Inspection Report

Provided by:

Baker & Baker, Inc. dba Elite Inspections Group

Inspector: Douglas Baker

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Jamesville, NC 27846

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Report Information

Client Information

Client Name	Ethan & Savannah Warren
Client Phone	252-341-3939 / 252-814-9917

Property Information

Approximate Year Built	2002
Approximate Square Footage	1904
Number of Bedroom	3
Number of Bath	2
Direction House Faces	North.

Inspection Information

Inspection Date	September 18, 2025
Inspection Time	9:00 a.m.
Weather Conditions	Partly Cloudy
Outside Temperature	68 Degrees
Price for Inspection	$400.00

WITHIN THE SCOPE OF THE INSPECTION
The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior: Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Widows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior: Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION
-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. -The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT
- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES
- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.
Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should

be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Exterior

2.2 Back Entrance Conditions (Safety)

The bottom step is in need of support. When stepped on the steps goes down due to a hole in the ground underneath the step. This is a potential trip / fall concern. Recommend further evaluation by a deck contractor or licensed general contractor for repair or replacement as necessary.

2.3 Exterior Wall Conditions (Repair)

Damaged siding was observed at the gable end . Due to conditions observed, further evidence may exist in areas not readily visible or accessible. Water penetration may have occurred. There is a hole in the vinyl siding that may be allowing water access behind the siding. This is a functional issue. Recommend evaluation, repair or replacement as necessary by a qualified siding contractor or licensed general contractor for function and safety

2.6 Faucet Conditions (Repair)

The hose faucets appeared to be in satisfactory condition at the time of the inspection. The hose faucet should be shut off prior to freezing temperatures. It is recommended to add a reinforcement to the pipe. At the current time the pipe is susceptible to breakage if impacted. This is a function and safety issue if the pipe is impacted and broken. Recommend further evaluation by a qualified or licensed plumber for repair or replacement as necessary for function and safety.

Interiors

7.4 Heat Source Conditions (Repair)

Low air volume / flow was noted. This is a functional concern. Recommend further evaluation by a qualified or licensed HVAC contractor.for proper function.

7.10 Smoke Detector Conditions (Safety)

A smoke detector was missing or removed at the dining room. Smoke detectors are a safety device and should be properly installed and operable at all times. Recommend further evaluation of all smoke detectors and CO2 detectors by a licensed alarm contractor for repair or replacement as necessary for proper function and safety.

Bedroom 1

8.7 Electrical Conditions (Safety)

Missing receptacle or switch covers were observed. This is a safety hazard. Recommend all outlets and switches have proper covers for safety. Recommend evaluation, repair and or replacement by a qualified individual or licensed electrician for proper function and safety.

Bedroom 2

9.6 Interior Door Conditions (Repair)

The doors stick at the doorframe at the top. This is a functional issue. Further evaluation, repair and or replacement by a qualified door installer or licensed general contractor for proper function and safety is recommended.

Bedroom 3

10.1 Wall Conditions (Repair)

The interior walls were damaged at the center point of the home. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

10.9 Smoke Detector Conditions (Safety)

Recommend all smoke detectors be evaluated, repaired and or replaced by a qualified alarm installation company as necessary for function and safety.

Bathroom 1

12.10 Counter - Cabinet Conditions (Repair)

The cabinet in bath was loose or damaged the shelf inside the cabinet is broken. This is a functional item. Recommend evaluation, repair, and or replacement as necessary by a qualified cabinet maker or licensed general contractor for proper function.

Bathroom 2

13.7 Electrical Conditions (Safety)

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended at countertop. This is a safety hazard. Recommend evaluation, repair, and or replacement as necessary by a qualified electrician or a licensed electrician for proper function and safety.

13.11 Sink Conditions (Repair)

The sink drain stopper did not operate or was missing in bath on either sink. This is a functional issue. Further evaluation repair and or replacement of this and all plumbing, by a qualified or licensed plumber is recommended for proper function.

1 Grounds

Grading

Grading Slope The site is flat.

1.1) Grading Conditions AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

Driveways - Sidewalks - Walkways

Driveway Material Gravel.

1.2) Driveway Conditions AS

The driveway appeared to be in serviceable condition at the time of the inspection.

