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PROPERTY INFORMATION

Realtor - Listing

Sharon

8113 Frontier Ave. Niagara Falls, NY 14304

null

3

Bedrooms

1

Bathrooms

1050

Square Feet

1956

Year Built

3

Excellent

2

Good

6

Fair

0

Poor

INSPECTION BRIEF

This AI-generated summary holistically reviews the property's visible condition for pre-listing preparation and buyer disclosure clarity.

Strengths- Durable exteriors, updated mechanicals, clean interiors, smoke detectors ready.

Marketability- Routine cosmetic prep and paint touch-ups advised.

Presentation & Disclosure Readiness- Minor cracks, unfinished trim, patchwork, floor outlet, yard cap, and repair evidence require disclosure or targeted fix.

Condition Notes & Required Attention- Exposed wiring, unfinished plumbing, compromised basement beam, broken bedroom light, cracked bathroom tile, trip hazard stairs, nonconforming carport/addition, and backyard conduit must be urgently corrected or disclosed.

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EXECUTIVE SUMMARY

Strengths (Good to Go)-

The property displays a substantial number of market strengths supporting its pricing credibility and buyer confidence. Permanent exterior assets, including well-maintained brick/stone veneer, roofing, porch, carport, railings, windows, and landscaping are visually stable, free of urgent code/safety issues, and ready for professional photography. Mechanical/electrical systems in the basement (panel, HVAC, PVC drainage) and living room (registers, outlets) are properly installed and present no obvious deficiencies. Kitchen cabinets, appliances, and surfaces exhibit clean, intact finishes throughout. Smoke detectors are visible in all appropriate areas and visually compliant. Hallways, doors, and main living spaces feature clean laminate flooring, smooth painted walls, secure locking hardware, and numerous details that underpin routine buyer and appraiser confidence. Recent accessibility upgrades (grab bars in bathroom), clean ceilings, and upkeep secondary features (porch lighting, mailbox, privacy fencing) further support a positive front-to-back showing experience.

Marketability (Cosmetic / Prep Opportunities)-

Surface prep and cosmetic touch-ups across entry, porch, kitchen, bedroom, and exterior elements present high ROI for presenting a well-maintained asset. These areas include routine cleaning and refinishing of trim, patching of minor drywall cracks or ceiling marks, paint touch-ups on window/door sills, cabinetry, stair/landing transitions, and baseboards, as well as edge detailing at flooring transitions. Minor clean-ups or painting of window frames, built-in wood shelving, and exterior door/soffit areas will maximize photography impact and reduce buyer objections. Touch-ups or cleaning at the bathroom sink chip and stained base trim are also advised. Older style or worn trim/hardware may be disclosed if remaining visible post-prep; refinishing porch/window trims and painting fences and railings will further strengthen curb appeal.

Presentation & Disclosure Readiness (Routine Disclosures / Minor Prep)-

A number of items require transparent disclosure or targeted correction for routine negotiation clarity. These include small ceiling cracks in the hallway, patch repair evidence on the exterior, isolated unfinished wood window jambs, minor step/porch concrete wear, and code-adjacent items such as a floor-level living room outlet and kitchen GFCI uncertainty. Cosmetic cracks or unverified window/door functionality must be disclosed if not corrected before listing. Incomplete/partially-obsured images necessitate additional confirmation of egress/code for marketing. Detailed records of any prior repairs (e.g., backyard masonry wall, glass block basement windows) should be provided. Yard utility caps, exposed basement pipes, and minor paint touch-up zones are additional minor items for disclosure or routine prep.

Condition Notes & Required Attention (Appraisal / Financing / Safety Risks)-

Critical safety, code, and financing blockers are present in several areas and require immediate seller-side correction or detailed disclosure to ensure eligibility for buyer financing and insurance. Red/Orange historic issues include: exposed and unfinished plumbing and wall cavity in the bathroom, missing electrical covers and exposed/unprotected wiring in the kitchen, compromised structural basement beam and open/broken flooring, exposed live electrical connections in basement ceiling, listing-blocker level exposed wire/conduit in the backyard, cracked/chipped floor tiles and incomplete subfloor finish in the bathroom, missing/limited stair entry handrail extension and abrupt stair/landing transitions, broken ceiling fixture in the bedroom, open drain connection and mineralization below kitchen sink, major garage addition/non-original exterior requiring code/permit review, and visible cracks or prior patchwork in key masonry wall and entry step areas. These must be professionally repaired or fully and clearly disclosed prior to MLS activity or showings. Unaddressed, these items are likely to directly trigger appraisal/insurance withdrawal, slow time-to-close, or create buyer requests for price reductions or repair escrow. Full documentation, targeted completion of urgent repairs, and explicit disclosure are essential to mitigate risk of delayed or failed transactions.

ROOM 1: CARPORT REPORT

OVERALL ASSESSMENT

Overall Grade

Orange

Corrugated plastic addition evident in primary image requires disclosure regarding conformity, potential permitting, and coherence with main structure; while most carport and external finishes present as stable and market-ready, the conspicuous difference in siding/material between the addition and adjacent homes could attract lender, insurance, or appraiser questions and extend time-to-close unless proactively addressed.

Safety/Compliance: Addition shows no exposed hazards but raises possible permitting and conformity issues; surrounding carport, drive, and trim appear stable with no safety exposures.

Marketability & Asset Impact: Exterior structures offer strong durable presentation for listing photos (carport, brickwork, windows, drive), yet the non-original addition may affect perceived value and require price adjustment or additional negotiation if not clearly disclosed. Routine cosmetic items only elsewhere.

Next Action: Disclose existence and nature of any unpermitted/atypical addition proactively; consider cosmetic cohesion work pre-photography; routine clean and touch-up for all other features to maximize photo quality.

Cosmetic Grade

Yellow

All visible paved surfaces and exterior trim are intact with only minor wear, isolated fading, or dirt accumulation. Routine edge cleaning and touch-up paint on the foundation skirt and wall trim would enhance curb appeal and photo readiness.

Safety/Compliance: No visible tripping hazards or exposure risks.

Marketability & Asset Impact: High-impact, low-cost cleaning and minor paint will strengthen buyer impressions, support pricing, and reduce superficial objections at inspection.

Next Action: Schedule routine surface maintenance and touch-up before photography/showings; no disclosures required.

Non-Cosmetic Grade

Orange

Carport is visually solid and meets listing-readiness standards, but the attached addition with non-matching corrugated plastic and metal may prompt buyer/lender inquiry about legality and insurability. Other structural elements, including drive and handrail, are stable and present no blockages or egress issues.

Safety/Compliance: Addition may not meet standard codes or permitting requires seller-side review and disclosure; carport and all other features show no insurance/inspection blockers.

Marketability & Asset Impact: Opaque permitting status on the addition could lead to buyer concern, inspection holds, or lender conditions, potentially impacting market value or delaying closing.

Next Action: Disclose addition status; review for any potential code/permit documentation to provide to buyers; no urgent fixes elsewhere.

KEY AREAS - INTERIOR

KEY AREAS - EXTERIOR

All principal exterior surfaces including carport, driveway, walk, siding, windows, and handrail are stable and functional in appearance, with several surfaces requiring only routine maintenance for maximum photo and showing readiness. The visible addition is an anomaly that must be disclosed but does not block showings or listing; its presence may generate additional questions from buyers or inspectors regarding provenance and insurance.

Safety/Compliance: No exposed life-safety risks; carport is properly anchored and walkways unobstructed.

Marketability & Asset Impact: Clean, stable exteriors and preserved brickwork are presentation strengths; the non-standard addition is the only visible item likely to impact appraisal/underwriting/negotiation.

Next Action: Disclose addition; routine cleaning and paint touch-up on all other features.

DETAILED ASSESSMENTS - EXTERIOR



Carport Structure (Condition Notes) YELLOW

Freestanding carport with metal roof, metal supports, and partial side paneling; visually stable with no obvious sagging, breaks, or missing supports; exterior metal and trim appear intact without denting or perforation. Sun fading and minor streaking visible on select panels; all fasteners appear in place. Minor dirt/debris accumulation along lower edges; regular cleaning and touch-up paint on trim would improve showing photos and perceived maintenance. No overt safety hazards evident, but routine check for sharp edges or loose panels advisable prior to showings; routine cosmetic prep item.

Safety/Compliance: No apparent hazard; routine sharp-edge check only.

Marketability & Asset Impact: Cleaning and paint prep will improve buyer perception; no disclosures needed.

Next Action: Clean and touch-up to maximize listing photos.

Material: Metal (roof/panels/supports), possibly vinyl (trim) Damage: Low

Safety Risk: Low **Priority: Routine**

Driveway Surface (Condition Notes) YELLOW

Paved asphalt driveway beneath carport; generally smooth and free of major cracking, potholes, or lift. Some light discoloration and isolated small surface imperfections visible. Functionally presentable for photography; no major tripping risks apparent. Edge touch-up or surface cleaning would further enhance curb appeal and first impression. Routine cosmetic prep to maximize photo quality.

Safety/Compliance: No access or walk hazards apparent.

Marketability & Asset Impact: Minor routine clean-up only.

Next Action: Touch up as needed before photos.

Material: Asphalt Damage: Low

Safety Risk: None **Priority: Routine**

Exterior Brick Siding (Presentation Highlights)

GREEN

Brick siding visible on adjacent structures; lines are straight and mortar joints intact with no visible bowing, gaps, or vertical separation. Surface shows some minor dirt accumulation and faint staining near foundation line but no significant cracks or loss of material. Cosmetic pressure washing or light cleaning before listing would boost exterior photography and give a well-maintained impression.

Safety/Compliance: Structure and envelope sound in all visible areas.

Marketability & Asset Impact: Feature as a visual strength in marketing materials.

Next Action: Routine washing/touch-up only.

Material: Brick Damage: Low

Safety Risk: None Priority: Routine

Foundation Skirt/parge (Condition Notes)

YELLOW

Painted concrete or parged foundation skirt visible at toekick of both homes; no structural breaks or evidence of vertical cracking. Isolated peeling paint and patchy discoloration visible along the surface, especially on left property; routine repainting prior to photography recommended for presentation and to project proactive maintenance to buyers. Not a major disclosure but routine curb appeal prep.

Safety/Compliance: No evidence of instability or settlement.

Marketability & Asset Impact: Sloppy or worn paint may affect first impression; low cost to remedy pre-market.

Next Action: Touch up or repaint prior to listing.

Material: Painted concrete/parged foundation Damage: Medium

Safety Risk: None Priority: Routine

Windows (Good to Go)

GREEN

Metal/vinyl-framed windows visible on main house and side structure; glass appears undamaged, no visible signs of cracked glazing, fogging, or missing/broken components; all trim and sills appear intact. Presentation-ready for listing and photography.

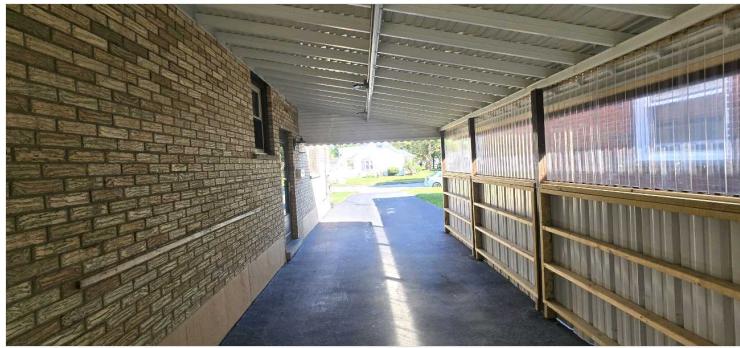
Safety/Compliance: No missing/broken portions; safety glass compliance not ascertainable visually.

Marketability & Asset Impact: Present as a positive, well-maintained feature.

Next Action: Clean only as needed for best photos.

Material: Metal/vinyl with glass Damage: Low

Safety Risk: None Priority: Routine



Carport Structure (Presentation Highlights)

GREEN

Steel and wood-framed carport visible; roof, posts, and wall coverings appear securely fastened and free of warping, corrosion, or significant damage. No visible water stains, sagging, or gaps at joints; translucent wall panels intact, no cracks observed. Surface finish and construction present as stable and recently maintained, supporting strong listing presentation. No life-safety exposures or inspection flag risks apparent. This is a selling point likely to positively impact photography and buyer confidence.

Safety/Compliance: Structure appears properly supported; no evidence of unsafe materials/connections in visible areas.

Marketability & Asset Impact: Generates positive first impression and may add utility value.

Next Action: Highlight in listing photos as covered parking or flex space.

Material: Steel, wood, polycarbonate panels **Damage:** Low

Safety Risk: None **Priority:** Routine

Driveway Surface (Condition Notes)

GREEN

Paved asphalt drive beneath carport is visibly smooth and free of major cracks, potholes, or settlement; no heaving, tripping hazards, or notable wear apparent. Minor surface marks consistent with regular use, but no damage needing disclosure or pre-listing repair. Clean presentation for market photos and appraisals; supports strong curb appeal.

Safety/Compliance: No hazardous conditions filed; egress and vehicle support adequate in all visible sections.

Marketability & Asset Impact: Strong asset for inspection and buyer tour; boosts overall exterior grade.

Next Action: Highlight quality in listing remarks.

Material: Asphalt **Damage:** Low

Safety Risk: None **Priority:** Routine

Exterior Brick Wall (Presentation Highlights)

GREEN

Brick veneer siding adjacent to carport presents intact mortar lines, no visible fractures, efflorescence, or spalling. Maintains uniform appearance and finish, with no evident signs of moisture intrusion or foundational shifting. Surface is clean, with no graffiti or discoloration impacting listing readiness. Strengthens perception of property upkeep for buyers and appraisers.

Safety/Compliance: Meets visual expectations for code and weatherproofing.

Marketability & Asset Impact: Reinforces confidence in property's core exterior envelope.

Next Action: Use as a photo asset; reference in buyer materials.

Material: Brick veneer **Damage:** Low

Safety Risk: None **Priority:** Routine

Handrail (Condition Notes)

GREEN

Mounted metal or wood handrail along brick wall is straight, not visibly bent or loose, and free of rust, flaking, or missing brackets. No hazardous edges or structural concerns detected. Minor exterior wear only, not requiring action prior to photography or showings.

Safety/Compliance: Appears secure and safe for hand support; code risk not indicated.

Marketability & Asset Impact: Supporting feature for accessible use.

Next Action: No action required; maintain for safety.

Material: Wood or metal (not fully verifiable from image) Damage: Low

Safety Risk: None Priority: Routine



Exterior Carport Structure (Condition Notes)

YELLOW

Metal and polycarbonate carport adjacent to home with visible corrugated sidewalls and integrated overhang; no visible dents, corrosion, or loose panels. Structure appears visually stable and upright with no sagging, bowing, or apparent displacement. Minor debris present on roof edge but no significant buildup. Presentable as a utility feature for protected parking or covered entry. No visible damage or code/integrity issues requiring correction; routine monitoring recommended for ongoing maintenance. Cosmetic cleaning of the polycarbonate panels could enhance appearance for listing photos. Graded as routine cosmetic prep; no safety risks observed.

Safety/Compliance: Roof debris should be cleared for optimal drainage.

Marketability & Asset Impact: Minor effort for improvement; not a blocker.

Next Action: Cleaning/panel wash prior to photography.

Material: Metal, polycarbonate Damage: Low

Safety Risk: None Priority: Routine

Paved Drive/walk Surface (Condition Notes)

GREEN

Asphalt drive and walkway under and alongside carport; no visible large cracks, displacement, potholes, or tripping hazards. Surface appears even and accessible, supporting safe egress to the home and backyard. Minor surface wear consistent with age but no active deterioration observed. Listing-ready, enhances buyer perception of upkeep and accessibility, with no urgent maintenance required. Routine edge cleaning may improve presentation for photography.

Safety/Compliance: Egress safe, no lift or settlement present.

Marketability & Asset Impact: Drives positive appraisal/buyer tours; no action required.

Next Action: Clean edges optionally before photos.

Material: Asphalt Damage: Low

Safety Risk: None Priority: Routine

Exterior Walls And Trim (Key Disclosures)

YELLOW

Brick and masonry wall surfaces both on main home and adjacent building show intact mortar and paint; no visible large cracks, areas of missing brick, or evidence of moisture staining. One area of minor paint wear and a superficial vertical seam visible on near wall, but no evidence of instability or damage affecting habitability or appraisal. Minor cosmetic touch-up could optimize listing photographs. No disclosure required beyond routine exterior observation.

Safety/Compliance: Paint seam and wear pose no visible hazard.

Marketability & Asset Impact: Minor cosmetic touch-up will improve presentation.

Next Action: Paint or touch-up for best market impact.

Material: Brick, masonry, painted wood Damage: Low

Safety Risk: None Priority: Routine

Rear Entry Door (Presentation Highlights)

GREEN

Solid panel exterior door with clear, intact glass storm/screen insert; siding and trim show no visible damage. Door hardware and entry step appear present with no visible settlement, rot, or barriers to safe access; no paint peeling or exposed substructure. Entry is visibly market-ready, presenting as an asset for secure access and curb appeal. No corrective or disclosure action needed.

Safety/Compliance: Door access code-compliant in visible respects; no tripping or lock issues detected.

Marketability & Asset Impact: Entry composition and finish are strengths for buyer tours and appraisals.

Next Action: Highlight as secure rear entrance in listing photos.

Material: Metal, glass Damage: Low

Safety Risk: None Priority: Routine



Exterior Addition Structure (Key Disclosures)

ORANGE

Corrugated plastic panels and metal siding; wood framing visible at seams; structure is attached to house exterior and projects into driveway area; panels and framing appear recently installed but inconsistent in alignment and finish; siding color and materials contrast sharply with both adjacent houses, which may draw buyer or appraiser attention to possible non-original, unpermitted, or nonconforming construction. No apparent open gaps, rust, or debris, but the joinery and weatherproofing are not fully visible. Such a visible addition may require disclosure related to build quality, permitting, and insurability. Correcting or improving cohesion with house exterior recommended prior to photography to reduce objections. Priority disclosure due to potential impact on buyer due diligence, lender appraisal, and insurance.

Safety/Compliance: No overt hazards, but suspected non-permitted status increases risk for insurance/lender scrutiny; conforming use verification advised.

Marketability & Asset Impact: Disclosure unavoidable; may lead to price negotiation, additional buyer questions, or repair escrow; if upgraded aesthetically could offset buyer concern.

Next Action: Disclose status clearly in listing; consider minor exterior upgrade for visual integration before MLS photography.

Material: Corrugated plastic panels, metal siding, wood framing Damage: Me

Safety Risk: Low Priority: Priority

Driveway Surface (Condition Notes)

YELLOW

Asphalt paving; intact with no visible cracks, potholes, or oil stains in view; surface appears recently maintained or resurfaced. Surface condition supports positive photo presentation with no apparent tripping or drainage issues visible in this frame. Routine cosmetic prep only; no urgent action needed.

Safety/Compliance: Surface safe for egress and vehicle use; no code risks present.

Marketability & Asset Impact: Smooth, recent appearance helps curb appeal; supports strong first impression; no disclosure needed.

Next Action: Continue routine upkeep; optional cleaning for visual enhancement.

Material: Asphalt Damage: Low

Safety Risk: None Priority: Routine

Brick And Siding House Exteriors (Presentation Highlights)

GREEN

Brick and stone veneer on house to left; brick veneer on house to right; both exhibit clean and stable mortar joints with no visible major cracks, bulging, or spalling in observed areas. Siding at addition matches in color but not in material or style. No visible mold, efflorescence, or exposed gaps. These exteriors present well for initial listing photos and reinforce a perception of low maintenance. Strength for showings and initial appraisal.

Safety/Compliance: Brick and mortar appear to exceed basic standards for egress, weatherproofing, and code.

Marketability & Asset Impact: Helps anchor buyer perception of stable, low-maintenance asset.

Next Action: Clean exteriors if needed; highlight durable quality in listing.

Material: Brick, stone veneer, vinyl siding Damage: Low

Safety Risk: None Priority: Routine

ROOM 2: KITCHEN REPORT

OVERALL ASSESSMENT

Overall Grade

Orange

The kitchen is broadly market-ready, with most features in visibly stable, clean, and well-maintained condition. However, there are several critical safety, disclosure, and cosmetic presentation concerns impacting listing readiness. Two urgent correction items an exposed, coverless electrical outlet within the cabinet and unsecured, unprotected electrical cable create severe safety and code compliance risks that qualify as listing blockers until addressed or clearly disclosed. Additional priority disclosures include plumbing mineralization, an open/capped drain line, and a punctured HVAC register cover; all must be corrected or fully disclosed to protect seller credibility and ensure smooth appraisal and buyer confidence. Most cabinetry, appliances, and surfaces present strong photographic appeal, requiring only routine cosmetic prep. Proactive correction and targeted transparency will optimize value, reduce risk of buyer concessions, and support time-to-close.

Cosmetic Grade

Yellow

Visual review shows cosmetic surfaces cabinet faces, walls, flooring, countertops, trim, and most appliances are generally clean and presentable with only minor wear, paint chipping, or finish scuffs. Touch-up, repainting, and detailed cleaning are strongly recommended before professional photography to maximize listing impact and buyer first impressions. Cosmetic deficiencies do not present code risk or appraisal block, but routine attention will improve perceived value and may differentiate the property in the market.

Non-Cosmetic Grade

Red

A small number of critical safety/code defects are present: specifically, missing electrical outlet covers, exposed/unsecured electrical cable, and water supply/system issues showing visible mineralization or open capped drains. Immediate resolution or full disclosure of these hazards is necessary to avoid insurance, appraisal, or buyer financing delays. Correction of these items is highly recommended for a clean listing launch and negotiation leverage. All other systems, as seen, appear visually intact but should be confirmed functional by seller prior to showings.

KEY AREAS - INTERIOR

Permanent interior features including cabinetry, surfaces, fixtures, appliances, and trim present a mix of strong assets and a handful of urgent correction/disclosure items (notably electrical safety/code exposures, damaged HVAC register, and plumbing anomalies). Most other features are market-ready and highlightable post-cleaning. Routine prep and targeted repairs will increase buyer confidence, appraisal performance, and market value.

DETAILED ASSESSMENTS



Laminate Floor (Condition Notes)

GREEN

Laminate flooring throughout the kitchen and dining area appears visually intact with no visible damage, gaps, or significant wear. Uniform finish and stable presentation suggest flooring is suitable as a cosmetic selling point for photography and showings. Routine cosmetic prep may include dust or light cleaning to enhance shine. No tripping hazards or surface irregularities observed; this supports strong buyer confidence and smooth appraisal.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine

Painted Wall (Condition Notes)

GREEN

Painted wall in the dining area is fully visible with a uniform color and no distinct stains, visible damage, or cracks. No evidence of patching, holes, or water marks noted; trim is intact. Minor cleaning may be beneficial prior to showings but repainting is not necessary for market readiness. Presents as a routine cosmetic prep item; no disclosure or correction needed for listing.

Material: Painted drywall with wood chair rail Damage: Low

Safety Risk: None Priority: Routine

Kitchen Window (Good to Go)

GREEN

Single large kitchen window with wood casing and fitted valance. Glass and frame appear clear and undamaged; no condensation, cracks, or evidence of failed seals observed. Window is free of obstruction and provides ample natural light for photography. Routine cleaning of the sill or glass may further enhance presentation. No barriers to egress or insurance/appraisal risk identified.

