick masonry Damage: Low

Safety Risk: None Priority: Routine

Exterior Window (left building)

GREEN

Single window with framed trim; glazing appears unbroken and frame looks intact. In excellent condition.

Safety/Compliance: No risks apparent.

Asset Impact: Protective envelope element secure; no immediate action.

Next Action: Visually inspect for operability at scheduled intervals.

Material: glazed glass with painted frame Damage: Low

Safety Risk: None Priority: Routine

Exterior Light Fixture And Conduit

YELLOW

Partial wall-mounted light fixture and metal conduit visible. No broken parts seen; mounting, connections, and full fixture condition unverified image incomplete.

Safety/Compliance: Low risk; further review in person.

Asset Impact: Verify secure installation to protect wiring.

Next Action: Confirm full fixture and conduit integrity.

Material: metal fixture and EMT conduit Damage: Low

Safety Risk: Low Priority: Routine

Eave, Soffit, And Gutter (left building)

YELLOW

Partial vinyl soffit and metal gutter visible at roof edge; appears straight with no detachment. Downspout connection and full drainage path unverified image incomplete.

Safety/Compliance: No immediate hazards visible.

Asset Impact: Recommend periodic check for drainage integrity.

Next Action: Inspect complete gutter path and connection.

Material: vinyl soffit, metal gutter Damage: Low

Safety Risk: None Priority: Routine

Downspout Extension On Driveway Surface

ORANGE

Flexible extension laid along the driveway surface near the wall; presents a minor trip hazard where foot traffic may pass. Priority condition note to secure or reroute.

Safety/Compliance: Trip hazard presents should be addressed prior to next occupancy.

Asset Impact: Prevents liability and damage from improper drainage.

Next Action: Secure or reroute downspout as recommended.

Material: plastic Damage: Low

Safety Risk: Moderate Priority: Recommended

Driveway And Side Access

GREEN

Asphalt surface appears smooth and even with no open cracks or potholes; access path is clear. In excellent condition.

Safety/Compliance: Meets standard for exterior paved access.

Asset Impact: Maintains usability and curb appeal.

Next Action: Regular monitoring.

Material: asphalt Damage: Low

Safety Risk: None Priority: Routine

Wood Privacy Fence (edge in frame)

YELLOW

Partial vertical board fence visible at right edge; boards look straight with no visible damage. Posts, fastening, and full height unverified image incomplete.

Safety/Compliance: Routine check recommended for privacy/security.

Asset Impact: Maintain by periodic fastener tightening and surface treatment.

Next Action: Inspect full fence line in person.

Material: wood Damage: Low

Safety Risk: None Priority: Routine



Carport Canopy

GREEN

Partial metal panel canopy attached to the house; panels are aligned with no visible holes, rust, or deformation in the visible area. Top surface not shown; unverified image incomplete.

Safety/Compliance: No hazards observed in view.

Asset Impact: Confirm top panel condition as part of routine.

Next Action: Inspect full canopy at height.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Carport Support Posts And Framing

GREEN

Partial wood posts and perimeter framing appear vertical and straight in the visible area. Base and header connections not fully visible; unverified image incomplete.

Safety/Compliance: No visible instability; confirm anchorage during in-person review.

Asset Impact: Continue surface and fastener checks per schedule.

Next Action: Inspect complete structure on site.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Carport Side Panels

GREEN

Partial corrugated translucent panels on wood framing along both sides. Panels appear intact without visible breaks in the shown sections. Fasteners and full lengths not shown; unverified image incomplete.

Safety/Compliance: No risk in visible area; verify remainder in person.

Asset Impact: Periodic fastener checks advised.

Next Action: Inspect full run of panels for hidden wear.

Material: Corrugated plastic on wood framing Damage: Low

Safety Risk: None Priority: Routine

Driveway Surface Under Carport

GREEN

Partial asphalt surface appears mostly smooth with minor surface wear and no visible cracks or heaving in the shown area. Edges and full run not shown; unverified image incomplete.

Safety/Compliance: No indication of trip hazards in visible area.

Asset Impact: Continue routine surface upkeep.

Next Action: Inspect remaining surface for consistency.

Material: Asphalt Damage: Low

Safety Risk: None Priority: Routine

Exterior Brick Walls And Foundation Parging

YELLOW

Partial brick veneer with mortar joints appears intact in the visible area. Foundation parging along the left wall shows multiple vertical discoloration streaks; unverified image incomplete.

Safety/Compliance: Not a code issue; treat/clean at next maintenance cycle.

Asset Impact: Routine parging care prevents further cosmetic deterioration.

Next Action: Treat stains at earliest convenience.

Material: Brick masonry with cement parging Damage: Low

Safety Risk: None Priority: Recommended

Exterior Windows

GREEN

Partial exterior windows with framed sashes show intact glazing and frames in the visible areas. Hardware and seals not visible; unverified image incomplete.

Safety/Compliance: No apparent egress concerns; confirm full function at turnover.

Asset Impact: Continue regular inspection of window seals and frames.

Next Action: Inspect hardware in person.

Material: Glass with framed sash Damage: Low

Safety Risk: None Priority: Routine

Exterior Door Under Carport

GREEN

Partial door and frame on right wall in shadow; visible portions are intact with no visible dents or warping. Threshold and locking hardware not visible; unverified image incomplete.

Safety/Compliance: No visible egress issues; complete review recommended.

Asset Impact: Confirm function and sealing.

Next Action: Inspect full door area during turnover.

Material: Material not discernible from image Damage: Low

Safety Risk: None Priority: Routine

Exterior Electrical Box/conduit

GREEN

Partial surface-mounted electrical box and conduit near door appear closed and intact. Labeling and connections not visible; unverified image incomplete.

Safety/Compliance: No immediate risks observed; verify functional status.

Asset Impact: Confirm weatherproofing.

Next Action: Inspect for secure seal and labeling.

Material: Metal Damage: Low

Safety Risk: Low Priority: Routine

Access And Egress Under Carport

GREEN

Drive path and walkway under carport appear clear and unobstructed with no visible debris or obstacles in the shown area.

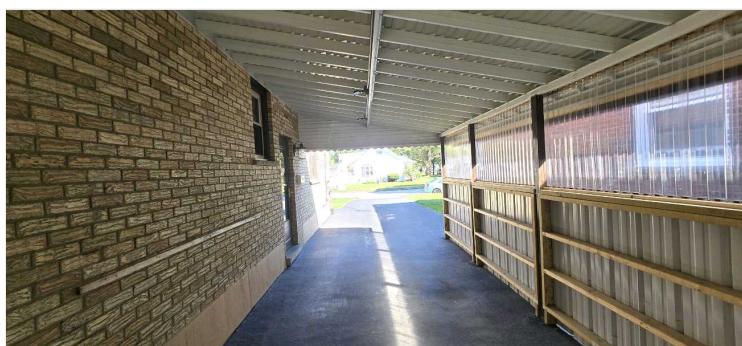
Safety/Compliance: Accessible ingress/egress meets code requirements.

Asset Impact: Clear passage aids tenant safety.

Next Action: Maintain path and monitor for obstruction.

Material: N/A Damage: Low

Safety Risk: None Priority: Routine



Carport Ceiling/roof

GREEN

Corrugated metal ceiling panels with central support member; panels are straight and evenly fastened with no visible rust, holes, or sagging. In excellent condition.

Safety/Compliance: No concerns observed.

Asset Impact: Major enclosure element in good repair.

Next Action: Continue periodic exterior checks.

Material: Corrugated metal Damage: Low

Safety Risk: None Priority: Routine

Ceiling-mounted Light Fixture

GREEN

Single light fixture attached to the center beam; housing and conduit are intact with no exposed wiring. Visible condition appears excellent.

Safety/Compliance: No risks seen.

Asset Impact: Fully secured fixture; no action required.

Next Action: Monitor at normal service interval.

Material: Metal/plastic electrical fixture Damage: Low

Safety Risk: None Priority: Routine

Left Exterior Wall

GREEN

Brick masonry wall with consistent mortar joints; no visible cracks, spalling, or displacement. Appears in excellent condition.

Safety/Compliance: No action needed.

Asset Impact: Durable and presents no risk.

Next Action: Visual review per routine schedule.

Material: Brick masonry Damage: Low

Safety Risk: None Priority: Routine

Right-side Enclosure Panels And Framing

GREEN

Upper translucent corrugated panels and lower corrugated metal panels with wood framing; surfaces are straight and undamaged. No visible cracks or gaps. Overall in excellent condition.

Safety/Compliance: No safety issues.

Asset Impact: Routine periodic cleaning and review.

Next Action: Continue scheduled maintenance.

Material: Translucent corrugated plastic, corrugated metal, wood framing Damage: Low

Safety Risk: None Priority: Routine

Driveway/floor Surface

GREEN

Asphalt surface through carport appears smooth and even with no visible cracks or potholes; observable bright bands are shadows/lighting variation, not surface damage. In excellent condition.

Safety/Compliance: Meets egress/access requirements.

Asset Impact: No repairs required at this time.

Next Action: Monitor during exterior inspections.

Material: Asphalt Damage: Low

Safety Risk: None Priority: Routine

Partial Exterior Door To Interior

GREEN

Partial exterior door and frame on left wall; visible portion appears intact with no dents or misalignment. Hardware, threshold, and weatherstripping unverified image incomplete.

Safety/Compliance: No evidence of access/egress risk.

Asset Impact: Confirm full door integrity in person.

Next Action: Inspect full door and hardware.

Material: Not clearly visible

Damage: Low

Safety Risk: None **Priority: Routine**

Partial Windows On Left Wall

GREEN

Partial two windows visible; glazing appears intact. Full frame condition, locks, and screens unverified image incomplete.

Safety/Compliance: No apparent risk noted; complete verification recommended.

Asset Impact: Confirm window operability in person.

Next Action: Full inspection during turnover.

Material: Glass with frame (material not clearly visible)

Damage: Low

Safety Risk: None **Priority: Routine**

ROOM 4: UPPER REPORT

OVERALL ASSESSMENT

Overall Grade

Yellow

Interior finishes, life-safety devices, and built-in storage are generally in excellent or routine condition for turnover. Routine patching, paint touch-up, and cleaning are advised for several minor cosmetic concerns. Addressing small protruding fasteners at a cabinet threshold is recommended to minimize snag risk before occupation. No urgent safety or code issues are present, but some items should be resolved to enhance handover quality.

Safety/Compliance: No apparent hazards or non-compliance observed in visible areas.

Asset Impact: Minor routine touch-up and repair for cosmetic finish, with recommended minor cabinet hardware adjustment.

Next Action: Complete patching, routine touch-up, and corrective action on cabinet fasteners prior to occupancy.

Cosmetic Grade

Yellow

Most surfaces are in excellent condition with isolated minor blemishes: small patched areas, paint touch-up needs, and minor scuffs or surface dust on shelving. These do not affect safety or functionality but require routine cleaning and maintenance disclosure.

Safety/Compliance: No risks identified for users based on present condition.

Asset Impact: Routine cosmetic work recommended to reduce future turnover costs.

Next Action: Complete light touch-up and cleaning in advance of tenancy.

Non-Cosmetic Grade

Green

All detectors, lighting, built-in storage frames, trim, wall mounted devices, and flooring are visually secure, stable, and free from damage or hazards. This area is ready for turnover after routine service.

Safety/Compliance: No code or safety risks identified.

Asset Impact: None; non-cosmetic items require only routine monitoring.

Next Action: Include area in regular operations schedule.

KEY AREAS - INTERIOR

Minor cosmetic finishes (patching, paint touch-up, light scuffs, shelf cleaning) and a recommended hardware action (cabinet fasteners) identified. No safety or egress concerns documented. Routine and recommended items should be completed to optimize asset condition.

Safety/Compliance: No code issues or egress impediments observed.

Asset Impact: Prevent escalation of wear and minimize future maintenance cycles through early attention.

Next Action: Routine patching/painting, cleaning, and fastener adjustment before tenant move-in.

DETAILED ASSESSMENTS



Ceiling-mounted Detector (near foreground)

GREEN

Round ceiling-mounted detector with intact plastic housing and clean mounting surface; no cracks, gaps, or discoloration visible around the unit.

Safety/Compliance: Securely installed; no hazard.

Asset Impact: None.

Next Action: Routine test per interval.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine

Ceiling-mounted Detector (mid-hall)

GREEN

Second round detector centered in corridor ceiling; housing appears intact with no visible cracks or missing parts; surrounding ceiling shows uniform finish.

Safety/Compliance: Secure, no apparent issue.

Asset Impact: None.

Next Action: Routine schedule.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine

Ceiling Light Fixture

GREEN

Flush-mount dome light with intact lens and trim; no visible cracks, chips, or gaps at the ceiling junction.

Safety/Compliance: Electrical hardware covered; fixture secure.

Asset Impact: None.

Next Action: Continue regular maintenance.

Material: Glass/metal Damage: Low

Safety Risk: None Priority: Routine

Hallway Flooring

GREEN

Wood-look laminate plank flooring with consistent finish; no visible lifting, gaps, edge curling, or damage; surface appears even for safe passage.

Safety/Compliance: No trip hazard; surface is stable.

Asset Impact: None.

Next Action: Continue cleaning during turnover.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine

Walls And Paint Surfaces

YELLOW

Painted drywall surfaces appear smooth overall with one small visible fastener hole/mark on the far end wall; otherwise clean with no apparent cracks or stains. Routine touch-up would restore uniform appearance.

Safety/Compliance: No hazard present.

Asset Impact: Touch-up required to retain finish quality.

Next Action: Schedule routine cosmetic painting.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Recommended

Wood Trim And Door Frames

GREEN

Stained wood baseboards and door frames along corridor appear straight and intact with no visible chips, separations, or loose sections.

Safety/Compliance: No stability or finish concern.

Asset Impact: None.

Next Action: Continue periodic review.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Built-in Wall Cabinet (left side)

GREEN

Recessed wood cabinet with two doors; faces sit flush and hardware present; no visible warping or surface damage.

Safety/Compliance: Built-in is stable and damage-free.

Asset Impact: None.

Next Action: Maintain as part of built-in inventory.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Thermostat/control

GREEN

Wall-mounted control unit with intact faceplate and no exposed wiring; sits level against the wall.

Safety/Compliance: Secure; no electrical hazard visible.

Asset Impact: None.

Next Action: Regular interval inspection.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine

Ceiling Surface

GREEN

Textured ceiling with uniform appearance; no visible cracks, stains, or sagging noted along the corridor.

Safety/Compliance: Surface stable and free of hazard.

Asset Impact: None.

Next Action: No action needed.

Material: Textured gypsum Damage: Low

Safety Risk: None Priority: Routine

Access And Egress Clearance

GREEN

Straight corridor free of visible obstructions; doorway thresholds appear flush from this vantage; no visible trip hazards in the walking path.

Safety/Compliance: Egress unobstructed; compliant.

Asset Impact: None.

Next Action: Confirm on regular safety round.

Material: N/A Damage: Low

Safety Risk: None Priority: Routine



Built-in Wooden Shelves And Base

YELLOW

Two fixed wooden shelves and a lower base panel visible. Surfaces show accumulated dust/debris and darker soiled areas on the base panel; finish wear and minor surface scratches noted along the front threshold. No visible sagging, cracks, or separation at this time; routine cleaning and wipe-down needed for turnover.

Safety/Compliance: No stability concern, just hygiene.

Asset Impact: Regular clean, minor finish maintenance.

Next Action: Clean and re-wipe shelves and base.

Material: Finished wood Damage: Low

Safety Risk: None Priority: Routine

Cabinet Door And Hinges

GREEN

Solid wood cabinet door with metal butt hinges. Hinges appear secured with screws and alignment looks straight; finish shows minor scuffs only. No visible cracks or loose hardware.

Safety/Compliance: Hardware well-secured; no safety or liability risk.

Asset Impact: No action required.

Next Action: Continue regular checks.

Material: Wood door with metal hinges Damage: Low

Safety Risk: None Priority: Routine

Interior Wall Surfaces

YELLOW

Partial upper interior and back-left panel not fully visible due to camera angle; unverified image incomplete. Painted interior surfaces show light scuff marks on the right side; no holes or evident cracking visible.

Safety/Compliance: No hazard evident in visible area.

Asset Impact: Cosmetic scuffsroutine touch-up maintains appearance.

Next Action: Clean and touch up as part of turnover.

Material: Painted drywall/wood panel Damage: Low

Safety Risk: None Priority: Routine

Shelf Supports/cleats

GREEN

Wood cleats and braces supporting the shelves appear continuous with no visible gaps, warping, or detachment.

Safety/Compliance: Structural supports are stable.

Asset Impact: No current issue.

Next Action: Check during cleaning/turnover prep.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Exposed Fasteners At Cabinet Threshold

YELLOW

Two small dark fastener heads protrude slightly above the lower front frame, presenting a possible snag or scratch point when placing items.

Safety/Compliance: Low risk; hardware should be recessed/adjusted.

Asset Impact: Minor but recommended for user safety and finish protection.

Next Action: Adjust or recess fasteners prior to occupancy.

