PROPERTY CONDITION REPORT

[ADDRESS HIDDEN INTENTIONALLY]

Dec 08, 2025

by

Askitect

CONDITION OVERVIEW

FINE
No Major Concern

Items are functioning as intended. Minor cosmetic or age-related wear may exist but does not affect safety, operation, or habitability. No corrective action is recommended at this time other than normal upkeep.

Need Attention
Maintenance/Monitoring

Deficiencies noted that are not urgent but should be corrected or monitored. If left unaddressed, these conditions could lead to higher repair costs, reduced efficiency, or diminished property value.

Need Action Now
Significant Defect/Hazard

Defects or unsafe conditions that require prompt repair or replacement. These issues may impact structural integrity, safety, or habitability, and should be evaluated and corrected by qualified professionals without delay.

This report is a preliminary risk overview based on submitted photos and available information. It is not a full inspection and may not capture all existing or potential issues. Askitect's assessments are provided for informational purposes only and should not substitute for an in-person professional inspection. Buyers, sellers, and agents should use this information as a guide and pursue further evaluations when needed.

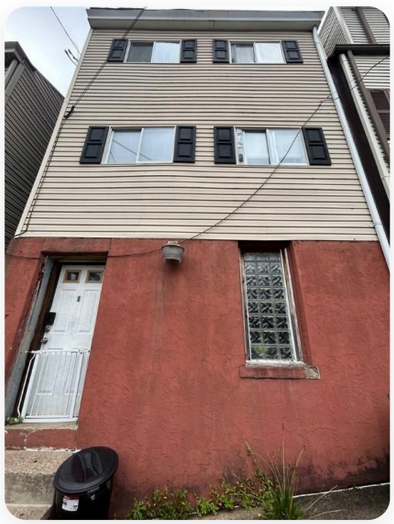
Next Steps

- Review categorized issues and their implications
- Prioritize items requiring immediate action
- Obtain repair quotes from licensed contractors
- Schedule follow-up inspections as needed
- Contact our team for additional guidance

Report reviewed for accuracy
by

Zuoda He Licensed Architect

Need Attention



Observation

The stucco exterior appears to be missing a visible weep screed (It's not completely clear if a weep screed is present). According to IRC R703.7.2.1, plaster wall systems such as stucco must terminate at least 4 inches above earth and 2 inches above paved surfaces, instead the stucco has been ran straight into the ground. The lower stucco finish shows vertical staining and possible biological growth near the base, suggesting moisture absorption. Stucco damage is also visible around windows, and the door frame appears deteriorated. The upper levels, clad in vinyl siding, appear generally intact.

Risks

Without a weep screed and proper ground clearance, stucco can absorb moisture through capillary action, potentially leading to concealed wood rot and structural damage. This condition indicates a common but improper installation practice. Correction can be costly and requires specialized skill, as it typically involves cutting the stucco higher and installing a proper weep screed. The staining near the base may indicate ongoing moisture intrusion, and the damaged door frame could continue to deteriorate if not addressed.

What to do next

Hire a qualified stucco contractor to verify the presence or absence of a weep screed and, if missing or improperly installed, to modify the system to meet the clearance requirements in IRC R703.7.2.1. Have the contractor also assess and repair the damaged door frame and any localized stucco or moisture-related issues at the entryway. Hire a qualified carpenter to address any doorway issues such as wood rot, etc.

Cost Estimate

Door Frame/Stucco Repair (Labor): 8 hours @ $75/hr

Weep screed installation (proper clearances), damaged stucco: $2500

Total Estimate: $3,000-$3,500

Need Attention

Observation

The existing handrail for the staircase is not continuous. Per IRC R311.7.8.4 (2021), at least one handrail must extend the full length of the flight, beginning directly above the top riser and ending directly above the lowest riser. Additionally, guards are missing along the open side of the stairs, which is required by IRC R312.1.1 (2021) for elevated walking surfaces that are open (subject to falling). The photo also suggests that electrical wiring or extension cords may be too close to the baseboard heater, posing a potential hazard.

Risks

Missing or incomplete handrails and guardrails present a serious fall hazard, particularly for children or older adults. Improperly routed electrical cords near a baseboard heater can overheat, melt, or short out, increasing the risk of electrical fire or damage to connected devices.

What to do next

Hire a qualified carpenter to install a continuous handrail along the full stair flight in accordance with IRC R311.7.8.4. Also, install guards along the open side of the stairs where an elevated walking surface exists, following IRC R312.1.1. Relocate or remove any electrical cords positioned near the baseboard heater to eliminate potential overheating or fire risk.