Material: Wood frame, glass Damage: Low

Safety Risk: None Priority: Routine

Cabinets (Condition Notes)

GREEN

Wood kitchen cabinets visible along the back and side wall; finish is intact with consistent surface coloration and no visible warping, broken doors, or missing hardware. Minor wear may be present on edges but not apparent in this view. No immediate repair or disclosure needed; light routine cleaning or polishing could improve photo appeal.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Range/oven (Key Disclosures)

GREEN

White electric range/oven is present and visually clean from this angle with no staining, missing parts, or readily visible damage. Controls, cooktop, and oven door are intact. Standard appearance supports marketability; routine wiping before showings recommended. Disclose only presence and visible condition, not function or age.

Material: Metal/enamel Damage: Low

Safety Risk: None Priority: Routine

Ceiling Light Fixture (Condition Notes)

GREEN

Ceiling-mounted light fixture centered in the kitchen. Dome is intact with no visible cracks or stains; fixture is securely mounted. No exposed wiring or discolored ceiling surrounding the light. Preparation for listing may include ensuring fixture is clean for best presentation, but no correction or disclosure needed based on current visible state.

Material: Plastic/glass Damage: Low

Safety Risk: None Priority: Routine



Laminate Flooring (Condition Notes)

GREEN

Wood-look laminate flooring is fully visible, with no clear evidence of damage, staining, warping, or significant scratches in the photographed area; finish appears intact and uniform. Routine cosmetic prep cleaning before photography may enhance shine and first impression, but no corrective work is visibly necessary. Supports positive appraisal and buyer perception; low anticipated cost, marketability strength.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine

Painted Walls (Condition Notes)

GREEN

Painted drywall in soft yellow tone; visible portion appears clean and free of scuffs, peeling, or holes. Supports first impression in photos; only touch-up cleaning recommended for optimal presentation. Cosmetic prep item only; no evidence of CapEx or inspection risk in this area. Enhances buyer confidence regarding upkeep.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine

Ceiling (Condition Notes)

GREEN

Flat painted ceiling visible above main flooring area; no clear stains, cracks, or evidence of moisture. Surface looks consistent with no visible need for patching or repainting. Cosmetic only; supports showing readiness and appraisal review. No reservation regarding habitability or code.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine

Window With Trim (Presentation Highlights)

GREEN

Single window with wood trim and decorative valance; trim and sill in good visible repair no chipping, rot, or water stains present. Glass appears intact and clear without cracks. Presents well in photos and showings, with no corrective work needed. Routine cleaning advised before photography for best effects, but this is a selling point feature.

Material: Wood trim, glass Damage: Low

Safety Risk: None Priority: Routine

Brick Accent Wall (Presentation Highlights)

GREEN

Interior brick accent wall section visible behind cabinetry; no evidence of mortar loss, major staining, or structural deficiency. Stable and visually attractive element favoring listing photographs and buyer impression. No prep beyond dusting required.

Material: Brick Damage: Low

Safety Risk: None Priority: Routine

Cabinetry (Condition Notes)

GREEN

Tall white built-in cabinet adjacent to refrigerator; doors appear closed properly and surface is unmarred and clean in current view. No evidence of finish damage or hardware defects. Cosmetic cleaning for optimal presentation is sufficient; no repair or disclosure need.

Material: Painted wood or MDF Damage: Low

Safety Risk: None Priority: Routine



Sink Area (Condition Notes)

GREEN

Stainless steel sink basin and faucet; sink and surrounding countertop appear clean with no visible staining, cracking, or evidence of leaks; metal faucet and escutcheon show no discoloration, corrosion, or visible damage; drain area intact and unobstructed. This condition improves listing photos and supports positive buyer perception, with no visual indicators requiring correction or disclosure. Routine cosmetic prep is sufficient.

Material: Stainless steel Damage: Low

Safety Risk: None Priority: Routine

Cabinetry And Wood Trim (Presentation Highlights)

GREEN

Wood cabinets and window trim finished in natural stain; cabinet doors and hardware intact and aligned, with no visible warping, paint loss, or water staining. Surface condition presents as clean and well-cared for, enhancing first impression for buyers and photographs. No known risk to inspections or appraisals; this is a listing strength. Routine dusting and cleaning recommended prior to photography.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Countertops And Backsplash (Condition Notes)

GREEN

Laminate countertops and backsplash; surfaces visibly free of burn marks, major scratches, chips, or water damage. Edges and seams appear tight and undamaged. Surfaces present as clean for photography and showings, with no material deficiencies impacting listing or disclosures. Cosmetic prep only as needed.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine

Electrical Outlet (Condition Notes)

GREEN

One visible wall outlet above the countertop between sink and stove; cover plate is present and intact, showing no signs of yellowing, cracks, or exposed wiring. Listing readiness is fully supported, as there are no visible electrical safety risks or code issues. Visual condition is satisfactory for market preparation.

Material: Plastic/metal Damage: Low

Safety Risk: None Priority: Routine

Window And Trim (Presentation Highlights)

GREEN

Double-hung window above the sink with intact glass panes; wood trim in sound visual condition, free of paint chipping, water staining, or frame deterioration. Window provides good natural light and is an asset for showings. Cosmetic cleaning of glass for photography is recommended.

Material: Wood and glass Damage: Low

Safety Risk: None Priority: Routine



Dishwasher (Condition Notes)

YELLOW

Built-in dishwasher; exterior front is visibly clean with no scratches, dents, or discoloration; control panel is intact with all physical knobs and buttons present; no visible signs of leakage, corrosion, or staining at base or seams; demonstrates a well-maintained appearance. This is a routine cosmetic prep item; does not represent a listing blocker but should be kept clean for photographs and showings as dated styling may affect buyer perception slightly; disclosure of vintage may be prudent if inquired, but no visible defects requiring advance correction or concession.

Material: Plastic/metal Damage: Low

Safety Risk: None Priority: Routine

Cabinetry (Presentation Highlights)

GREEN

Wood upper and lower cabinets; doors appear properly aligned and undamaged; natural wood finish with no visible cracks, peeling, or significant wear; consistent color and sheen supports positive first impression in photos and showings. This condition is a selling point for marketability, requiring only standard cleaning and touch-up prior to listing.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Countertop (Good to Go)

GREEN

Laminate countertop; surface is smooth and free from chips, burns, staining, or separation at edges; clean appearance supports strong presentation for listing photography and buyer showings; no visible maintenance or disclosure needs.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine

Electrical Outlet (Condition Notes)

GREEN

Single duplex outlet above counter; cover plate securely installed with no cracks, chipping, or exposed wiring visible; visually complete and meets photo-ready standards; cosmetic cleanliness supports favorable buyer impression, though ingress protection (GFCI) is not verified from image and should be disclosed if non-compliant after closer inspection; not a visible safety risk.

Material: Plastic/metal Damage: Low

Safety Risk: None Priority: Routine

Flooring (Presentation Highlights)

GREEN

Wood-patterned laminate flooring adjacent to appliance and cabinetry; surface appears clean, intact, and free of visible gaps, stains, or damage; supports strong listing photography and favorable buyer impression; no visible tripping or code-related hazards.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine



Cabinetry (Condition Notes)

YELLOW

Wood cabinets visible above and below the countertop; finish appears intact with no visible chips, peeling, or structural damage. Hardware present and aligned. Routine cosmetic prep could include light cleaning and polishing to enhance first impressions. No evidence of warping or instability. This is a routine cosmetic prep item likely to enhance marketability in listing photos; no disclosure required unless underlying issues are discovered during professional inspection.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Sink And Faucet (Presentation Highlights)

GREEN

Stainless steel sink basin and modern single-handle faucet; both appear clean and free of visual corrosion, stains, or mineral deposits. No visible leakage, caulking failures, or water marks around the basin or faucet base. Routine cleaning recommended before listing photos, but the feature presents as an attractive selling point for marketability. No correction or disclosure needed based on visible condition.

Material: Stainless steel (sink), Metal (faucet) Damage: Low

Safety Risk: None Priority: Routine

Countertops (Good to Go)

GREEN

Laminate or solid-surface countertops with no visible chips, cracks, burns, or heavy stains. Edges and seams appear intact. Minor cleaning prior to photography will optimize first impressions, but overall surface is in listing-ready condition and enhances marketability with no visible issues requiring disclosure or immediate correction.

Material: Laminate or solid-surface Damage: Low

Safety Risk: None Priority: Routine

Electrical Outlets (Key Disclosures)

GREEN

Two visible standard electrical outlets on backsplash; faceplates intact with no visible discoloration, cracks, or missing hardware. No evidence of exposed wiring. For listing, outlets appear code-compliant and unobstructed, presenting no immediate safety risk or listing blocker. No further correction or disclosure required unless non-functionality or code anomalies are found during diagnostics.

Material: Plastic/metal components Damage: Low

Safety Risk: None Priority: Routine

Window (Presentation Highlights)

GREEN

Wood-framed window above sink with clear, unbroken glass and intact muntins; wood trim and sill present in stable condition without visible rot, peeling paint, or staining. Adjacent shelves appear secure. Provides natural light and sightline, supporting favorable buyer perception. Routine dusting and window cleaning is advised; no correctness/disclosure needed unless operability or thermal issues discovered elsewhere.

Material: Wood (frame), Glass Damage: Low

Safety Risk: None Priority: Routine



Base Cabinets (Condition Notes)

YELLOW

Wood base cabinets beneath counter; finish appears consistent with minor wear around pulls and along lower edges; no visible warping, water staining, or mechanical damage; all doors and drawers appear aligned and closed. Minor finish scuffs suggest routine cosmetic prep such as touch-up or cleaning to optimize photo presentation. No visible CapEx level concerns, water intrusion, or structural issues; presenting in orderly form will improve first impression and buyer confidence. Correction not required for listing, but minor prep advisable for strongest showing.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Countertop (Presentation Highlights)

GREEN

Laminate countertop in view shows no visible chipping, cracking, staining, or swelling; edges appear intact along full length shown. Appears clean with no visible evidence of water intrusion or significant wear, supporting a ready-to-market appearance. This surface condition supports strong listing photos and does not require correction or disclosure for market entry.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine

Sink (Good to Go)

GREEN

Stainless steel sink basin visible at upper center; no signs of rust, dents, or discoloration observed. Edge is free from visible caulk damage or staining. Sink surface is clean and visually ready for photography and showings; presents well as a listing strength.

Material: Stainless Steel Damage: Low

Safety Risk: None Priority: Routine

Flooring (Presentation Highlights)

GREEN

Laminate or vinyl plank wood-look flooring; no visible scratches, warping, water damage, or lifted sections at cabinet base observed. Seam alignment and surface finish support ready-to-market photography; no correction needed for listing. Floor condition enhances appraisal and buyer perception.

Material: Laminate or Vinyl Plank Damage: Low

Safety Risk: None Priority: Routine



Electric Stove And Oven (Presentation Highlights)

GREEN

White enamel electric stove/oven; four coil burners visible; no stains, discoloration, or wear apparent on cooktop or oven exterior; knobs and panels intact with no visible cracks or missing pieces; unit appears recently cleaned, free of residue and buildup; surface and finish are free from obvious dings or scratches; feature presents well for photography and showings. This is a routine cosmetic prep element supporting market readiness and buyer confidence. Does not require correction or disclosure.

Material: Enamel, metal Damage: Low

Safety Risk: None Priority: Routine

Wall-mounted Ventilation Fan (Condition Notes)

YELLOW

Wall-mounted metal and plastic exhaust fan above range; grill and housing present with some light surface dust but no visible damage, corrosion, or missing components; switch pull-chain present and intact; finish appears stable with no visible chipping or warping. May benefit from minor dust cleaning for improved visual appeal during showings. This is a routine cosmetic prep item and not an inspection or safety concern.

Material: Metal, plastic Damage: Low

Safety Risk: None Priority: Routine

Kitchen Brick Accent Wall (Presentation Highlights)

GREEN

Exposed brick accent wall behind stove and ventilation; mortar lines appear intact and uniform; surface finish is consistent with no visible signs of cracking, staining, or efflorescence; adds character and may serve as a visual selling point in listing photos. No correction or disclosure needed; maintain as feature.

Material: Brick, mortar Damage: Low

Safety Risk: None Priority: Routine

Garbage Disposal And Drain Piping (Condition Notes)

GREEN

Visible under-sink area showing a black garbage disposal unit with attached white PVC drain piping. Surfaces of the disposal unit and drain appear visually intact; no evidence of corrosion, rust, or active leaks apparent. Cabinet base and interior walls show no water staining, swelling, or discoloration consistent with recent leaks. All visible component joints on drain piping appear to be securely fitted; no missing clamps or shifted pipes observed. This is a routine cosmetic prep item for listing photos; should be kept clean and clutter-free to support positive buyer impression.

Material: Metal and PVC Damage: Low

Safety Risk: None Priority: Routine

Open Drain Connection At Rear Wall (Key Disclosures)

ORANGE

There is a visible open drain connection (capped stub or non-sealed pipe) in the rear cabinet wall, not connected to any fixture. Surrounding wood area shows some darkened markings indicating possible prior contact with moisture, but no clearly active leaks or severe staining observed. This should be disclosed due to potential for buyer/inspector questions regarding unused plumbing; selling party should clarify its purpose or have it properly capped/sealed prior to listing to avoid uncertainty or inspection flag. Priority disclosure item for listing credibility.

Material: Metal Damage: Medium

Safety Risk: Low Priority: Priority

Cabinet Interior Surfaces (Condition Notes)

YELLOW

Painted or laminated cabinet base and interior side wall appear structurally intact with no sagging, holes, or severe warping, but some light scuffs, mild wear, and minor dark marks present, especially at base. No loose panels or visible mold/mildew. Surfaces can be cleaned or repainted for improved photo presentation, but nothing present that would block financing or require mandatory disclosure. This is a minor prep opportunity to maximize appearance.

Material: Painted/Laminated Wood Damage: Low

Safety Risk: None Priority: Routine



Ceiling (Condition Notes)

GREEN

Smooth, painted ceiling surface; no visually apparent staining, cracks, discoloration, or structural issues in exposed area. No visible water marks or patchwork suggesting prior repairs. Surface appears photograph-ready and unlikely to raise appraisal or inspection flags based on visible condition. Routine cosmetic prep only, such as dusting or light cleaning to enhance photos, may be considered for optimal presentation.

Material: Painted drywall or plaster Damage: Low

Safety Risk: None Priority: Routine

Ceiling Light Fixture (Condition Notes)

YELLOW

Large rectangular flush-mount ceiling light with plastic diffuser; no visible cracks or major discoloration, though there is a minor blurry area/spot near the center. Light appears well-seated to ceiling with no exposed wiring or missing covers. Minor spot is unlikely to impact financing or inspection but could be cleaned or addressed for improved buyer impression and photos. Routine cosmetic prep unless the spot does not clean off, in which case minor disclosure is advisable.

Material: Plastic diffuser, metal base Damage: Low

Safety Risk: None Priority: Routine

Secondary Ceiling Light Fixture (Good to Go)

GREEN

Round flush-mount light fixture near wood cabinetry; lens appears clean and free of visible damage, discoloration, or missing components. No exposed wiring, gaps, or mounting concerns. Presentation supports listing photos and buyer confidence.

Material: Plastic lens, metal base Damage: Low

Safety Risk: None Priority: Routine

Electrical Outlet (Key Disclosures)

RED



Standard duplex electrical outlet; electrical outlet cover plate missing and wiring exposed within cabinet cutout; no clear evidence of charring or staining; edges of wood cut roughly, with surrounding cabinet surface unprotected. This exposed configuration presents both a code compliance and safety issue, likely to draw negative attention in inspection, appraisal, and showings. Correction is advised prior to professional listing photography and property tours to avoid insurance or lender delays and reduce buyer concern. Labeled as a priority disclosure and correction item for transparent listing preparation; cover replacement is a low-cost, high-ROI routine maintenance action, but current state is a listing blocker.

Material: Plastic outlet within wood cabinet Damage: Low

Safety Risk: Severe Priority: Urgent

Cabinet Finish (Condition Notes)

YELLOW

Unpainted or sealed wood cabinet backing visibly altered by panel cutouts of varying quality; holes cut for outlet installation and what appears to be unused or abandoned access, with one ringed insert rough and unsealed. No water staining, peeling, or deep gouges noted. Cosmetic but conspicuous, these areas may reduce first impression in showings and affect photography quality. Touch-up or panel repair recommended for best presentation, but does not impact basic safety or code; routine cosmetic prep item to reduce buyer negotiation pressure and improve listing photos.

Material: Wood veneer or laminate panel Damage: Medium

Safety Risk: None Priority: Routine



Double Window Unit (Condition Notes)

YELLOW

Two-pane, wood-framed window assembly in masonry brick wall; glass is intact with no visible cracks, chips, or fogging; wood framing appears structurally sound with no signs of rot or water staining visible in the photo; finish wear and minor scuffing observed on lower wood trim qualifies as routine cosmetic prep for photography; no window locks, screens, or egress function can be confirmed from the image; visually clear with natural light entry, supports favorable listing images; recommend minor cleaning/touch-up on frame before showings; no corrective or disclosure requirement evident from visible condition.

Material: Wood frame, glass panes Damage: Low

Safety Risk: None Priority: Routine

Brick Masonry Wall (Presentation Highlights)

GREEN

Exposed brick veneer wall with uniform mortar joints; no visible cracking, spalling, or discoloration; presents as a visually consistent, intact permanent wall surface suitable as a listing feature; enhances photo appeal as an architectural strength; no repair or disclosure needs based on what is verified in the visible area.

Material: Brick masonry Damage: Low

Safety Risk: None Priority: Routine



Exposed Water Shutoff Valve And Supply Pipes (Key Disclosures)

ORANGE

Exposed metal water supply pipes and shutoff valve under sink; light green patina/tarnish and visible mineral buildup around valve joint and pipe surfaces; no active dripping or pooling visible, but presence of residue suggests prior or potential minor seepage. Grading as priority disclosure due to visible water-related mineralization, which can prompt inspection questions or buyer concern regarding long-term maintenance. Typical of aging plumbing; not immediately severe, but advisable to clean, monitor, or document professionally before listing to avoid pre-inspection renegotiation or appraisal notations. Should be disclosed for transparency; repair is routine if not actively leaking, but visible buildup affects buyer perception of upkeep.

Material: Metal (likely copper/galvanized steel) Damage: Medium

Safety Risk: Low Priority: Priority

Cabinet Wall And Floor Surface (Condition Notes)

YELLOW

Painted cabinet interior walls and floor under sink; visibly scuffed and marked, with minor finish wear near pipe entries and back wall. Overall surface appears intact without evidence of recent or active water damage, rot, or mold; only superficial marks present. Grading as routine cosmetic prep to improve presentation for listing photos and showings. Cost for touch-up or liner is minimal; does not affect financing or inspection but improves buyer impression of cleanliness and care.

Material: Painted wood or MDF Damage: Low

Safety Risk: None Priority: Routine



Wall Switch And Unsecured Electrical Cable (Key Disclosures)

RED

Standard wall switch installed on vertical plywood panel within cabinet; switch plate appears secured and intact with no visible cracks or staining. However, a yellow electrical cable is routed loosely along the interior cabinet wall with entry point through cabinet floor; cable is not secured with staples or clamps and lacks visible protection at the entry, exposing it to potential physical damage or code compliance concerns. Such exposed and unsecured wiring is highly likely to be flagged by inspectors and appraisers and is an urgent pre-listing correction or disclosure due to elevated safety and code risk. Potential buyer objection, insurance concern, or financing impact until properly addressed or transparently disclosed in seller documents.

Material: Plastic switch cover, non-metal-clad NM electrical cable, plywood panel Damage: Low

Safety Risk: Severe Priority: Urgent

Cabinet Interior Surfaces (Condition Notes)

YELLOW

Painted plywood base and side walls inside cabinet; white finish is generally intact with some minor discoloration and smudging on base and side; no visible water staining or significant damage. Surface wear is consistent with age and normal use; presents as a routine cosmetic preparation opportunity to improve first impressions in listing photos. No structural or major marketability issues, but a repaint or deep clean would reduce buyer perception of deferred maintenance.

Material: Painted plywood Damage: Low

Safety Risk: None Priority: Routine



Refrigerator-freezer (Presentation Highlights)

GREEN

Visible portions of the refrigerator-freezer unit show a clean, well-maintained appliance with no clear evidence of staining, residue, cracked shelves, missing hardware, or visible surface corrosion. Internal glass shelves, drawers, and plastic door bins appear intact and free of damage; no obvious food residue, discoloration, or odor-causing debris is present, supporting a move-in ready presentation for showings and listing photography. No visible safety or code risks are presented in the observable section. All shelf tracks and drawer hardware are in place and aligned, which supports a positive buyer impression. As a permanent kitchen fixture in some markets, this condition may be leveraged as a selling point, helping reduce objections about kitchen cleanliness or anticipated appliance maintenance. Correction is not required; routine pre-listing wipe-down is suggested purely for ongoing presentation standards.

Material: Plastic, glass, metal Damage: Low

Safety Risk: None Priority: Routine



Wall Corner (Condition Notes)

YELLOW

Painted drywall and wood trim; visible paint chipping and a partially covered area where patch or touch-up paint was applied on the corner surface; surface finish and color mismatch is clearly visible and likely to draw attention in listing photos or showings. This is a routine cosmetic prep item that does not present safety, code, or appraisal risk, but targeted paint blending or repainting will strengthen buyer first impressions and reduce questions about upkeep. Should be corrected before photography for optimal presentation; no disclosure or escalation required unless part of broader deferred maintenance.

Material: Painted drywall/wood trim Damage: Low

Safety Risk: None Priority: Routine

Cabinet Door Strike Plate (Condition Notes)

YELLOW

Metal strike plate mounted on interior wood cabinet door; plate displays visible surface corrosion, discoloration, and build-up of residue, indicating aging hardware; wood in the surrounding area appears structurally intact but shows minor scuffing adjacent to the plate. Corrosion and residue on the plate present a routine cosmetic prep concern as they can create negative impressions during showings and listing photography. The defect is not a safety or code compliance issue but does detract from perceived upkeep and may be noted by buyers as part of general wear. Correction, such as cleaning or hardware replacement, is a low-cost update to enhance presentation and minimize inspection remarks.

Material: Metal (strike plate), Wood (door panel) Damage: Medium

Safety Risk: None Priority: Routine



ROOM 3: BASEMENT REPORT

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

OVERALL ASSESSMENT

Overall Grade

Orange

Safety/Compliance: Multiple inspection-level safety and code risks are visible, including one severely compromised wood beam, exposed/unsafe electrical connections, and broken floor surfaces, necessitating urgent correction or full disclosure prior to listing. Unfinished ceilings with exposed wiring and utilities, and several improperly secured or aged fire/life safety devices, comprise ongoing risks for inspection, financing, and insurance if undisclosed.

Marketability & Asset Impact: Urgent items directly undermine buyer confidence, make MLS photography/showings unwise without correction, and threaten delays or price reductions during diligence. Routine cosmetic and minor mechanical prepping will strengthen first impressions and reduce objections, but must be prioritized only after addressing the critical red/orange grade deficiencies. Unfinished elements, when disclosed, set buyer expectations and inform accurate pricing and negotiation while protecting seller credibility. Market strengths include upgraded PVC drainage, visually intact HVAC/electrical, and low-maintenance finishes.