Material: Metal fasteners in wood frame Damage: Low

Safety Risk: Low Priority: Recommended



Ceiling Light Fixture (flush-mount)

GREEN

Flush-mount ceiling light with metal base and frosted glass dome. Glass appears intact with no visible chips or cracks; finial present and appears secure. Fixture sits flush to the ceiling with no visible gaps or exposed wiring. The fixture is illuminated in the image. No scorching or moisture marks are visible on the surrounding ceiling.

Safety/Compliance: Covered and secure electrical; no hazard.

Asset Impact: Fixture in ready condition.

Next Action: Maintain on inspection cycle.

Material: Metal base and frosted glass shade Damage: Low

Safety Risk: None Priority: Routine

Ceiling Surface Adjacent To Fixture

GREEN

Partial only the ceiling area immediately around the fixture is visible; remainder unverified image incomplete. Painted ceiling surface appears smooth with no visible cracks, holes, or distinct stains. Lighting gradient is present around the fixture, not a distinct discoloration.

Safety/Compliance: No immediate issue visible.

Asset Impact: None.

Next Action: Routine review.

Material: Painted ceiling surface Damage: Low

Safety Risk: None Priority: Routine

Adjacent Wall (periphery)

GREEN

Partial only a narrow edge of the wall is visible; remainder unverified image incomplete. Painted wall surface shows no visible dents, holes, or stains.

Safety/Compliance: No issues noted on visible area.

Asset Impact: None.

Next Action: Review wall condition when access possible.

Material: Painted wall surface Damage: Low

Safety Risk: None Priority: Routine



Wall-mounted Thermostat (HVAC control)

GREEN

Plastic thermostat mounted to interior wall with intact display, buttons, and faceplate. Unit appears securely seated with a very slight tilt; no cracks, missing parts, or exposed wiring visible.

Safety/Compliance: No electrical hazard; device is secure.

Asset Impact: None.

Next Action: Include in regular operations review.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine

Wall Surface Around Thermostat

YELLOW

Partial Only the area surrounding the thermostat is visible; broader wall condition unverified image incomplete. Painted drywall shows a small rough/peeling paint area directly above the thermostat exposing white substrate; cosmetic touch-up recommended. No distinct cracks or moisture staining visible; darker area to the left is a shadow from lighting.

Safety/Compliance: No hazard present.

Asset Impact: Patch and paint improves turnover readiness.

Next Action: Routine cosmetic touch-up.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine



Ceiling-mounted Smoke Detector

GREEN

Ceiling-mounted round smoke detector with intact plastic housing; unit appears securely flush to the ceiling with no visible cracks, missing parts, or deformation; indicator LEDs are present. This is in excellent condition.

Safety/Compliance: Life-safety device is securely installed and undamaged.

Asset Impact: None.

Next Action: Routine operations check on schedule.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine

Ceiling Surface

YELLOW

Partial Painted drywall ceiling shows a continuous hairline crack traversing the field; surface appears even with no visible sagging or distinct discoloration; routine cosmetic repair and repaint advised unverified image incomplete.

Safety/Compliance: Low risk given non-structural crack.

Asset Impact: Routine patch/repaint preserves surface integrity.

Next Action: Add to routine cosmetic repair plan.

Material: Painted drywall Damage: Medium

Safety Risk: Low Priority: Routine



Wall-mounted Device Housing

YELLOW

Plastic and metal wall-mounted device with perforated front panel; housing appears intact with no visible cracks. Surrounding area shows an oversized wall opening with uneven edges and visible fastener holes on exposed drywall. No exposed wiring visible. This is a routine cosmetic and finish item to improve turnover readiness.

Safety/Compliance: No current exposed wiring or safety risk, but finish is incomplete.

Asset Impact: Patch and paint would improve presentation and deter future damage.

Next Action: Schedule cosmetic repair prior to tenant move-in.

Material: Plastic and metal Damage: Low

Safety Risk: Low Priority: Routine

Interior Wall Surface

GREEN

Painted drywall surface generally smooth and clean in the visible area. Localized unfinished patch exists only around the wall-mounted device opening; elsewhere no visible cracks or holes. Routine paint touch-up may be needed limited to the patched area.

Safety/Compliance: No risks outside immediate, unfinished patch.

Asset Impact: Minor cosmetic repairs maintain wall integrity.

Next Action: Address with minor cosmetic repairs.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine



Ceiling-mounted Smoke Detector

GREEN

Plastic smoke detector installed on ceiling with mounting ring; housing appears intact with no visible cracks or missing parts; test button and vent openings present; no exposed wiring or discoloration observed in the visible area, indicating excellent condition.

Safety/Compliance: Life-safety device in proper visible condition.

Asset Impact: None.

Next Action: Test on regulated schedule.

Material: Plastic housing Damage: Low

Safety Risk: None Priority: Routine

Ceiling Surface Around Detector

GREEN

Partial only the area immediately surrounding the device is shown; painted drywall ceiling appears smooth and clean with no visible stains, cracks, or peeling in the visible area; unverified image incomplete.

Safety/Compliance: No surface issue in limited visible area.

Asset Impact: Broader ceiling not evaluated.

Next Action: Verify full ceiling as access allows.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine

ROOM 5: BATHROOM REPORT

OVERALL ASSESSMENT

Overall Grade

Orange

Several bathroom fixtures, finishes, and surfaces are in excellent condition with no visible safety or compliance concerns in many areas. Priority conditions requiring correction before occupancy include incomplete or missing sink installation, open and unsealed drain assembly, cracked floor tiles, deterioration of grout and sealants in wet areas, and a chipped integrated sink/countertop edge. Routine maintenance items include minor chips, uneven caulk beads, chipped light switch toggles, flooring transitions, and partially incomplete verification of some elements due to photography. Asset Impact: Deteriorated or unfinished elements increase turnover costs, pest risk, and occupant injury liability. Next Action: Correct all recommended and urgent repairs before next occupancy and verify all partially shown areas during a future inspection.

Cosmetic Grade

Orange

Visible cosmetic finishes in the bathroom are overall well maintained, with intact tile, wall finishes, painted cabinet faces, and most hardware free of damage. Cosmetic priority conditions include multiple cracked ceramic floor tiles (particularly near the toilet), minor scuffs and surface chips (on soap dish, countertop edge, and switches), and uneven caulk and grout in localized areas. Asset Impact: Hairline cracks and unfinished cosmetic details must be addressed to avoid further surface degradation and to maintain property standards. Next Action: Repair cracked tiles, chipped edges, and refinish or touch up affected areas during unit turnover.

Non-Cosmetic Grade

Red

Functional and structural review shows an incomplete sink/vanity installation exposing rough plumbing and an open drain, which is a high-priority sanitation and safety issue. Exposed wood subfloor and unsealed plumbing penetrations present risks for water, pest, and draft intrusion. Asset Impact: These unresolved issues pose health code and habitability liabilities and must be addressed before tenancy. Next Action: Urgently complete the sink installation, restore and seal all plumbing and wall openings, and verify all connections and covers are present and in safe serviceable condition.

KEY AREAS - INTERIOR

Bathroom interior contains a mix of well-maintained and priority repair elements. Tub/shower, most tile surfaces, and main fixtures are in excellent or routine condition. However, persistent issues such as several cracked floor tiles, incomplete sink installation with open drain, chipped countertop, deteriorated grout, and minor hardware damage must be corrected before unit turnover. Safety/Compliance: Unsealed penetrations and rough plumbing openings are urgent items for occupant health and code compliance. Asset Impact: If left unaddressed, these could increase turnover costs and liability exposure. Next Action: Correct all recommended and urgent items prior to occupancy and verify all areas not fully visible in supplied images.

DETAILED ASSESSMENTS



Vanity Cabinet And Integrated Sink Top

GREEN

Painted wood vanity with solid-surface integrated sink appears clean and intact with no visible chips, swelling, or finish loss on exposed faces; drawer and door fronts appear aligned.

Material: Painted wood cabinet; solid-surface top Damage: Low

Safety Risk: None Priority: Routine

Sink Faucet

GREEN

Metal faucet with polished finish appears intact with no visible corrosion or mineral buildup on the exterior surfaces.

Material: Metal (chrome finish) Damage: Low

Safety Risk: None Priority: Routine

Ceramic Tile Floor

GREEN

Ceramic floor tile with grout appears even and intact; no cracked tiles or missing grout observed. Reflections are from lighting, not staining.

Material: Ceramic tile with grout Damage: Low

Safety Risk: None Priority: Routine

Wall Tile And Grout

GREEN

Ceramic wall tile throughout bath appears uniform with intact grout; no visible cracks or loose tiles. Built-in ceramic soap holder above tub appears intact.

Material: Ceramic tile Damage: Low

Safety Risk: None Priority: Routine

Toilet

GREEN

Two-piece toilet shows no visible exterior cracks or staining; tank, bowl, and seat appear intact.

Material: Vitreous china Damage: Low

Safety Risk: None Priority: Routine

Bathtub

YELLOW

Partial bathtub and adjacent surround partially visible; finish appears smooth with no chips noted on visible sections; caulk lines not fully visible; unverified image incomplete.

Material: Enamelled tub (material not fully determinable from image) Damage: Low

Safety Risk: None Priority: Recommended

Shower Curtain Rod

YELLOW

Partial wall-mounted metal rod visible with bracket on the near end; opposite end is out of frame; alignment and anchoring of the far end unverified image incomplete.

Material: Metal Damage: Low

Safety Risk: None Priority: Recommended

Grab Bar Near Toilet

GREEN

Angled metal grab bar mounted to tiled wall appears flush at visible mounts with no rust observed.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Window

YELLOW

Partial window largely covered by curtains; surrounding tile appears intact; frame and glazing condition unverified image incomplete.

Material: Not visible Damage: Low

Safety Risk: None Priority: Recommended

Interior Door

YELLOW

Partial wood swing door with round knob shown open; surface appears smooth with no visible dents or gouges on the shown side; hinges and strike not visible; unverified image incomplete.

Material: Wood door with metal hardware Damage: Low

Safety Risk: None Priority: Recommended

Vanity Light Fixture

YELLOW

Partial vanity light fixture is partly in frame; visible shades and finish appear intact; unverified image incomplete.

Material: Metal and glass Damage: Low

Safety Risk: None Priority: Routine

Mirror At Vanity

YELLOW

Partial only edge of mirror is visible; reflective surface on visible portion shows no chips or cracks; remaining area unverified image incomplete.

Material: Glass Damage: Low

Safety Risk: None Priority: Routine

Ceiling And Paint Finish

GREEN

Painted ceiling appears smooth with no visible cracks, peeling, or moisture staining.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine



Tile Wall And Grout

GREEN

Ceramic tile wall with uniform grout lines; no visible cracks, missing tiles, or staining; surfaces appear clean and maintained, indicating excellent condition.

Material: Ceramic tile with grout Damage: Low

Safety Risk: None Priority: Routine

Grab Bar

GREEN

Wall-mounted horizontal metal grab bar with circular escutcheons; finish appears intact with no visible corrosion, dents, or misalignment; in excellent condition.

Material: Metal with coated finish Damage: Low

Safety Risk: None Priority: Routine

Ceramic Soap Dish

YELLOW

Built-in ceramic soap dish shows a visible chip on the upper right edge; holder appears firmly set in tile. Routine item to smooth or repair the chipped edge to reduce abrasion risk.

Material: Ceramic Damage: Medium

Safety Risk: Low Priority: Recommended

Partial Bathtub Surface

YELLOW

Visible portion of the tub rim and basin shows a smooth, glossy finish without visible chips or cracks; lighting reflections present and not damage; unverified image incomplete

Material: Enamel-coated tub (material type not fully determinable from image) Damage: Low

Safety Risk: None Priority: Routine

Partial Tub-to-wall Sealant

YELLOW

Segment of sealant along the back-wall tub joint appears continuous without visible peeling or mildew; lighting variations noted and not damage; unverified image incomplete

Material: Silicone/caulk Damage: Low

Safety Risk: None Priority: Routine

Partial Plumbing Fixture At Right Wall

YELLOW

Only a small portion of a wall-mounted plumbing fixture is visible at the edge of the frame; condition and type cannot be fully assessed; unverified image incomplete

Material: Metal Damage: Low

Safety Risk: Low Priority: Routine



Sink/vanity Fixture

ORANGE

No sink basin, countertop, or faucet installed; only exposed plumbing rough-in is visible within the wall opening. This is a priority condition note to restore a complete fixture before occupancy.

Material: N/A Damage: High

Safety Risk: Low Priority: Recommended

Drain Line And Trap Assembly

RED

Partial sections extend below floor and into wall; unverified image incomplete. PVC drain pipe is present through the subfloor with no P-trap or connection to a fixture; daylight is visible through the opening, indicating an open path. This is an urgent issue due to exposure to sewer gases and sanitation concerns.

Material: PVC Damage: High

Safety Risk: Severe Priority: Urgent

Water Supply Lines And Valves

YELLOW

Partial upper chase and lower extensions are not fully visible; unverified image incomplete. Copper supply lines with brass fittings show surface oxidation and aged solder joints; no support brackets are visible in the lower section. Routine maintenance item to secure and evaluate fittings as needed.

Material: Copper and brass Damage: Low

Safety Risk: Low Priority: Routine

Wall/drywall Around Plumbing Opening

ORANGE

Partial surrounding wall areas beyond the frame are not visible; unverified image incomplete. Drywall is cut away with broken edges and rough openings exposing plumbing and framing. Priority condition note to patch and finish to restore a protective surface and reduce debris/pest harborage.

Material: Gypsum drywall Damage: Medium

Safety Risk: Low Priority: Recommended

Unsealed Floor Penetration

ORANGE

Open cutout around the drain pipe at the subfloor allows visible light from below and is not sealed. Priority condition note to close and seal the penetration to limit drafts, pests, and debris transfer.

Material: Wood subfloor Damage: Medium

Safety Risk: Moderate Priority: Recommended

Flooring/finish At Cabinet Area

YELLOW

Exposed plywood at the front edge adjacent to finished flooring with an uneven transition and visible fastener holes. Routine maintenance item to finish or cover for turnover readiness and to reduce snag potential.

Material: Plywood subfloor with adjacent laminate/vinyl flooring Damage: Medium

Safety Risk: Low Priority: Routine



Tub/shower Faucet And Handles

GREEN

Three-handle assembly with chrome-plated metal escutcheons and white lever handles; surfaces are clean with uniform finish, no visible corrosion, dents, or damage; tub spout aligned and flush at wall; no mineral buildup visible; overall in excellent condition.

Material: Chrome-plated metal with white lever handles (ceramic/plastic) Damage: Low

Safety Risk: None Priority: Routine

Wall-mounted Grab Bar

GREEN

Straight grab bar mounted through ceramic tile with circular end escutcheons; finish clean with no rust, cracks, or missing fastener covers; alignment appears level; no gaps at escutcheons; excellent condition.

Material: Metal grab bar with powder-coated/enamel finish Damage: Low

Safety Risk: None Priority: Routine

Shower Wall Tile And Grout

GREEN

Partial Ceramic wall tiles with a marbled pattern; grout lines where visible appear intact and clean with no missing sections or cracks; color variations appear inherent to tile design and not staining; no chipped tiles observed in view; unverified image incomplete

Material: Ceramic tile and grout Damage: Low

Safety Risk: None Priority: Routine

Bathtub Basin

GREEN

Partial Smooth gloss-finish tub surface appears clean with uniform sheen; no visible chips, cracks, or heavy discoloration; a few small dark specks near the drain appear as surface debris; shadows along corners appear to be lighting, not damage; unverified image incomplete

Material: Smooth gloss-finish tub surface (material not confirmed) Damage: Low

Safety Risk: None Priority: Routine

Tub Drain And Overflow Cover

GREEN

Metal drain strainer and overflow cover present; chrome finish clean with screws intact and no visible corrosion or damage; excellent condition.

Material: Chrome-plated metal Damage: Low

Safety Risk: None Priority: Routine

Tub-to-wall Joint Sealant

GREEN

Partial Sealant line at the tub-to-tile junction appears continuous where visible, with no obvious gaps, peeling, or mildew; unverified image incomplete

Material: Elastic sealant/caulk Damage: Low

Safety Risk: None Priority: Routine



Bathtub Basin And Apron

YELLOW

Partial left apron area and far perimeter edges are obscured/out of frame; fiberglass/acrylic tub interior appears clean with a uniform glossy finish and no visible chips, cracks, or distinct staining; surface appears smooth with no visible anti-slip texture, which is a routine safety enhancement to consider; reflections present are consistent with lighting and not damage unverified image incomplete

Material: Fiberglass/acrylic Damage: Low

Safety Risk: Low Priority: Recommended

Deck-mounted Tub Faucet And Handles

GREEN

Chrome-plated spout with three handles appears intact with no visible corrosion, mineral buildup, or damaged trim; components appear seated and aligned.

Safety/Compliance: No immediate safety or compliance issues observed. **Asset Impact:** Well-maintained hardware reduces future repair costs. **Next Action:** Continued routine cleaning and inspection.