Cost Estimate

Install guardrails and handrails: $900-$1500

Need Attention

Observation

The bathroom outlet appears to have every receptacle in use, suggesting there may be an insufficient number of outlets for the space. It is also unclear whether this outlet is GFCI-protected, as required in bathrooms.

Risks

While the primary concern is convenience, an inadequate number of outlets can lead to overuse of extension cords or power strips, which increases the risk of electrical overload. If GFCI protection is not present, there is a heightened risk of electrical shock in this moisture-prone area.

What to do next

If additional outlets are needed, hire a licensed electrician to install them safely and in compliance with code. Verify that the existing outlet has GFCI protection; if not, have the electrician replace it with a GFCI outlet or install GFCI protection at the circuit level.

Estimated repair cost

Materials and labor: approximately $150–$350 per outlet, depending on accessibility and wiring conditions.

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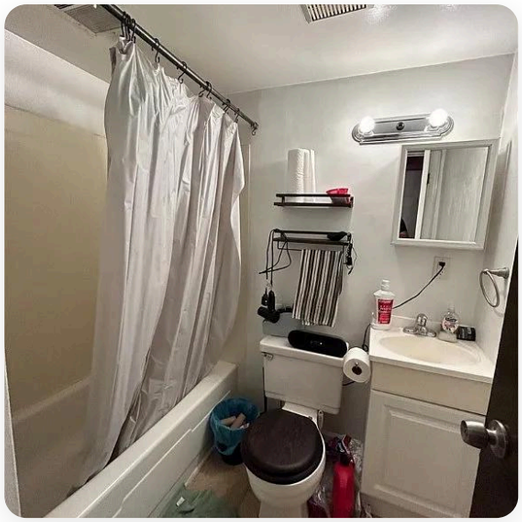


No major defects were detected from this photo

Need Attention

Observation

The finished attic includes sloped ceilings and walls finished with drywall or plaster. A white wooden guardrail protects an opening, but its height appears below code. Per IRC R312.1.2, guards must be at least 36 inches high in residential settings. Additionally, the handrail for the stairs does not extend fully to a point directly above the top riser, as required by IRC R311.7.8.4.

Risks

A guardrail that is too low poses a serious fall hazard and does not meet safety standards. Likewise, a handrail that stops short of the top riser increases the risk of slipping or losing balance, as users may not have a secure handhold for the last few steps.

What to do next

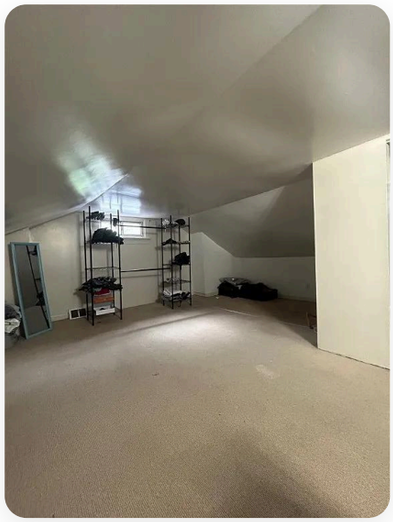
Confirm the guardrail height against local code requirements and replace or modify it to meet the 36-inch minimum. Extend the stair handrail so it terminates directly above the top riser in compliance with IRC R311.7.8.4.

Estimated repair cost

Scope includes modification or replacement of both the guardrail and handrail.
Guardrail modification (approx. 6 linear feet): $50/LF for materials + $75/hr labor.
Handrail modification: about $100 total.
Estimated materials: ~$400 (lumber, hardware, fasteners) + $200 additional supplies.
Labor: ~8 hours @ $75/hr = $600.
Extras (finish work, paint, disposal): ~$150.

Total estimated cost $1,000–$2,000 depending on accessibility and finish quality.

Need Attention



Observation

The window does not qualify as an emergency escape and rescue opening. According to IRC R310.1, every sleeping room and *habitable attic* must have an approved emergency escape and rescue opening. This space appears to be a habitable attic (possibly a conversion), so it must meet those requirements. IRC R310.2.3 specifies that the bottom of the clear opening cannot be more than 44 inches above the floor, and IRC R310.2.1 requires a minimum net clear opening of 5.7 square feet. Based on the photo, it's also unclear if the window meets the minimum width and height dimensions listed in R310.2.2.

Risks

A missing or undersized emergency escape and rescue opening poses a serious safety concern, as it could prevent occupants from escaping or rescuers from entering in an emergency. If no compliant opening exists, the attic may have been converted without proper permitting, which can also impact resale value and code compliance.