Next Action: Immediately correct or disclose structural, electrical, and safety/code infractions (compromised beam, open electrical, broken flooring, exposed box/sprinkler head) prior to photos/showings. Transparently disclose and consider modest correction of unfinished ceilings, exposed utilities, or aged safety devices to mitigate buyer and appraiser pushback. Highlight maintenance strengths in listings once safety is addressed.

Cosmetic Grade**Yellow**

Safety/Compliance: Cosmetic scuffs, minor marks, cleaning, and surface prep are widespread but non-urgent; no surface-only cosmetic items elevate to code or safety infractions.

Marketability & Asset Impact: Updating/cleaning tile, paint, trim, door faces, and wall surfaces will improve listing photos and initial impression, supporting perceived care but having limited direct impact on appraisal. Cosmetic updates are low-cost, high-impact, and best completed after addressing any blocker or priority safety items.

Next Action: Schedule routine cosmetic prep (cleaning, touch-ups, minor repairs) to maximize presentation after urgent/blocker items are resolved; do not delay listing for cosmetic-only items if all code and disclosure mandates are satisfied.

Non-Cosmetic Grade**Red**

Safety/Compliance: Multiple urgent safety and structural issues are observable, including a notched/cracked wood beam (severe structural risk), exposed electrical terminals and boxes (shock/fire hazards), unsealed vent/window penetrations (weather, pest, code risks), and hazardous floor conditions. Additional moderate concerns include aged smoke/fire hardware and exposed non-code wiring in unfinished areas. These are listing blockers for responsible disclosure and transaction integrity.

Marketability & Asset Impact: Unaddressed, these issues generate appraisal/insurance denials, flagged buyer diligence, and credible lender retreat. Resolving or properly documenting these elements is vital to avoid price discounts and delays.

Next Action: Engage trades to correct all red/orange grade issues before listing. If unable to repair pre-market, ensure all such items are disclosed and transparently visualized for buyers and appraisers to preserve credibility and negotiation leverage.

KEY AREAS - INTERIOR

Safety/Compliance: Critical red/orange items present including structural deficiencies (compromised beam, floor opening), electrical hazards (exposed wiring, boxes), and safety device aging (rusted sprinkler, old smoke detector). Exposed utilities and incomplete finishes require disclosure when marketing the space as finished/livable.

Marketability & Asset Impact: Uncorrected, these features act as listing blockers, creating buyer reluctance, appraisal friction, and the potential for insurance/lender objections. Consistent, evidence-backed disclosure paired with systematic prep can limit negotiation risk and maintain transaction speed. Cosmetic and upgraded permanent features (windows, floors, modern drains) enhance presentation only if safety and utility code are satisfied.

Next Action: Immediate repairs or explicit disclosure of each urgent risk are required prior to MLS activity. Cosmetic prep and system highlights can follow safety/code actions to underpin pricing and value arguments.

DETAILED ASSESSMENTS



Exposed Basement Ceiling (Key Disclosures)

ORANGE

Safety/Compliance: Open wood joists and exposed wiring/utilities; not a code barrier for unfinished space but requires clear disclosure, especially if marketed as finished or habitable. No immediate hazard in current state low risk but fire separation/energy compliance not met for living space.

Marketability & Asset Impact: Unfinished look may reduce buyer perceived value; not a direct financing stopper but could lower appraisal if misrepresented.

Next Action: Full disclosure or partial finishing before photos; remediate only if aiming for finished space pricing.

Material: Exposed wood, metal, visible wiring/conduit **Damage:** Low

Safety Risk: Low **Priority:** Priority

Support Columns (Condition Notes)

YELLOW

Safety/Compliance: Painted steel columns; visually straight, free of rust and damage; stable support no tripping risk.

Marketability & Asset Impact: Standard routine cosmetic prep (touch up paint/clean) can maximize appeal but not an inspection or financing blocker.

Next Action: Tidy columns before photography; no disclosure required unless painted surfaces show underlying defects.

Material: Painted metal **Damage:** Low

Safety Risk: None **Priority:** Routine

Basement Floor (Presentation Highlights)

GREEN

Safety/Compliance: Uniform, modern vinyl plank flooring; no gaps, stains, or visible water damage in current view.

Marketability & Asset Impact: High-value cosmetic update; positive selling point for listing photos should be featured in marketing.

Next Action: No correction needed unless hidden defects are found; routine sweeping before photo session recommended.

Material: Vinyl plank **Damage:** Low

Safety Risk: None **Priority:** Routine

Staircase (Condition Notes)

YELLOW

Safety/Compliance: Enclosed wood/laminate staircase; no damage or loose parts apparent, but no handrail visible must verify safety/code if included as finished/frequented space.

Marketability & Asset Impact: Touch-up, clean, or repaint for optimal photo/listing appeal.

Next Action: Verify handrail/code requirements, clean and prep before photos.

Material: Wood/vinyl/laminate **Damage:** Low

Safety Risk: Low **Priority:** Routine

Small Window (Key Disclosures)

ORANGE

Safety/Compliance: Non-egress window; not suitable as exit for sleeping area disclosure required if room use suggests bedroom possibility.

Marketability & Asset Impact: Will reduce finished/livable value; standard basement window for light only.

Next Action: Disclose non-egress before listing.

Material: Glass/vinyl Damage: Low

Safety Risk: None Priority: Priority



Exposed Ceiling Joists And Framing (Condition Notes)

YELLOW

Safety/Compliance: Open wood; structurally stable with minor dust/residue, no visible hazards.

Marketability & Asset Impact: Unfinished look best positioned as storage/utility.

Next Action: Clean; disclose unfinished ceiling if not finishing for market.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Piping And Insulation (Presentation Highlights)

GREEN

Safety/Compliance: Insulated copper piping; intact insulation; no leaks/drips.

Marketability & Asset Impact: Demonstrates recent care/maintenance highlight as listing strength.

Next Action: Include in system/maintenance highlights for buyer confidence.

Material: Copper pipe; foam insulation Damage: Low

Safety Risk: None Priority: Routine

Electrical Wire (Condition Notes)

YELLOW

Safety/Compliance: Shielded, no visible damage but not flush-mounted; routine issue in unfinished areas.

Marketability & Asset Impact: Not a listing blocker unless concealed or known to be non-code; disclose if not finishing area.

Next Action: Leave visible and note as utility area, or finish securing/installing for upgraded listing presentation.

Material: Plastic-sheathed electrical wire Damage: Low

Safety Risk: None Priority: Routine

Unfinished Ceiling Cavity (Key Disclosures)

YELLOW

Safety/Compliance: Open, unfinished structure no immediate hazard in utility/storage context.

Marketability & Asset Impact: Present as unfinished, not finished living; will lower appraisal if misrepresented.

Next Action: Disclose as unfinished; consider cosmetic cover if seeking livable presentation.

Material: Wood framing Damage: Low

Safety Risk: None Priority: Routine

Water Meter And Exposed Pipes (Condition Notes)

YELLOW

Safety/Compliance: Secured metal/pvc water meter and pipes; moderate discoloration but no leaks/flooding.

Marketability & Asset Impact: Utility area patina common; optimize for buyer by cleaning/touch-up for photos.

Next Action: Clean pipes/meters; disclose if aged pipes create buyer concern.

Material: Metal/Cast iron or steel pipes; plastic meter components Damage: Low

Safety Risk: None Priority: Routine

Floor Drain And Cleanout Cover (Condition Notes)

YELLOW

Safety/Compliance: Secure, no standing water; mild rust/discoloration.

Marketability & Asset Impact: Upticks utility presentation with standard cleaning.

Next Action: Clean before photos; not a disclosure or safety issue.

Material: Metal (drain, cleanout cover); vinyl/asbestos/older composite tile (floor) Damage: Low

Safety Risk: None Priority: Routine

Older Tile Flooring (Condition Notes)

YELLOW

Safety/Compliance: No trip hazard, but evident wear and possible legacy material (e.g., VCT/asbestos not visually confirmed); cleaning and disclosure if known.

Marketability & Asset Impact: Surface refresh suggested for all non-critical tiles; tile status should be documented if queried by buyers/insurer.

Next Action: Clean before photos; only disclose if hazardous material is confirmed.

Material: Resilient tile (likely vinyl composite or similar) Damage: Low

Safety Risk: None Priority: Routine

Pvc Drainage Pipe (Presentation Highlights)

GREEN

Safety/Compliance: Modern, clean, well-fitted, and code-typical drainline; no leaks, secure straps.

Marketability & Asset Impact: Reinforces sense of maintained and updated plumbing small but meaningful selling point.

Next Action: No action other than photo cleaning.

Material: PVC Damage: Low

Safety Risk: None Priority: Routine



Exposed Floor Joists And Subfloor (Key Disclosures)

YELLOW

Safety/Compliance: Exposed unfinished wood, no visible distress; must disclose for transparency if not finishing space.

Marketability & Asset Impact: Sets value tier as utility or unfinished.

Next Action: Show plainly in photos; finish to upgrade listing only if justified by comps.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Exposed Electrical Wiring (Key Disclosures)

ORANGE

Safety/Compliance: Unfinished, some loose wiring; moderate safety/code risk in finished/livable space, no immediate hazard in storage.

Marketability & Asset Impact: Rehab to current code if claiming as finished space; otherwise, disclose use as utility only.

Next Action: Secure/finish wiring or formally disclose prior to showings/photos.

Material: Plastic-jacketed NM cable Damage: Low

Safety Risk: Moderate Priority: Priority

Exposed Ductwork (Condition Notes)

YELLOW

Safety/Compliance: Intact, but partially unwrapped insulation.

Marketability & Asset Impact: Typical for utility space; prepping/covering can improve marketing for finished presentation.

Next Action: Clean/relocate insulation if needed for photo/inspection.

Material: Sheet metal Damage: Low

Safety Risk: None Priority: Routine

Ceiling-mounted Fluorescent Lights (Condition Notes)

GREEN

Safety/Compliance: No missing/broken parts, operational lighting observed.

Marketability & Asset Impact: Good for utility; upgrade if aiming for higher-tier listing.

Next Action: No mandatory action; optional upgrade.

Material: Metal and plastic Damage: Low

Safety Risk: None Priority: Routine



Glass Block Window (Key Disclosures) ORANGE

Safety/Compliance: Metal vent pipe through glass block window leaves unsealed gap risk for air, moisture, pest intrusion, with likely code/appraisal challenge.

Marketability & Asset Impact: Major buyer red flag; must repair or fully disclose to avoid concessions or lender objection.

Next Action: Seal gap or re-route vent/replace block before listing; if not, provide explicit disclosure and photograph clearly.

Material: Glass block with masonry/concrete surround Damage: Medium

Safety Risk: Moderate Priority: Priority

Metal Vent Pipe (Condition Notes)

ORANGE

Safety/Compliance: Metal pipe unsealed at window penetration; no corrosion but does not appear professionally installed listing risk for code/insurance issues.

Marketability & Asset Impact: May cause buyers/lenders to question weatherproofing or compliance; correction recommended before photos.

Next Action: Re-seal/relocate pipe or disclose; correct to avoid renegotiation.

Material: Metal Damage: Low

Safety Risk: Low Priority: Priority

Window Surround (Condition Notes)

YELLOW

Safety/Compliance: Minor marks and irregularities; secure and stable.

Marketability & Asset Impact: Surface-level defects; prep for photography if aiming for top condition.

Next Action: Optionally paint/touch-up before listing photos; not a disclosure risk unless deterioration found.

Material: Concrete or masonry Damage: Low

Safety Risk: None Priority: Routine



Laundry Sink (Condition Notes)

GREEN

Safety/Compliance: Clean, no cracks or corrosion; both basins stable.

Marketability & Asset Impact: Supports utility/flex space listing description; no negative impact on marketability.

Next Action: Clean/prep for showings; no action required.

Material: Plastic composite Damage: Low

Safety Risk: None Priority: Routine

Faucet (Condition Notes)

GREEN

Safety/Compliance: No corrosion, leaks, or loss of finish; intact hardware.

Marketability & Asset Impact: No objections for listing/appraisal.

Next Action: Light cleaning for photos; otherwise ready.

Material: Metal (chrome plated) Damage: Low

Safety Risk: None Priority: Routine

Wall Surface (Condition Notes)

YELLOW

Safety/Compliance: Surface irregularities only; no safety/code impact.

Marketability & Asset Impact: Cosmetic prep can help listing photos.

Next Action: Patch/touch-up paint before MLS if desired.

Material: Painted drywall/plaster Damage: Low

Safety Risk: None Priority: Routine



Smoke Detector (Key Disclosures)

ORANGE

Safety/Compliance: Aged/yellowed device; may trigger insurance or buyer concern for up-to-date code compliance.

Marketability & Asset Impact: Low-cost replacement can prevent negative buyer/inspector reactions.

Next Action: Replace/upgrade before listing photos or disclose age if not replaced.

Material: Plastic Damage: Low

Safety Risk: Moderate Priority: Priority

Ceiling Light Fixture (Condition Notes)

YELLOW

Safety/Compliance: Surface-mounted, secure, utilitarian; no defects, but basic presentation.

Marketability & Asset Impact: Upgrade if marketing as finished space to heighten appeal.

Next Action: Replace if budget allows; not urgent for utility area.

Material: Metal/Plastic Damage: Low

Safety Risk: Low Priority: Routine

Exposed Ceiling And Wiring (Key Disclosures)

ORANGE

Safety/Compliance: Both new and old wiring visible; no current fraying but may not meet code, especially for habitable space.

Marketability & Asset Impact: Could limit financing or trigger additional buyer diligence; must clarify room use and readiness.

Next Action: Have professional verify and update as necessary; full disclosure of current wiring before listing.

Material: Wood/Metal/Wire Damage: Low

Safety Risk: Low Priority: Priority



Cast Iron Drain Pipe (Condition Notes)

YELLOW

Safety/Compliance: Structurally stable with moderate oxidation/paint loss; age typical for basement utility.

Marketability & Asset Impact: Cleaning/touch-up makes positive impression; note vintage in sales materials if buyer sensitivity is likely.

Next Action: Clean and brush; disclose age in listing if raised during diligence.

Material: Cast iron Damage: Low

Safety Risk: None Priority: Routine



Pvc Standpipe With Air Admittance Valve (Presentation Highlights)

GREEN

Safety/Compliance: Clean, modern, no leaks; strong sign of updated mechanicals.

Marketability & Asset Impact: Useful marketing point, supports buyer confidence.

Next Action: Feature in listing imagery/description.

Material: PVC Damage: Low

Safety Risk: None Priority: Routine

Concrete Basement Wall (Condition Notes)

GREEN

Safety/Compliance: Painted concrete, no cracks/stains; structurally presentable.

Marketability & Asset Impact: Good to go; positive impressions for appraisers/buyers.

Next Action: Dust/clean for photos.

Material: Concrete (painted) Damage: Low

Safety Risk: None Priority: Routine



Exposed Wood Joist Ceiling (Key Disclosures)

ORANGE

Safety/Compliance: Ceiling unfinished; exposed joists, mechanical/electrical visible. Not a living space per code must disclose for appraisal and listing transparency.

Marketability & Asset Impact: Cosmetic cover would upgrade value; unfinished presentation is a buyer expectation setter, not a code blocker for storage/utility.

Next Action: Disclose in MLS and show condition in photos.

Material: Unfinished wood joists and subflooring Damage: Low

Safety Risk: Low Priority: Priority

Surface Electrical Conduit And Lighting (Condition Notes)

YELLOW

Safety/Compliance: Firmly attached, no exposed live wiring or rust; surface mount.

Marketability & Asset Impact: Visual utility look; may deter for finished space buyers but neutral for storage/utility.

Next Action: Clean fixtures and dust for best photos; confirm code if listing as living area.

Material: Metal conduit, fluorescent light fixture Damage: Low

Safety Risk: None Priority: Routine



Wood Beam (Key Disclosures)

RED

Safety/Compliance: Severe cut-out and cracks; risk of structural instability, load-bearing failure, code violations, and major appraisal blocker.

Marketability & Asset Impact: Must address urgently or provide full professional disclosure; high risk for buyer walkaway or demand for credits/repair.

Next Action: Engage structural specialist before market; disclose all findings and corrections in listing if not fully repaired.

Material: Wood Damage: High

Safety Risk: Severe Priority: Urgent

Ceiling Panel (Condition Notes)

YELLOW

Safety/Compliance: No visible water or sagging; imperfections minor/cosmetic.

Marketability & Asset Impact: Surface blemishes not critical; quick touch-up if including in listing photos.

Next Action: Patch/clean as needed before photography.

Material: Composite/Metal (perforated), Possibly gypsum or metal (solid) Damage: Low

Safety Risk: None Priority: Routine



Sprinkler Head (Key Disclosures)

ORANGE

Safety/Compliance: Rust and mineral buildup on fire sprinkler could signal deferred maintenance or code issue; moderate life-safety implications if device is nonfunctional.

Marketability & Asset Impact: Buyers/appraisers may flag as insurance obstacle or risk, leading to credits or repair negotiation delays.

Next Action: Clean, service, or replace prior to MLS; disclose prior repairs/service history.

Material: Metal Damage: Medium

Safety Risk: Moderate Priority: Priority

Ceiling Joists (Presentation Highlights)

GREEN

Safety/Compliance: Clean, intact, exposed beams; no water or structural defects.

Marketability & Asset Impact: Exposed wood can appeal for utility character; promote for open/storage options.

Next Action: Routine dusting only.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine



Laminate Floor (Key Disclosures)

RED

Safety/Compliance: Large, irregular broken opening in floor at post base immediate trip hazard and likely to be flagged by buyers, appraisers, and inspectors for safety and deferred maintenance.

Marketability & Asset Impact: Obvious listing blocker for photography/showings; likely to reduce offers or prompt lender demands.

Next Action: Repair before marketing or clearly disclose defect and rationale in MLS.

Material: Laminate (wood-look) **Damage:** High

Safety Risk: Moderate **Priority:** Urgent

Structural Post (Condition Notes)

YELLOW

Safety/Compliance: Surface marks only; no cracks/instability seen, but adjacent floor issue may draw scrutiny.

Marketability & Asset Impact: Touch up for optimized listing and minimize association with adjacent damage.

Next Action: Light sanding/repainting as part of floor repair.

Material: Painted wood **Damage:** Low

Safety Risk: None **Priority:** Routine



Exposed Electrical Box (Key Disclosures)

RED

Safety/Compliance: Uncovered box with exposed connectors severe code/safety violation, and high risk for buyers/appraisers/insurers.

Marketability & Asset Impact: Direct listing blocker; urgent fix prior to MLS activation or carefully documented disclosure.

Next Action: Engage electrician for cover/correct fix; include service report in documentation if not resolved prior to listing.

Material: Metal (steel box), copper wiring **Damage:** Medium

Safety Risk: Severe **Priority:** Urgent



Exposed Wood Joists (Condition Notes)

YELLOW

Safety/Compliance: Surface-finished/unpainted wood in ceiling, no hazards observed.

Marketability & Asset Impact: Utility appearance routine cleaning for buyer appeal.

Next Action: Clean/dust prior to photos.

Material: Wood **Damage:** Low

Safety Risk: None **Priority:** Routine



Interior Door (Condition Notes)

YELLOW

Safety/Compliance: Functional, secure, some scuffs and marks. Routine use evident; no code/safety issue.

Marketability & Asset Impact: Benefit from touch-up for clean listing presence.

Next Action: Clean and paint prior to listing for best impression.

Material: Painted composite (door), painted wood (frame) Damage: Low

Safety Risk: None Priority: Routine

Door Trim And Casing (Condition Notes)

YELLOW

Safety/Compliance: Fully present, no missing/broken sections, minor paint wear.

Marketability & Asset Impact: Light sanding/repainting can eliminate first-impression defects.

Next Action: Prep with door for consistent entry/exit appearance.

Material: Painted wood Damage: Low

Safety Risk: None Priority: Routine



Furnace And Ductwork (Presentation Highlights)

GREEN

Safety/Compliance: Clean, secure, and modern central HVAC system; labels and pipe/joint integrity support code conformance.

Marketability & Asset Impact: Selling point; can be leveraged as an evidence-backed system upgrade in listing.

Next Action: Highlight HVAC system in listing description/photos; routine cleaning only.

Material: Painted steel (furnace casing), galvanized steel (ductwork), PVC (piping) Damage: Low

Safety Risk: None Priority: Routine

Electrical Panel (Presentation Highlights)

GREEN

Safety/Compliance: Modern, closed panel with proper labeling, no exposed wires, and clean finishes visible good for listing/sale.

Marketability & Asset Impact: Bolsters appraisal/buyer system confidence.

Next Action: Feature in listing to reinforce upgraded mechanical reliability.

Material: Metal panel box, plastic breaker switches, plywood backer Damage: Low

Safety Risk: None Priority: Routine



Glass Block Window (Condition Notes) YELLOW

Safety/Compliance: No cracks/gaps in glass or masonry; stable install. Minor mortar/wall irregularities.

Marketability & Asset Impact: Present well for utility area; surface prep enhances utility/laundry appeal.

Next Action: Patch/paint if desired for photo polish; not urgent.

Material: Glass block and masonry/concrete Damage: Low

Safety Risk: None Priority: Routine



Glass Block Window With Hopper Vent (Presentation Highlights)

GREEN

Safety/Compliance: Stable, modern glass block install with clean trim and no water or structural defects.

Marketability & Asset Impact: Highlight for privacy, light, and security positive utility feature.

Next Action: Clean before photos if dusty; promote as a listing advantage.

Material: Glass block, composite/painted wood trim Damage: Low

Safety Risk: None Priority: Routine



Glass Block Basement Window (Condition Notes)

GREEN

Safety/Compliance: No visible cracks, gaps, or instability; uniform install.

Marketability & Asset Impact: Enhances market presentation as secure, modern window; minor dust only.

Next Action: Clean glass and include as listing asset.

Material: Glass block, masonry Damage: Low

Safety Risk: None Priority: Routine



Exposed Ceiling Electrical Connection (Key Disclosures) RED

Safety/Compliance: Live, uncovered ceiling wire terminal immediate fire/shock/code violation; insurance/appraisal will reject.

Marketability & Asset Impact: Non-negotiable urgent fix before listing; otherwise, will block sale.

Next Action: Professional electrical correction required; disclose with extreme clarity if not fixed prior to marketing.

Material: Plastic terminal, copper wiring, wood framing Damage: High

Safety Risk: Severe Priority: Urgent



Glass Block Window (Condition Notes) YELLOW

Safety/Compliance: All joints/glass intact, minor cobwebs/dust.

Marketability & Asset Impact: Clean for photo polish; stable feature to highlight in description once cleaned.

Next Action: Schedule window cleaning before photos; no other action required.

Material: Glass block, masonry/concrete frame Damage: Low

Safety Risk: None Priority: Routine

ROOM 4: FRONT YARD REPORT

OVERALL ASSESSMENT

Overall Grade**Yellow**

The exterior exhibits a predominantly stable and market-ready profile: brick and masonry features are structurally sound, roofing and yard present well, most permanent elements are intact, and landscaping supports curb appeal. However, multiple minor to moderate cosmetic deficiencies primarily mismatched brick patches, chipped concrete steps, a cracked utility cap, mortar gaps around basement windows, and a notable unsealed door surround may undermine buyer confidence if not corrected or properly disclosed. Proactive repair or clear upfront disclosure is recommended for all Orange and Yellow items to maintain transparency, expedite negotiations, and limit post-listing objections or appraisal concessions.