Material: Chrome-plated metal with ceramic/plastic handle caps Damage: Low

Safety Risk: None Priority: Routine

Tub Drain And Stopper Assembly

GREEN

Partial overflow or ancillary components are not visible; round drain/stopper and a secondary grate cover appear intact with no visible corrosion or damage; no standing water observed; visible shading is consistent with reflections, not damage unverified image incomplete

Material: Metal trim Damage: Low

Safety Risk: None Priority: Routine

Tile Wall Surround And Grout

GREEN

Partial only the portions in frame are visible; ceramic tile and grout lines appear intact with no cracked tiles, missing grout, or distinct discoloration; sealant at the tub-to-tile joint is not clearly visible from this angle unverified image incomplete

Material: Ceramic tile with cementitious grout Damage: Low

Safety Risk: None Priority: Routine

Recessed Soap Dish

GREEN

Ceramic built-in soap dish appears secure with no visible cracks, chips, or missing grout around the fixture.

Safety/Compliance: Securely fixed fixture with no sharp/protruding edges. **Asset Impact:** No maintenance action required. **Next Action:** Monitor during standard cleaning.

Material: Ceramic Damage: Low

Safety Risk: None Priority: Routine



Toilet (tank and bowl)

YELLOW

Porcelain two-piece toilet with seat and tank lid; exterior surfaces appear intact and clean. Base-to-floor seal shows a small gap with localized grout discoloration at the front; no standing water visible.

Material: Porcelain Damage: Low

Safety Risk: Low Priority: Routine

Ceramic Tile Floor

ORANGE

Ceramic tile flooring with multiple hairline cracks across tiles directly in front of the toilet. Grout joints generally intact; localized discoloration at grout near the toilet base. No standing water visible.

Material: Ceramic tile Damage: Medium

Safety Risk: Moderate Priority: Recommended

Wall Tile Wainscot

GREEN

Glazed ceramic wall tile surrounding the toilet appears in excellent condition with uniform grout and no chips or cracks visible.

Material: Ceramic tile Damage: Low

Safety Risk: None Priority: Routine

Water Supply Line And Shutoff (partial)

GREEN

Partial visible chrome supply line to the toilet; connection area and shutoff valve largely obscured behind the fixture; exposed portions show no corrosion or drips observed unverified image incomplete

Material: Chrome-plated metal Damage: Low

Safety Risk: None Priority: Routine

Vanity Cabinet (partial)

GREEN

Partial left edge of painted wood vanity cabinet is visible; exposed panel shows no damage; majority of unit is out of frame unverified image incomplete

Material: Painted wood Damage: Low

Safety Risk: None Priority: Routine



Ceramic Floor Tiles

ORANGE

Multiple tiles show visible hairline cracks across the surfaces (center and lower areas). No missing pieces or raised edges are visible, and surfaces appear flush. Bright circular glare and reflections are present and are not damage. This is a priority condition note due to cracked hard-surface finishes in a wet-prone area.

Material: glazed ceramic tile Damage: Medium

Safety Risk: Low Priority: Urgent

Grout Joints

YELLOW

Grout lines appear generally intact with minor discoloration; no clear gaps or missing sections are visible within the photographed area. Reflections are not recorded as staining. Routine maintenance item.

Material: cementitious grout Damage: Low

Safety Risk: None Priority: Routine

Perimeter Edge Sealant

YELLOW

Partial Sealant at the floor-to-adjacent surface junction (bottom left) shows an uneven/rough bead; remaining perimeter is not visible and cannot be confirmed. unverified image incomplete

Material: caulk/sealant Damage: Low

Safety Risk: Low Priority: Routine

Adjacent Built-in Base Panel

YELLOW

Partial Lower portion of an adjacent built-in base panel is visible with minor surface scuffs; upper and surrounding areas are not shown. unverified image incomplete

Material: painted panel (wood/laminate, unspecified) Damage: Low

Safety Risk: None Priority: Routine

Double Light Switch And Cover Plate

ORANGE

Two toggle switches in a doublegang plastic cover plate; both toggle tips show visible chips; mounting screw heads show minor surface discoloration; cover plate appears intact with no cracks and no exposed wiring visible. This is a priority condition note due to damaged switch levers near hand contact.

Material: plastic cover plate and toggles with metal screws Damage: Medium

Safety Risk: Low Priority: Recommended

Towel Ring And Mount

GREEN

Wallmounted towel ring with glazed mount appears intact and aligned with no visible cracks, chips, or missing parts; finish is consistent. This is in excellent condition.

Material: glazed ceramic mount with plastic ring Damage: Low

Safety Risk: None Priority: Routine



Ceramic Wall Tile And Grout

GREEN

Partial only a section of the tiled wainscot is visible; tiles and grout joints appear intact with no visible cracks, chips, or missing grout; the marbled appearance is part of the tile finish, not staining. unverified image incomplete

Material: glazed ceramic tile with grout Damage: Low

Safety Risk: None Priority: Routine

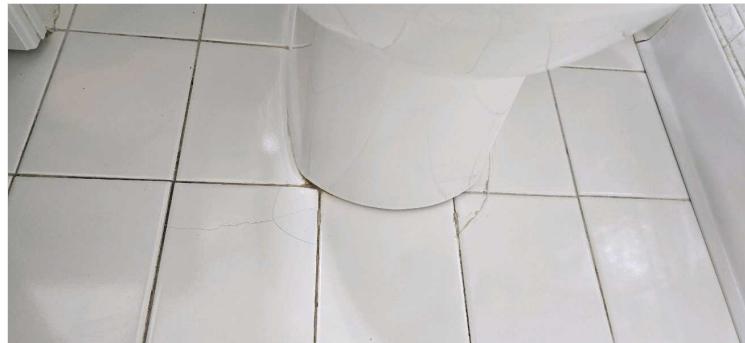
Painted Wall Above Tile

GREEN

Partial only the area around the switch plate is visible; painted wall surface appears smooth with no visible peeling, cracking, or distinct stains; slight tonal variation appears to be normal lighting. unverified image incomplete

Material: painted drywall/plaster Damage: Low

Safety Risk: None Priority: Routine



Ceramic Floor Tile Near Toilet

ORANGE

Multiple ceramic tiles adjacent to the toilet base display visible hairline to through-tile cracks; edges appear flush with no loose fragments visible. This is a priority condition note due to material deterioration in a wet-area floor.

Material: Ceramic tile Damage: Medium

Safety Risk: Low Priority: Recommended

Floor Grout Joints

ORANGE

Grout lines around the toilet base show localized gaps, recession, and darker sections; several joints appear partially missing. This is a priority condition note for repair to restore a continuous surface.

Material: Cementitious grout Damage: Medium

Safety Risk: Low Priority: Recommended

Toilet Base Perimeter Sealant

ORANGE

Sealant/caulk where the toilet meets the tile floor shows discontinuity and visible gap on the right side with minor discoloration. This is a priority condition note for resealing the perimeter.

Material: Elastomeric sealant/caulk Damage: Medium

Safety Risk: Low Priority: Recommended

Toilet Fixture (partial view)

GREEN

Partial only the base of the toilet is visible; exterior surface appears intact where shown; other components unverified image incomplete.

Material: Vitreous china Damage: Low

Safety Risk: None Priority: Routine



Handheld Showerhead And Hose

GREEN

Partial Wall-mounted handheld showerhead with flexible metal-sheathed hose; spray face appears clean with no visible cracks or corrosion; hose sheath appears intact without kinks; mount appears aligned and secure; lower hose connection is not visible unverified image incomplete.

Material: Metal and plastic Damage: Low

Safety Risk: None Priority: Routine

Shower Arm Escutcheon

GREEN

Round metal escutcheon at wall penetration appears flush with no visible gaps, rust, or displacement.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Shower Wall Tile And Grout

GREEN

Partial Ceramic wall tiles with patterned glaze; grout lines in the visible area appear even and intact with no distinct cracks, missing sections, or visible staining; corners/edges and any caulked transitions are not shown unverified image incomplete.

Material: Ceramic tile and grout Damage: Low

Safety Risk: None Priority: Routine

Integrated Sink And Countertop

ORANGE

Gloss-finished solid-surface integrated sink/countertop with a localized chip on the front edge exposing darker substrate; edges at the chip appear uneven. No visible cracks radiating from the impact area. This is a priority condition note due to potential snag/cut risk and exposed surface susceptible to moisture.

Material: Solid surface composite (gloss finish) Damage: Medium

Safety Risk: Moderate Priority: Urgent

Vanity Cabinet (visible portion)

GREEN

Partial painted wood/engineered wood cabinet front beneath sink shows no visible warping or impact on the visible section; alignment and hardware not fully shown unverified image incomplete

Material: Painted wood/engineered wood Damage: Low

Safety Risk: None Priority: Routine

Bathroom Floor Tile (visible portion)

GREEN

Partial ceramic/porcelain floor tiles and grout adjacent to the vanity appear intact with no cracked tiles visible in the shown area unverified image incomplete

Material: Ceramic/porcelain tile with grout Damage: Low

Safety Risk: None Priority: Routine



Ceramic Tile Wall

GREEN

Partial ceramic tile wall; visible area shows intact tiles and grout with a uniform patterned finish; no cracks, chips, or missing grout observed in view; unverified image incomplete
Material: Ceramic tile with grout Damage: Low

Safety Risk: None Priority: Routine

Wall-mounted Grab Bar

GREEN

Metal grab bar with concealed-mount flanges installed on tiled wall; surfaces generally clean with minor superficial scuffs; no visible corrosion, gaps at flanges, or missing fasteners in the visible area.

Material: Coated metal Damage: Low

Safety Risk: None Priority: Routine

Toilet Paper Holder

GREEN

Two-post wall-mounted holder with central spindle; glossy surfaces intact with no visible cracks or chips; mounted level against tile.

Material: Ceramic posts with plastic/metal spindle Damage: Low

Safety Risk: None Priority: Routine

ROOM 6: PORCH REPORT

OVERALL ASSESSMENT

Overall Grade

Orange

The porch, steps, and entry are generally in excellent and stable condition with intact masonry, porch floor, and guardrails. However, there is a missing handrail on the right side of the steps, representing a moderate safety concern, and exterior painted wood trim shows visible weathering and peeling. Routine and recommended maintenance should be completed before the next occupancy to protect permanent materials and address fall-risk hazards.

Safety/Compliance: Missing handrail on right stair side is a priority safety risk; exposed wood trim/casing is at risk for weathering.

Asset Impact: High-quality masonry and porch structures are stable, but exposed wood may deteriorate if not repainted.

Next Action: Add a right-hand stair rail and perform exterior paint maintenance on wood trim prior to turnover. Partial views of some components require additional photo documentation.

Cosmetic Grade**Orange**

Most visible porch surfaces, including masonry and porch floor, are in excellent condition free of dirt or major wear. There is pronounced peeling/chipped paint on exterior wood window trim and minor surface wear on central window rail; exterior light fixture finish is weathered on one sconce. Recommend surface repairs and repainting prior to new tenancy for asset protection and aesthetic reasons.

Safety/Compliance: Routine surfaces impact appearance only.

Asset Impact: Peeling paint could allow weather exposure if left untreated.

Next Action: Complete prep and full repaint of window trim and casing on next maintenance cycle.

Non-Cosmetic Grade**Orange**

Structural brick, concrete porch slab, support posts, and existing guardrails appear stable and free of critical defects. The main deficiency is the absence of a right-side stair handrail, presenting a moderate fall risk. Several areas are partially visible and require further verification.

Safety/Compliance: Handrail absence is a code issue and should be addressed prior to occupancy.

Asset Impact: All major permanent masonry and structural metal assets are in good standing.

Next Action: Install a proper handrail at the open stair edge before new tenancy.

KEY AREAS - INTERIOR**KEY AREAS - EXTERIOR**

Exterior porch features, including floor, masonry walls, guardrails, and stairs, are well-maintained and stable. Visible deficiencies include missing right-side stair handrail and weathered/peeling window trim/casing, both requiring attention before tenant move-in. Partial views of some entry elements and hardware limit complete verification.

Safety/Compliance: Compliance concern identified for absent handrail; window trim deterioration is not an immediate code issue but should be addressed.

Asset Impact: Stable masonry and metalwork enhance longevity, pending timely maintenance on wood elements.

Next Action: Add missing handrail and repaint exposed wood trim.

DETAILED ASSESSMENTS - EXTERIOR**Exterior Storm Door****GREEN**

Metal-framed storm door with full glass insert and lever handle; glazing intact and frame appears square with no visible dents or warping. Entry clearance is unobstructed.

Safety/Compliance: No concerns noted.

Asset Impact: Excellent current protection for primary entry.

Next Action: Routine exterior cleaning.

Material: Painted metal frame with glass Damage: Low

Safety Risk: None Priority: Routine

Main Entry Door (behind storm door)

YELLOW

Partial main entry door is visible through the storm door, with most of the surface obscured by reflections and the outer door; no defects visible on the exposed area; unverified image incomplete.

Safety/Compliance: Unable to confirm full door integrity.

Asset Impact: No clear defects but unable to verify complete condition.

Next Action: Provide full unobstructed photo of entry door.

Material: Painted wood with small glass lite Damage: Low

Safety Risk: Low Priority: Routine

Exterior Light Fixture

GREEN

Wall-mounted sconce above the address numbers; lens intact and fixture appears seated flush to the wall. Minor surface dust only.

Safety/Compliance: Satisfactory.

Asset Impact: Protects entrance with no visible wear.

Next Action: Maintain cleanliness during turnovers.

Material: Metal and glass Damage: Low

Safety Risk: None Priority: Routine

Front Window Assembly And Trim

ORANGE

Multi-panel window with painted wood trim and stone sill; noticeable peeling/chipped paint along lower trim and sill; glazing appears intact. Recommend prep and repaint to protect exposed areas prior to turnover.

Safety/Compliance: No safety risk; deterioration is progressive.

Asset Impact: Unprotected wood trim is susceptible to moisture damage.

Next Action: Surface prep and full repaint before next tenant.

Material: Painted wood trim with glass panes and stone sill Damage: Medium

Safety Risk: Low Priority: Recommended

Brick Exterior Wall

GREEN

Brick veneer with uniform courses and mortar joints that appear sound; no visible cracking, displacement, or efflorescence.

Safety/Compliance: No concerns.

Asset Impact: Stable masonry.

Next Action: Routine periodic inspection.

Material: Clay brick and mortar Damage: Low

Safety Risk: None Priority: Routine

Porch Floor Surface

GREEN

Textured concrete walking surface; appears even with no visible cracks, spalling, or raised edges that would present a trip hazard.

Safety/Compliance: Meets safety and appearance standards.

Asset Impact: No action needed.

Next Action: Continue regular cleaning.

Material: Textured concrete Damage: Low

Safety Risk: None Priority: Routine

Porch Railing

YELLOW

Partial metal railing visible at the right edge only; connections to posts and full span not shown; unverified image incomplete.

Safety/Compliance: Unable to confirm code compliance or stability.

Asset Impact: Unable to verify full integrity.

Next Action: Obtain comprehensive railing view and inspect all connections.

Material: Painted metal Damage: Low

Safety Risk: Low Priority: Routine

Porch Ceiling/soffit

YELLOW

Partial soffit panels under porch roof are visible along the top edge; surfaces appear even but full area is not shown; unverified image incomplete.

Safety/Compliance: Full area unverified; no obvious issues in view.

Asset Impact: Unable to fully confirm integrity.

Next Action: Provide complete photo documentation.

Material: Soffit panels (likely vinyl) Damage: Low

Safety Risk: Low Priority: Routine

Address Numbers Plaque

GREEN

Address numerals mounted to a plaque; characters are intact and legible.

Safety/Compliance: No issues.

Asset Impact: Maintains wayfinding.

Next Action: Routine cleaning.

Material: Metal numbers on wood plaque Damage: Low

Safety Risk: None Priority: Routine



Exterior Entry Door (storm door)

GREEN

Metal-framed glass storm door at front entry; glazing intact and clear; frame and hinges appear aligned with no dents; painted wood surround looks intact with no visible damage; pathway at threshold unobstructed.

Safety/Compliance: Meets safety standards.

Asset Impact: No action needed.

Next Action: Continue monitoring.

Material: Metal and glass with painted wood trim Damage: Low

Safety Risk: None Priority: Routine

Exterior Light Fixture

GREEN

Wall-mounted metal and glass sconce adjacent to door; lens intact; fixture seated flush to wall; no visible corrosion or exposed wiring.

Safety/Compliance: Satisfactory.

Asset Impact: Operating fixture ensures entry illumination.

Next Action: Regular bulb and fixture inspection.

Material: Metal and glass Damage: Low

Safety Risk: None Priority: Routine

Brick Exterior Wall

GREEN

Brick masonry facade around entry and window; mortar joints even; no visible cracking, spalling, or missing bricks.

Safety/Compliance: Meets standards.

Asset Impact: Well-maintained permanent asset.

Next Action: Continue monitoring.

Material: Brick masonry Damage: Low

Safety Risk: None Priority: Routine

Front Window And Trim

YELLOW

Large exterior window with painted wood trim and a stone/concrete sill; glass intact; trim shows minor surface wear at lower rail consistent with exposure; no visible gaps at perimeter; routine item.