What to do next

Verify whether another compliant emergency escape and rescue opening exists in this space. If none is present, hire a qualified carpenter or window contractor to design and install a code-compliant egress window that meets all requirements of IRC Section R310.

Estimated repair cost

Installing an approved egress window or opening: $1,000–$4,000, depending on window size, framing modifications, and finish work.

Need Attention

Observation

A gray electrical service panel (breaker box) is surface-mounted on the wall of a habitable bedroom, positioned above a television near the head of the bed. Access to the panel is partially obstructed by furniture and electronic equipment. According to NEC 240.24(D), electrical panels should not be located near easily ignitable materials, and while panels are sometimes found in bedrooms, placement near bedding or combustible materials is discouraged. Additionally, NEC 110.26 requires a minimum of 36 inches of clear working space in front of the panel for safe access.

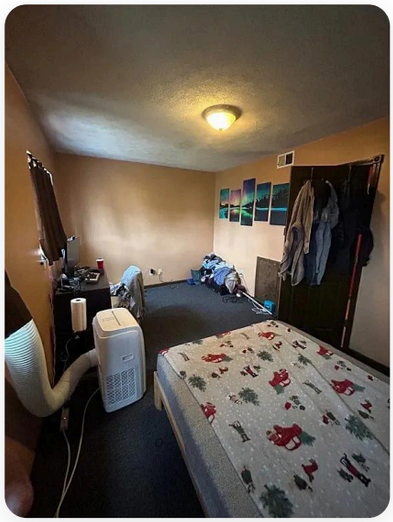
Risks

Improper panel placement and obstruction pose both safety and accessibility risks. Limited clearance can make it difficult to safely shut off power in an emergency or perform maintenance. Placement near combustible materials or electronics increases the risk of heat buildup or ignition in the event of electrical arcing or overheating.

What to do next

Ensure the panel has at least 36 inches of unobstructed clearance in front and 30 inches of width for safe access. Relocate any furniture or equipment blocking the area. If the panel’s location poses safety or code concerns, consult a licensed electrician to evaluate potential relocation or shielding options that meet NEC requirements.

Need Attention



Observation

A window air conditioning unit is present in this room, suggesting the central HVAC system may not be providing adequate cooling.

Risks

The need for a window unit typically indicates the central HVAC system is underperforming, improperly balanced, or not reaching this area effectively. This can lead to uneven temperatures, higher energy costs, and potential strain on the overall system.

What to do next

Have a licensed HVAC technician inspect the system to determine why this room is not being adequately cooled/heated. The technician should check for issues such as blocked ducts, improper zoning, undersized equipment, or insulation deficiencies. Correcting the root cause may eliminate the need for the window unit.

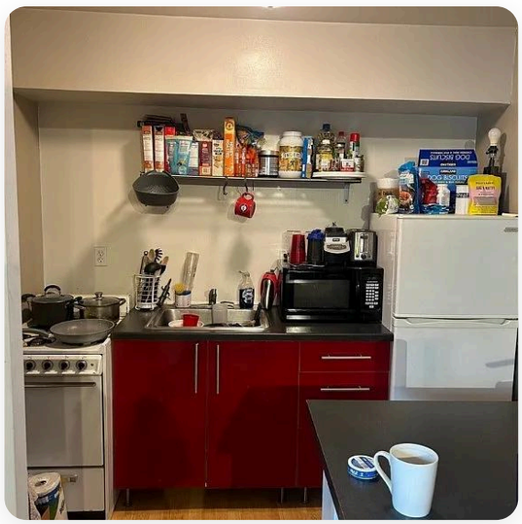
Estimated repair cost:

fix any central HVAC issues

$200-$400 depending on issues present

$5,000-$10,000 if new HVAC system is necessary

Need Attention



Observation

A GFCI outlet may be missing in the kitchen. According to NEC 210.8(A), all kitchen receptacles serving countertop surfaces must have ground-fault circuit interrupter (GFCI) protection.

Risks

Without GFCI protection, there is an increased risk of electric shock, especially in areas near sinks or other water sources. This condition is a safety hazard and a code violation that should be corrected promptly.

What to do next

Hire a licensed electrician to verify whether GFCI protection is present. If it’s missing, the electrician should replace the existing receptacle with a GFCI outlet or install GFCI protection at the breaker.