Safety/Compliance: No urgent (Red) life-safety or immediate code blockages for financing or insurance, but some corrective opportunities required for full listing readiness and to mitigate inspection-related delays.

Marketability & Asset Impact: Generally positive with visually strong exterior assets. Cosmetic and maintenance items are low to moderate cost and rapid to address, but if ignored, could be leveraged by buyers in negotiation or used to justify further inquiry into home upkeep. Transparency and minor repairs are key to maintaining perceived value and a smooth transaction path.

Next Action: Prioritize correction and/or disclosure of moderate concrete, brick patch, and weatherproofing defects prior to MLS photography or showings; routine cleaning, caulk touch-ups, and minor painting strongly recommended to optimize first impressions.

Cosmetic Grade**Yellow**

Multiple routine cosmetic issues detected: patched brickwork with mismatched mortar, chipped and worn entry step edges, minor mortar gaps at glass block windows, paint wear around doors and soffits, cracked plastic cap in the yard, and minor discoloration on window frames and outdoor fixtures. While individually minor, these cumulatively signal deferred maintenance if not addressed, and can distract in photos, reduce curb appeal, and invite negotiation.

Safety/Compliance: No code or urgent safety hazards; visual only.

Marketability & Asset Impact: Improving these items prior to photography and showings will maximize property appeal, support staging, and reduce buyer focus on upkeep concerns. Minor disclosures may be necessary for uncorrected items.

Next Action: Schedule cleaning, minor repairs (mortar/caulk), and cosmetic touch-up prior to listing to support price and time-to-close.

Non-Cosmetic Grade**Green**

Major exterior permanent structures including brick masonry walls, roofing elements, railings/steps where undamaged, and the electrical service entry are all visually stable with no apparent structural, safety, or code issues identified. Evidence supports readiness for appraisal and confident marketing. Yard and landscaping elements are trimmed and meet show-ready standards. No critical systems or safety exposures are visible.

Safety/Compliance: No urgent violations; all required permanent features present and appearing stable.

Marketability & Asset Impact: These attributes form the foundation of a positive buyer and appraiser perception, supporting listing narratives and price support.

Next Action: Highlight well-maintained brick, intact roofing, railings, electrical, and landscaping as strengths in MLS and marketing; maintain service records for additional buyer confidence.

KEY AREAS - INTERIOR



KEY AREAS - EXTERIOR

Exterior key features are generally intact and stable, with ongoing minor to medium wear evident in some high-traffic and water-sensitive areas. Patch repair evidence, chipped entry steps, a cracked utility cap, and a door surround gap represent modest disclosure and presentation risks these should be scheduled for rapid touch-up or clearly addressed in the property disclosure to pre-empt buyer concerns. No emergency or code red items; routine/pre-listing maintenance will reinforce asset value.

Safety/Compliance: No severe blockers, but opportunity for moderate buyer objection if left unaddressed.

Marketability & Asset Impact: Directly impacts perceived diligence, staging quality, appraisal, and buyer inquiry frequency.

Next Action: Consolidate minor repairs and touch-ups pre-photo; prepare concise disclosures for any remaining visible repairs at listing.

DETAILED ASSESSMENTS - EXTERIOR



Roof (Condition Notes)

GREEN

Asphalt shingle roof visible from exterior; all shingles and gutters appear intact from ground.

Safety/Compliance: No urgent items, see image limitations.

Marketability & Asset Impact: Roof visual is a positive for ready buyer; recommend date disclosure of last professional inspection for transparency.

Next Action: Provide inspection/replacement records if available.

Material: Asphalt shingle Damage: Low

Safety Risk: None Priority: Routine

Exterior Walls (Presentation Highlights)

GREEN

Brick veneer, uniform color, properly mortared; no cracks or stains.

Safety/Compliance: No issues.

Marketability & Asset Impact: Supports curb appeal; strong first impression asset.

Next Action: Highlight in listing and photography.

Material: Brick Damage: Low

Safety Risk: None Priority: Routine

Driveway (Condition Notes)

YELLOW

Asphalt driveway surface; shows age-normal wear, clear access, minor border grass encroachment.

Safety/Compliance: No trip hazard or major issue.

Marketability & Asset Impact: Routine prep (edging) will refine listing photos.

Next Action: Edge and sweep before pictures.

Material: Asphalt Damage: Low

Safety Risk: None Priority: Routine

Front Porch Railings And Steps (Condition Notes)

GREEN

Metal railings/concrete steps; sound and clean, no major cracks or loose points.

Safety/Compliance: No risk observed.

Marketability & Asset Impact: Ready for showings, supports financing.

Next Action: No intervention needed beyond regular wipe-down.

Material: Metal (rail), concrete (steps) Damage: Low

Safety Risk: None **Priority: Routine**

Windows And Entry Door (Condition Notes)

GREEN

Front windows and main door; glass intact, finish fair, frames sound, no glaring defects. Routine cleaning will polish appearance.

Safety/Compliance: No entry/egress risk.

Marketability & Asset Impact: Prepares well for listing photos and showings.

Next Action: Clean before MLS.

Material: Glass (windows), wood/metal (door) Damage: Low

Safety Risk: None **Priority: Routine**

Landscaping And Yard (Presentation Highlights)

GREEN

Grass, foundation planting neat; trimmed shrubs, no overgrowth.

Safety/Compliance: None.

Marketability & Asset Impact: Strong curb appeal; upkeep look assists in staging and early buyer approval.

Next Action: Maintain lawn/garden regularly during marketing.

Material: Live plantings Damage: Low

Safety Risk: None **Priority: Routine**



Exterior Glass Door (Condition Notes)

YELLOW

Metal/glass exterior door; intact but edges show paint wear and some caulk failure at base. Quick cosmetic prep (caulk/paint) will upgrade look.

Safety/Compliance: Entry secure, no defect seen.

Marketability & Asset Impact: Preparation improves buyer/survey score.

Next Action: Fresh caulking and paint on frame before showings.

Material: Metal and glass Damage: Low

Safety Risk: None Priority: Routine

Concrete Entry Step (Key Disclosures)

ORANGE

Concrete step at entry; visible chipping/edge erosion, uneven segment. Minor tripping potential; impacts buyer/inspector opinion and possibly finance/appraisal for condition.

Safety/Compliance: Low-level egress risk; correct or disclose pre-listing.

Marketability & Asset Impact: Highly visible delays possible if unaddressed.

Next Action: Repair/patch before photography or accurately disclose.

Material: Concrete Damage: Medium

Safety Risk: Low Priority: Priority

Brick Exterior Wall (Good to Go)

GREEN

Brick exterior, consistent mortar, no detected structural or cosmetic failure. Highlight for curb appeal, no work required.

Safety/Compliance: No risk.

Marketability & Asset Impact: Listing asset.

Next Action: Showcase in marketing.

Material: Brick masonry Damage: Low

Safety Risk: None Priority: Routine

Exterior Light Fixture (Condition Notes)

YELLOW

Wall sconce glass and metal housing, intact but dusty.

Safety/Compliance: No electrical or breakage concern; cosmetic only.

Marketability & Asset Impact: Clean prior to photos for best visual.

Material: Metal and glass Damage: Low

Safety Risk: None Priority: Routine

Mailbox (Condition Notes)

GREEN

Surface-mounted metal box, intact and clean, well-secured.

Safety/Compliance: No issue.

Marketability & Asset Impact: Neutral/positive; minor cleaning aids photos.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine



Electrical Meter Panel (Condition Notes)

GREEN

Meter, labeling, and conduit intact; no corrosion, visible damage, or open entries. Secure, code-compliant.

Safety/Compliance: None apparent.

Marketability & Asset Impact: Modern and presentable.

Next Action: Note service/upgrade dates if available.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Exterior Wall Surface (Key Disclosures)

YELLOW

Brick veneer with single small, unpainted patch and minor mortar discoloration above/left of meter.

Safety/Compliance: No structural indicator; cosmetic only.

Marketability & Asset Impact: Best resolved prior to close photos, otherwise minor disclosure.

Material: Brick/masonry Damage: Low

Safety Risk: None Priority: Routine

Electrical Grounding Points (Condition Notes)

GREEN

Grounding clamp/wire at panel; sealed, no corrosion shown.

Safety/Compliance: Fully compliant.

Marketability & Asset Impact: Confirms safe system for buyers/inspector.

Next Action: None required.

Material: Metal wiring/components Damage: Low

Safety Risk: None Priority: Routine



Window (Condition Notes)

YELLOW

Aluminum single-hung with screen; panes intact, minor discoloration low. No gap or water ingress visible; cosmetic clean-up beneficial.

Safety/Compliance: Secure installation; no risk.

Marketability & Asset Impact: Cleaning improves listing perceptions.

Next Action: Wipe frame, clean track for photos.

Material: Aluminum frame, glass pane, screen Damage: Low

Safety Risk: None Priority: Routine

Brick Exterior Wall (Good to Go)

GREEN

Solid, presentable brick/mortar wall and sill; supports strong curb and appraisal impression.

Safety/Compliance: Sound structure.

Marketability & Asset Impact: Ready for photos; maintenance selling point.

Material: Brick, mortar, stone sill Damage: Low

Safety Risk: None Priority: Routine

Soffit/ceiling (Condition Notes)

YELLOW

Painted wood/fiberboard; uniform, crisp, no sags or stains. Minor touch-up or cleaning recommended for optimal photography.

Safety/Compliance: None.

Marketability & Asset Impact: Clean lines benefit curb appeal in MLS images.

Next Action: Quick wipe or paint touch-up.

Material: Painted wood or fiberboard Damage: Low

Safety Risk: None Priority: Routine



Exterior Window Unit (Condition Notes) GREEN

Double-hung window with vinyl/aluminum frame and glass; intact, minor surface dust. No cracks or warping visible; seals not fully visible unverified image incomplete. Supports appraisal/finance.

Safety/Compliance: No code or safety issues visible.

Marketability & Asset Impact: Only routine cleaning needed for ideal photography; no risk to transaction readiness.

Next Action: Wipe down exterior prior to listing.

Material: Vinyl/Aluminum (frame), Glass (pane) Damage: Low

Safety Risk: None Priority: Routine

Brick Exterior Wall (Good to Go)

GREEN

Brick and mortar wall around window; intact, consistent, no major cracking or spalling. Stable for curb appeal and marketability.

Safety/Compliance: No red flags.

Marketability & Asset Impact: Ready for listing; positive for photography and buyer perception.

Next Action: Highlight as selling strength.

Material: Brick, Mortar Damage: Low

Safety Risk: None Priority: Routine



Glass Block Window (Condition Notes) YELLOW

Basement-level glass block panel, metal vent; minor mortar gap at base, visible surface streaks on glass. Intact and stable but needs cleaning and tuckpointing to mitigate buyer concerns.

Safety/Compliance: No immediate risk, though gap warrants routine repair.

Marketability & Asset Impact: Minor; deferring can give impression of neglected upkeep.

Next Action: Clean, touch up mortar before photography.

Material: Glass block, metal vent, masonry Damage: Low

Safety Risk: None Priority: Routine

Metal Window Vent (Condition Notes)

GREEN

Metal vent in block window; some surface discoloration, otherwise solid and properly set.

Safety/Compliance: No issues.

Marketability & Asset Impact: Neutral for buyers, improvement possible with cleaning.

Next Action: Wipe prior to photos.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine



Brick Exterior Wall (Key Disclosures) ORANGE

Brick wall with several patched sections and mortar mismatches by entry; appearance draws attention. No visible loose bricks, but patchwork could raise water or structure questions for buyers/inspector.

Safety/Compliance: No acute risk, but repair evidence should be documented.

Marketability & Asset Impact: Visible; potential negotiation lever for buyers, impairs curb appeal if ignored.

Next Action: Correct patchwork before photos if possible, otherwise transparently disclose as past repair.

Material: Brick masonry with mortar repairs Damage: Medium

Safety Risk: Low Priority: Priority



Metal Stake With Utility Cap (Key Disclosures)

YELLOW

Metal stake and brown utility cap in lawn; cap cracked and aging but sits flush. Not a tripping hazard, but cosmetic defect should be disclosed or replaced for best buyer impression.

Safety/Compliance: No present safety concern.

Marketability & Asset Impact: Minor visual; unaddressed could signal deferred maintenance.

Next Action: Replace cap or disclose; quick/low-cost.

Material: Metal stake, plastic/composite cap Damage: Medium

Safety Risk: Low Priority: Routine



Basement Glass Block Window (Condition Notes)

YELLOW

Glass block with vent, upper left mortar minor deterioration. All blocks intact; vent shows surface dirt, stable fits.

Safety/Compliance: No major or egress risk observed; routine tuckpointing advisable.

Marketability & Asset Impact: Cosmetic repair prevents buyer/inspector concerns.

Next Action: Patch mortar, clean glass prior to listing; disclose if not corrected.

Material: Glass block, mortar, vinyl (vent frame) Damage: Low

Safety Risk: Low Priority: Routine



Door Surround (Key Disclosures)

ORANGE

Metal frame with clear visible gap at surround; old/deteriorated wood above; incomplete caulking. Vulnerable to water/pest entry and can affect inspection outcome. Should be addressed prior to listing or disclosed if not corrected.

Safety/Compliance: Not code violation but moderate risk of buyer objection.

Marketability & Asset Impact: High visual cue prompt repair/caulk closes negotiation gap.

Next Action: Seal, paint, and correct prior to photography.

Material: Metal, Wood, Brick Damage: Medium

Safety Risk: Low Priority: Priority

ROOM 5: BEDROOM REPORT

OVERALL ASSESSMENT

Overall Grade

Orange

'Safety/Compliance:' The single Orange-grade item, a visibly broken ceiling light fixture cover (media_47e593f6-e2ea-43e1-8174-035f69e8f832), presents a required disclosure and/or repair to avoid buyer, appraiser, or inspector objections that could threaten financing or closing timelines. Other elements across all views exhibit intact, maintained, and market-ready conditions with no structural or operational red flags.

'Marketability & Asset Impact:' Flooring, smoke detectors, windows, and wall finishes are generally strong, enhancing photography and buyer appeal. Correcting the damaged light fixture before showings is critical to maintaining value and negotiation leverage.

'Next Action:' Promptly repair or replace broken light fixture cover to mitigate negative impressions and inspection risk. Optionally address minor wall/baseboard blemishes through routine cleaning or touch-up to optimize listing photos. Emphasize flooring, window, and disclosure-ready smoke detector as selling points. All other observed items are stable and require no pre-listing intervention.

Cosmetic Grade

Yellow

While most finishes are clean and market ready, selective areas such as wood trim, closet doors, and wall surfaces near floor registers show visible wear, water stains, or cracks. These are typical for age and use but are visually apparent and may influence photography and first impressions.

Safety/Compliance: No code- or finance-blocking surfaces, but cosmetic cracks could draw heightened inspection attention if not repaired.

Marketability & Asset Impact: Minor surface flaws may lower perceived care and leave room for buyer negotiation unless corrected or transparently disclosed.

Next Action: Prioritize repair/refresh of closet doors, window trim, and patching of visible drywall cracks for best photo and showing outcomes. Opt to disclose with photo documentation if not corrected before listing.

Non-Cosmetic Grade

Green

No urgent or material defect conditions observed in HVAC, electrical outlets, entry/egress, or structural systems. Smoke detector present; all outlets and register covers affixed and entire feature set visually whole. No exposed wiring, missing outlet plates, or insecure doors noted in any view.

Safety/Compliance: Satisfies major pre-listing requirements for appraisal and insurance. Smoke detectors and secure window access bolster buyer, agent, and underwriter confidence.

Marketability & Asset Impact: Absence of visible urgent or systemic concerns supports premium pricing and smooth transaction trajectory.

Next Action: Emphasize turn-key safety and intact utility/structural integrity in listing. No required correction or specialized disclosure.

KEY AREAS - INTERIOR

'Safety/Compliance:' One priority item broken ceiling light fixture cover could affect disclosures, lender repair escrows, or appraisal review. All other interior finishes, built-ins, and fixtures are stable, properly installed, and suitable for occupancy. No major trip hazards, egress blockages, or code/insurance exposures noted in visible areas.

'Marketability & Asset Impact:' The interior overall supports strong listing presentation. The light fixture should be addressed to prevent negative buyer perceptions while intact flooring, smoke detectors, and window features offer positive photo and showing impact.

'Next Action:' Repair or disclose broken fixture before photos/showings. Clean/touch up minor cosmetic marks and highlight presentation-ready elements window, closet, floors in listing materials.

DETAILED ASSESSMENTS



Ceiling Surface (Condition Notes)

GREEN

Textured ceiling surface; uniform color and finish throughout the visible area; no cracks, stains, water marks, or peeling detected. Condition is consistent with diligent cosmetic upkeep.

Safety/Compliance: No life-safety, code, or insurance issues visible.

Marketability & Asset Impact: Ceiling requires no correction; supports positive listing photos and appraiser confidence.

Next Action: None required unless unseen areas differ; proceed to listing.

Material: Textured drywall/plaster Damage: Low

Safety Risk: None Priority: Routine



Double-hung Window (Condition Notes)

YELLOW

Vinyl/aluminum frame and wood-trimmed window; glass intact, no fogging or broken seals. Trim has high-gloss finish and minor scuffs on sill. Locks and rails present, curtain/blind hardware mounted securely.

Safety/Compliance: No window egress, lock, or code violations evident.

Marketability & Asset Impact: Touch-up of wood trim/sill recommended for photos; not required for code/financing.

Next Action: Schedule light cleaning and optional touch-up for optimal buyer impression.

Material: Vinyl/Aluminum frame, wood trim, glass pane Damage: Low

Safety Risk: None Priority: Routine



Closet Door (Condition Notes)

YELLOW

Wood sliding closet door, matching surround; no cracks or hardware problems; surface has minor marks and aging. Alignment is good; no panels missing.

Safety/Compliance: No lock or security issues.

Marketability & Asset Impact: Surface finish could benefit from routine touch-up for photos; not a listing barrier.

Next Action: Light cosmetic prep for first impressions.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine



Painted Walls (Condition Notes)

GREEN

Walls recently painted, smooth and uniform; no visible defects or damage, supports high buyer confidence.

Safety/Compliance: Meets appraisal and finance readiness.

Marketability & Asset Impact: Asset for showings/photos; reduces buyer objections.

Next Action: None, highlight cleanliness in listing copy.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine



Vinyl Double-hung Window (Condition Notes)

GREEN

Vinyl window with intact sash, glass, and lock; clean, no surface breakage or visible water intrusion; meets typical egress/energy standards.

Safety/Compliance: No malfunction or code barrier.

Marketability & Asset Impact: Move-in ready window feature; enhances comfort and photography.

Next Action: Listing-ready after basic window cleaning.

Material: Vinyl and glass Damage: Low

Safety Risk: None Priority: Routine



Wall Register Cover (Condition Notes) YELLOW

Painted metal register shows light surface wear, edge chipping, and uneven screw alignment. Stable but could use cleaning or repainting.

Safety/Compliance: No code/safety block, but detail-level appearance impacts buyer perception.

Marketability & Asset Impact: Minor tune-up supports a 'well-maintained' impression.

Next Action: Repaint/clean before showings/photos for optimal buyer response.

Material: Painted metal Damage: Low

Safety Risk: None Priority: Routine



Ceiling-mounted Smoke Detector (Presentation Highlights) GREEN

Ceiling-mounted smoke detector present, intact, and properly secured; no missing or damaged parts.

Safety/Compliance: Meets lender/appraisal insurance safety criteria.

Marketability & Asset Impact: Readiness adds to buyer confidence and transaction speed.

Next Action: Feature in listing materials as evidence of preparedness.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine



Laminate Flooring (Presentation Highlights) GREEN

Laminate plank floor; no discoloration, chips, or gaps; flush to baseboards and visually uniform.

Safety/Compliance: No trip risk, water damage, or unfinished seams.

Marketability & Asset Impact: Strong selling point; staged well for listing.

Next Action: Routine cleaning for photo/showing only.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine

Wooden Door And Trim (Condition Notes)

GREEN

Wooden hinged door with matching wood trim; finish appears intact and free from visible chips, cracks, or warping; no clear evidence of scratches or damage to the surface; hinges and handles appear visually secure.

Safety/Compliance: No physical or operational hazards detected.

Marketability & Asset Impact: Stable, presentable door enhances first impression and can be showcased in marketing.

Next Action: Highlight as selling point; no repairs or disclosures needed.

Material: Varnished wood Damage: Low

Safety Risk: None Priority: Routine



Ceiling Fixture (Condition Notes)

YELLOW

Frosted glass semi-flush mount; no cracks or exposed wiring; clean appearance.

Safety/Compliance: No visual safety risks; fixture secured.

Marketability & Asset Impact: Routine dusting will optimize visual appeal for marketing.

Next Action: Clean glass prior to photos.

Material: Frosted glass and metal Damage: Low

Safety Risk: None Priority: Routine

Electrical Outlet (Presentation Highlights)

GREEN

Standard outlet with modern cover; clean, flush, and undamaged.

Safety/Compliance: No exposed wiring, chips, or compliance flags visible.

Marketability & Asset Impact: Supports buyer confidence and smooth appraisals.

Next Action: No correction needed.

Material: Plastic cover, painted drywall wall Damage: Low

Safety Risk: None Priority: Routine





Laminate Floor (Condition Notes)

GREEN

Laminate flooring; no scratches, stains, or gaps.

Safety/Compliance: No visible hazard.

Marketability & Asset Impact: Sale-ready; enhances buyer impressions.

Next Action: No repair or disclosure surface cleaning only.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine



Laminate Flooring (Key Disclosures)

ORANGE

Separation gap in plank flooring visible open along wall.

Safety/Compliance: Not tripping hazard but visible flaw.

Marketability & Asset Impact: Will be easily noticed in photos; may flag poor upkeep if left uncorrected; possible appraisal note as finish issue.

Next Action: Repair immediately before photos/showings or disclose if not fixed.

Material: Laminate or engineered wood Damage: Medium

Safety Risk: Low Priority: Priority



Laminate Flooring (Condition Notes)

GREEN

Laminate floor planks, surface intact, clean, and free of defects.

Safety/Compliance: No tripping, warping, or disclosure blockers.

Marketability & Asset Impact: Provides updated, photo-ready appearance.

Next Action: Routine cleaning only.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine



Smoke Detector (Presentation Highlights)

GREEN

Ceiling-mounted detector; clean, undamaged, and flush-fit.

Safety/Compliance: Required feature for sale/insurance; present and ready.

Marketability & Asset Impact: Instills buyer trust and supports clean appraisals.

Next Action: Confirm operational test before showings.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine



Window (Condition Notes)

YELLOW

Vinyl double-hung with lock present; clean, glass intact, but wood sill shows paint loss/abrasion routine cosmetic prep.

Safety/Compliance: No egress or hazard observed.

Marketability & Asset Impact: Sill wear will be visible in close-up photos; low-cost repaint advised.

Next Action: Repair or disclose as minor blemish.

Material: Vinyl frame; glass pane; wood sill Damage: Low

Safety Risk: None Priority: Routine



Laminate Floor (Condition Notes)

GREEN

Corner laminate floor; no cracks/gouges/warping; even and stable.

Safety/Compliance: No hazards.