Safety/Compliance: Wear only; not an immediate risk.

Asset Impact: Minor finish deterioration; may worsen if unaddressed.

Next Action: Address at next maintenance interval.

Material: Painted wood trim, glass, stone/concrete sill Damage: Low

Safety Risk: Low Priority: Recommended

Porch Floor/deck Surface

GREEN

Coated concrete porch deck; surface smooth and clean with no visible cracks, chips, or ponding; in excellent condition.

Safety/Compliance: Meets standards.

Asset Impact: Stable for use; no issues.

Next Action: Continue routine cleaning.

Material: Coated concrete Damage: Low

Safety Risk: None Priority: Routine

Porch Guardrail

GREEN

Metal guardrail along porch edge with decorative balusters; appears straight and continuous; paint coverage consistent; no visible corrosion or loose sections.

Safety/Compliance: Secure as observed.

Asset Impact: No action necessary.

Next Action: Monitor at each turn.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Stair Handrail And Steps

YELLOW

Partial exterior steps and metal handrail visible at side; remainder of steps not shown; condition of full run unverified image incomplete.

Safety/Compliance: Not fully confirmed.

Asset Impact: Partial view only.

Next Action: Photograph full stair run.

Material: Concrete steps with metal handrail Damage: Low

Safety Risk: Low Priority: Recommended

Porch Ceiling/soffit

GREEN

Panel soffit under porch roof installed evenly; no sagging, holes, or gaps visible.

Safety/Compliance: Meets exterior standards.

Asset Impact: No action required.

Next Action: Monitor for potential damage.

Material: Panel soffit (metal/vinyl) Damage: Low

Safety Risk: None Priority: Routine

Walkway To Porch

GREEN

Concrete walkway and approach visible; surface appears even with no visible cracks; access path is clear.

Safety/Compliance: Meets egress and access standards.

Asset Impact: Well-maintained approach.

Next Action: Continue monitoring.

Material: Concrete Damage: Low

Safety Risk: None Priority: Routine



Center Fixed Window Glazing And Frame

YELLOW

Large central pane appears intact with no visible cracks; painted wood frame shows moderate paint wear and small chips along the lower rail; no separation from surrounding trim observed.

Safety/Compliance: Cosmetic wear only.

Asset Impact: Recommend timely repaint.

Next Action: Prep and repaint as part of routine maintenance.

Material: Glass with painted wood frame Damage: Medium

Safety Risk: Low Priority: Recommended

Left Side Window

GREEN

Side window unit appears intact with even seams and no visible glass damage; frame surfaces show no notable wear.

Safety/Compliance: No deficiencies.

Asset Impact: No further action required.

Next Action: Monitor at regular intervals.

Material: Glass with vinyl frame Damage: Low

Safety Risk: None Priority: Routine

Right Side Window

GREEN

Side window unit appears intact with even seams and no visible glass damage; frame surfaces show no notable wear.

Safety/Compliance: Meets window standard.

Asset Impact: No further action required.

Next Action: Routine cleaning.

Material: Glass with vinyl frame Damage: Low

Safety Risk: None Priority: Routine

Exterior Window Casing/trim

YELLOW

Painted wood surround framing all three window units shows scattered paint wear and minor scuffs, more pronounced along the bottom edges; no visible warping or detachment.

Safety/Compliance: Not a risk but noted for ongoing asset protection.

Asset Impact: Increased deterioration risk if neglected.

Next Action: Schedule prep and repaint.

Material: Painted wood Damage: Medium

Safety Risk: Low Priority: Recommended

Stone Sill Below Window

GREEN

Multi-piece stone sill appears even with intact joints; no cracks or spalling visible.

Safety/Compliance: Sound.

Asset Impact: Requires no attention.

Next Action: Monitor at each entry turnover.

Material: Stone Damage: Low

Safety Risk: None Priority: Routine

Brick Exterior Wall

GREEN

Brick veneer shows consistent mortar joints with no visible cracks, displacement, or spalling.

Safety/Compliance: No issues.

Asset Impact: Routine visual inspection.

Next Action: Maintain mortar monitoring.

Material: Brick masonry with mortar joints Damage: Low

Safety Risk: None Priority: Routine

Exterior Wall Light Fixture

YELLOW

Wall-mounted metal and glass lantern shows weathered finish and surface oxidation; glass lens intact and no exposed wiring visible.

Safety/Compliance: No wiring exposure; finish is weathered.

Asset Impact: Fixture may require resurfacing or replacement for appearance.

Next Action: Surface prep/repainting in next cycle.

Material: Metal and glass Damage: Low

Safety Risk: Low Priority: Recommended

Address Number Plaque

GREEN

Mounted number plaque is legible and appears firmly aligned; no visible damage to plaque or fasteners.

Safety/Compliance: Satisfactory.

Asset Impact: Maintains property address clarity.

Next Action: None required.

Material: Wood plaque with mounted numerals Damage: Low

Safety Risk: None Priority: Routine

Entry Door (partial)

YELLOW

Partial exterior door edge and hardware only visible; overall condition unverified image incomplete.

Safety/Compliance: Unable to determine security or finish state.

Asset Impact: Verifiable only upon full photo.

Next Action: Document door in full.

Material: Partial view Damage: Low

Safety Risk: Low Priority: Recommended



Exterior Concrete Steps

YELLOW

Three concrete steps leading to the porch; poured concrete treads with masonry-veneer risers. Visible edge wear and minor spalling on several tread noses; no through-cracks or heaving visible. This is a routine item for future cosmetic repair and slip/trip prevention.

Safety/Compliance: Minor slip/trip potential.

Asset Impact: Debris and edge wear may progress; monitor for further breakdown.

Next Action: Schedule surface patching with next maintenance cycle.

Material: Concrete with masonry veneer Damage: Medium

Safety Risk: Low Priority: Routine

Left Stair Handrail

GREEN

Wall-mounted metal handrail along the left side of the steps with intact finish and light scuffs; mounted near the porch with a wood spacer; no bends or breaks visible.

Safety/Compliance: Meets stair requirements for one side.

Asset Impact: Stable handrail; no correction needed.

Next Action: Continue regular inspection.

Material: Painted metal Damage: Low

Safety Risk: Low Priority: Routine

Right-side Stair Handrail

ORANGE

Not present on the open right side of the steps; open edge from bottom to porch landing presents a fall-risk area. Priority condition note.

Safety/Compliance: Moderate fall risk, not compliant with best practices.

Asset Impact: Safety exposure; immediate action preserves liability position.

Next Action: Add a compliant handrail for right stair edge prior to tenant move-in.

Material: N/A Damage: High

Safety Risk: Moderate Priority: Recommended

Porch Guardrail

GREEN

Metal guardrail with vertical balusters around the porch perimeter; posts are upright with no visible rust or breaks. Partial top connections and complete anchorage unverified image incomplete.

Safety/Compliance: Satisfactory as visible.

Asset Impact: Ongoing stability expected.

Next Action: Inspect anchorage and concealed connections as able.

Material: Painted metal Damage: Low

Safety Risk: Low Priority: Routine

Porch Deck Surface

GREEN

Exposed-aggregate concrete porch surface in clean condition; no cracks, pits, or lifted sections visible; walking surface appears even.

Safety/Compliance: Meets safety standards.

Asset Impact: Maintains porch longevity.

Next Action: Continue cleaning schedule.

Material: Exposed-aggregate concrete Damage: Low

Safety Risk: None Priority: Routine

Exterior Brick Wall

GREEN

Brick veneer adjacent to the steps with consistent mortar joints; no visible cracks, displacement, or spalling on the visible area.

Safety/Compliance: No concerns.

Asset Impact: Stable facade.

Next Action: Visual check with each turnover.

Material: Brick masonry Damage: Low

Safety Risk: None Priority: Routine

Porch Support Column

GREEN

Decorative metal column at the front right corner is upright with intact finish; no visible deformation or corrosion. Partial connection points at top and base unverified image incomplete.

Safety/Compliance: No visible safety risk.

Asset Impact: Decor column contributes to roof stability.

Next Action: Inspect all post connections at intervals.

Material: Painted metal

Damage: Low

Safety Risk: Low

Priority: Routine

Entry Door

YELLOW

Partial exterior entry door largely out of frame; surface and lockset details not fully visible; no damage observed on the exposed edge; unverified image incomplete.

Safety/Compliance: Cannot confirm condition.

Asset Impact: Partial view insufficient to clear liability check.

Next Action: Obtain a full image for complete verification.

Material: Not clearly visible

Damage: Low

Safety Risk: None

Priority: Routine



Porch Soffit/ceiling

GREEN

Painted metal soffit panels under porch roof show uniform alignment with no visible dents, gaps, missing sections, or perforations. Overall in excellent condition.

Safety/Compliance: Surfaces intact.

Asset Impact: No water intrusion risk.

Next Action: Routine periodic inspection.

Material: Painted metal

Damage: Low

Safety Risk: None

Priority: Routine

Brick Exterior Wall

GREEN

Brick masonry veneer with intact mortar joints on visible areas; no visible cracking, spalling, or efflorescence. Address numbers mounted and secure on viewable section.

Safety/Compliance: Meets standards.

Asset Impact: Legible address, stable wall.

Next Action: Monitor for future wear.

Material: Brick masonry

Damage: Low

Safety Risk: None

Priority: Routine

Exterior Light Fixture (sconce)

GREEN

Wall-mounted metal and glass sconce appears intact with no visible cracks to the lens and no noticeable corrosion on the housing.

Safety/Compliance: Meets entry lighting standards.

Asset Impact: Satisfactory.

Next Action: Regular inspections.

Material: Metal and glass Damage: Low

Safety Risk: None Priority: Routine

Windows

GREEN

Painted wood-framed windows with storm/screen panels present; glass panes are unbroken and frames show no visible peeling paint or damage on the observable faces.

Safety/Compliance: Meets egress and window standards as seen.

Asset Impact: No issues.

Next Action: Continue maintenance.

Material: Painted wood and glass Damage: Low

Safety Risk: None Priority: Routine

Porch Guardrail/handrail

GREEN

Painted metal guardrail along porch edge with intact balusters and posts; no visible deformation or missing components at the observable connections.

Safety/Compliance: Meets porch fall prevention standards.

Asset Impact: In good condition.

Next Action: Periodic inspection.

Material: Painted metal Damage: Low

Safety Risk: None Priority: Routine

Porch Floor

GREEN

Concrete porch slab surface appears smooth and free of visible cracks, chips, or spalling on the visible section.

Safety/Compliance: Meets standards for walking surfaces.

Asset Impact: No defects.

Next Action: Monitor for surface cracks.

Material: Concrete Damage: Low

Safety Risk: None Priority: Routine

Porch Support Posts

GREEN

Decorative painted metal posts supporting the porch roof appear straight with no visible rust, dents, or loose fasteners at visible points.

Safety/Compliance: Satisfactory structural condition observed.

Asset Impact: No action required.

Next Action: Check connections at intervals.

Material: Painted metal Damage: Low

Safety Risk: None Priority: Routine

Entry Door

GREEN

Partial exterior entry door edge and hardware only are visible; painted surface appears intact with no visible dents or peeling on the shown section; weatherstripping, threshold, and full alignment unverified image incomplete.

Safety/Compliance: Full door condition cannot be confirmed.

Asset Impact: No observable defects; continue documentation.

Next Action: Provide unobstructed photograph of full door.

Material: Painted door (material not visually confirmed) Damage: Low

Safety Risk: None Priority: Routine



Porch Floor/deck Surface

GREEN

Coated concrete porch floor with uniform speckled finish; no visible cracks, chips, spalls, or standing water; surface appears clean and even with no observable trip hazards.

Safety/Compliance: Excellent surface integrity.

Asset Impact: Maintains a positive turnover condition.

Next Action: Continue cleaning and inspect at intervals.

Material: Coated concrete Damage: Low

Safety Risk: None Priority: Routine

Perimeter Guardrail And Balusters

GREEN

Painted metal guardrail with twisted balusters along porch edge; posts appear plumb and anchored; finish continuous with no visible corrosion, dents, or missing sections.

Safety/Compliance: Meets fall prevention code.

Asset Impact: No action required.

Next Action: Monitor paint finish.

Material: Painted metal Damage: Low

Safety Risk: None Priority: Routine

Porch Roof Support Posts

GREEN

Metal support posts at the porch corner and mid-span appear straight with intact painted finish; no visible rust or deformation at connections.

Safety/Compliance: Satisfactory.

Asset Impact: Contributes to structural stability.

Next Action: Inspect for rust as part of exterior cycles.

Material: Painted metal Damage: Low

Safety Risk: None Priority: Routine

Exterior Brick Wall And Mortar

GREEN

Brick veneer with consistent mortar joints; no visible cracks, loose bricks, or efflorescence; window sills appear even with no spalling.

Safety/Compliance: No issues.

Asset Impact: No action.

Next Action: Monitor at each maintenance cycle.

Material: Brick and mortar Damage: Low

Safety Risk: None Priority: Routine

Entry Door And Hardware

GREEN

Partial Left-side view of exterior entry door with lever handle and deadbolt; painted surface appears intact with no visible dents; hinges, threshold, and full perimeter not visible; unverified image incomplete.

Safety/Compliance: Not fully verifiable; provide full documentation.

Asset Impact: Issue not apparent but not fully ruled out.

Next Action: Complete photograph.

Material: Painted door (material unclear) Damage: Low

Safety Risk: None Priority: Routine

Exterior Windows And Sills

GREEN

Partial Three windows visible; glass appears intact with no visible cracks; frames and exterior caulking not fully visible for assessment; unverified image incomplete.

Safety/Compliance: Appears satisfactory in visible areas.

Asset Impact: No visible defects; confirm caulk and hardware in full documentation.

Next Action: Retake for a full window view.

Material: Frame material unclear (not fully visible) Damage: Low

Safety Risk: None Priority: Routine

ROOM 7: BASEMENT REPORT

Room Notes: This basement is divided into two sections, and is partially finished

OVERALL ASSESSMENT

Overall Grade

Red

Partial Multiple insulated conductors are openly spliced and secured to a small terminal block mounted on a wood stud; several bare conductors and cut ends are visible without any protective enclosure, and insulation tape appears loose or incomplete; urgent issue due to potential accidental contact and mechanical damage risk unverified image incomplete.

Safety/Compliance: Exposed, unenclosed wiring is an urgent safety risk.

Asset Impact: Immediate correction required to prevent electrical hazard and code violations.

Next Action: Have a licensed electrician enclose/terminate wiring, install a code-compliant junction box and cover, and verify all splices before occupancy.

Cosmetic Grade

Yellow

Cosmetic finishes including wall paint, baseboards, door trim, and masonry/plaster are in generally good condition with minor scuffs, small gaps, and unfinished edges noted as routine maintenance disclosures. No extensive surface deterioration or staining visible.

Safety/Compliance: Minor tripping or snag hazards from irregular drywall/masonry; minimal direct injury risk.

Asset Impact: Routine wear; continued maintenance prevents future turnover costs.

Next Action: Conduct routine patching and touch-up during turnover or next scheduled update.

Non-Cosmetic Grade

Red

Porcelain lampholder mounted to a round metal box; no bulb installed. A bare copper strip/conductor is visibly inserted into the lamp socket opening and draped across the fixture. This creates exposed conductive material at a lighting outlet and is an urgent issue. Fixture appears mechanically secured to the framing; no scorch marks or cracking visible around the base.

Safety/Compliance: Exposed conductor at lamp socket is a severe shock/fire hazard.

Asset Impact: Immediate attention required to prevent electrical injury or equipment failure, and to comply with electrical codes.

Next Action: Engage a licensed electrician to remove conductor and remedy wiring before possession.

KEY AREAS - INTERIOR

Basement space contains multiple urgent and recommended action items prior to turnover: an open electrical junction box with exposed wiring (urgent), broken glass debris on the floor (urgent), several locations with loosely routed unmannered electrical cables (recommended), a low-overhead beam hazard, lack of visible smoke detector, and exposed/unsealed penetrations at utility services.

Safety/Compliance: Two urgent correction items pose immediate safety/compliance issues for occupancy; several other items require recommended or routine attention.

Asset Impact: Prompt remediation of urgent hazards prevents injury, risk exposure, and secondary property claims.

Next Action: Prioritize life-safety and code items, then address asset-protection and cosmetic items during turnover.

DETAILED ASSESSMENTS



Double Utility Sink Basin And Deck

GREEN

Two-basin molded plastic utility sink; surfaces show light marks and faint discoloration from use; intact and cleanable.

Material: Molded plastic/composite Damage: Low

Safety Risk: None Priority: Routine



Duplex Outlet And Cover Plate

YELLOW

Cover plate is slightly misaligned, leaving a noticeable small gap at the top though no exposed wiring is seen.

Safety/Compliance: Routine item; reseat the plate before occupancy.

Asset Impact: Finish quality; address for tenant perceptions of safety.

Next Action: Correct prior to move-in.

Material: Thermoplastic cover and receptacle Damage: Low

Safety Risk: Low Priority: Routine



Vinyl Plank Flooring

GREEN

Uniform, even surface, clean and ready for turnover; no visible gaps or damage.