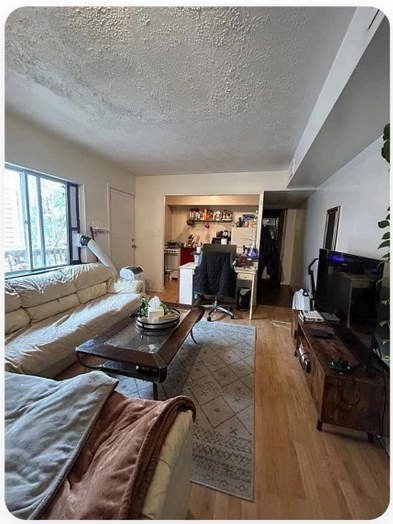
Estimated repair cost

Installing a GFCI outlet typically costs $150–$300, including materials and labor.

✔ Fine

No major issues observed

Need Attention



Observation

Popcorn ceiling texture is present. Homes built before the 1980s often used textured ceiling materials that may contain asbestos.

Risks

If asbestos is present and the ceiling is disturbed during maintenance or remodeling, microscopic asbestos fibers can become airborne and inhaled, posing serious long-term health risks, including lung disease and cancer. Undisturbed material is generally not hazardous, but any sanding, scraping, or drilling can release fibers.

What to do next

Do **not** disturb the ceiling. Contact a licensed asbestos abatement contractor to collect a sample and test it for asbestos content. If asbestos is confirmed, the contractor can provide safe removal or encapsulation options depending on the condition of the material.

Estimated repair cost

Testing: **$100–$300** per sample.

Professional asbestos removal or encapsulation: $2–$7 per square foot, depending on area size and accessibility.

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Estimated repair cost

Testing: $100–$300 per sample.

Professional asbestos removal or encapsulation: $2–$7 per square foot, depending on area size and accessibility.

Need Attention

Observation

The water heater is missing a required drain pan. According to IRC P2801.6, a drain pan must be installed under water heaters located in or above areas where leakage could cause damage (such as finished basements, attics, or interior rooms). The pan should be properly piped to a safe discharge location.

Risks

Without a drain pan, any leak or overflow from the water heater could cause significant water damage to floors, walls, or nearby finishes. Prolonged leakage can also lead to mold growth or structural deterioration.

What to do next

Hire a licensed plumber to install an appropriately sized metal or plastic drain pan beneath the water heater, with a drain line routed to an approved discharge location. If the heater must be lifted to install the pan, the plumber can also inspect for signs of corrosion or leakage.

Estimated repair cost

Installing a new drain pan and discharge piping typically costs $250–$600, depending on accessibility and the distance to a suitable drain location.

Fine

No major issues were detected from the photo

Need Attention

Observation

Visible staining, consistent with mold or mildew growth, is present along the vertical seams of the fiberglass or acrylic shower surround panels. The sealant or caulk appears deteriorated and discolored at the junction between the tub deck and the wall panels. The wall paint adjacent to the tub surround also shows signs of poor finish quality and potential moisture exposure near the floor.

Risks

Compromised sealant allows water penetration behind the shower surround, potentially leading to concealed mold growth and structural damage to wall framing. Continued mildew growth poses a sanitation concern and may degrade the appearance and integrity of the shower unit. Water intrusion at the floor level risks damage to the subfloor and adjacent wall materials.

What to do next

Thoroughly clean and treat all visible mold/mildew areas using appropriate fungicidal agents. Remove all deteriorated caulk and apply a fresh bead of mildew-resistant silicone sealant to all seams, ensuring a watertight barrier. Monitor the adjacent wall areas for signs of moisture intrusion or paint failure.

Estimated repair cost

Localized cleaning, sealant removal, and re-caulking of the tub surround.

Materials: (Mildew-resistant silicone caulk, cleaning supplies) $20 × 1 + $15 × 1

Labor: (1.5 hours @ $75/hr for cleaning and re-caulking)

Subtotal Materials: $35

Subtotal Labor: $112.50

Total Cost Range: $150–$250 (Assumes no hidden damage requiring panel removal or drywall repair.)

Need Attention

Observation

GFCI protection is missing in the kitchen. According to NEC 210.8(A), all kitchen receptacles serving countertop surfaces are required to have Ground-Fault Circuit Interrupter (GFCI) protection.

Risks

Without GFCI protection, there is an increased risk of electric shock, especially in areas near sinks or other water sources. This poses a significant safety hazard and is a violation of current electrical code standards.

What to do next

Hire a licensed electrician to install GFCI protection for all kitchen countertop outlets. This can be done either by replacing existing outlets with GFCI receptacles or by installing a GFCI breaker that protects the entire circuit.

Estimated repair cost

Installing GFCI outlets typically costs $150–$300 per outlet, depending on accessibility and existing wiring conditions.

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