Marketability & Asset Impact: Features current/lifestyle appeal.

Next Action: None beyond basic cleaning.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine



Wooden Door And Door Stopper (Condition Notes)

YELLOW

Wood door with door stopper, edges/scuffs and hardware wear visible; surface blemishes only.

Safety/Compliance: Fully operational and compliant.

Marketability & Asset Impact: Minor visual distraction if uncorrected in high-resolution photos.

Next Action: Touch up/clean before photos.

Material: Wood (door), metal (stopper/hardware) Damage: Low

Safety Risk: None Priority: Routine



Ceiling (Key Disclosures)

ORANGE

'Safety/Compliance:' Broken cover on light fixture presents minor safety concern (risk of exposed edges or bulb access); could affect lender/insurance review. Visual proof will require repair or disclosure for code and buyer confidence.

'Marketability & Asset Impact:' Damage draws the eye in photographs and will likely prompt negative feedback on showings, threatening perceived care and value; routine maintenance, not a high capital cost, but a primary objection if unaddressed.

'Next Action:' Priority repair or replacement before photography and showings; if not fixed, must disclose defect to maintain transparency and avoid last-minute concessions.

Material: Drywall (ceiling), Glass/Plastic (fixture cover) Damage: Medium

Safety Risk: Low Priority: Priority

A photograph of a white, circular smoke detector mounted on a light-colored ceiling. The device has a small circular window on the left side and a small circular button on the right side. A faint shadow of the detector is visible on the ceiling to its left.

Smoke Detector (Presentation Highlights)

GREEN

'Safety/Compliance:' Device present, ceiling mounted, and surface intact; visually confirms fire/life safety compliance for appraisal and loan.

'Marketability & Asset Impact:' Visible, compliant devices increase buyer trust; no negative impact on lender or insurance review.

'Next Action:' Retain as a visual asset in photography and listing; no correction needed.

Material: Plastic Damage: Low

Safety Risk: None **Priority: Routine**

A photograph of a standard electrical outlet mounted on a light-colored wall. The outlet is covered by a white plastic cover. To the left of the outlet, a small white tag with the number '33' is attached to the wall. To the left of the tag, a portion of a wooden cabinet is visible.

Electrical Outlet (Presentation Highlights)

GREEN

'Safety/Compliance:' Outlet cover intact, flush, and undamaged; no exposed wiring; ready for inspection/photo.

'Marketability & Asset Impact:' Confirms small but important details for buyers/inspectors; no red flag for appraisers.

'Next Action:' Maintain and keep clean for showings, no further action.

Material: Plastic cover on standard electrical outlet Damage: Low

Safety Risk: None **Priority: Routine**

A photograph of a ceiling surface with a decorative, embossed circular pattern. A small circular hole is visible in the center of the pattern.

Ceiling Surface (Condition Notes)

GREEN

'Safety/Compliance:' No visible stains, cracks, or surface flaws; fully stable and ready for showings, inspections, and lending.

'Marketability & Asset Impact:' Provides positive, well-maintained backdrop for photography; no negatives for report/disclosure.

'Next Action:' No action required.

Material: Textured plaster or drywall Damage: Low

Safety Risk: None Priority: Routine

A photograph of a wire closet shelving unit. The shelves are empty and made of coated metal wire. The unit is built into a wooden closet frame.

Wire Closet Shelving (Condition Notes)

GREEN

'Safety/Compliance:' Shelving secured with no warping, rust, or damage. No risk from falling or overloading evident.

'Marketability & Asset Impact:' Stable storage shows home is well-maintained; supports buyer readiness and confidence.

'Next Action:' Only dusting/cleaning for showings if needed.

Material: Coated metal wire Damage: Low

Safety Risk: None Priority: Routine



Window (Presentation Highlights)

GREEN

'Safety/Compliance:' Double-hung window intact; proper trim, no damage or swelling; egress appears fully clear, visually compliant for code and lending.

'Marketability & Asset Impact:' Positive visual asset for both buyer and appraiser; natural light and stability enhance perception.

'Next Action:' Clean glass/sill for optimal effect in marketing; no repairs needed.

Material: Wood, glass Damage: Low

Safety Risk: None Priority: Routine



Laminate Floor (Presentation Highlights) GREEN

'Safety/Compliance:' No edge gaps, scratches, or surface flaws. No trip risk present for showings/inspection.

'Marketability & Asset Impact:' Modern laminate floor increases perceived update and care; boosts photo appeal and buyer perception.

'Next Action:' Routine cleaning for photography; no repairs necessary.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine

ROOM 6: BACKYARD REPORT

OVERALL ASSESSMENT

Overall Grade**Orange**

The backyard exterior is largely well-maintained, with stable masonry and window elements enhancing buyer perception. Main concern is the exposed, surface-mounted electrical conduit although physically intact, its installation may trigger code, disclosure, or insurance questions during appraisal and buyer review. Minor cosmetic touch-ups and cleaning will further support positive first impressions in listing photos and showings.

Safety/Compliance: No safety/code violations visible except for the presence of electrical conduit that may require verification or documentation for insurance/financing; visible installation suggests need for seller disclosure and/or records of permitted work, if available.

Marketability & Asset Impact: Minor cosmetic prep (window, wall) will sharpen presentation. Unaddressed or undisclosed electrical conduit could delay closing or trigger price renegotiation if flagged by buyers or appraisers; overall property impression is favorable if electrical is proactively addressed upfront.

Next Action: Disclose details of electrical install before listing and consider confirming code compliance. Clean window and walls for photos; minor touch-up painting; highlight stable brickwork as strength for asset confidence.

Cosmetic Grade**Yellow**

'Safety/Compliance:' No urgent code or safety issues directly related to cosmetic surfaces; most show only minor wear.

'Marketability & Asset Impact:' Several minor, low-cost surface cleaning and routine paint touch-up tasks will maximize curb appeal in photos and at showings. Cosmetic improvement fence, lawn, window sills, HVAC pad cleaning delivers high ROI on first impression, supporting pricing and buyer confidence. Minor cosmetic weathering to fencing, wall surfaces, sills, and paint should not delay listing but should be addressed where feasible.

'Next Action:' Schedule full exterior cleaning, touch-up paint at sills and window wells, minor landscape edging, routine fence/lawn presentation, and removal of debris before listing photography. These tasks are non-blockers but support maximum marketability.

Non-Cosmetic Grade**Orange**

'Safety/Compliance:' Exposed external conduit/wire is a severe safety and code risk, presenting a direct financing block; visible gas pipe corrosion and several areas of wall crack or poorly blended structural repair demand disclosure and, in places, professional remediation prior to listing. Detached shed/outbuilding not fully visible; condition cannot be confirmed recommend documentation and disclosure.

'Marketability & Asset Impact:' Severe safety/code risks, if unaddressed, can substantially delay, reduce price, or derail transactions due to lender, insurance, or buyer rejection. Priority wall cracks and structural repairs must be disclosed, with documentation to preserve seller credibility and mitigate price reduction. **Positive:** Most other systems (HVAC, outlets) present strongly and reinforce asset value if properly staged and cleaned before marketing.

'Next Action:' **Immediate:** Professionally remediate/cover exposed wire/conduit, address or treat visible corrosion on gas meter piping; obtain and present documentation for repairs or wall movement; enhance photo areas displaying wall repairs or cracks. Plan full disclosure for structure additions and outbuilding as permitted/unverified. Remove all listing-blocker risks before MLS/photography.

KEY AREAS - INTERIOR

KEY AREAS - EXTERIOR

'Safety/Compliance:' Several exterior and site features pose or evidence prior condition concerns; exposed wiring/conduit is a direct insurance and inspection risk. Multiple wall locations reveal visible prior patching/cracking the most significant disclosure priority. Moderate corrosion observed at gas meter piping.

'Marketability & Asset Impact:' Presence of transparent, documented repairs and visible ongoing maintenance enhance asset confidence even when some issues are noted while unresolved safety or code issues can strongly undermine time-to-close and negotiating strength. Cosmetic strengths (lawn, fencing, masonry) should be used to offset disclosed risks, but cannot replace required corrections or documentation.

'Next Action:' Correct/mitigate code-level and safety hazards pre-listing; document and disclose all repairs and problem areas; aggressively prep landscaping, masonry, and presentable hardscapes for best marketing.

DETAILED ASSESSMENTS - EXTERIOR



Exterior HvAc Condenser (Condition Notes)

GREEN

'Safety/Compliance:' No safety or code flags observed; minor exterior debris only.

'Marketability & Asset Impact:' Clean, well-sited condenser supports appraisal/financing; minor cleaning opportunity for best appearance in photos.

'Next Action:' Routine exterior cleaning only; feature to highlight as selling point.

Material: Painted steel/metal, concrete base Damage: Low

Safety Risk: None Priority: Routine



Outdoor Electrical Outlet (Presentation Highlights)

GREEN

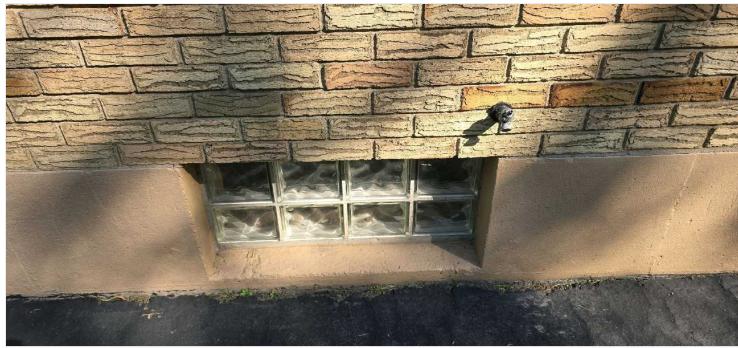
'Safety/Compliance:' No visible damage; GFCI present, weatherproof cover intact.

'Marketability & Asset Impact:' Electrical safety and code compliance strengthens asset presentation and buyer confidence.

'Next Action:' Stage as selling point in listing photography.

Material: Plastic (Outlet, Cover, Enclosure) Damage: Low

Safety Risk: None Priority: Routine



Glass Block Basement Window (Condition Notes)

YELLOW

'Safety/Compliance:' Slight discoloration; no cracks or missing mortar. No egress disclose if basement is finished/livable.

'Marketability & Asset Impact:' Cleaning and inspection reinforces buyer perception. Egress limitation may trigger code or appraisal scrutiny for bedrooms.

'Next Action:' Clean and stage window; disclose egress if space is finished as sleeping area.

Material: Glass block, masonry Damage: Low

Safety Risk: Low Priority: Routine



Exterior Window (Condition Notes)

YELLOW

'Safety/Compliance:' No structural/safety issues; minor discoloration at threshold.

'Marketability & Asset Impact:' Prep item minor cleaning for listing-ready appearance.

'Next Action:' Clean sill and wash windows ahead of photos/showings.

Material: Vinyl or aluminum with masonry surround Damage: Low

Safety Risk: None Priority: Routine



Wood Privacy Fence (Condition Notes) YELLOW

'Safety/Compliance:' No visible failing panels or posts.

'Marketability & Asset Impact:' Mild weathering could impact online images; resealing/staining increases first impression value.

'Next Action:' Surface prep/staining is non-blocker but enhances marketing.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine



Window (Presentation Highlights)

GREEN

'Safety/Compliance:' No visible issues.

'Marketability & Asset Impact:' Showcases high routine maintenance; strong support for first impression/value.

'Next Action:' Routine cleaning for best appearance.

Material: Glass, metal/vinyl frame, screen mesh Damage: Low

Safety Risk: None Priority: Routine



Glass Block Basement Window (Condition Notes)

YELLOW

'Safety/Compliance:' Weathered paint and surface dirt; no water infiltration/structural concerns evident.

'Marketability & Asset Impact:' Cleaning and paint touch-up lift buyer perception of routine care.

'Next Action:' Prep for listing and disclose as typical exterior age only if buyer questions arise.

Material: Glass block with masonry and painted concrete Damage: Low

Safety Risk: None Priority: Routine



Exposed Wire/conduit (Key Disclosures)

RED

'Safety/Compliance:' Severe safety/code risk weathered, corroded, unprotected wire/conduit at grade.

'Marketability & Asset Impact:' Direct listing blocker; can delay/deter closing, raise insurance or appraisal rejection.

'Next Action:' Urgent professional remediation required prior to listing/photos; full disclosure if left unresolved.

Material: Metal (possibly copper or steel wire/conduit; insulation condition unclear) Damage: High

Safety Risk: Severe Priority: Urgent



Exterior Brick Wall (Presentation Highlights)

GREEN

'Safety/Compliance:' Full brick coverage, no missing elements or water stains.

'Marketability & Asset Impact:' Positive first impression and supports strong appraisal value.

'Next Action:' Highlight in marketing assets.

Material: Brick Damage: Low

Safety Risk: None Priority: Routine



Brick Exterior Walls (Condition Notes)

GREEN

'Safety/Compliance:' Structurally stable, no water stains or cracks.

'Marketability & Asset Impact:' Present as low-maintenance investment; supports price.

'Next Action:' Highlight in marketing.

Material: Brick Damage: Low

Safety Risk: None Priority: Routine



Glass Block Window (Condition Notes)

YELLOW

'Safety/Compliance:' No cracked panes; clean off debris/plant buildup for accurate assessment.

'Marketability & Asset Impact:' Surface cleaning reduces deferred maintenance concerns and improves seal appearance.

'Next Action:' Clean glass block and perimeter before photos.

Material: Glass block with masonry surround Damage: Low

Safety Risk: None Priority: Routine



Brick Exterior Walls (Presentation Highlights)

GREEN

'Safety/Compliance:' No cracks, gaps, or missing mortar.

'Marketability & Asset Impact:' Strong listing asset for buyer confidence.

'Next Action:' Highlight as marketing strength.

Material: Brick Damage: Low

Safety Risk: None Priority: Routine

Window Exterior Trim (Condition Notes)

GREEN

'Safety/Compliance:' No loose/missing pieces, no corrosion.

'Marketability & Asset Impact:' Supports appraisal and buyer value, no prep required aside from routine cleaning.

'Next Action:' Optional wash before photos.

Material: Aluminum or Vinyl Damage: Low

Safety Risk: None Priority: Routine



Hvac Condenser (Condition Notes)

GREEN

'Safety/Compliance:' All exterior panels and fan grille intact, no debris obstructing airflow.

'Marketability & Asset Impact:' Professional cleaning prior to listing recommended to optimize curb appeal.

'Next Action:' Highlight HVAC system maintenance.

Material: Metal (condenser housing) Damage: Low

Safety Risk: None Priority: Routine



Exterior Wall (Condition Notes)

GREEN

'Safety/Compliance:' No major cracks or water issues.

'Marketability & Asset Impact:' Supports asset value, low maintenance.

'Next Action:' Highlight as a curb appeal strength.

Material: Brick veneer Damage: Low

Safety Risk: None Priority: Routine



Exposed Gas Meter And Piping (Key Disclosures)

ORANGE

'Safety/Compliance:' Moderate corrosion at pipe joints; surface rust may prompt buyer/appraiser concern.

'Marketability & Asset Impact:' Disclose or correct before showings to protect price and transaction speed.

'Next Action:' Paint, treat, or replace corroded pipe sections; document for insurance/inspection.

Material: Steel piping, cast or formed metal meter housing Damage: Medium

Safety Risk: Moderate **Priority:** Priority



Exterior Brick Wall (Condition Notes)

GREEN

'Safety/Compliance:' All bricks/mortar lines even; no visible spalling or gaps.

'Marketability & Asset Impact:' Routine cleaning only for prime listing value.

'Next Action:' Schedule surface cleaning if needed.

Material: Brick masonry Damage: Low

Safety Risk: None **Priority:** Routine



Brick Exterior (Condition Notes)

GREEN

'Safety/Compliance:' No missing/cracked masonry; stable wall surface.

'Marketability & Asset Impact:' Prep cleaning/caulking for best photos and curb impression; not required for listing.

'Next Action:' Highlight sound condition in disclosures.

Material: Brick Damage: Low

Safety Risk: None **Priority:** Routine

Exterior Electrical Disconnect Box (Key Disclosures)

ORANGE

'Safety/Compliance:' Rust/corrosion at exterior electrical box; potential appraisal and insurance issue.

'Marketability & Asset Impact:' Negative visual if left unresolved.

'Next Action:' Replace cover and document prior to photography.

Material: Metal Damage: Medium

Safety Risk: Low Priority: Priority



Glass Block Basement Window (Condition Notes)

YELLOW

Glass block window with vent insert; blocks appear intact with no visible cracks or missing sections; mortar joints show no major gaps or crumbling; vent appears functional and secure, but dust and minor residue are visible; exterior sill and masonry surround show consistent paint but minor discoloration and some chipping typical for age; overall, this window is a routine cosmetic prep item for photos, not presenting as a listing barrier. Cleaning or touch-up painting may enhance first impressions for showings; no clear signs of water penetration or major deferred maintenance issues visible.

Safety/Compliance: No hazards present; compliant as visible; routine prep only.

Marketability & Asset Impact: Window condition supports positive buyer impression; cosmetic touch-up will boost marketing photo quality; no impact on appraiser decision or buyer financing.

Next Action: Routine cleaning and minor paint touch-up before photos/showings. Disclose only if prior repairs or moisture history are known.

Material: Glass block, metal/plastic vent, masonry Damage: Low

Safety Risk: None Priority: Routine

ROOM 7: PORCH REPORT

OVERALL ASSESSMENT

Overall Grade**Green**

'Safety/Compliance:' No visible safety hazards, code violations, or critical maintenance issues are present in the porch area. All structural and safety-related features such as railings, steps, doors, and masonry appear stable and secure with no evidence of instability or immediate risk factors relative to buyer, appraisal, or insurance review.

'Marketability & Asset Impact:' The porch exhibits a uniform, well-maintained appearance with appealing cosmetic and structural elements including well-kept railings, steps, lighting, and masonry/brick facade. Curb appeal is strongly supported, reducing the likelihood of buyer objections or second look requests from appraisers and inspectors. Cosmetic maintenance (routine) remains the only area for optional improvement to further enhance first impressions and market positioning.

'Next Action:' Perform routine cleaning and minor cosmetic prep (especially window trim and light fixture touch-ups) to fully leverage the strengths for listing photography. Disclose only the observed minor cracking/edge wear on steps to reinforce seller credibility, though they do not represent a listing or financing blocker.

Cosmetic Grade**Yellow**

'Safety/Compliance:' Cosmetic defects only; no safety or compliance exposures.

'Marketability & Asset Impact:' Minor paint wear on window trims, mild weathering at some exterior lights, step surface imperfections, and optional door touch-ups may detract from close-up listing photos but do not impact structural soundness or buyer access. Addressing these minor cosmetic items (routine cost/prep) will further increase perceived maintenance and value.

'Next Action:' Routine cleaning and paint touch-ups before listing photos is recommended for optimal buyer perception, though not required.

Non-Cosmetic Grade**Green**

'Safety/Compliance:' No urgent or high-priority defects, code violations, insurance impediments, or significant deferred maintenance observed. Handrails, guardrails, door security, step framing, and masonry are visually stable and function as intended for safe egress and access. No loose elements, significant cracks, or broken components.

'Marketability & Asset Impact:' Strong foundation for buyer confidence, successful appraisal, and positive inspection minimal risk of objections or risk-based pricing adjustments.

'Next Action:' Leverage structural and safety strengths in marketing; no corrective actions required beyond optional routine maintenance.

KEY AREAS - INTERIOR



KEY AREAS - EXTERIOR

'Safety/Compliance:' All visible permanent exterior porch features are intact and visually stable, including steps, railings, door assemblies, porch surface, ceiling/soffit, windows, and facade. No urgent repairs, life-safety exposures, or code/insurance issues observed.

'Marketability & Asset Impact:' The exterior porch is visually unified and presents as well-maintained in photos, boosting curb appeal and supporting a smooth appraisal/inspection process. Only minor paint/weathering and surface prep suggest additional value enhancement.

'Next Action:' Optional paint touch-up and cleaning to maximize appeal. Disclose step surface cracks; otherwise, highlight as asset.

DETAILED ASSESSMENTS - EXTERIOR



Entry Door (Condition Notes)

GREEN

'Safety/Compliance:' Painted metal or composite door; surface intact, no weathering or visible damage.

'Marketability & Asset Impact:' Ready for showings and listing photos. Contributes to buyer confidence.

'Next Action:' No prep needed.

Material: Painted metal or composite Damage: Low

Safety Risk: None Priority: Routine

Exterior Brick/stone Veneer (Good to Go)

GREEN

'Safety/Compliance:' Brick/stone surface, stable and intact, no capex exposure or cosmetic disruption.

'Marketability & Asset Impact:' A high-value asset supporting durable, well-kept presentation; reinforces market positioning.

'Next Action:' Highlight strong masonry work.

Material: Brick and stone Damage: Low

Safety Risk: None Priority: Routine

Porch Ceiling/soffit (Presentation Highlights)

GREEN

'Safety/Compliance:' Finished soffit/ceiling; no visible defects, stains, or sag.

'Marketability & Asset Impact:' Maintenance-free appearance for buyers; improves listing photo set.

'Next Action:' Leverage in curb appeal narrative.

Material: Painted aluminum or vinyl Damage: Low

Safety Risk: None Priority: Routine

Porch Light Fixture (Condition Notes)

GREEN

'Safety/Compliance:' Exterior wall-mounted fixture; no visible defects.

'Marketability & Asset Impact:' Clean and functional impression improves post-photography experience.

'Next Action:' General cleaning if desired; not a risk.

Material: Metal and glass Damage: Low

Safety Risk: None Priority: Routine

Windows (Good to Go)

GREEN

'Safety/Compliance:' All visible windows are undamaged, glass is intact, no seal failure.

'Marketability & Asset Impact:' Stable asset for buyer view; supports appraisal.

'Next Action:' No remedial prep required.

Material: Glass with wood or composite trim Damage: Low

Safety Risk: None Priority: Routine

Porch Railing (Presentation Highlights)

GREEN

'Safety/Compliance:' Metal porch railing, visually straight and secure; no obvious corrosion.

'Marketability & Asset Impact:' Reinforces curb appeal and safe access, ideal for listings.

'Next Action:' No action required; emphasize in marketing.

Material: Painted metal Damage: Low

Safety Risk: None Priority: Routine



Front Door (Condition Notes)

YELLOW

'Safety/Compliance:' Painted/screened storm door and frame; glass intact, no visible structural or security issues, paint/weathering is minor.

'Marketability & Asset Impact:' Minor cosmetic paint touch-up recommended for staging and photography, otherwise satisfactory for listing and showing.

'Next Action:' Schedule routine paint prep or cleaning before photos; does not require disclosure.

Material: Wood/Glass Damage: Low

Safety Risk: None Priority: Routine

Front Steps And Railing (Condition Notes)

YELLOW

'Safety/Compliance:' Steps and railings show no major defects, just surface debris and minor dust. No structural or trip hazard noted.

'Marketability & Asset Impact:' Routine cleaning before photos improves presentation; feature is otherwise ready for buyers and appraisal.

'Next Action:' Clean prior to listing; does not require additional prep.

Material: Concrete/Metal Damage: Low

Safety Risk: None Priority: Routine

Porch Floor (Presentation Highlights)

GREEN

'Safety/Compliance:' Textured concrete porch; no apparent damage or hazards.

'Marketability & Asset Impact:' Well-kept, no cracks or stains; effective feature for sales narrative and photos.