Material: Vinyl plank Damage: Low

Safety Risk: None Priority: Routine



Hvac Line Set

YELLOW

Partial insulated copper line set is intact; minor compression at zip-ties; routine support and full inspection advisable; unverified image incomplete.

Material: copper tubing with foam insulation Damage: Low

Safety Risk: Low Priority: Routine



Glass Block Window Assembly

GREEN

Glass blocks and mortar intact and well seated; no cracks. Reflections are light patterns. Appears in excellent condition.

Material: Glass block and mortar Damage: Low

Safety Risk: None Priority: Routine



Furnace Cabinet

GREEN

Painted steel housing clean and free of visible defects; access and working area sufficient.

Material: Painted steel Damage: Low

Safety Risk: None Priority: Routine



Electrical Panel Enclosure And Door

GREEN

Clean steel panel on plywood backing; surfaces intact and cover/door aligned and latched. Excellent overall.

Material: Painted steel Damage: Low

Safety Risk: None Priority: Routine



Glass Block Window Assembly

GREEN

Fixed glass block window with mortar joints; no cracks or missing blocks, joints continuous.

Material: Glass block with mortar Damage: Low

Safety Risk: None Priority: Routine



Glass Block Window Assembly

GREEN

Partial interior fixed glass block window shows no visible cracks or gaps. Exterior not visible image incomplete.

Material: Glass blocks within painted wood frame Damage: Low

Safety Risk: None Priority: Routine



Exposed Ceiling Joists And Subfloor

GREEN

Unfinished wood joists/subfloor show uniform finish and no visible damage or stains.

Material: Unfinished wood Damage: Low

Safety Risk: None Priority: Routine



Water Meter And Shutoff Assembly

GREEN

Wall-mounted meter and wheel valve are intact and well secured; no corrosion or leaks.

Material: Metal (brass/steel) Damage: Low

Safety Risk: None Priority: Routine



Ceiling Beam/joist

ORANGE

Solid wood beam/joist with major cut-out and visible splits from the cut; edges rough and chipped; no reinforcement.

Safety/Compliance: Reduced cross-section with cracks presents structural risk.

Asset Impact: Remedy before occupancy.

Material: Solid wood Damage: High

Safety Risk: Moderate Priority: Recommended



Glass Block Window Assembly

GREEN

Fixed glass-block window with 8 blocks; no visible cracks, minor dust/cobwebs. Bright spots are light reflections.

Material: Glass blocks with mortar joints Damage: Low

Safety Risk: None Priority: Routine



Duplex Electrical Outlet And Cover Plate

ORANGE

Wall-mounted duplex outlet with a misaligned plastic cover plate; plate is not flush along the top edge, presenting a visible gap. No exposed wiring is visible.

Safety/Compliance: Not urgent, but repair reduces accidental contact risk.

Asset Impact: Finish quality and tenant confidence may be affected if not corrected.

Next Action: Reseat or secure cover before next occupancy.

Material: Plastic cover plate with recessed electrical receptacle Damage: Medium

Safety Risk: Moderate Priority: Recommended



Ceiling Framing And Subfloor

GREEN

Exposed wood joists and subfloor show typical wear but no structural defects; overall excellent condition.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine



Exposed Sprinkler Head

ORANGE

Partial exposed metal sprinkler head shows visible corrosion on deflector and hub; no leaks visible. Correction required before next occupancy.

Material: Metal Damage: Medium

Safety Risk: Moderate Priority: Recommended



Flooring Wood-look Plank

YELLOW

Partial flooring at post is flat and intact; irregular cut/gap at post is a routine finish detail. Some areas in shadow unverified image incomplete.

Material: Resilient wood-look plank (exact type unverified) Damage: Low

Safety Risk: Low Priority: Routine



Electrical Junction Box (ceiling joist mounted)

RED

Open junction box with exposed wiring and splices; urgent safety concern. Install box cover immediately.

Material: Galvanized steel Damage: High

Safety Risk: Severe Priority: Urgent

A photograph showing a white, round, ceiling-mounted detector or alarm unit. It is mounted on a wooden joist and has a small white circular device attached below it. There are some pipes and wiring visible in the background.

Ceiling-mounted Detector/alarm (type not labeled)

GREEN

Round plastic alarm mounted to the underside of a wood joist; housing appears intact with surface yellowing; no cracks or missing cover visible. Partial manufacturing date and power source unverified image incomplete.

Safety/Compliance: No visible hazards present, but verification of installation details recommended.

Asset Impact: Routine maintenance disclosure.

Next Action: Inspect manufacturing/date/power on site when possible.

Material: Plastic housing on wood joist Damage: Low

Safety Risk: None Priority: Routine

A photograph of a vertical cast iron drain/vent pipe. The pipe is dark grey/black and shows significant surface corrosion and wear at the joints. It is mounted on a wall next to a white fixture, possibly a sink or toilet.

Cast Iron Waste Stack

YELLOW

Vertical cast iron drain/vent pipe with multiple areas of surface corrosion and worn finish at joints; no active moisture visible on exposed sections.

Safety/Compliance: Routine maintenance disclosure; no immediate leak risk visible.

Asset Impact: Surface corrosion should be tracked and touched up during next maintenance cycle.

Next Action: Clean and seal or repaint corroded sections in line with standard care schedule.

Material: Cast iron Damage: Medium

Safety Risk: Low Priority: Routine

A photograph showing a red circular detector/alarm mounting base attached to a wooden joist with two screws. Two metal terminal clamps are visible, and a paired wire is connected.

Detector/alarm Mounting Base

ORANGE

Ceiling-mounted circular base attached to a wood joist with two screws; two terminal clamps are visible and a paired wire is connected. The detection/alarm head is not present, leaving the installation incomplete; priority condition note for a life-safety device.

Safety/Compliance: This incomplete life-safety installation is a moderate risk and requires immediate completion.

Asset Impact: Increased liability and noncompliance if not resolved.

Next Action: Install appropriate detector/alarm device as required for code.

Material: Plastic base with metal screw terminals Damage: Medium

Safety Risk: Moderate Priority: Urgent

A photograph of a white six-panel interior door standing in a room with white walls and a dark wood floor.

Interior Door Slab

YELLOW

Sixpanel painted door with minor surface scuffs and a visible undercut gap at the bottom relative to the flooring; no holes or cracks observed.

Safety/Compliance: Undercut gap not a code issue in this context.

Asset Impact: Only routine wear; touch-up during turnover.

Next Action: Schedule for next turnover paint/repair cycle.

Material: Painted wood/composite Damage: Low

Safety Risk: None Priority: Routine

A photograph of a window made of eight glass blocks arranged in two rows of four. The window is set in a dark masonry frame.

Glass Block Window Assembly

GREEN

Eight glass blocks in two rows within a masonry opening; all blocks intact with no visible cracks or chips; distortion patterns are inherent to the glass; reveals appear even.

Safety/Compliance: No visible hazards.

Asset Impact: Maintains energy/security properties.

Next Action: Continue standard monitoring.

Material: Glass block with mortar grid Damage: Low

Safety Risk: None Priority: Routine

Duplex Electrical Outlet With Cover Plate

GREEN



Standard two-socket wall receptacle with smooth plastic cover; cover appears aligned and intact with no visible cracks, chips, gaps, scorch marks, or exposed wiring; receptacle faces undamaged.

Safety/Compliance: No issues observed.

Asset Impact: Outlet in excellent condition.

Next Action: Routine inspection per cycle.

Material: Plastic cover; metal receptacle Damage: Low

Safety Risk: None Priority: Routine

Exposed Wiring Splices And Terminal Block

RED

Partial Multiple insulated conductors are openly spliced and secured to a small terminal block mounted on a wood stud; several bare conductors and cut ends are visible without any protective enclosure, and insulation tape appears loose or incomplete; urgent issue due to potential accidental contact and mechanical damage risk unverified image incomplete.

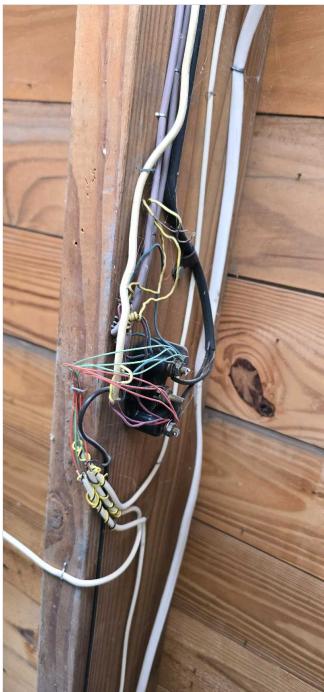
Safety/Compliance: Code violation and severe electrical safety risk.

Asset Impact: Must be corrected immediately for safety and liability.

Next Action: Enclose in junction box, secure wiring, verify by electrician prior to occupancy.

Material: Plastic-insulated copper conductors with metal terminal screws Damage: High

Safety Risk: Severe Priority: Urgent



Fire Extinguisher And Bracket At Doorway

ORANGE

Portable fire extinguisher mounted on a metal bracket secured to painted wood door casing at an interior opening. Canister exterior and label appear intact with no visible dents. Gauge not visible from this angle. The unit projects into the doorway opening adjacent to stairs, creating a potential impact/snag point and reducing clear passage; priority condition note.

Material: Steel canister, metal bracket, painted wood trim Damage: Low

Safety Risk: Moderate Priority: Recommended



Wood Subfloor/ceiling Sheathing

ORANGE

Partial wood plank sheathing visible between joists shows dark, irregular discoloration concentrated near the pipe penetrations and adjacent board; the discoloration has defined edges and appears as staining rather than a lighting artifact; no visible warping, sagging, or splitting in the visible area unverified image incomplete.

Safety/Compliance: Discoloration/staining requires assessment for former or active water intrusion.

Asset Impact: Area should be examined to determine remediation needs to protect structural integrity.

Next Action: Inspect and remediate the stained area prior to occupancy.

Material: Solid wood Damage: Medium

Safety Risk: Low Priority: Recommended



Smoke Detector On Wood Joist

GREEN

Partial device front and side are visible; rear mount and full wiring entry are not shown; unverified image incomplete. Plastic housing appears intact with no visible cracks or discoloration. Surface cable enters the unit; no exposed copper conductors are visible. Overall presentation suggests the unit is present and physically secure.

Safety/Compliance: Presence observed but full coverage/status not confirmed.

Asset Impact: Replace/test batteries per turnover routine.

Material: Plastic housing mounted to wood joist Damage: Low

Safety Risk: None Priority: Routine





Drain Assembly With Rubber Coupling GREEN

Partial PVC drain elbow connected to a metal drain pipe using a flexible rubber coupling with two stainless band clamps; surfaces show light grime with no visible cracks or moisture; joint appears seated and secure; excellent condition for turnover unverified image incomplete.

Safety/Compliance: No active leak or instability visible.

Asset Impact: Routine cleaning and inspection.

Next Action: Confirm joint tightness by touch at next visit.

Material: PVC, rubber coupling, stainless steel clamps, metal drain pipe

Safety Risk: None Priority: Routine



Ceiling Lampholder With Pull-chain RED

Porcelain lampholder mounted to a round metal box; no bulb installed. A bare copper strip/conductor is visibly inserted into the lamp socket opening and draped across the fixture. This creates exposed conductive material at a lighting outlet and is an urgent issue. Fixture appears mechanically secured to the framing; no scorch marks or cracking visible around the base.

Safety/Compliance: Exposed conductor at lamp socket is a severe shock/fire hazard.

Asset Impact: Immediate attention required to prevent electrical injury or equipment failure, and to comply with electrical codes.

Next Action: Engage a licensed electrician to remove conductor and remedy wiring before possession.

Material: Porcelain lampholder, metal box, copper conductor Damage: High

Safety Risk: Severe Priority: Urgent



Laundry Utility Sink And Faucet GREEN

Molded plastic utility sink on legs with metal faucet; basin and exterior surfaces appear intact with no visible cracks or chips; surrounding floor shows no standing water.

Safety/Compliance: No indication of leaks.

Asset Impact: Sink is serviceable.

Next Action: Routine cleaning.

Material: Plastic/composite sink with metal faucet Damage: Low

Safety Risk: None Priority: Routine



Built-in Wall Shelving

GREEN

Multi-bay built-in wood shelving along two walls; OSB shelf decks with dimensional lumber framing show minor surface wear and dust with no visible sagging, cracks, or broken supports; in serviceable condition for storage.

Safety/Compliance: Secure for use.

Asset Impact: Routine dusting/inspection recommended.

Material: Engineered wood (OSB) and dimensional lumber Damage: Low

Safety Risk: None Priority: Routine



Duplex Electrical Outlet With Cover Plate

GREEN

Tworeceptacle outlet with matching plastic cover appears intact and seated flush to the wall; mounting screw present; no visible cracks, chips, gaps, or discoloration; no exposed wiring or scorch marks. Overall in excellent condition.

Safety/Compliance: No deficiency.

Asset Impact: No repairs necessary.

Material: Plastic cover and receptacle Damage: Low

Safety Risk: None Priority: Routine



Gas Water Heater Tank And Exterior

GREEN

Partial rear and left side not visible; unverified image incomplete. Enamel-coated steel tank exterior appears intact with readable safety/operation labels and no visible rust, dents, or moisture on the viewable sides.

Safety/Compliance: No visual issue.

Asset Impact: Ready for use; confirm rear/left at walk-through.

Material: Enamel-coated steel Damage: Low

Safety Risk: None Priority: Routine



Surface-mounted Duplex Outlet (left) YELLOW

Duplex electrical receptacle mounted on a painted wood backboard with intact cover plate. Partial receptacle face obstructed by plug-in adapters and cords; unverified image incomplete. No exposed conductors or obvious cracks visible on accessible portions.

Safety/Compliance: No exposed conductors verified; check behind adapters at walk-through.

Asset Impact: Remove adapters and confirm full faceplate condition in person.

Material: Plastic cover plate on metal box Damage: Low

Safety Risk: None Priority: Routine



Hvac Duct And Grille

GREEN

Exposed galvanized metal duct with rectangular steel grille appears intact with minor surface wear; grille is secured with screws and no visible deformation or obstruction; in excellent condition based on the visible section.

Safety/Compliance: No issue or air loss evident.

Asset Impact: HVAC in routine working order.

Material: Galvanized steel duct and steel grille Damage: Low

Safety Risk: None Priority: Routine



Exposed Ceiling Framing

GREEN

Unfinished exposed wood joists and beams with visible fasteners; surfaces appear intact with no distinct cracks, sagging, or water staining visible under current lighting. This is in excellent condition for an unfinished ceiling.

Material: Wood framing Damage: Low

Safety Risk: None Priority: Routine



Pvc Drain/cleanout Assembly

GREEN

PVC drain piping with multiple fittings and a cleanout plug; surfaces show light scuffs and manufacturer labels; no visible cracks, gaps, or moisture at the joints. Overall appears in excellent condition.

Material: PVC Damage: Low

Safety Risk: None Priority: Routine



Glass Block Window Assembly

GREEN

Textured glass block array with central vent opening appears intact; all visible blocks show no cracks, chips, or missing mortar. Light reflections are present on the glass and should not be interpreted as damage. Overall in excellent condition.

Material: Glass block with mortar joints Damage: Low

Safety Risk: None Priority: Routine



Water Heater Vent Connector

GREEN

Galvanized metal vent connector runs from the appliance to a masonry wall thimble; seams are wrapped with reflective tape and appear continuous with no visible gaps or deformation from this angle. Surface shows minor scuffs only; condition appears in excellent condition.

Safety/Compliance: No gas or vent leak evident.

Asset Impact: Vent appears well sealed and maintained.

Next Action: Routine seal and tape inspection/cleaning.

Material: Galvanized steel Damage: Low

Safety Risk: None Priority: Routine

ROOM 8: LIVING ROOM REPORT

OVERALL ASSESSMENT

Overall Grade

Yellow

The living rooms permanent interior features present in excellent condition in most areas. Surfaces such as walls, flooring, ceiling, and built-in fixtures are visually clean and sound, with only routine cosmetic wear and some partially obstructed or incomplete elements. A few routine and recommended turnover maintenance items are present: minor paint blending at wall patches, addressing a jagged jamb tab in the window, baseboard touch-up, and verifying obscured flooring, window, and door areas. No visible urgent hazards or compliance issues observed.

Safety/Compliance: No immediate hazards or code violations observed based on visible inspection. Some minor safety improvement is recommended for the jagged window jamb tab and exposed trim fasteners.

Asset Impact: Most components display only minor age or use consistent with turnover; overall asset is well-maintained.

Next Action: Schedule routine and recommended minor touch-up and follow-up unobstructed inspection for partially concealed areas prior to next occupancy.

Cosmetic Grade

Yellow

Most painted wall and ceiling finishes, wood trim, and flooring present well for turnover. Noted routine punch-list items for painting uniformity at patched wall, baseboard touch-up, and minor laminate trimming around transitions. Several areas (behind drapery, furnishings, or out of frame) are partially verified and should be confirmed before occupancy.

Safety/Compliance: No hazards observed.