'Next Action:' Showcase in listing materials.

Material: Concrete Damage: Low

Safety Risk: None Priority: Routine

Windows (Condition Notes)

YELLOW

'Safety/Compliance:' Wood-framed glass windows; glass is intact, frame in stable condition, minor weathering at sill.

'Marketability & Asset Impact:' Cleaning and minor touch-ups at sill recommended to enhance listing photos; otherwise, not a disclosure issue if maintained.

'Next Action:' Routine prep suggested before photography.

Material: Wood/Glass Damage: Low

Safety Risk: None Priority: Routine

Brick Facade (Presentation Highlights)

GREEN

'Safety/Compliance:' Brick in strong visible condition, uniform mortar, no cracking or spalling.

'Marketability & Asset Impact:' Durable, conveys pride of maintenance; positives for valuation/appraisal.

'Next Action:' Feature as main curb appeal highlight.

Material: Brick Damage: Low

Safety Risk: None Priority: Routine



Storm Door (Condition Notes)

GREEN

'Safety/Compliance:' Metal-framed storm door with glass panel; glass and frame appear intact with no visible cracks, dents, or rust. Handle and latch hardware present and aligned, frame finish consistent. No safety or code issues.

'Marketability & Asset Impact:' Routine cosmetic prep (glass cleaning) could enhance visuals. No visible barriers to market, appraisal, or access; supports buyer confidence.

'Next Action:' Optional light cleaning; highlight in marketing.

Material: Metal and Glass Damage: Low

Safety Risk: None Priority: Routine

Exterior Lighting Fixture (Condition Notes)

GREEN

'Safety/Compliance:' Wall-mounted exterior light; fixture is solidly attached and free from visible damage or exposed wiring.

'Marketability & Asset Impact:' Ready for photography and showings; strengthens appearance with no detracting features.

'Next Action:' No action required before listing.

Material: Metal and Glass Damage: Low

Safety Risk: None Priority: Routine

Masonry Exterior Wall (Presentation Highlights)

GREEN

'Safety/Compliance:' Brick veneer siding with no visible cracks, missing mortar, or structural movement; mortar joints are even.

'Marketability & Asset Impact:' Serves as a listing strength durable, visually uniform, and ready for photography; positive for appraisal and buyer confidence.

'Next Action:' Highlight in marketing materials.

Material: Brick and Mortar Damage: Low

Safety Risk: None Priority: Routine

Window Set (Condition Notes)

YELLOW

'Safety/Compliance:' Three-part window set; glass intact, painted wood trim shows minor wear and chipping at lower ledge. No safety exposure; no broken glass.

'Marketability & Asset Impact:' Minor paint imperfections may show in photos, suggesting deferred maintenance; quick touch-up will improve buyer perception and photo strength.

'Next Action:' Schedule routine prep (touch-up paint) prior to professional photography; not a disclosure item if addressed.

Material: Wood and Glass Damage: Low

Safety Risk: None Priority: Routine



Porch Floor (Presentation Highlights) GREEN

'Safety/Compliance:' Speckled concrete surface in intact condition; no tripping hazard or significant wear.

'Marketability & Asset Impact:' Fresh coating and clean appearance, ready for photography and showings as a highlight feature.

'Next Action:' Light cleaning for optimal presentation; otherwise good to go.

Material: Concrete with speckled surface coating Damage: Low

Safety Risk: None **Priority:** Routine

Porch Railing (Condition Notes) GREEN

'Safety/Compliance:' Straight and secure metal railing; no rust, loose posts, or sharp edges.

'Marketability & Asset Impact:' Maintains safety and supports positive showings; quick wipe-down will further enhance.

'Next Action:' Routine dusting for staging; otherwise highlight as strength.

Material: Metal Damage: Low

Safety Risk: None **Priority:** Routine

Exterior Brick Wall (Presentation Highlights) GREEN

'Safety/Compliance:' No cracks, missing bricks, or mortar issues seen.

'Marketability & Asset Impact:' Asset for showing and listing; conveys diligent exterior care.

'Next Action:' No repairs needed; feature in listing.

Material: Brick and mortar Damage: Low

Safety Risk: None **Priority:** Routine

Exterior Door (Condition Notes) GREEN

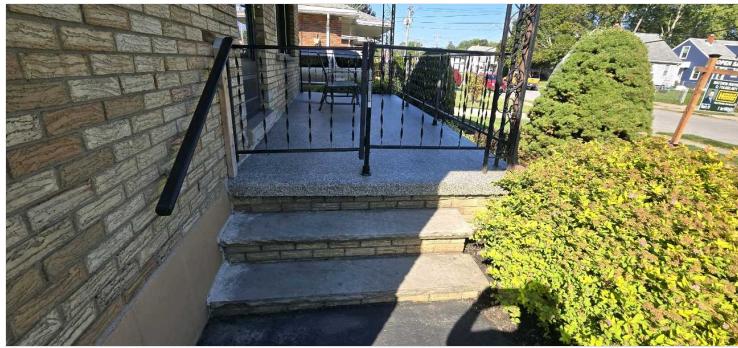
'Safety/Compliance:' Painted door and hardware, no visible peeling or defects. No issues observed for insurance, listing, or buyer access.

'Marketability & Asset Impact:' Presents well for entry and photography.

'Next Action:' Standard cleaning only.

Material: Painted wood or composite door with metal hardware Damage: Low

Safety Risk: None **Priority:** Routine



Concrete Steps (Key Disclosures)

YELLOW

'Safety/Compliance:' Exterior steps show minor cracking and erosion at leading edges but remain intact. No tripping hazard or open voids.

'Marketability & Asset Impact:' Visual imperfections in steps could prompt routine home inspection remarks; disclosing minor cracks upfront mitigates post-inspection renegotiation risk. Cosmetic improvement will enhance first impressions.

'Next Action:' Disclose minor cracking to protect seller credibility; consider resurfacing for improved appeal.

Material: Concrete Damage: Medium

Safety Risk: Low Priority: Routine

Handrail And Guardrail (Condition Notes)

GREEN

'Safety/Compliance:' Metal handrail and porch guardrails are rigidly mounted; no bends, breaks, or instability visible; finish is intact, no exposed rust.

'Marketability & Asset Impact:' Provides needed safety feature for varied buyers; supports a favorable perception in inspection and appraisal settings.

'Next Action:' No action needed; emphasize as market strength.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Front Porch Surface (Presentation Highlights)

GREEN

'Safety/Compliance:' Aggregate surface, no visible cracks or unevenness, no trip hazard.

'Marketability & Asset Impact:' Clean, uniform finish builds curb appeal; boosts listing presentation.

'Next Action:' Standard cleaning only; feature as a selling point.

Material: Aggregate Concrete Damage: Low

Safety Risk: None Priority: Routine



Window Unit (Condition Notes)

YELLOW

'Safety/Compliance:' Central fixed pane flanked by two hung windows, wood trim shows scuffs and moderate paint peeling. No visible glass defects or open gaps.

'Marketability & Asset Impact:' Condition is typical but worn trim may reduce photography impact; prepping will minimize buyer concern over upkeep.

'Next Action:' Touch-up trim and sill paint or disclose finish age if not addressed.

Material: Wood frame with glass panes Damage: Medium

Safety Risk: None Priority: Routine

Exterior Light Fixture (Condition Notes)

YELLOW

'Safety/Compliance:' Weathered, stable, with some discoloration but no wiring exposed and no physical damage.

'Marketability & Asset Impact:' Older finish may appear dated in listing photos; routine cleaning/polishing will optimize visual impression.

'Next Action:' Clean and polish; not a code or appraisal concern.

Material: Metal and glass Damage: Low

Safety Risk: None Priority: Routine

Brick Exterior Wall (Good to Go)

GREEN

'Safety/Compliance:' Solid brick/mortar, no deterioration or moisture marks noted.

'Marketability & Asset Impact:' Enhances property impression, supports buyer confidence, and photographs well.

'Next Action:' Showcase as a primary exterior feature.

Material: Brick and mortar Damage: Low

Safety Risk: None Priority: Routine

ROOM 8: ENTRY REPORT

OVERALL ASSESSMENT

Overall Grade

Yellow

'Safety/Compliance:' Entry and adjacent areas show only minor routine wear, no urgent safety or code items, but do present two moderate trip hazards requiring disclosure or targeted correction the abrupt stair/landing transition and missing/limited handrail extension. All other permanent interior features doors, handrails, wall surfaces, lighting, and ceilings appear structurally stable, properly mounted, and free of critical faults, thereby supporting appraisal and insurance readiness.

'Marketability & Asset Impact:' Routine cosmetic prep of doors, trim, stair treads, and flooring will help maximize list price and minimize buyer perceptions of deferred maintenance. Strengths include consistently present, intact glass, hardware, light fixtures, and finished surfaces all of which reinforce buyer trust and streamline lender/inspector review. Key risks are manageable if addressed with transparent disclosures and minor fixes, reducing risk of concessions or extended negotiations post-inspection.

'Next Action:' Correct or disclose highly visible trip hazards and finish edges at stair transitions before photos and showings. Refinish or touch up scuffed wood doors and trim, clean all visible surfaces, and ensure rugs do not obscure thresholds for final compliance and best showing impact. Highlight defect-free ceilings, intact hardware and glass, and secure handrails as listing strengths to reinforce value and marketing credibility.

Cosmetic Grade**Yellow**

'Safety/Compliance:' No critical code violations or surface defects presenting safety risks; only routine cosmetic wear and isolated, manageable issues at entry door/stair nosings and floor thresholds. Surfaces meet lender-ready expectations barring trip-related concerns.

'Marketability & Asset Impact:' Visible scuffs and incomplete finishes around doors, stairs, and trim may prompt buyer questions about hidden maintenance or deferred care, thus potentially slowing offers or providing leverage for buyer concessions. Proactive touch-up or refinishing will deliver higher perceived upkeep and support marketing materials. Strong visual assets like uniform wall paint, clean ceilings, and unblemished fixtures raise buyer confidence.

'Next Action:' Address minor finish and scuff issues as part of staging and professional photography prep. Rug placement and trip transitions should be corrected or disclosed up-front to avoid re-negotiation risk post-listing.

Non-Cosmetic Grade**Orange**

'Safety/Compliance:' All primary structure, hardware, and fixtures are intact and visibly stable, supporting insurance and lender requirements. Key exception is the stair/landing transition with lack of a visible handrail extension this is an identifiable moderate safety risk and a common inspection callout. Trip hazard at threshold is a compliance, comfort, and insurance concern that may impact appraisal findings or buyer loan approval if inadequately addressed.

'Marketability & Asset Impact:' Any unaddressed trip hazards or code-adjacent omissions (e.g., incomplete handrail) raise the risk of buyer objection or price negotiation. Visible compliance supports value and buyer ease; highlight all other secure, functional fixtures as evidence of asset quality.

'Next Action:' Strongly consider correcting the transition and consulting code for handrail/landing before listing. If correction is not performed, these items require clear disclosure to protect against later objections. Emphasize strengths solid core doors, hardware integrity, ceiling condition while rectifying easy-to-address minor issues.

KEY AREAS - INTERIOR

'Safety/Compliance:' Moderate trip hazard and possible handrail code concern at stair/landing transition require disclosure or correction. All other elements doors, handrail(s), electronic panel, lighting, wall and ceiling finishes are present and stable with low risk for routine funding or insurance clearance.

'Marketability & Asset Impact:' Cosmetic scuffs and abrupt transitions may prolong time on market or increase negotiation window if not proactively addressed. Multiple Green-grade features boost buyer confidence and listing appeal.

'Next Action:' Correct trip hazard and optimize staging. Complete minor cosmetic prep and highlight all asset strengths for marketing. If not fixed, disclose safety-adjacent items before open house or listing photos.

DETAILED ASSESSMENTS



Entry Door (Condition Notes)

YELLOW

'Safety/Compliance:' Stable, intact; hardware flush; threshold partly obscured unverified image incomplete.

'Marketability & Asset Impact:' Cosmetic scuffs or minor hardware marks are non-blocking but present lower cost opportunity for improved first impressions.

'Next Action:' Correct visible scuffs/polish hardware prior to photos; no urgent disclosure required.

Material: Wood with glass inserts Damage: Low

Safety Risk: None Priority: Routine

Handrail (Good To Go)

GREEN

'Safety/Compliance:' Secure, painted finish intact; no evidence of cracks, looseness, or splinters. Visible hardware in place.

'Marketability & Asset Impact:' Strong positive signal for appraisal/insurance; enables safe showings.

'Next Action:' Highlight as selling point; no fix needed.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Light Fixture (Presentation Highlights)

GREEN

'Safety/Compliance:' Mounting secure; no wiring visible; glass shade intact.

'Marketability & Asset Impact:' Photo-ready and visually appealing; demonstrates attention to detail in upkeep.

'Next Action:' Present as asset in listing; no further prep needed.

Material: Glass and metal Damage: Low

Safety Risk: None Priority: Routine

Wall Surfaces (Condition Notes)

GREEN

'Safety/Compliance:' No defects or watermarks; paint uniform.

'Marketability & Asset Impact:' Boosts staging readiness and listing perception.

'Next Action:' Optional minor touch-ups for best impression.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine

Light Switch Cover (Good To Go)

GREEN

'Safety/Compliance:' Properly installed, no cracks or missing screws.

'Marketability & Asset Impact:' Confirms basic systems operability for appraisal/showings.

'Next Action:' No further action or disclosure needed.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine

Flooring (Partial Key Disclosures image incomplete)

YELLOW

'Safety/Compliance:' Only partially visible unverified image incomplete. No obvious cracks or lifting; under-rug section not observed.

'Marketability & Asset Impact:' Potential buyer curiosity about what's under rug; transparent prep of exposed areas improves value.

'Next Action:' Remove rug for full inspection before listing or disclose partial viewing limitations.

Material: Laminate or hardwood (unverified) Damage: Low

Safety Risk: None Priority: Routine



Wood Door With Glass Panels (Condition Notes)

YELLOW

'Safety/Compliance:' No structural or code issues. Minor scuffing and finish wear near handle and glass; stable and secure overall.

'Marketability & Asset Impact:' Visible cosmetic wear may signal deferred maintenance; detracts from first impression and photographs unless refinished or touched up.

'Next Action:' Routine refinishing/touch-up recommended prior to listing. No disclosure required, but correction benefits value and buyer confidence.

Material: Wood with glass inserts Damage: Low

Safety Risk: None Priority: Routine

Door Hardware And Lockset (Presentation Highlights)

GREEN

'Safety/Compliance:' Metal lockset/knob are intact and flush; no missing or damaged parts.

'Marketability & Asset Impact:' Security and operational readiness evident on visual inspection; supports positive buyer and lender perception.

'Next Action:' Highlight intact hardware as a strength in listing; no fix or disclosure needed.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Glass Panels (Good To Go)

GREEN

'Safety/Compliance:' No cracks or chips; glass is clear and fully intact.

'Marketability & Asset Impact:' Enhances light transfer and supports listing photos; positive signal for maintenance/appraisal.

'Next Action:' Emphasize as selling point; no fix or disclosure needed.

Material: Glass Damage: Low

Safety Risk: None Priority: Routine

Door Trim And Threshold (Condition Notes)

YELLOW

'Safety/Compliance:' No material damage or hazards; scuffing only.

'Marketability & Asset Impact:' Visible finish inconsistencies may impact photos/buyer perception if not prepped.

'Next Action:' Touch-up or refinish before listing for optimal market impression. Not material for disclosure.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine



Interior Staircase (Key Disclosures)

ORANGE

'Safety/Compliance:' Abrupt transition at top step and missing visible handrail extension present moderate trip hazard and possible minor code issue. Surfaces intact.

'Marketability & Asset Impact:' Will likely trigger inspector or buyer questions; could be cause for concessions if undisclosed or uncorrected.

'Next Action:' Correct transition and add/extend handrail if feasible, or clearly disclose in listing materials to avoid post-inspection price renegotiations.

Material: Laminate/wood with metal nosing and anti-slip grip strips Damage: Low

Safety Risk: Moderate Priority: Priority

Wall Paint And Trim (Condition Notes)

GREEN

'Safety/Compliance:' No chips, stains, or repair evidence on walls/trim; fully intact.

'Marketability & Asset Impact:' Supports listing photography and positive buyer judgement.

'Next Action:' No prep or disclosure needed barring personal preference for detailing.

Material: Painted gypsum board, wood trim Damage: Low

Safety Risk: None Priority: Routine

Handrail (Condition Notes)

YELLOW

'Safety/Compliance:' Secure and intact; absence of handrail extension at landing may be a minor compliance note.

'Marketability & Asset Impact:' Adds value as safety feature; full compliance with code at stair/landing junction should be verified.

'Next Action:' Extend handrail or disclose as-is condition, particularly if local code is strict.

Material: Wood Damage: Low

Safety Risk: Low Priority: Routine

Flooring Transition (Key Disclosures)

ORANGE

'Safety/Compliance:' Hard flooring meets stairs with abrupt edge and no visible transition strip; moderate trip risk, possible code/compliance issue.

'Marketability & Asset Impact:' If not corrected, may slow sale, lower price, or result in future claim/negotiation.

'Next Action:' Add transition strip or disclose; prioritize for pre-listing correction.

Material: Laminate/wood Damage: Low

Safety Risk: Moderate Priority: Priority



Stairway (Key Disclosures)

YELLOW

'Safety/Compliance:' Anti-slip strips present; stair/landing edges show cosmetic wear/darkening but no structural issues.

'Marketability & Asset Impact:' Cosmetic wear on nosings and anti-slip strips can present as deferred care and reduce marketing appeal if unaddressed.

'Next Action:' Refinish nosings/anti-slip strips for maximum impression, or disclose minor wear in listing if not improved.

Material: Wood (with anti-slip strips and possible metal nosings) Damage: Low

Safety Risk: Low Priority: Routine

Handrail (Condition Notes)

GREEN

'Safety/Compliance:' Secure; visible anchoring; no cracks or looseness.

'Marketability & Asset Impact:' Positive for appraisal and buyer trust; supports safe showing.

'Next Action:' Present as a functional, compliant feature.

Material: Painted wood Damage: Low

Safety Risk: None Priority: Routine

Wall Surface Beside Stair (Condition Notes)

GREEN

'Safety/Compliance:' No holes, stains, or patches. Uniform finish.

'Marketability & Asset Impact:' Market-ready and supports high photo quality; no repairs needed.

'Next Action:' Minor cleaning optional before photography. No disclosure needed.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine



Wall-mounted Electronic Panel (Condition Notes)

GREEN

'Safety/Compliance:' Secured and visually intact; no exposed wiring or damage.

'Marketability & Asset Impact:' Neutral to positive; supports operational readiness.

'Next Action:' Routine dusting before showings. No disclosure or fix warranted by visible condition.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine

Wall Surface (Presentation Highlights)

GREEN

'Safety/Compliance:' Smooth, uniform, and damage-free; no compliance risks.

'Marketability & Asset Impact:' Ready for photography; reflects well-maintained property.

'Next Action:' Highlight as move-in ready; no action required.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine



Ceiling (Presentation Highlights)

GREEN

'Safety/Compliance:' No stains, cracks, sagging; uniform, smooth paint.

'Marketability & Asset Impact:' Ready for high-quality photos; demonstrates strong past maintenance.

'Next Action:' Promote as photo-ready and maintenance strength; no prep or disclosure required.

Material: Painted drywall or plaster Damage: Low

Safety Risk: None **Priority:** Routine

ROOM 9: BATHROOM 1 REPORT

OVERALL ASSESSMENT

Overall Grade

Orange

All visible bathroom surfaces and fixtures generally present as intact and well-maintained; however, multiple orange (priority) and red (urgent) items are present, including exposed plumbing/wall cavity and cracked floor tiles in several image locations. These conditions create direct marketability risks, likely buyer objections, and possible impacts on appraisal and lending readiness unless addressed prior to listing. Secondary conditions such as minor cosmetic trim issues and routine cleaning also observed but are non-blocking.

Safety/Compliance: Exposed plumbing and wall cavity with unfinished edge (urgent moderate safety/appraisal concern); cracked floor tiles (trip hazard low but high visual impact); no evidence of leaks, water presence, or exposed wiring, but incomplete repairs must be resolved or disclosed.

Marketability & Asset Impact: Exposed/incomplete construction and flooring defects undermine buyer first impression, signal incomplete renovation, and can delay time-to-close due to negotiation and disclosure requirements; routine strengths include grab bars, intact tile wainscoting, and shower hardware all supporting pricing confidence.

Next Action: Immediately repair and finish exposed plumbing/wall cavity and subfloor (mandatory for photos/showings or must disclose); repair or replace cracked ceramic floor tiles, especially near the toilet and primary paths; perform routine cleaning. Highlight accessibility features (grab bars, stable fixtures) and intact wall/vanity surfaces as presentation strengths.

Cosmetic Grade**Orange**

While most ceramic tile walls, tub surrounds, and built-in fixtures display low wear and are routine-ready for listing, multiple cracked and chipped floor tiles (especially around the toilet and traffic areas) are evident, together with small cosmetic damage (e.g., sink rim chip). Minor trim and switch cleaning also recommended. These items diminish listing photos and create objection risks.

Safety/Compliance: Cracked tiles are not tripping hazards but are obvious in surface condition; cosmetic only but high visual impact; sink chip is minor and stable.

Marketability & Asset Impact: Visible flooring cracks and unfinished trim prompt buyer objections about broader maintenance; impact visual staging and perceived value, potentially leading to negotiation or requests for credit; failure to repair may signal deferred maintenance to appraisersinspectors.

Next Action: Repair/replace cracked tiles before photography and showings; patch/clean sink rim; address minor cleaning and trim touch-ups. Disclose unrepainted cosmetic defects (sink/floor tile) to minimize post-inspection negotiation.

Non-Cosmetic Grade**Red**

The exposed plumbing and unfinished wall cavity present a significant pre-listing concern with moderate safety risk and high likelihood of appraisal, inspection, and financing objection. Other structural and safety elements (toilet installs, grab bars, towel rings) appear stable and in good condition. These items must be addressed or disclosed to avoid delays and protect seller credibility.

Safety/Compliance: Moderate risk exposed pipes and unfinished cavities suggest uncompleted or prior repairs; insurance/appraisal red flag until professionally repaired and finished. No visible hazards related to electrical, fixture security, or egress.

Marketability & Asset Impact: Unfinished construction greatly undermines buyer confidence, increases risk of repair negotiations and concessions, and may slow or jeopardize financing and time-to-close. Actual CapEx likely required for finish-out.

Next Action: Professionally close and finish exposed wall/plumbing before photos/showings; disclose if repair is not possible pre-listing. Verify final stability of all grab bars and outlets before showings.

KEY AREAS - INTERIOR

Comprehensive review of visible bathroom finishes, fixtures, and hardware shows a mix of listing strengths (grab bars, intact tub surrounds, tile wainscot) and material listing obstacles (cracked floor tile, unfinished plumbing wall, exposed subfloor). All major systems and operable fixtures present, but patchwork renovations and cosmetic defects are high-visibility items for pre-listing correction and disclosure.

Safety/Compliance: Incomplete repairs and unfinished areas create moderate safety/compliance risk; no visible egress or life safety hazards.

Marketability & Asset Impact: Major impact from exposed wall/plumbing and flooring defects; undermines appraisal confidence and prolongs negotiation if left unaddressed; stable, attractive highlights in shower and tub finishes improve buyer perception.