Asset Impact: Cosmetic touch-up and cleaning necessary to preserve presentation standard.

Next Action: Complete routine paint blending, cleaning, and unobstructed inspection for concealed trims/flooring.

Non-Cosmetic Grade

Yellow

All visible doors, windows, hardware, electrical covers, lighting, HVAC registers, and closet features are secure and intact. Routine and recommended items include trimming the window jamb tab, finishing exposed wood jamb/trim, and verifying partially obscured or incomplete elements such as sliding door tracks and hardware. No exposed wiring or structural defects observed.

Safety/Compliance: Minor improvement is recommended for exposed/jagged plastic and unfinished wood on the window jamb, but no serious hazard noted.

Asset Impact: Fixed features in stable and secure turnover condition.

Next Action: Address minor unfinished surfaces and verify hardware and full assembly for any obscured features.

KEY AREAS - INTERIOR

Permanent interior elements including wall and ceiling finishes, flooring, door assemblies, window and mirrored features are generally in excellent or routine-maintenance condition for turnover. Items needing attention are cosmetic paint blending, trimming of the window jamb track tab, and ensuring all partially obscured areas (doors, floors, trim) are unobstructed and fully inspected prior to next tenancy. No immediate hazards to tenant safety, but minor improvement is recommended for exposed plastic and unfinished wood at the window jamb.

Safety/Compliance: No urgent risks observed; minor safety improvement to prevent minor injury from jagged plastic and exposed fasteners.

Asset Impact: Maintains owners value; minor touch-up required for full presentation.

Next Action: Routine and recommended maintenance as described.

DETAILED ASSESSMENTS



Laminate Plank Flooring

GREEN

Wood-look laminate plank flooring across the room appears clean and even, with no visible gaps, lifting, chips, or stains. Baseboard edges appear aligned and intact.

Safety/Compliance: No hazards apparent.

Asset Impact: Ready for turnover.

Next Action: Routine cleaning.

Material: Laminate plank Damage: Low

Safety Risk: None Priority: Routine

Painted Drywall Walls

GREEN

Painted drywall surfaces appear smooth and intact with no visible cracks, holes, or scuffs in the observable areas. Partial sections behind the mounted television and adjacent furnishings unverified image incomplete.

Safety/Compliance: Meets standard for visible area. Review full surfaces on unobstructed inspection.

Asset Impact: No defects seen.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine

Interior Doorway/opening

GREEN

Drywall opening with wood trim/jamb to adjacent hall appears square with no visible chips, dents, or cracks; pathway is unobstructed for egress.

Safety/Compliance: Meets egress standards.

Asset Impact: No repair or touch-up needed.

Material: Painted wood trim and drywall Damage: Low

Safety Risk: None Priority: Routine

Mirrored Closet Sliding Doors

GREEN

Partial track and top rail unverified image incomplete. Mirrored sliding doors with metal frame along the right wall show no visible cracks, chips, or misalignment; reflections are from lighting and not indicative of surface damage.

Safety/Compliance: No safety risks seen in visible portion.

Asset Impact: Secure and undamaged based on observable area.

Next Action: Confirm alignment/track during trial opening.

Material: Glass mirror with metal frame Damage: Low

Safety Risk: Low Priority: Routine

Hvac Register (low wall)

GREEN

Low wall metal register near the left baseboard appears seated and clean with no visible rust, dents, or bent fins.

Safety/Compliance: Meets operational coverage for area.

Asset Impact: No immediate need for repair.

Material: Painted metal Damage: Low

Safety Risk: None Priority: Routine

Light Switch Cover

GREEN

Two-gang plastic switch plate on the left wall is intact with screws present; no cracks or exposed wiring visible.

Safety/Compliance: Meets code for visible cover and wiring.

Asset Impact: Maintained appearance and safety.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine

Ceiling

GREEN

Partial perimeter and full ceiling unverified image incomplete. Visible portion of the painted drywall ceiling appears smooth with no visible stains or cracks; reflections seen in the mirror are from lighting and not damage.

Safety/Compliance: No issues detected where visible.

Asset Impact: Cleaning and spot inspection recommended.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine



Mirror Wall Panels

GREEN

Floor-to-ceiling mirrored panels with vertical metal trims installed along the wall; seams appear even and panels sit flush; no visible cracks, chips, or loose sections; reflections and glare are present but not damage. Overall in excellent condition.

Safety/Compliance: Edges and seams appear safe; no mirror hazard observed.

Asset Impact: High market appeal.

Material: Glass with metal trim Damage: Low

Safety Risk: None Priority: Routine

Flooring

GREEN

Wood-look plank flooring with consistent finish; no visible gaps, cupping, peeling, or gouges; sheen visible is from lighting, not damage. Surface appears clean and ready for turnover.

Safety/Compliance: No trip hazard observed.

Asset Impact: No action needed.

Material: Wood-look plank (laminate appearance) Damage: Low

Safety Risk: None Priority: Routine

Window

GREEN

Large window with wood trim; glazing intact with no visible cracks; sill and surrounding trim show no visible staining or deterioration. Partial some frame edges are obscured by window treatments unverified image incomplete.

Safety/Compliance: All visible function and fit acceptable.

Asset Impact: Confirm paint/finish along obscured frame.

Material: Glass with wood frame Damage: Low

Safety Risk: None Priority: Routine

Ceiling

GREEN

Smooth painted ceiling with no visible cracks, holes, or discoloration; visible variations are from lighting, not staining. Partial only central portion is visible due to camera angle unverified image incomplete.

Safety/Compliance: Satisfactory appearance. Confirm unobstructed in next cycle.

Asset Impact: No significant repair or maintenance needed.

Material: Painted smooth surface Damage: Low

Safety Risk: None Priority: Routine

Interior Door

GREEN

Hinged wood door with knob at right side; surface appears intact without visible dents or holes. Partial top edge and threshold are not in frame unverified image incomplete.

Safety/Compliance: Function and egress should be confirmed for full surface review.

Asset Impact: Unverified edges.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Baseboards And Trim

GREEN

Wood baseboards and window trim present; finishes appear intact with no visible chips, gaps, or detachment along the visible perimeter.

Safety/Compliance: Edges meet standard turnover condition.

Asset Impact: No urgent action.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Painted Wall Surfaces

GREEN

Non-mirrored painted wall areas around the opening and window show no visible holes, cracks, or stains; finish appears uniform.

Safety/Compliance: No improvements needed.

Asset Impact: Preserves full turnover standard.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine



Window Assembly

GREEN

Partial Only the right side and lower sash are visible; glass panes show no visible cracks or chips; vinyl frame surfaces appear smooth with no evident warping; light exterior dust on the outer pane; excellent condition for visible areas; unverified image incomplete

Safety/Compliance: Secured and intact where visible.

Asset Impact: Routine cleaning/improvement needed for dust.

Next Action: Full inspection recommended of obscured zones.

Material: Vinyl/PVC frame and glass Damage: Low

Safety Risk: None Priority: Routine

Window Lock (cam lock)

GREEN

Locking handle on the meeting rail is present with finish intact and no visible corrosion or deformation; excellent condition.

Safety/Compliance: Secures egress.

Asset Impact: No action needed.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Sash Latches/stops

GREEN

Partial Latches/stops on the top of the lower sash are visible on the right; plastic surfaces show no visible cracks or missing pieces; excellent condition for the visible portion; unverified image incomplete

Safety/Compliance: Partially visible; no failures seen.

Asset Impact: No repair needed.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine

Jamb Track Tab/stop

YELLOW

Plastic tab protruding from the right jamb track has a jagged/irregular end; routine item to trim or replace to prevent snagging or minor injury.

Safety/Compliance: Potential for minor hand injury or snagging. Not a code issue, but improvement is recommended.

Asset Impact: Preserves appearance and safety with routine trim.

Next Action: Schedule correction before next tenancy.

Material: Plastic Damage: Medium

Safety Risk: Low Priority: Recommended

Window Screen

GREEN

Partial Lower-right portion of the screen is visible; mesh appears intact with no visible tears or holes in the visible area; frame edges not fully shown; excellent condition for the visible area; unverified image incomplete

Safety/Compliance: No obvious entry points for insects; frame condition unverified.

Asset Impact: Ready for use in visible area.

Material: Metal frame with mesh Damage: Low

Safety Risk: None Priority: Routine

Interior Jamb/trim

YELLOW

Partial Right interior jamb shows unfinished wood with two exposed fasteners; routine item to finish or cover for turnover presentation and to reduce potential splinter contact; unverified image incomplete

Safety/Compliance: Risk of minor hand splinters or contact.

Asset Impact: Improvement suggested for turnover.

Next Action: Fill/finish prior to occupancy.

Material: Unfinished wood Damage: Low

Safety Risk: Low Priority: Recommended



Ceiling Surface

GREEN

Painted ceiling appears smooth with no visible cracks, holes, or distinct discoloration; brightness gradient near the fixture appears to be light glare rather than staining. Overall in excellent condition.

Safety/Compliance: No issues observed.

Asset Impact: Maintains appearance and asset value.

Next Action: Continue routine cleaning and periodic inspection.

Material: Painted drywall or plaster Damage: Low

Safety Risk: None Priority: Routine

Flush-mount Ceiling Light Fixture

GREEN

Dome fixture with dark trim and frosted diffuser appears intact and seated flush to the ceiling; no visible chips, gaps, or exposed wiring. Surface condition looks clean and sound.

Safety/Compliance: No safety issues; no exposed parts or wiring.

Asset Impact: Maintains full function and appearance.

Next Action: Routine lamp and dusting maintenance.

Material: Metal trim with frosted diffuser Damage: Low

Safety Risk: None Priority: Routine

Interior Wall Surface

GREEN

Painted wall adjacent to the ceiling shows an even finish with no visible cracks, holes, or stains. Good turnover condition.

Safety/Compliance: No risks observed.

Asset Impact: Maintains clean and marketable condition.

Next Action: No action needed beyond routine cleaning.

Material: Painted drywall or plaster Damage: Low

Safety Risk: None Priority: Routine

Door And Frame

YELLOW

Partial wooden door and jamb; only upper portions are visible. Varnished wood shows minor finish wear and light scuffs at edges; no breaks or warping visible. Hardware, alignment, and full surfaces unverified image incomplete.

Safety/Compliance: No urgent risks observed for visible area.

Asset Impact: Minor finish wear; no structural impact.

Next Action: Routine finish touch-up and confirm full door alignment and hardware before next tenancy.

Material: Varnished wood Damage: Low

Safety Risk: None Priority: Routine

Mounted Modules On Door And Jamb

YELLOW

Partial small plastic modules are mounted near the top of the door edge and a corresponding block on the jamb; appear secure with no visible cracks. Wiring and full installation unverified image incomplete.

Safety/Compliance: No risks observed in visible area.

Asset Impact: All surfaces in order; installation unverified.

Next Action: Confirm proper installation and connection in full inspection.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine



Painted Drywall Wall Surface

YELLOW

Painted drywall with two distinct rectangular patch/paint-variation areas at mid-wall height; no visible cracks or holes; otherwise clean. This is a routine item for paint blending to achieve uniform finish.

Safety/Compliance: No risk observed.

Asset Impact: Requires touch-up for presentation.

Next Action: Blend paint/patch areas before turnover.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Recommended

Electrical Outlet

GREEN

Standard duplex receptacle with intact plastic cover plate; sits flush and aligned; no visible cracks or missing screws.

Safety/Compliance: No exposed wiring or defects.

Asset Impact: Function and appearance maintained.

Next Action: Continue with periodic inspection during turnover.

Material: Plastic cover, electrical device Damage: Low

Safety Risk: None Priority: Routine

Wall Hvac Register/return Grille

YELLOW

Low-wall louvered grille appears secured and level; painted metal face shows minor surface scuffs consistent with normal use.

Safety/Compliance: No safety impact; fully seated.

Asset Impact: Minor paint touch-up improves appearance.

Next Action: Paint or clean grille during turnover.

Material: Painted metal Damage: Low

Safety Risk: None Priority: Recommended

Baseboard Trim

YELLOW

Stained/varnished wood baseboard along wall is continuous with minor scuffs; no visible gaps or warping.

Safety/Compliance: No hazards observed.

Asset Impact: Minor finish touch-up preserves appearance.

Next Action: Schedule during routine turnover.

Material: Varnished wood Damage: Low

Safety Risk: None Priority: Recommended

Adjacent Flooring

GREEN

Partial only narrow strip at base of wall visible; wood flooring section appears clean with no visible gaps or damage; unverified image incomplete

Safety/Compliance: No issues visible.

Asset Impact: Finish satisfactory in observable area.

Next Action: Verify full area for concealed defects.

Material: Wood flooring Damage: Low

Safety Risk: None Priority: Routine



Electrical Outlet (duplex)

GREEN

Standard duplex outlet with intact cover plate; plate sits flush to wall with no visible cracks, gaps, discoloration, or exposed wiring; surrounding paint clean and undamaged, indicating excellent condition.

Safety/Compliance: No safety concerns apparent.

Asset Impact: Ready for turnover; keep monitored during cycle.

Next Action: Routine inspection and cleaning.

Material: Plastic cover plate; recessed electrical box within painted drywall

Safety Risk: None Priority: Routine

Interior Wall Surface

GREEN

Painted drywall surface shows no visible holes, cracks, or stains; lighting and curtain shadows are present but are not damage.

Safety/Compliance: Meets turnover standard.

Asset Impact: Preserves presentation quality.

Next Action: Routine check next cycle.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine

Baseboard Trim

GREEN

Wood baseboard along the wall is continuous with no visible chips, separations, or warping; finish consistent, suitable for turnover.

Safety/Compliance: No hazards.

Asset Impact: No action beyond cleaning needed.

Next Action: Monitor on turnover schedule.

Material: Finished wood Damage: Low

Safety Risk: None Priority: Routine

Flooring Adjacent To Wall

YELLOW

Partial section near the wall is obscured by drapery and a loose cord; visible plank flooring is clean with no visible gaps, lifting, or scratches; unverified image incomplete.

Safety/Compliance: No hazards in observable area; caution for trip hazard with loose cord.

Asset Impact: Unverified edges; monitor for hidden defects.

Next Action: Schedule unobstructed inspection.

Material: Wood-look plank (laminate or vinyl) Damage: Low

Safety Risk: None Priority: Recommended

Window Sill/ledge

YELLOW

Partial window assembly is mostly concealed by drapery; visible wood sill/ledge shows no visible cracks or staining; unverified image incomplete.

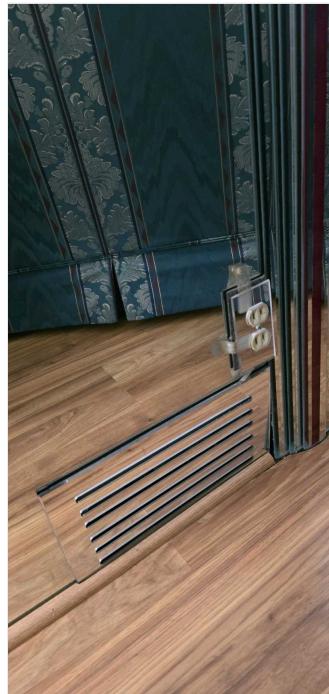
Safety/Compliance: No issues seen; finish verification required.

Asset Impact: May need cleaning or touch-up.

Next Action: Inspect when unobstructed.

Material: Finished wood Damage: Low

Safety Risk: None Priority: Recommended



Hvac Floor-level Grille

GREEN

Metal louvered grille set into the lower wall panel near the floor; louvers appear straight and clean with no visible dents, corrosion, or missing fasteners. Edges sit flush to surrounding surface. Reflections on the mirror are lighting artifacts, not surface damage. Overall in excellent condition.

Safety/Compliance: Fully covered with no observed risks.

Asset Impact: Well-maintained; no action needed.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Duplex Electrical Outlet With Protective Cover

GREEN

Outlet mounted on a mirrored wall surface and enclosed by a clear plastic cover; no exposed wiring or broken components visible. Cover and receptacle appear intact and square to the surface. Excellent condition based on visible areas.

Safety/Compliance: Meets outlet protection requirements.

Asset Impact: Maintains value.

Next Action: Continue routine cleaning.

Material: Plastic/Metal Damage: Low

Safety Risk: None Priority: Routine

Mirrored Wall Panel

GREEN

Large mirror panel extending to floor; surface shows no visible cracks, chips, or delamination. Frame alignment appears even. Reflections present are not damage. Excellent condition.

Safety/Compliance: No hazards observed.

Asset Impact: Maintains modern asset appearance.

Material: Mirror glass Damage: Low

Safety Risk: None Priority: Routine

Wood-look plank flooring adjacent to the wall appears even and well-seated with tight seams and no visible swelling, lifting, or surface scratches. Excellent condition for turnover.

Safety/Compliance: Meets safety standards for mobility and egress.

Asset Impact: No repair required.

Material: Laminate/Vinyl plank Damage: Low

Safety Risk: None Priority: Routine

Sliding Mirrored Door/frame

YELLOW

Partial only the vertical edge/frame of a sliding mirrored door is visible; track and full panel condition unverified image incomplete. No visible chips or misalignment on the exposed edge.