Next Action: Prioritize full completion of open wall and tile repairs before listing; highlight strengths in listing (accessibility, clean tile, stable fixtures); disclose all incomplete work if not corrected.

DETAILED ASSESSMENTS

Ceramic Tile Floor (Condition Notes)

GREEN

White ceramic tile flooring; all visible tiles appear intact without visible cracks, chips, or staining; grout lines generally clean; no warping, loose tiles, or obvious water damage observed; supports listing-ready presentation as a stable, well-maintained surface. This is a routine cosmetic prep item and presents well in photography but should be swept or mopped for optimal appeal.

Safety/Compliance: Floor in this view requires no action.

Marketability & Asset Impact: Marketable surface condition as seen; minor cleaning only.

Next Action: Sweep/mop for listing photography.

Material: Ceramic tile Damage: Low

Safety Risk: None Priority: Routine

Vanity And Sink (Presentation Highlights)

GREEN

White built-in vanity cabinet with solid-surface sink; exterior surface shows no visible chips, cracks, or significant wear. Cabinet doors and drawers appear aligned and closed. Single-handle faucet present and mounted properly; no water staining visible on or around sink. This represents a listing strength and should be presented as a turnkey bathroom fixture.

Safety/Compliance: No hazards; stable cabinetry.

Marketability & Asset Impact: Listing photo highlight; credible value.

Next Action: Market as good-to-go feature; light surface cleaning.

Material: Painted wood (cabinet), composite (sink) Damage: Low

Safety Risk: None Priority: Routine

Bathtub And Surround (Key Disclosures)

YELLOW

White built-in bathtub with tile surround; surfaces appear clean with no visible cracks, stains, or discoloration on the exposed tub or surrounding tiles. Partial view of the tub means full length, bottom, and hardware connections are not confirmed. Partial unverified image incomplete. Grading as routine on visually accessible areas; recommend standard cleaning prior to listing photographs.

Safety/Compliance: No visible hazards but incomplete view; confirm in person.

Marketability & Asset Impact: Listing asset if confirmed full integrity.

Next Action: Confirm condition not fully visible; clean prior to professional photos.

Material: Porcelain or acrylic (tub), ceramic tile (surround) Damage: Low

Safety Risk: None Priority: Routine

Grab Bar And Toilet Area (Presentation Highlights)

GREEN

Wall-mounted grab bar securely affixed next to toilet, visually stable and properly aligned as an accessible feature. Enhances buyer perception for safety/accessibility; should be leveraged as a selling point in listing materials. Toilet is unobstructed, and appearance is consistent with residential market standards.

Safety/Compliance: Accessibility highlight; no finish flaws visible.

Marketability & Asset Impact: Listing strength for accessibility.

Next Action: Emphasize in marketing description.

Material: Metal (grab bar), ceramic (toilet) Damage: Low

Safety Risk: None Priority: Routine

Wall Surfaces (Condition Notes)

GREEN

Ceramic tile wall surfaces surrounding wet areas, painted drywall elsewhere; no visible cracks, holes, or moisture staining. Standard cosmetic preparation recommended (wipe down tile, address minor smudges) for optimal photo presentation. No evidence of major repairs or wall defects.

Safety/Compliance: All surfaces stable and compliant.

Marketability & Asset Impact: Listing positive; only cleaning required.

Next Action: Standard cleaning before photography.

Material: Ceramic tile, painted drywall Damage: Low

Safety Risk: None Priority: Routine

Window (Key Disclosures)

YELLOW

Single window present with visible frame and sill partially obscured by curtains; full window surface and frame condition not completely visible. No obvious fogging, cracks, or missing elements apparent, but complete inspection of window and egress function cannot be confirmed. Partial unverified image incomplete. Seller should confirm window operability and frame condition prior to listing.

Safety/Compliance: Egress and frame status unverified; no hazards visible.

Marketability & Asset Impact: Listing quality; confirm before photos.

Next Action: Inspect fully and ensure functionality; disclose if defect found.

Material: Wood or vinyl (frame), glass (window) Damage: Low

Safety Risk: Low Priority: Routine

Ceiling (Condition Notes)

GREEN

Painted drywall ceiling; no visible staining, sagging, or cracks in the field of view. Represents standard condition with no concerns for marketability. Verify during listing walkthrough for any signs of previous moisture intrusion not visible in this image.

Safety/Compliance: Compliant; no ceiling hazards.

Marketability & Asset Impact: No visible issues; listing ready.

Next Action: Surface cleaning, verify during walkthrough.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine



Tub Faucet And Handles (Condition Notes)

YELLOW

Chrome-plated tub faucet and three matching control handles are mounted on ceramic tile; all accessible surfaces appear free of corrosion, significant mineral buildup, or finish loss; handles and faucet surface show minor water spots but no visible damage; this is a routine cosmetic prep item to polish hardware for best photographic presentation. No missing parts or apparent leaks visible. Condition does not block listing or typical financing; recommend routine cleaning for market photos. No disclosure needs or inspection risks indicated by visible surfaces.

Safety/Compliance: All parts present, surface cosmetic only.

Marketability & Asset Impact: Polished hardware improves photography and buyer impression.

Next Action: Clean/polish before photos.

Material: Chrome, Ceramic Damage: Low

Safety Risk: None Priority: Routine

Wall Tile Surround (Presentation Highlights)

GREEN

Ceramic tile tub surround with marbleized pattern; grout appears intact with no obvious mold, cracks, or missing sections; tile surfaces are free of discoloration or visible water damage; this is a marketable feature that enhances listing photographs and buyer first impressions. No correction or disclosure needed based on visible surfaces. No inspection or appraisal concern from current visual condition.

Safety/Compliance: Meets visual safety/appraisal threshold.

Marketability & Asset Impact: Strong asset for listing; clean and stable finish.

Next Action: Feature as strength in marketing.

Material: Ceramic tile Damage: Low

Safety Risk: None Priority: Routine

Grab Bar (Good to Go)

GREEN

Sturdy-appearing grab bar installed horizontally on back tile wall, no visible rust, looseness, or installation flaws; location presents positive accessibility feature for buyers; visually enhances appeal to those seeking safety or universal design elements. No action or disclosure needed if stability is confirmed during walkthrough.

Safety/Compliance: Appears properly installed; verification recommended.

Marketability & Asset Impact: Strong asset to highlight accessibility.

Next Action: Promote in listing material.

Material: Metal (likely powder-coated or stainless steel) Damage: Low

Safety Risk: None Priority: Routine

Bathtub Basin (Condition Notes)

GREEN

Porcelain or enameled tub basin is free of visible chips, cracks, or staining; drain and overflow hardware intact and free of corrosion; nothing visually impeding use or detracting from appraisal/photos; recommend standard deep cleaning for optimal showing, but no disclosure or repair needed based on visible condition.

Safety/Compliance: Stable surface, compliant.

Marketability & Asset Impact: Clean appearance boosts buyer confidence.

Next Action: Clean before photos/showings.

Material: Enameled steel or cast iron Damage: Low

Safety Risk: None Priority: Routine



Bathtub And Surround (Condition Notes)

GREEN

Acrylic or fiberglass bathtub with tile surround; no visible cracks, chips, or stains on tub basin or tile; no visible mold, mildew, or water damage to caulking or grout; fixtures and surfaces appear clean, with surrounding tile intact and securely mounted; routine cosmetic upkeep supports buyer perception of cleanliness and upkeep; no visible safety or disclosure issues for listing; surface condition favorable for showings and photography, enhancing first impression.

Safety/Compliance: No evidence of leaks, damage, or code issues; no action needed.

Marketability & Asset Impact: Fresh appearance and intact tile improve listing strength and appraisal readiness.

Next Action: Highlight as positive feature in listing materials; ensure routine cleaning before photography.

Material: Acrylic or fiberglass tub with ceramic tile surround Damage: Low

Safety Risk: None Priority: Routine

Tub Fixtures (Presentation Highlights)

GREEN

Chrome-finished tub spout and handles; all fixture components visibly present and free of corrosion or major wear; handles and spout appear clean with minimal surface marks; no visible leaks or calcification; fixtures are an enhancement for photography and buyer confidence, supporting positive listing presentation; routine polish or cleaning may further improve photo readiness.

Safety/Compliance: No visible defect or risk; all parts present and installed.

Marketability & Asset Impact: Presentable as is; intact hardware boosts buyer confidence; listing highlight.

Next Action: Routine polish for optimal photos; no repair or disclosure required.

Material: Chrome-finished metal Damage: Low

Safety Risk: None Priority: Routine

Tile Surround (Good To Go)

GREEN

Ceramic tile walls and deck around tub with grout intact and surfaces clean; no visible cracks, missing tiles, or discoloration; grout lines appear sealed and free from water staining or mildew; strong visual impact for showings and photography; requires only routine cleaning to optimize listing appeal.

Safety/Compliance: No observed defects, damage, or code concerns.

Marketability & Asset Impact: Strong highlight for listing and photos.

Next Action: Emphasize in listing; routine wipe-down prior to photo session.

Material: Ceramic tile Damage: Low

Safety Risk: None Priority: Routine



Ceramic Tile Wall (Condition Notes)

GREEN

Central wall above bathtub featuring ceramic tiles in a marbled white/yellow pattern; tiles appear intact with no visible cracking, chipping, or grout deterioration; no staining or evidence of water intrusion is visible. Surface condition supports positive buyer perceptions of bathroom cleanliness and upkeep. Item represents routine cosmetic prep only, with no disclosure or correction required prior to listing. Stable appearance supports appraisal confidence for habitability and market readiness.

Safety/Compliance: All standards met; stable tile wall.

Marketability & Asset Impact: Clean, intact walls are a marketable feature.

Next Action: Clean for optimal showing; no repair/disclosure needed.

Material: Ceramic tile Damage: Low

Safety Risk: None Priority: Routine

Grab Bar (Presentation Highlights)

GREEN

Mounted horizontal metal grab bar above bathtub; finish appears clean, free of visible corrosion or damage; endcaps and attachment points are flush and consistent with installation for stability. No signs of wear, looseness, or unsafe conditions noted. Grab bar provides a safety feature attractive to buyers seeking accessibility, and can be leveraged as a selling point in listing presentation without modification or disclosure.

Safety/Compliance: Accessibility upgrade; installation appears proper/stable.

Marketability & Asset Impact: Accessible feature, positive appraisal signal.

Next Action: Highlight in listing material.

Material: Metal (likely steel or aluminum with painted or powder-coated surface) Damage: Low

Safety Risk: None Priority: Routine

Soap Dish (Condition Notes)

YELLOW

Integrated ceramic soap dish inset into tile above bathtub; appears securely attached and free from breakage or visible grout issues; some minor surface discoloration or residue consistent with use but does not present as significant wear. Consider a detailed cleaning before photography to enhance photo appeal, but no correction or disclosure required before listing. Item is routine and non-blocking for showings or appraisals.

Safety/Compliance: No hazard; secure installation.

Marketability & Asset Impact: Minor cleaning improves photo appeal, non-blocking.

Next Action: Clean for listing photos.

Material: Ceramic Damage: Low

Safety Risk: None Priority: Routine

A photograph showing exposed copper and brass pipes behind a partially removed drywall panel. The pipes are soldered together at joints, and the drywall has jagged edges and a broken surface. The pipes are visible against a light-colored wall.

Exposed Plumbing And Wall Cavity (Key Disclosures)

RED

Visible wall cavity behind plumbing; drywall is partially removed with surrounding jagged edges and broken drywall surface; copper and brass water pipes exposed and several pipe joints show areas of oxidation and surface residue, but no active water present; pipe insulation not visible; exposed section may raise buyer concerns about recent plumbing work, concealed repairs, or leak history. The exposed state is a significant marketability risk due to unfinished appearance; this should be either professionally closed and finished before listing photography/showings or formally disclosed in listing, as buyers and appraisers may flag as a potential prior water or infrastructure issue. High potential for inspection objections and a likely financing and appraisal disclosure requirement unless fully repaired.

Safety/Compliance: Moderate risk for code/insurance/appraisal; visible unfinished work seen as an inspection flag.

Marketability & Asset Impact: Visibly incomplete work likely to prompt negotiation/concession, delays time-to-close, and may impact appraised value.

Next Action: Professional repairs required before listing (blocker); must disclose if left unrepaired.

Material: Copper and brass piping, drywall **Damage:** High

Safety Risk: Moderate **Priority:** Urgent

Subfloor Finish Below Plumbing (Condition Notes)

ORANGE

Directly beneath plumbing, wood subfloor is exposed with some dirt and minor surface staining; plywood shows no visible warping or major cracking but is unfinished and creates a temporary, patchwork look; adjacent laminate or wood flooring transition is abrupt and may diminish perceived quality. This unfinished flooring will impact listing photography and first impressions; while not an immediate safety concern, it is a cosmetic issue that suggests incomplete renovation or repair work best addressed before showings or photography to maximize perceived value, though not a likely appraisal blocker.

Safety/Compliance: No immediate risk, but unfinished flooring signals incomplete work.

Marketability & Asset Impact: Cosmetic negative; may raise buyer question about past water damage.

Next Action: Patch/cover before showings/photos; disclose if left incomplete.

Material: Plywood **Damage:** Medium

Safety Risk: Low **Priority:** Priority

Base Trim And Framing (Condition Notes)

YELLOW

Visible wood trim framing the area shows surface scratches, minor discoloration, and signs of recent removal or disturbance (e.g., screw holes, uneven edges). Structural integrity appears unaffected, but the presentation is poor for marketing images and undermines the sense of completed work. Recommended for minor cosmetic repair and reinstallation before photos or showings to support marketability; not an appraisal or safety concern but may prompt buyer questions if left unaddressed.

Safety/Compliance: Not a hazard; stable trim.

Marketability & Asset Impact: Cosmetic trim issues decrease listing value perception.

Next Action: Touch-up/paint before listing.

Material: Wood **Damage:** Low

Safety Risk: None **Priority:** Routine

A photograph of a white, double-gang light switch assembly mounted on a wall above a tiled backsplash. The switch plate is standard white plastic with two individual switch covers. A white towel ring is mounted on the wall to the right of the switch.

Light Switch Assembly (Condition Notes)

YELLOW

Dual light switch with standard white plastic cover plate installed above tile wainscoting; screws and switches are present and intact; no visible cracks, discoloration, missing parts, or exposed wiring. The surface material and installation appear undamaged, presenting as clean and neutral for listing photography. Minor dust present on switch plate, recommended to clean prior to photography for best visual presentation. No evidence of surface damage or installer defect visible. Routine cosmetic prep item that does not represent a listing or appraisal barrier but improves buyer first impression.

Safety/Compliance: Installed, covered, no exposed wiring.

Marketability & Asset Impact: Minor dust only detracts from photos.

Next Action: Clean switch plate for maximum ready appeal.

Material: Plastic (cover plate), Metal (switch screws) Damage: Low

Safety Risk: None Priority: Routine

Ceramic Tile Wainscoting (Good to Go)

GREEN

Bathroom ceramic tile wainscoting with a marbled pattern in light neutral tones; all visible tiles are intact with no cracks, chips, stains, or missing grout. Surface condition supports a clean, well-maintained appearance for listing photography and buyer perception. Presents as a listing-ready finish requiring no corrective action.

Safety/Compliance: No evidence of hazard or incomplete work.

Marketability & Asset Impact: Listing-ready; enhances bathroom visual impression.

Next Action: Highlight in photos and listing.

Material: Ceramic tile Damage: Low

Safety Risk: None Priority: Routine

Wall-mounted Towel Ring (Good to Go)

GREEN

White ceramic wall-mounted towel ring installed on tiled backsplash; shows no evidence of looseness, cracks, discoloration, or mounting failure. The fixture is visually aligned and securely attached, supporting positive buyer perception of bathroom upkeep and readiness. No action needed before listing.

Safety/Compliance: Stable installation; no issue.

Marketability & Asset Impact: Listing highlight; turnkey visual.

Next Action: Leave as is, leverage in listing images.

Material: Ceramic (mount), Plastic (ring) Damage: Low

Safety Risk: None Priority: Routine



Wall Tile (Condition Notes)

GREEN

Bathroom ceramic wall tile with a light marbled pattern; surfaces appear intact, with no visible chips, cracks, or missing grout; grout lines show typical light wear but are continuous and unbroken, supporting a well-maintained appearance; material and condition support listing readiness with no immediate need for correction or disclosure; routine cosmetic prep could further enhance photo presentation but not required for code, appraisal, or buyer confidence.

Safety/Compliance: No hazard; surface finish.

Marketability & Asset Impact: Listing-ready wall finish.

Next Action: Routine wipe down recommended.

Material: Ceramic tile Damage: Low

Safety Risk: None Priority: Routine

Wall-mounted Grab Bar (Presentation Highlights)

GREEN

White metal or composite safety grab bar securely fastened to bathroom wall tile; no evidence of visible rust, corrosion, or looseness at mounting points; clean finish enhances accessibility features for potential buyers and supports positive appraisal for universal design; condition is a listing strength that may be leveraged as a selling point for accessibility and safety; no action required before photography or showings.

Safety/Compliance: No safety/insurance concern; promote as accessibility feature.

Marketability & Asset Impact: Enhance listing with universal design features.

Next Action: Feature in marketing; no correction required.

Material: Metal or composite Damage: Low

Safety Risk: None Priority: Routine

Toilet Paper Holder (Condition Notes)

GREEN

Wall-mounted ceramic toilet paper holder appears clean and intact; no chips, cracks, or visible damage to ceramic or mounting area; enhances appearance and functionality of bath; minor routine cleaning may improve presentation but no material impact on appraisal, code, or buyer confidence; no repair or disclosure required.

Safety/Compliance: Secure; non-issue for inspection.

Marketability & Asset Impact: Minor cosmetic benefit for listing photos.

Next Action: Routine cleaning prior to photo session.

Material: Ceramic Damage: Low

Safety Risk: None Priority: Routine



Ceramic Tile Floor (Key Disclosures)

ORANGE

White ceramic tile flooring visible around the toilet area; multiple pronounced cracks, especially in tiles directly in front of and to the side of the toilet, are clearly visible and distinct; no visible staining or water damage in the photographed area, but cracks present a risk for further deterioration, moisture ingress, and negative appraisal or inspection commentary. Cracking in bathroom tile is a priority disclosure and likely moderate capex, as it may require tile replacement for optimal buyer confidence. Correction prior to listing is advisable to maximize photo appeal, support positive appraisal, and minimize risk of buyer objections or concessions. If left unrepaired, disclose proactively and reflect in pricing strategy.

Safety/Compliance: Cracks visible but no evidence of instability.

Marketability & Asset Impact: Will detract from buyer confidence, appraised value if not addressed.

Next Action: Prioritize repair or thorough disclosure.

Material: Ceramic tile **Damage:** Medium

Safety Risk: Low **Priority:** Priority

Toilet (Condition Notes)

GREEN

White porcelain toilet and tank; no visible chips, stains, leaks, or corrosion on the toilet body, tank, or exposed supply lines; area around toilet base appears clean, and mounting hardware is present; no visible signs of instability or prior repairs at the tank or bowl. Current condition presents no immediate maintenance or disclosure items for pre-listing preparation. Represents satisfactory surface appearance for photography and showings.

Safety/Compliance: Secure; compliant installation visually.

Marketability & Asset Impact: Routine asset in listing; no risk.

Next Action: Wipe clean for showing; no repairs or disclosure needed.

Material: Porcelain **Damage:** Low

Safety Risk: None **Priority:** Routine

Tile Wainscot Wall (Presentation Highlights)

GREEN

Glazed ceramic wall tiles extending above the toilet and along the side wall; no visible damage, cracks, stains, or missing grout; presents a continuous and well-maintained surface; enhanced by light coloration for market presentation. Higher-grade finish for a secondary bathroom and photo-ready asset as is.

Safety/Compliance: All standards met; well-installed.

Marketability & Asset Impact: Highlight for property; positive appraiser/buyer impression.

Next Action: Market as a quality feature.

Material: Glazed ceramic tile **Damage:** Low

Safety Risk: None **Priority:** Routine



Shower Head And Hose (Condition Notes)

GREEN

Metallic shower head and flexible hose mounted on a tiled shower wall; both appear intact and free of visible mineral buildup, rust, or surface staining; no visible cracks, dents, or significant wear on materials; all mounting points and hose connections appear secure and flush to the wall, with no apparent leaks or water damage on adjacent tile. This presents as a routine cosmetic prep item, supporting a clean, well-maintained look for marketing photos, and requires no immediate correction or disclosure. Minor cleaning may enhance shine for showings, but there are no visible inspection or appraisal risks.

Safety/Compliance: No evidence of hazards or malfunction.

Marketability & Asset Impact: Clean presentation; listing asset.

Next Action: Polish if desired for optimal presentation; no correction or disclosure required.

Material: Metal/plastic composite Damage: Low

Safety Risk: None Priority: Routine

Shower Wall Tile (Presentation Highlights)

GREEN

Glossy ceramic shower wall tiles with a subtle marble pattern; grout lines appear consistently intact and free of visible cracking, mold, or staining; no missing, chipped, or broken tiles observed in the frame. The tile surface is clean and presents well for listing photography; this is a positive presentation factor enhancing perceived bathroom upkeep and ready for showings. No visible issues requiring disclosure, repair, or impacting marketability.

Safety/Compliance: Compliant condition; no action required.

Marketability & Asset Impact: Intact tile elevates bathroom appeal; promote as asset.

Next Action: Highlight in listing imagery.

Material: Ceramic tile Damage: Low

Safety Risk: None Priority: Routine

Sink Rim (Key Disclosures)

YELLOW

Bathroom sink with a visible chip located on the front edge of the rim; chip exposes underlying material and is visually noticeable; finish otherwise appears intact and clean. This is a cosmetic defect that may be apparent in listing photography and could raise minor buyer concerns about durability or upkeep. Routine repair (e.g., patch or filler) is recommended before photography/showings to improve presentation and reduce the risk of negative first impressions. Disclosure is best practice if left unaddressed but this is unlikely to affect appraisal or financing. Not a safety or function risk if corrected; presents as a routine maintenance item.

Safety/Compliance: No hazard; only finish affected.

Marketability & Asset Impact: Minor objection trigger if uncorrected; does not affect value if explained/disclosed.

Next Action: Patch prior to photos or include in disclosure.

Material: Porcelain or composite Damage: Low

Safety Risk: None Priority: Routine





Ceramic Floor Tile (Key Disclosures)

ORANGE

Ceramic tile flooring in a grid pattern; several tiles display visible hairline cracks and surface fissures, especially in the center and lower part of the image. Grout appears intact and no missing sections are visible. The cracked areas are visually distinct and may catch a buyer's attention during showings or photography, potentially impacting initial impressions of upkeep. These are routine cosmetic prep items for listing but may become inspection negotiating points; cracked tiles are not typically considered a major capital expense but could raise concerns for some buyers about durability or possible underlying movement (disclosure required if asked). Recommend repairing or replacing cracked tiles for best visual impact or disclosing them to minimize post-inspection negotiation risk. No tripping hazards observed, and tiles are flush with one another, supporting stable egress.

Safety/Compliance: Cosmetic risk only; not a tripping hazard.

Marketability & Asset Impact: High visibility; objection risk; minor impact on appraised value unless widespread.

Next Action: Repair or disclose before MLS/live listing; prioritize for market prep.