Safety/Compliance: No hazards seen; full review during unit turnover.

Asset Impact: Confirm function/finish in next cycle.

Material: Aluminum frame with mirror glass Damage: Low

Safety Risk: None Priority: Recommended

ROOM 9: ENTRY REPORT

OVERALL ASSESSMENT

Overall Grade

Orange

The entry, stair, and landing zones present as structurally sound with intact doors, glazing, hardware, lighting, wall and ceiling surfaces. Routine cosmetic wear and scuffs are visible in multiple images. Several features require recommended or routine attention to maximize turnover readiness and tenant safety: door swing over stair landing is a priority safety note, and partial/incomplete visibility of handrails, flooring, and mirrors should be fully verified before occupancy. No evidence of urgent/codified violations present, but enhanced attention to potential headroom and guardrail coverage is warranted.

Safety/Compliance: Noted recommended/priority concerns regarding stairwell door swing and soffit clearance; presence of single-side handrails and incomplete handrail runs should be reviewed for compliance. Partial visibility for some features.

Asset Impact: Minor finish wear and routine scuffed surfaces have low asset risk; focus on preventative maintenance and aesthetic turnover.

Next Action: Schedule recommended refinishing/touch-up, confirm headroom and stair rail/guard conformance, and verify full surface conditions of all partially visible features prior to occupancy.

Cosmetic Grade**Yellow**

Routine cosmetic touch-up is recommended across several surfaces, including refinishing the entry door, minor wall and trim scuffs, and verification of partially visible handrail and mirror finishes. No large/failure-level deterioration observed; surfaces present as suitable for routine turnover with minor improvement.

Safety/Compliance: Cosmetic only.

Asset Impact: Low cost; routine turnover upkeep.

Next Action: Complete touch-up and verify all out-of-frame areas.

Non-Cosmetic Grade**Orange**

Recommended inspection and adjustment relating to the door swing over stair/landing and possible overhead soffit clearance to optimize tenant safety and ensure conformance with common egress and guard/handrail codes. Features not directly visible in the images (full handrail and landing runs) warrant further verification.

Safety/Compliance: Priority for functional/safety improvement before next occupancy, though not an urgent code-level hazard from visible aspects.

Asset Impact: Moderate; focus on risk mitigation rather than current damage.

Next Action: Address stair door swing, verify clearances and handrail continuity, and resolve any discovered safety deficiencies in full site review.

KEY AREAS - INTERIOR

The interior entry, stair, and landing spaces are generally stable and ready for turnover, though a door swing over the stair and some compliance points (clearance, handrails, partial features) are recommended for review before occupancy. Cosmetic wear is present on entry door and trim, and there are routine touch-up needs for wall and flooring surfaces. No evidence of urgent safety violations from visible areas.

Safety/Compliance: Priority review for stair landing and handrail/guard continuity.

Asset Impact: Minor.

Next Action: Recommended completion of turnover maintenance, with verification of all code-relevant features.

DETAILED ASSESSMENTS



Entry Door And Frame

GREEN

Solid wood door and frame with three narrow glazed panels shows slight scuffing near the lower section; glass intact, no gaps or visible interior jamb damage.

Safety/Compliance: None.

Asset Impact: Minor cosmetic only.

Next Action: No action needed.

Material: Wood door, wood frame, glass lites Damage: Low

Safety Risk: None **Priority: Routine**

Door Hardware/lockset

GREEN

Metal knob and surface-mount lock are present with finish intact and no missing screws; strike/keying not verifiable in image.

Safety/Compliance: Only visible hardware; further verification recommended at turnover if needed.

Asset Impact: None.

Next Action: None.

Material: Metal Damage: Low

Safety Risk: None **Priority: Routine**

Stair Handrail (right side)

GREEN

Partial wall-mounted wood handrail, structurally sound with no visible cracks or missing fasteners. Lower end not in frame; full span unverified image incomplete.

Safety/Compliance: Only visible area verified.

Asset Impact: None.

Next Action: Confirm handrail continuity during turnover.

Material: Wood handrail with metal brackets Damage: Low

Safety Risk: None **Priority: Routine**

Stair Treads And Step Edge

GREEN

Partial hard-surface treads and metal nosing are intact; only upper steps visible; further tread runs out of frame image incomplete.

Safety/Compliance: Only partial area checked.

Asset Impact: None.

Next Action: Full stair run inspection recommended.

Material: Hard-surface treads, metal nosing Damage: Low

Safety Risk: None **Priority: Routine**

Landing Flooring

GREEN

Partial hard-surface plank at landing with perimeter clear; majority covered by area rug image incomplete.

Safety/Compliance: Only visible edges reviewed.

Asset Impact: None.

Next Action: Remove rug/verify entire landing prior to occupancy.

Material: Hard-surface plank Damage: Low

Safety Risk: None Priority: Routine

Ceiling Light Fixture

GREEN

Pendant light with opaque glass shade is illuminated; no visible cracks, missing parts, or sagging.

Safety/Compliance: No hazards.

Asset Impact: None.

Next Action: None.

Material: Metal and glass Damage: Low

Safety Risk: None Priority: Routine

Light Switch

GREEN

Two-gang wall switch with intact cover and properly seated screws. Surrounding wall surface is clean.

Safety/Compliance: No hazards.

Asset Impact: None.

Next Action: None.

Material: Plastic cover plate Damage: Low

Safety Risk: None Priority: Routine

Walls And Trim

GREEN

Painted drywall and wood trim are clean, intact, and present no holes, dents, or staining. Baseboards and casing are well seated.

Safety/Compliance: No hazards.

Asset Impact: None.

Next Action: None.

Material: Painted drywall, wood trim Damage: Low

Safety Risk: None Priority: Routine



Entry Door Slab

YELLOW

Stained wood door with two recessed lower panels shows visible finish wear and scuffing near the left center panel and along the left edge. There are no fractures or holes. This condition calls for routine refinishing/touch-up to optimize appearance prior to turnover.

Safety/Compliance: No hazards.

Asset Impact: Minor; cosmetic only.

Next Action: Recommended refinishing.

Material: Wood Damage: Low

Safety Risk: None Priority: Recommended

Vision Glass Panels

GREEN

Two vertical glass panes set in wood muntins are intact with no chips, cracks, or seal/trim gaps.

Safety/Compliance: No hazards.

Asset Impact: None.

Next Action: None.

Material: Glass with wood surrounds Damage: Low

Safety Risk: None Priority: Routine

Lockset And Knob Hardware

GREEN

Metal round knob and rectangular lock housing are aligned and undamaged with no missing screws or exposed wiring.

Safety/Compliance: No hazards.

Asset Impact: None.

Next Action: None.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Door Hinges

GREEN

Partial only one right-side hinge is visible, showing no rust or deformation; full alignment unverified image incomplete.

Safety/Compliance: Only the visible section is evaluated.

Asset Impact: None.

Next Action: Verify full hinge assembly during turnover.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Door Frame And Casing

YELLOW

Stained wood trim around the door has minor scuffs and small paint/finish marks near the latch. No splits or loose sections. Routine cosmetic touch-up is recommended for turnover.

Safety/Compliance: No hazards.

Asset Impact: Minor, cosmetic.

Next Action: Recommended for touch-up.

Material: Wood Damage: Low

Safety Risk: None Priority: Recommended

Light Switch On Adjacent Wall

GREEN

Single-gang light switch with fully intact cover and no cracks, discoloration, or exposed wiring.

Safety/Compliance: No hazards.

Asset Impact: None.

Next Action: None.

Material: Plastic/metal Damage: Low

Safety Risk: None Priority: Routine

Flooring At Entry

GREEN

Partial only a small area of wood-look flooring at the doorway is visible; even surface with no scratches, swelling, or staining, but full area unverified image incomplete.

Safety/Compliance: Only visible portion evaluated.

Asset Impact: Minor.

Next Action: Confirm full floor condition for turnover.

Material: Wood-look surface Damage: Low

Safety Risk: None Priority: Routine



Stair Treads And Risers

GREEN

Three steps with wood-look laminate treads and risers and metal nosings, all appearing aligned, intact, and lightly worn but in excellent condition.

Safety/Compliance: No hazards.

Asset Impact: None.

Next Action: None.

Material: Laminate with metal nosings Damage: Low

Safety Risk: None **Priority: Routine**

Anti-slip Strips

GREEN

Adhesive traction strips are well-adhered, show only minor wear, and present in excellent condition on all three steps.

Safety/Compliance: No hazards.

Asset Impact: None.

Next Action: None.

Material: Adhesive anti-slip strips Damage: Low

Safety Risk: None **Priority: Routine**

Right-side Handrail

GREEN

Partial continuous wood handrail properly mounted and appearing in good condition; top and bottom termination unverified image incomplete.

Safety/Compliance: Only visible length reviewed.

Asset Impact: None.

Next Action: Confirm handrail support and termination.

Material: Painted or finished wood with wall brackets Damage: Low

Safety Risk: None **Priority: Routine**

Left-side Handrail (visibility)

YELLOW

No handrail is visible on the left wall of the stair section. Partial full stair run and out-of-frame areas unverified image incomplete. This is a routine recommended note for increased safety.

Safety/Compliance: Low.

Asset Impact: None.

Next Action: Review potential for added left-side grip/guard.

Material: n/a Damage: Low

Safety Risk: Low **Priority: Routine**

Door Swing At Top Of Stairs

ORANGE

Hinged door opens toward stairwell, projecting over the top step and reducing landing depth. This is a recommended safety and compliance priority for correction prior to next occupancy.

Safety/Compliance: Moderate due to risk of impaired egress or trip potential.

Asset Impact: None unless deficiency causes incident.

Next Action: Adjust door swing/hardware to restore clear landing or install compliant controls.

Material: Wood door and painted jamb Damage: Medium

Safety Risk: Moderate Priority: Recommended

Upper Landing Flooring And Transition

GREEN

Laminate flooring at landing transitions flush to stair nosing; intact and undamaged.

Safety/Compliance: No hazards.

Asset Impact: None.

Next Action: None.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine

Adjacent Wall Surfaces

YELLOW

Painted drywall along the stairwell shows minor scuffs near lower left; routine touch-up is appropriate for turnover.

Safety/Compliance: None.

Asset Impact: Low.

Next Action: Routine paint touch-up.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine



Stair Treads And Nosings

GREEN

Wood-look laminate treads with metal edge nosings and anti-slip strips; light surface wear, continuous and undamaged nosings, no gaps or cracks at faces.

Safety/Compliance: No hazards.

Asset Impact: None.

Next Action: None.

Material: Laminate over wood substructure with metal nosings and rubber/grit anti-slip strips Damage: Low

Safety Risk: None **Priority: Routine**

Right-side Handrail

YELLOW

Partial painted wood rail on right wall, showing minor scuffs; mounting appears firm in visible span, but ends are not in frame image incomplete.

Safety/Compliance: Only visible area reviewed.

Asset Impact: Minor.

Next Action: Routine touch-up and confirmation of support/coverage.

Material: Painted wood with metal brackets Damage: Low

Safety Risk: None **Priority: Routine**

Left-side Handrail

YELLOW

No handrail is visible on the left wall; continuous painted drywall with no gripping aid. This is a recommended safety and compliance note for future improvement.

Safety/Compliance: Low.

Asset Impact: None.

Next Action: Recommended addition to match best safety practice.

Material: None Damage: Low

Safety Risk: Low **Priority: Recommended**

Stairwell Walls And Trim

YELLOW

Painted drywall and trim lines generally clean with minor scuffs and touch-up marks. No holes or visible cracks. Routine cosmetic work may be scheduled.

Safety/Compliance: None.

Asset Impact: Low.

Next Action: Routine paint/finish touch-up.

Material: Painted drywall with wood/MDF trim Damage: Low

Safety Risk: None **Priority: Routine**

Overhead Soffit/ceiling At Lower Stair End

ORANGE

Painted drywall soffit/ceiling crosses above the lower stair end; actual height not determinable in image. Clearance should be verified to ensure safe headroom. This constitutes a recommended safety condition note prior to re-occupancy.

Safety/Compliance: Moderate, as headroom is a key stair safety factor.

Asset Impact: None unless out-of-code.

Next Action: Measure and confirm proper headroom before next tenancy.

Material: Painted drywall Damage: Low

Safety Risk: Moderate Priority: Recommended

Top Landing Flooring And Transition

GREEN

Partial wood-look laminate and metal transition/nosing at stair edge, intact and undamaged; landing beyond edge out of frame image incomplete.

Safety/Compliance: Only visible edge verified.

Asset Impact: None.

Next Action: Validate entire landing surface on turnover.

Material: Laminate flooring with metal transition Damage: Low

Safety Risk: None Priority: Routine



Ceiling-mounted Light Fixture

GREEN

Pendant-style ceiling light is illuminated with no cracks, chips, gaps at canopy, or exposed wiring; fixture in excellent condition.

Safety/Compliance: None.

Asset Impact: None.

Next Action: None.

Material: Metal and frosted glass Damage: Low

Safety Risk: None Priority: Routine

Ceiling Surface

GREEN

Painted drywall ceiling is smooth with no visible cracks, peeling, or stains; brightness variation is lighting related.

Safety/Compliance: None.

Asset Impact: None.

Next Action: None.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine

Wall Surfaces

GREEN

Painted drywall with smooth finish; no cracks, holes, or stains visible. Noted light reflection present.

Safety/Compliance: None.

Asset Impact: None.

Next Action: None.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine

Wall Mirror

YELLOW

Partial framed wall mirror visible at lower right; only a small portion present in frame; mounting and full surface unverified image incomplete. It is recommended to confirm secure mounting and full condition.

Safety/Compliance: Low due to incomplete verification.

Asset Impact: None.

Next Action: Complete on-site examination.

Material: Glass with framed edge Damage: Low

Safety Risk: Low Priority: Recommended

Wall-mounted Control Panel

GREEN

White plastic device is flush mounted, clean, with no cracking or gaps. Display is dark in the image; case is intact.

Safety/Compliance: No hazards.

Asset Impact: None.

Next Action: None.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine

Interior Wall Surface

GREEN

Painted drywall adjacent to control panel is intact, clean, and without visible holes, peeling, or stains; ready for turnover.

Safety/Compliance: No hazards.

Asset Impact: None.

Next Action: None.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine

ROOM 10: FRONT YARD REPORT

OVERALL ASSESSMENT

Overall Grade

Orange

The front exterior is generally sound, with most features showing only minor wear or cosmetic maintenance needs. There are several priority condition notes that should be addressed before next occupancy: localized brick deterioration at the corner, a chipped and uneven entry step, damaged ground-level fixture cover in the lawn, unsealed brick penetrations at a window, and unsealed/failed joints at door frames and headers. These present moderate asset and safety risks (trip hazards, weather/water intrusion, and minor contact hazards). Remaining elements including roof, windows, entry doors, drive, porch surfaces, egress pathways, masonry assemblies, electrical meter, most fixtures, and visible trim are intact and suitable for routine cycling. Elements are stable; no urgent or code violation issues observed.

Safety/Compliance: Moderate contact hazards and moisture/weather entry risks in certain areas prior to occupancy; no violations or more severe risks are currently visible.

Asset Impact: Deferred repairs could increase future turnover costs due to progressive deterioration or moisture damage.

Next Action: Address all recommended conditions prior to next tenancy as indicated; otherwise maintain routine maintenance scheduling.

Cosmetic Grade

Yellow

Most exterior surfaces including masonry, concrete, trim, gutters, soffits, windows, and doors are in excellent to good serviceable condition. Multiple areas exhibit routine surface deterioration, paint wear, mild soiling, minor chips, and incomplete caulking, consistent with ongoing occupancy and regular weathering. These are suitable for disclosure and attention in the standard maintenance cycle. Some priority repairs are recommended to limit long-term asset impact.

Safety/Compliance: No immediate hazard from cosmetic condition alone; monitor for surface breakdown and correct caulking or sealant issues.

Asset Impact: Localized neglect of paint, caulking, and minor chips may escalate turnover costs if not addressed.

Next Action: Complete routine surface maintenance, touch-up finishes, and verify all weather seals.

Non-Cosmetic Grade

Orange

Key permanent features are structurally stable; foundation, roof, and masonry enclosure show no displacement or settlement. Trip and contact hazards are present at the entry step and damaged ground-level domed fixture, and there are priority weatherproofing issues with exposed and unsealed brick penetrations and wood header finishes. Utility cabling generally appears secure but requires further tie-down in select areas. No urgent code violations are observed, but recommended corrections should occur before next occupancy.

Safety/Compliance: Moderate safety risk at chipped entry step and ground-level damaged fixture. Unsealed penetrations and caulking gaps create moderate risk for water and pest ingress.

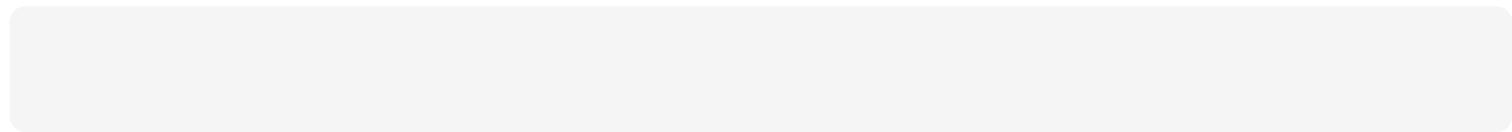
Asset Impact: If deferred, these items may result in higher repair or remediation costs.