Material: Ceramic tile Damage: Medium

Safety Risk: Low Priority: Priority



Ceramic Floor Tile (Key Disclosures) ORANGE

White ceramic floor tiles adjacent to the toilet; several visible cracks radiating from grout lines surrounding the toilet base, and one tile shows a pronounced crack extending largely across its surface. Grout at the base of the toilet and in other areas displays visible discoloration and minor separation. The condition represents moderate to high cosmetic wear, with the cracks likely to be prominent in listing photographs and during showings. This may raise buyer concern regarding maintenance history and potential underlying support issues; visible cracks require correction or disclosure prior to listing to avoid negative appraisal or inspection outcomes. Item is a medium-cost flooring repair (CapEx possible) and, if not addressed, should be disclosed per standard listing practice.

Safety/Compliance: Tripping risk is low, but cracks signal repair needs.

Marketability & Asset Impact: Buyer objection likely; prompt negotiation if not disclosed upfront.

Next Action: Repair/replace cracked tiles before MLS listing or formally disclose in listing.

Material: Ceramic tile Damage: Medium

Safety Risk: Low Priority: Priority

ROOM 10: HALLWAY REPORT

OVERALL ASSESSMENT

Overall Grade**Green**

No Red or Orange grade items observed in visible features throughout the hallway. Features including wall surfaces, flooring, light fixtures, smoke detectors, and thermostat generally present in clean, stable, and listing-ready visual condition. The only items requiring attention are routine cosmetic prep concerns (cabinet and drywall patching), with one ceiling crack that should be prioritized for correction or disclosure. No safety, code, or major system blockers found.

Safety/Compliance: No evidence of open hazards, code violations, or urgent repair needs in inspected images; smoke detectors and fixtures meet visual compliance for insurance and appraisal.

Marketability & Asset Impact: Ready for photography and showings; cosmetic touch-ups on wall/cabinet or minor drywall repair will further support appraisal, buyer confidence, and time-to-close. Correction of the visible ceiling crack should be prioritized to reduce buyer objections and inspection risk.

Next Action: Address cosmetic patchwork around mounted devices and the built-in cabinet; repair or disclose ceiling crack before MLS upload. Proceed with routine cleaning for optimal photo appeal.

Cosmetic Grade**Yellow**

Overall cosmetic condition is positive, requiring routine interventions. The only elevated cosmetic item is a significant ceiling crack in one area, which must be repaired or disclosed due to moderate impact on buyer and inspector perception. Exposed/unfinished drywall patch, and surface soil on built-in shelving, represent typical staging prep issues and can be addressed quickly. No large stains, paint failures, or heavy wear visible.

Safety/Compliance: Cosmetic issues, not safety-driven.

Marketability & Asset Impact: Proper attention (cleaning, touch-up, drywall blending, ceiling repair) will maximize showing performance and minimize low-value objections or buyer concessions.

Next Action: Clean, repair, and repaint noted items prior to listing photos; disclose ceiling crack if not repaired.

Non-Cosmetic Grade**Green**

Permanent systems and safety-critical components (thermostat, smoke detectors, electrical fixtures) appear present, properly mounted, and free of visible defects or safety exposures. No observable code violations, functional impairments, or urgent pre-listing blockers. All non-cosmetic features support smooth appraisal, buyer assurance, and insurability routine verification (such as smoke alarm testing) recommended but no visible deficiencies found.

Safety/Compliance: Meets typical listing and review criteria; supports buyer, insurance, and appraiser requirements.

Marketability & Asset Impact: Reliable, intact systems presentation reduces risk of pre-closing delays or renegotiations; positive selling point for marketing.

Next Action: Optional verification of smoke detector battery/code compliance prior to listing.

KEY AREAS - INTERIOR

All visible interior surfaces including floors, walls, ceilings, fixtures, and built-ins generally present in ready condition, with minor prep/repair needed. A visible ceiling crack and one unfinished drywall patch should be prioritized for full cosmetic repair or disclosed. General cleanliness and uniformity are high, but minor soil/staining on built-in shelving and wall device areas are staging detractions if left unaddressed.

Safety/Compliance: No evidence of live hazards or urgent compliance issues.

Marketability & Asset Impact: Proper touch-up, cleaning, repainting, and ceiling repair will recover full photo and showing value, reduce buyer questions, and help avoid appraisal objections.

Next Action: Correct all cosmetic patches and clean shelving; repair or disclose ceiling crack before MLS.

DETAILED ASSESSMENTS



Floor (Presentation Highlights)

GREEN

Laminate or vinyl plank floor; surface uniform, free of stains, scratches, or lifting; transitions flush and aligned.

Safety/Compliance: No hazard, trip, or maintenance concerns present.

Marketability & Asset Impact: Strong visual presentation for listing; supports value and first impression.

Next Action: Present as listing asset.

Material: Laminate or vinyl plank Damage: Low

Safety Risk: None **Priority: Routine**

Smoke Detector (Key Disclosures)

GREEN

Ceiling-mounted smoke detector; intact, appropriately positioned, visually compliant.

Safety/Compliance: Supports code/insurance; presence should be highlighted, function to be verified.

Marketability & Asset Impact: Visual affirmation for buyer; reduces inspection/insurance objections.

Next Action: Confirm operation if possible.

Material: Plastic Damage: Low

Safety Risk: None **Priority: Routine**

Wall Surfaces (Condition Notes)

GREEN

Painted drywall, no staining or damage; finish appears uniform and clean.

Safety/Compliance: No maintenance or code items.

Marketability & Asset Impact: Listing strength for photography, reduces update/maintenance objections.

Next Action: Optionally touch up or clean for premium presentation.

Material: Painted drywall Damage: Low

Safety Risk: None **Priority: Routine**

Ceiling Light Fixture (Condition Notes)

GREEN

Ceiling fixture with globe cover, mounted flush, glass/metal components undamaged.

Safety/Compliance: No fire, electrical, or code exposure.

Marketability & Asset Impact: Good source of light and appealing hardware for showings; no intervention required.

Next Action: Optional cleaning for listing photos.

Material: Glass and metal Damage: Low

Safety Risk: None **Priority: Routine**

Wall Thermostat (Key Disclosures)

GREEN

Wall-mounted thermostat, no visible damage or missing parts, correctly located.

Safety/Compliance: No exposure or code items.

Marketability & Asset Impact: Supports system readiness, visible for buyer review.

Next Action: Highlight as a maintained feature.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine



Thermostat (Condition Notes)

GREEN

Wall-mounted digital thermostat; white plastic housing; no visible cracks, major damage, or residue; slight visual irregularity at top edge, minor and purely cosmetic.

Safety/Compliance: No hazards or inspection triggers; housing and wall are undamaged.

Marketability & Asset Impact: Supports buyer confidence; cosmetic issue extremely low impact; will not affect appraisal or finance.

Next Action: Optional minor adjustment for photography; no fix/disclosure required.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine

Wall Surface (Presentation Highlights)

GREEN

Painted drywall wall; warm yellow tone; finish smooth and unmarred; no cracks, stains, holes.

Safety/Compliance: No damage, stains, or code concerns.

Marketability & Asset Impact: Ready for photography and showing, positive first impression, supports appraisal.

Next Action: No actions needed.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine



Ceiling (Key Disclosures)

ORANGE

Diagonal crack visible in painted drywall ceiling; no stains or sagging, but crack is visually apparent and may prompt buyer/inspector concern for structure or prior movement.

Safety/Compliance: No sign of water or life safety issue; typical cosmetic or settlement crack.

Marketability & Asset Impact: Visible crack will impact photography, encourage buyer questions, and may trigger inspection or appraisal notes; possible negotiation point.

Next Action: High-priority cosmetic repair before listing photos/showings, or full disclosure with repair bid/pro assessment.

Material: Drywall (painted) Damage: Medium

Safety Risk: None Priority: Priority

Smoke Detector (Good to Go)

GREEN

Ceiling-mounted device with no visible defects; housing secure, indicator lights visible, no exposed wires or surface damage.

Safety/Compliance: Meets visual safety compliance; supports insurance and mortgage conditions.

Marketability & Asset Impact: Positive listing/inspection feature, increases buyer comfort.

Next Action: Highlight as compliance strength; no fix needed.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine



Ceiling (Condition Notes)

GREEN

Ceiling surface with uniform texture/paint; no cracks, stains or water evidence.

Safety/Compliance: No risks or inspection issues present.

Marketability & Asset Impact: Supports clean listing; no barriers to showing, finance, or appraisal.

Next Action: No action required.

Material: Painted drywall or plaster Damage: Low

Safety Risk: None Priority: Routine

Ceiling Light Fixture (Presentation Highlights)

GREEN

Flush-mount dome fixture with glass and dark metal; all components intact, finish consistent and undamaged.

Safety/Compliance: No hazard present.

Marketability & Asset Impact: Provides strong visual support for showings, appraisals, and photographs.

Next Action: No action required.

Material: Glass and metal Damage: Low

Safety Risk: None Priority: Routine



Wall-mounted Device (Key Disclosures) YELLOW

Wall-mounted device surrounded by exposed drywall/unpainted patchwork, with additional small mounting holes; device intact, wall finish incomplete.

Safety/Compliance: No wiring or safety faults visible, purely cosmetic disruption.

Marketability & Asset Impact: Negative impression if not patched; may signal deferred maintenance or subpar work to buyer/appraiser.

Next Action: Repair wall, blend/paint, and correct before marketing photos/showings.

Material: Plastic (device), Gypsum/drywall (wall) Damage: Medium

Safety Risk: None Priority: Routine

A white, circular ceiling-mounted smoke detector with a small circular vent on the left side. It is mounted on a plain, light-colored wall.

Smoke Detector (Presentation Highlights)

GREEN

Ceiling-mounted smoke detector; cover unbroken and properly installed.

Safety/Compliance: Supports safety/compliance review and insurance requirements; no exposed wiring, housing is visually secure.

Marketability & Asset Impact: Presentable for photographs/showings, signals good upkeep.

Next Action: Market as a selling point; confirm operability separately.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine

A built-in wooden cabinet with a dark wood finish and a visible grain. The cabinet has three open shelves. The door is open, showing the interior shelves and some dust. The door has a simple handle.

Built-in Wooden Cabinet (Condition Notes)

YELLOW

Built-in wood cabinet with open door; shelves show dust, surface stains, minor scuffs; no breaks or loose hardware.

Safety/Compliance: No functional or code issues, entirely cosmetic.

Marketability & Asset Impact: Visible soiling on shelves may deter buyers and downgrade photo appeal; may read as poor maintenance unless cleaned.

Next Action: Clean and touch up before photography and showings; disclose minor wear if not addressing.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

ROOM 11: LIVING ROOM REPORT

OVERALL ASSESSMENT

Overall Grade**Green**

Safety/Compliance: No visible code, safety, or inspection-related deficiencies detected across all images. No urgent repairs, code violations, or insurance blockers evident in any permanent feature or system.

Marketability & Asset Impact: Routine cosmetic touch-ups (wall patching, wood trim scuffs, window jamb finish) are low-cost/high-return opportunities but do not inhibit strong listing outcomes; mirrored walls and clean floors are marketable strengths. Confirm floor-level electrical outlet placement for disclosure, as this is a moderate risk for inspection attention but not immediately negative for listing photos. Overall asset perception is favorable for buyers, appraisers, and underwriters.

Next Action: Proceed to MLS photos with minimal corrections; prioritize paint touch-up on patched wall and window trim finish for optimal first impression. Disclose floor-level outlet per best practice. Highlight clean, modern surfaces and functional systems as pricing supports.

Cosmetic Grade**Yellow**

Safety/Compliance: No safety or code issues present; cosmetic-only items include patching/paint-mismatch, minor wood trim scuffs, unfinished window jamb.

Marketability & Asset Impact: Cosmetic correction of visible blemishes on walls and woodwork will modernize photos, boost buyer confidence, and support higher pricing. Absent corrections, may prompt minor price negotiation but not rejection or financing delays.

Next Action: Recommend low-cost paint and trim work before photos/showing; these are non-blocking but provide high impact on perceived value and speed to escrow.

Non-Cosmetic Grade**Green**

Safety/Compliance: No visible system, code, or structural deficiencies; all permanent fixtures (outlets, HVAC registers, vent covers, window hardware) are present, undamaged, and securely mounted in visible areas. No exposed wiring, missing covers, or signs of water intrusion/air leak.

Marketability & Asset Impact: Compliant, complete presentation of systems and built-ins signals care and readiness to buyers and appraisers, supporting strong showings and minimizing objection risk.

Next Action: No repairs or disclosures needed here; continue routine maintenance. If unseen systems exist elsewhere, evaluate for full disclosure.

KEY AREAS - INTERIOR

Safety/Compliance: All visible interior features flooring, painted walls, baseboards, electrical outlets, light fixtures, vent registers, windows, and mirrors show intact, secure installation and no sign of code/safety/insurance risks in exposed areas.

Marketability & Asset Impact: Fresh, clean interior presentation enhances showing appeal, supports professional photography, and affirms asset condition for buyers/appraisers. Highlight mirrored wall and flooring as visual strengths.

Next Action: Routine pre-show cleaning and touch-up recommended; no blockers to listing or appraising based on present evidence.

DETAILED ASSESSMENTS



Painted Wall (Condition Notes)

YELLOW

Safety/Compliance: No code, safety, or structural faults; visible cosmetic patching/paint mis-match.

Marketability & Asset Impact: Noticeable wall blemish could be a minor visual objection in photos/showings; touch-up will yield direct market benefit.

Next Action: Schedule painting prior to photos if expedient; non-blocking, but improves first impression.

Material: Drywall Damage: Low

Safety Risk: None Priority: Routine

Baseboard Trim (Good to Go)

GREEN

Safety/Compliance: Fully intact and visually stable; no tripping, splinter, or maintenance risk.

Marketability & Asset Impact: Well-finished baseboards align with care and positive buyer perception; no prep needed.

Next Action: Leave as-is for marketing.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Electrical Outlet (Presentation Highlights)

GREEN

Safety/Compliance: Outlet covers secure, aligned, with no missing screws or damage; no fire or code risk visible.

Marketability & Asset Impact: Positive for listing, signaling care and readiness; no work required.

Next Action: Retain condition; highlight readiness in feature list.

Material: Plastic/Metal Damage: Low

Safety Risk: None Priority: Routine

Hvac Register (Good to Go)

GREEN

Safety/Compliance: Grille appears stable, no rust or hazard.

Marketability & Asset Impact: Clean registers show system care and support a move-in-ready profile.

Next Action: Proceed to listing; spot clean if dusty for best effect in photography.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Laminate Flooring (Good to Go)

GREEN

Safety/Compliance: Seam alignment and clear surface foresee no trip, slip, or code concern.

Marketability & Asset Impact: Clean transitions support high-value photography; no action needed.

Next Action: Clean before showings for optimal effect, but listing as-is is supported.

Material: Laminate Damage: Low

Safety Risk: None Priority: Routine



Flooring (Condition Notes)

GREEN

Safety/Compliance: No buckling, gapping, or visible damage; smooth joints and clean finish.

Marketability & Asset Impact: Consistent, modern floor surface supports stronger list price and rapid buyer acceptance.

Next Action: Optional professional cleaning before photography.

Material: Laminate or hardwood Damage: Low

Safety Risk: None Priority: Routine

Wall Surfaces (Presentation Highlights)

GREEN

Safety/Compliance: No holes, cracks, or stains observed.

Marketability & Asset Impact: Clean, modern backdrop for photography and showings.

Next Action: Maintain for marketing; repaint only if updating color scheme.

Material: Painted drywall/plaster Damage: Low

Safety Risk: None Priority: Routine

Mirrored Wall Panels (Presentation Highlights)

GREEN

Safety/Compliance: No defects or detachment observed; mirrors mounted flush and clear.

Marketability & Asset Impact: Amplifies perceived space and light strong listing highlight.

Next Action: Clean mirrors for max sparkle in listing photos.

Material: Glass mirror Damage: Low

Safety Risk: None Priority: Routine

Window (Condition Notes)

GREEN

Safety/Compliance: Intact wood trim, no visible cracks or condensation; supports egress.

Marketability & Asset Impact: Listing-ready, does not require correction.

Next Action: Window treatments optional for staging, but physical condition is strong for listing.

Material: Glass with wood trim Damage: Low

Safety Risk: None Priority: Routine

Ceiling (Condition Notes)

GREEN

Safety/Compliance: No staining, cracks, or indications of moisture problems.

Marketability & Asset Impact: Clean, smooth ceiling supports quality listing image.

Next Action: Leave as is for ready marketing.

Material: Painted drywall/plaster Damage: Low

Safety Risk: None Priority: Routine



Electrical Outlet (Condition Notes)

GREEN

Safety/Compliance: Securely covered and aligned, with no damage or risk element; cord partially present does not impact outlet integrity.

Marketability & Asset Impact: Presentable as-is, but recommend moving cords for clearer listing photos.

Next Action: Routine cord management prior to photography; no correction required.

Material: Plastic cover plate; standard wall electrical outlet

Damage: Low

Safety Risk: None Priority: Routine

Wall And Base Trim (Condition Notes)

GREEN

Safety/Compliance: Stable, undamaged with no code or use issue.

Marketability & Asset Impact: Clean, straight, secure trim enhances buyer and appraiser impressions.

Next Action: Leave as-is; cleaning only as needed for best presentation.

Material: Painted drywall; wood baseboard

Damage: Low

Safety Risk: None Priority: Routine

Laminate Floor (Condition Notes)

GREEN

Safety/Compliance: Surface is flat, undamaged, and stable; no safety risk.

Marketability & Asset Impact: Visually supports strength and recent care; beneficial in buyer/inspector walkthroughs.

Next Action: Proceed as-is, consider cleaning only.

Material: Laminate wood plank

Damage: Low

Safety Risk: None Priority: Routine

Window (Partial Unverified Image Incomplete)

YELLOW

Safety/Compliance: Full sash, glaze, and lock features cannot be seen; cannot confirm egress, seal, or lock integrity. Unverified image incomplete.

Marketability & Asset Impact: Must not infer condition or operability; incomplete view should be addressed by full visual before listing.

Next Action: Mark condition as unverified in seller disclosure until full inspection can be documented.

Material: Wood sill (window frame unverified)

Damage: Low

Safety Risk: None Priority: Routine



Flooring (Condition Notes)

GREEN

Safety/Compliance: Clean, gap-free, and undamaged; smooth finish, no trip hazards.

Marketability & Asset Impact: Flooring supports positive value positioning, as no correction/disclosure is necessary.

Next Action: Mop prior to showings for highest effect.

Material: Laminate or engineered wood

Damage: Low

Safety Risk: None Priority: Routine

Wall (Condition Notes)

GREEN

Safety/Compliance: Uniform color, straight lines suggest maintained structure; no safety/code concern.

Marketability & Asset Impact: Clean, well-presented walls benefit marketing.

Next Action: Spot clean if required; no repair or disclosure indicated.

Material: Painted drywall Damage: Low

Safety Risk: None Priority: Routine

Mirror Wall (Presentation Highlights)

GREEN

Safety/Compliance: Floor-to-ceiling mirrors are intact and securely mounted, with no visible cracks or loose sections.

Marketability & Asset Impact: Strong positive visual, maximizes light and space listing photography/highlight.

Next Action: Spot clean surface pre-photo for clarity.

Material: Glass/mirror Damage: Low

Safety Risk: None Priority: Routine

Outlet Cover (Key Disclosures)

GREEN

Safety/Compliance: Cover is flush and undamaged. No exposed wiring.

Marketability & Asset Impact: Clean, low-maintenance perception; supports strong photos.

Next Action: No action; present in seller highlights.

Material: Plastic Damage: Low

Safety Risk: None Priority: Routine



Ceiling Surface (Condition Notes)

GREEN

Safety/Compliance: No stains, cracks, or sagging noted; painted surface presents as maintained without evidence of hidden water or structural issues.

Marketability & Asset Impact: Visually clean ceiling supports positive appraiser and buyer perception, reduces risk of 'hidden damage' objections.

Next Action: Proceed to listing photos; no correction or disclosure needed unless obstructions are present elsewhere.

Material: Painted drywall or plaster Damage: Low

Safety Risk: None Priority: Routine

Ceiling Light Fixture (Presentation Highlights)

GREEN

Safety/Compliance: Light fixture flush-mount, intact, and with no exposed wiring or missing parts.

Marketability & Asset Impact: Upkept lighting presents well, underlining move-in readiness in photos.

Next Action: Showcase as a working feature; no correction required.

Material: Glass and metal Damage: Low

Safety Risk: None Priority: Routine

Door Frame Trim (Condition Notes)

YELLOW

Safety/Compliance: No code or operational risks; minor surface scuffs only.

Marketability & Asset Impact: Edge/corner wear is a visible blemish in photos; touch-ups help maximize value and mitigate buyer perception of deferred upkeep.

Next Action: Advise routine prep and touch-up before MLS; non-blocking for disclosure, not a pricing anchor.

Material: Wood Damage: Low

Safety Risk: None Priority: Routine

Electrical Outlet (Key Disclosures)

ORANGE

Safety/Compliance: Outlet mounted at floor level in mirrored wall panel; cover is secure but placement may increase risk for accidental contact, especially for children or cleaning. Potential inspection/code focus.

Marketability & Asset Impact: If code-acceptable, present as is, but potential for inspection-related ask or minor buyer concern. Disclosure is recommended for transparency and insurance coverage.

Next Action: Disclose outlet location and verify safety compliance; correct if not code-compliant, otherwise note in property statement.

Material: Plastic cover, mirrored wall panel Damage: Low

Safety Risk: Moderate Priority: Priority

Wall Vent Register (Condition Notes)

GREEN

Safety/Compliance: Smooth, undamaged metal register; no cover gaps or sharp edges.

Marketability & Asset Impact: Clean and dust-free vent enhances listing photos and perceived care.

Next Action: Dusting as needed, else list as a presentation strength.

Material: Metal Damage: Low

Safety Risk: None Priority: Routine

Laminate Flooring (Presentation Highlights)

GREEN

Safety/Compliance: Even, secure, and defect-free plank installation; no surface hazards.

Marketability & Asset Impact: Trend-conscious, marketable surface positive for both pricing support and listing visuals.

Next Action: No action; spotlight in property description.

Material: Laminate wood Damage: Low

Safety Risk: None Priority: Routine



Vinyl Window (Condition Notes)

YELLOW

Safety/Compliance: Double-pane window, lock, and sash intact; visible surface is secure and undamaged. Minor dust and unfinished adjacent trim (wood) present.

Marketability & Asset Impact: Exposed wood/screw on adjoining trim is a minor negative; touch-up or painting will increase buyer confidence.

Next Action: Complete paint/finish on wood jamb before professional photography.

Material: Vinyl (window frame), Glass (pane), Unfinished Wood (adjacent trim) **Damage:** Low

Safety Risk: None **Priority:** Routine

Unfinished Wood Trim/jamb (Key Disclosures)

YELLOW

Safety/Compliance: Structurally secure, but unfinished surface and visible screw could spark buyer queries about completeness. No egress or code issue evident.

Marketability & Asset Impact: Unfinished look may signal incomplete projects or deferred maintenance. Low repair cost, high listing photo/market perception benefit.

Next Action: Paint/cap prior to listing photos or disclose in property notes as minor, cosmetic only.

Material: Wood **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.