Next Action: Complete all recommended safety and weatherproofing measures before tenant move-in.

KEY AREAS - INTERIOR



KEY AREAS - EXTERIOR



Primary permanent exterior features including masonry envelope, windows, exterior doors, soffits, roof, porch, steps, fixtures, utilities, and hardscape are stable and generally well maintained. Multiple priority condition notes: (1) Brick deterioration at exterior corner, (2) chipped concrete entry step, (3) damaged ground-level domed fixture in lawn, (4) unsealed brick penetrations and caulking voids at entry or window assemblies, (5) failed/peeling paint at wood header, (6) exposed utility/telecommunication cables. These items carry moderate safety and asset preservation risks if not corrected, and should be addressed before next occupancy. Remaining items fall within routine maintenance expectations.

DETAILED ASSESSMENTS - EXTERIOR



Roof Covering

GREEN

Partial visible asphalt shingles are uniform with consistent edges; no missing tabs seen in shown area. unverified image incomplete.

Material: Asphalt shingles Damage: Low

Safety Risk: None Priority: Routine

Gutters And Downspouts

GREEN

Partial gutter and downspout at front eave are aligned, no sagging or separations in view. unverified image incomplete.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Exterior Brick Veneer

GREEN

Brick exterior walls with intact mortar joints and typical weathering; no cracks or spalling in view.

Material: Brick masonry Damage: Low

Safety Risk: None Priority: Routine

Front Porch, Steps, And Handrails

YELLOW

Concrete slab and steps with metal handrails; surfaces are even and sound, but porch lacks perimeter guardrail. Area is otherwise stable.

Material: Concrete and metal Damage: Low

Safety Risk: Low Priority: Routine

Front Entry Door

GREEN

Metal/glass door at porch is aligned, intact, undented, and has stable finish and glazing.

Material: Metal and glass Damage: Low

Safety Risk: None Priority: Routine

Front Windows

GREEN

Partial Front-facing windows show intact frames and glazing; only those in view are verified. unverified image incomplete.

Material: Glass with metal/vinyl frames Damage: Low

Safety Risk: None Priority: Routine

Driveway Paving

GREEN

Partial Asphalt driveway appears smooth; shadows partly obscure edge and length. unverified image incomplete.

Material: Asphalt Damage: Low

Safety Risk: None Priority: Routine

Side Carport Structure

YELLOW

Partial Carport with roof and metal posts, partly in shadow; no deformation seen but full structure not shown. unverified image incomplete. Recommended further inspection.

Material: Metal posts and roof cover (material not fully discernible) Damage: Low

Safety Risk: Low Priority: Recommended

Porch Light Fixture

GREEN

Wall-mounted light fixture with intact lens and housing; no exposed wiring observed.

Material: Metal and glass/plastic Damage: Low

Safety Risk: None Priority: Routine

Overhead Utility Lines

YELLOW

Overhead utility service lines above driveway; clearances not measurable from image. Ensure lines remain unobstructed.

Material: Insulated wire/cable Damage: Low

Safety Risk: Low Priority: Recommended



Exterior Entry Door (full-view)

YELLOW

Metal-framed full-view door; clear glass; minor wear; perimeter caulking/trim is uneven with visible gaps at upper and left jamb. Routine sealing and maintenance required.

Material: metal frame and glass Damage: Low

Safety Risk: None Priority: Routine

Concrete Entry Step/stoop

ORANGE

Single concrete step with chipped and spalled front edge; uneven edge poses trip hazard at main entry. Recommended repair prior to occupancy.

Material: concrete Damage: Medium

Safety Risk: Moderate Priority: Recommended

Exterior Wall Surrounding Door

YELLOW

Brick veneer and mortar around entry door are generally intact; localized patching at lower corners. Monitor for maintenance.

Material: brick and mortar Damage: Low

Safety Risk: None Priority: Routine

Exterior Light Fixture

GREEN

Wall lantern fixture; lens and housing intact; no visible corrosion; appears secure.

Material: metal and glass Damage: Low

Safety Risk: None Priority: Routine

Wall-mounted Mailbox

GREEN

Fixed metal mailbox with intact casing and door; aligned and in good condition.

Material: metal Damage: Low

Safety Risk: None Priority: Routine

Doorbell/button

GREEN

Small wall-mounted button near door; housing intact with no visible cracks.

Material: plastic Damage: Low

Safety Risk: None Priority: Routine

Porch Soffit/ceiling

GREEN

Partial soffit panels under porch roof are aligned, no visible sagging. unverified image incomplete.

Material: metal soffit panels Damage: Low

Safety Risk: None Priority: Routine

Entry Landing/walkway Surface

GREEN

Paved surface at entry is even and unobstructed; no visible cracking.

Material: asphalt Damage: Low

Safety Risk: None Priority: Routine



Window Frame And Sashes

GREEN

Vinyl double-hung window frame and sashes are intact, seated, and square; minor surface discoloration visible at lower corners.

Material: Vinyl Damage: Low

Safety Risk: None Priority: Routine

Glazing

GREEN

Two glass panes intact with no cracks or chips; linear reflections observed are not damage.

Material: Glass Damage: Low

Safety Risk: None Priority: Routine

Insect Screen

GREEN

Lower sash insect screen mesh is taut, with no visible tears or holes.

Material: Aluminum frame with fiberglass mesh Damage: Low

Safety Risk: None Priority: Routine

Perimeter Trim And Caulking

YELLOW

Painted perimeter trim is secure with visible caulk line. Minor paint wear at edges. No open gaps seen.

Material: Painted wood or metal cladding with sealant Damage: Low

Safety Risk: None Priority: Routine

Stone/concrete Sill

YELLOW

Sill beneath window is intact with light weathering. Mortar patch area present at right end.

Material: Stone or concrete Damage: Low

Safety Risk: None Priority: Routine

Brick Masonry Wall

GREEN

Surrounding brick veneer is even with intact mortar and no spalling or cracks.

Material: Brick masonry Damage: Low

Safety Risk: None Priority: Routine

Unsealed Brick Penetrations

ORANGE

Two small plastic anchors set into brick near window are unsealed. Priority to seal for moisture exclusion.

Material: Brick masonry with plastic anchors Damage: Medium

Safety Risk: Low Priority: Recommended

Soffit/overhang Underside

GREEN

Partial only underside at top edge visible, appears intact with no damage. unverified image incomplete.

Material: Painted wood or metal panels Damage: Low

Safety Risk: None Priority: Routine



Electrical Meter Enclosure

GREEN

Exterior electric meter in a painted metal enclosure is closed and intact; area is clear of obstructions. In excellent condition.

Material: Painted metal Damage: Low

Safety Risk: None Priority: Routine

Service Mast And Conduit

GREEN

Galvanized service mast and conduit secured to wall; no rust or separation present. Partial upper termination not shown. unverified image incomplete.

Material: Galvanized steel Damage: Low

Safety Risk: None Priority: Routine

Low-voltage/telecom Wiring Bundle

YELLOW

Bundle of exterior telecommunications cables runs along wall near foundation; exposed, slack, and not in conduit. Recommended to secure and protect for physical safety.

Material: Plastic-insulated cabling Damage: Low

Safety Risk: Low Priority: Recommended

Exterior Hose Bib

GREEN

Wall-mounted hose bib; valve and wall in clean condition with no visible corrosion.

Material: Metal valve Damage: Low

Safety Risk: None Priority: Routine

Downspout And Splash Boot

GREEN

Coated metal downspout fastened to wall discharges into splash boot; all components intact.

Material: Coated metal downspout with rubber/plastic boot Damage: Low

Safety Risk: None Priority: Routine

Exterior Wall And Foundation Finish

GREEN

Brick veneer and mortar joints are intact with no significant surface damage; lower painted base continuous.

Material: Brick veneer and painted masonry Damage: Low

Safety Risk: None Priority: Routine

Glass Block Window

GREEN

Partial only lower-left portion of glass block window shown; blocks and mortar joints in view are intact. unverified image incomplete.

Material: Glass block and mortar Damage: Low

Safety Risk: None Priority: Routine



Double Window Assembly

GREEN

Exterior two-sash window with glass glazing and coated frame shows intact panes and frames with minor surface dirt. Perimeter trim appears even with no clear gaps visible. Overall in excellent condition.

Safety/Compliance: No safety or compliance issues evident.

Asset Impact: Low; routine cleaning and periodic sealant inspection advised.

Next Action: Include in regular maintenance cycle.

Material: Glass with coated frame (material not verified) Damage: Low

Safety Risk: None Priority: Routine

Exterior Window Sill

GREEN

Masonry sill below window is straight and intact with no visible cracks. Light exterior soiling present. Suitable for occupancy.

Safety/Compliance: No hazards observed.

Asset Impact: Routine cleaning only.

Next Action: Clean during next cycle.

Material: Stone or cast concrete (unverified) Damage: Low

Safety Risk: None Priority: Routine

Brick Exterior Wall

GREEN

Brick veneer and mortar joints are continuous with no cracking or displacement visible. Normal color variation present; condition is suitable for occupancy.

Safety/Compliance: No issues found.

Asset Impact: Minimal; follow regular inspection cycle.

Next Action: Maintain routine exterior checks.

Material: Brick masonry with mortar joints Damage: Low

Safety Risk: None Priority: Routine

Wall Vent/utility Cover

GREEN

Square exterior cover is seated and undamaged; no rust or broken fasteners. In excellent condition.

Safety/Compliance: No risks observed.

Asset Impact: Minimal.

Next Action: Continue with normal cycles.

Material: Metal or plastic cover (unverified) Damage: Low

Safety Risk: None Priority: Routine

Soffit And Fascia (eaves)

GREEN

Partial only a section of soffit and fascia visible; panels are aligned without sagging or holes. unverified image incomplete.

Safety/Compliance: No visible hazard, but not fully confirmed due to limited view.

Asset Impact: Continue including in maintenance checks.

Material: Soffit panels and fascia, likely metal/vinyl (unverified) Damage: Low

Safety Risk: None Priority: Routine

Exterior Utility Cable/conduit

GREEN

Partial vertical cable run with clips is secured; no exposed conductors observed. unverified image incomplete.

Safety/Compliance: No obvious hazards, but full routing not shown.

Asset Impact: Continue normal monitoring.

Material: Insulated utility cable with exterior clips (unverified) Damage: Low

Safety Risk: None Priority: Routine



Glass Block Window Assembly

GREEN

Glass block window at basement level is intact with no cracks or chips. Minor surface residue on one block.

Safety/Compliance: No hazards detected.

Asset Impact: Clean surface drips as part of turnover; maintain joint integrity.

Material: Glass Damage: Low

Safety Risk: None Priority: Routine

Integrated Vent Insert

YELLOW

Metal vent panel present, with accumulated grime and discoloration; edges seated. Routine cleaning and visual inspection.

Safety/Compliance: None evident.

Asset Impact: Clean to maintain condition.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Mortar/grout Joints Between Blocks

YELLOW

Joints mostly continuous; minor unevenness and surface wear. No missing mortar. Recommended for touch-up.

Safety/Compliance: Low risk if deferred.

Asset Impact: Moisture migration possible over time.

Material: Mortar Damage: Low

Safety Risk: Low Priority: Recommended

Masonry Sill/ledge Below Window

YELLOW

Painted sill has a small round void and light chipping; profile remains serviceable. Recommended for patching.

Safety/Compliance: Low risk if deferred.

Asset Impact: Preclude water ingress by patching.

Material: Painted masonry Damage: Low

Safety Risk: Low Priority: Recommended

Painted Masonry Surround

GREEN

Painted parged surround with minor scuffs and rough trowel finish; no cracking observed. In good condition.

Safety/Compliance: No hazard.

Asset Impact: Routine.

Material: Painted masonry Damage: Low

Safety Risk: None Priority: Routine

Brick Veneer Above Opening

GREEN

Partial brick veneer above the window shows intact joints; only limited area visible. unverified image incomplete.

Material: Brick and mortar Damage: Low

Safety Risk: None Priority: Routine



Exterior Brick Veneer At Corner

ORANGE

Face brick at exterior corner shows missing/broken brick surfaces and rough patching; vertical edge has a visible void. Edges are susceptible to further spalling and water ingress if not repaired.

Safety/Compliance: Moderate risk potential falling material and weather intrusion.

Asset Impact: Progressive masonry damage possible without prompt repair.

Next Action: Complete repair before occupancy.

Material: Brick masonry Damage: Medium

Safety Risk: Moderate Priority: Recommended

Mortar Joints Around Affected Area

YELLOW

Mortar joints are generally intact except around patched areas, which are irregular. No open cracks visible. Routine maintenance touch-up required.

Safety/Compliance: None currently.

Asset Impact: Minor weathering if deferred.

Material: Cement mortar Damage: Low

Safety Risk: None Priority: Routine

Window Frame (partial)

GREEN

Partial visible upper frame and track intact; remainder out of frame. unverified image incomplete.

Safety/Compliance: No hazards seen in shown area.

Asset Impact: None for area pictured.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Window Stone Sill (partial)

YELLOW

Partial sill appears intact where visible; junction with brick patched. unverified image incomplete.

Safety/Compliance: None at this time.

Asset Impact: Continue monitoring for joint stability.

Material: Stone Damage: Low

Safety Risk: None Priority: Routine

Door Frame And Hinge (partial)

GREEN

Partial metal frame and hinge area is straight and finished where shown; sealant at masonry interface not visible. unverified image incomplete.

Safety/Compliance: No risk seen on visible section.

Asset Impact: Routine.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine



Glass Block Window Assembly With Vent Insert

ORANGE

Glass blocks are intact but mortar/sealant shows deterioration with missing/eroded section at upper left. Vinyl vent present with minor oxidation and surface grime. Localized repointing and resealing recommended to limit moisture intrusion prior to next occupancy.

Material: Glass block with mortar joints and vinyl vent frame Damage: Medium

Safety Risk: Low Priority: Recommended

Concrete Window Sill/ledge

YELLOW

Cast concrete sill with hairline cracking and small edge chips; remains serviceable. Seal to prevent water penetration as part of next routine maintenance.

Material: Cast concrete Damage: Low

Safety Risk: Low Priority: Routine

Foundation Wall Surface Around Opening

YELLOW

Painted masonry shows hairline crack and minor pitting at left jamb. Monitor and touch up sealant and paint during routine cycle.

Material: Painted masonry/stucco Damage: Low

Safety Risk: Low Priority: Routine

Brick Veneer Above Window

GREEN

Clay brick and mortar joints above opening are even and intact. In excellent condition.

Material: Clay brick with mortar joints Damage: Low

Safety Risk: None Priority: Routine

Exterior Communication Cables

YELLOW

Partial communication cables and splitter visible; some routing is out of frame. Confirm secure mounting and strain relief. unverified image incomplete.

Material: Coaxial cable with metal hardware Damage: Low

Safety Risk: Low Priority: Routine



Metal Door Frame/jamb

GREEN

Exterior metal jamb has minor surface scuffs/dust, secure fastener; no dents. Pathway unobstructed.

Material: Painted metal Damage: Low

Safety Risk: None Priority: Routine

Perimeter Gap At Door Frame To Wall

ORANGE

Continuous open joint visible between door frame and wall, no sealant present; backer/insulation exposed. Priority to seal for weatherproofing and pest control.

Material: Metal frame / brick and wood interface Damage: Medium

Safety Risk: Low Priority: Recommended

Upper Door Header/trim

ORANGE

Painted wood header has peeling paint and open corner seam at masonry. Finish failure; recommends repair/painting before next tenancy.

Material: Painted wood Damage: Medium

Safety Risk: Low Priority: Recommended

Surrounding Masonry At Door Opening

YELLOW

Brick and mortar at edge have minor chips and mortar irregularities; no open cracks. Serviceable.

Material: Brick and mortar Damage: Low

Safety Risk: None Priority: Routine

Exterior Wall Light

YELLOW

Partial fixture only partly visible at edge; mounting and lens not fully shown. unverified image incomplete.

Material: Metal/plastic Damage: Low

Safety Risk: Low Priority: Routine



Ground-level Domed Fixture In Lawn

ORANGE

Partial ground-mounted domed fixture is damaged with broken opening and sits above grade; base obscured by grass. Moderate safety risk due to contact hazard for foot traffic or lawn equipment. unverified image incomplete. Repair or replacement and flush installation recommended.

Material: Unknown Damage: Medium

Safety Risk: Moderate Priority: Recommended

Lawn/soil Grade Around Fixture

GREEN

Grass-covered grade at fixture is generally level; no holes or exposed utilities.

Material: Soil and turf Damage: Low

Safety Risk: None Priority: Routine

REPORT DISCLAIMER

This report is based on visual inspection only. Hidden defects may not be identified. Professional assessment is recommended for any items marked as requiring urgent attention.

This document is confidential and intended solely for the use of the property owner or authorized personnel.