2 Exterior

Front - Back Entrance

Front Entrance Type Uncovered Stoop

2.1) Front Entrance Conditions AS

Stoop appeared serviceable at the time of the inspection. There is vegetation growth in the crevices. Recommend power washing to remove debris.

Back Entrance Type Deck.

2.2) Back Entrance Conditions S

The bottom step is in need of support. When stepped on the steps goes down due to a hole in the ground underneath the step. This is a potential trip / fall concern. Recommend further evaluation by a deck contractor or licensed general contractor for repair or replacement as necessary.

Bottom step has no support in the center and goes down when stepped on.

Hole under step

Exterior Walls

Structure Type Wood frame.

Exterior Wall Covering The visible and accessible areas of the exterior siding material are vinyl.

2.3) Exterior Wall Conditions R

Damaged siding was observed at the gable end . Due to conditions observed, further evidence may exist in areas not readily visible or accessible. Water penetration may have occurred. There is a hole in the vinyl siding that may be allowing water access behind the siding. This is a functional issue. Recommend evaluation, repair or replacement as necessary by a qualified siding contractor or licensed general contractor for function and safety

Exterior Windows - Doors

Window Type Double Hung.

Window Material Aluminum.

2.4) Window Conditions AS

Exterior frame weathering and some deterioration was observed. Recommend repairs / maintenance as needed. Water penetration may have occurred.

2.5) Exterior Door Conditions AS

The door(s) appeared to be in serviceable condition at the time of the inspection.

Exterior Water Faucet(s)

Faucet Location South side of home.

2.6) Faucet Conditions R

The hose faucets appeared to be in satisfactory condition at the time of the inspection. The hose faucet should be shut off prior to freezing temperatures. It is recommended to add a reinforcement to the pipe. At the current time the pipe is susceptible to breakage if impacted. This is a function and safety issue if the pipe is impacted and broken. Recommend further evaluation by a qualified or licensed plumber for repair or replacement as necessary for function and safety.

3 Roofing

Roof Covering

Method of Inspection The roof was inspected by viewing with high power binoculars.

Roof Style Gable.

Roof Covering Material Metal.

Number of Layers One.

3.1) Roof Covering Condition AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

3.2) Flashing Conditions AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

3.3) Gutter & Downspout Conditions AS

Damaged downspouts were observed. The damage is mainly cosmetic and should be monitored to ensure additional damage does not occur.

Attic Area

Attic Access Master Bedroom.

Method of Inspection Viewed from ladder.

Roof Frame Type The roof framing is constructed with truss framing.

3.4) Attic Conditions AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

Attic Ventilation Type Soffit vents.

3.5) Attic Ventilation Conditions AS

The ventilation in the attic appeared to be adequate.

Attic Insulation Type Loose fill.

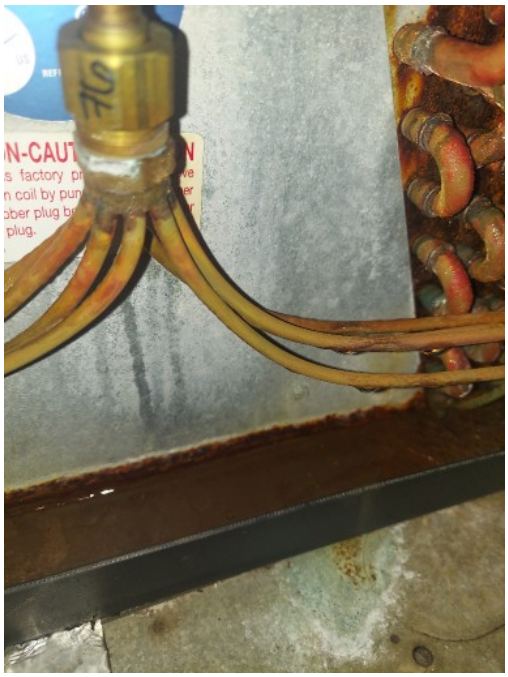
3.6) Attic Insulation Conditions AS

The attic has blown-in insulation. The approximate depth of the insulation is 6 +/- inches. Additional insulation should be considered at some point.

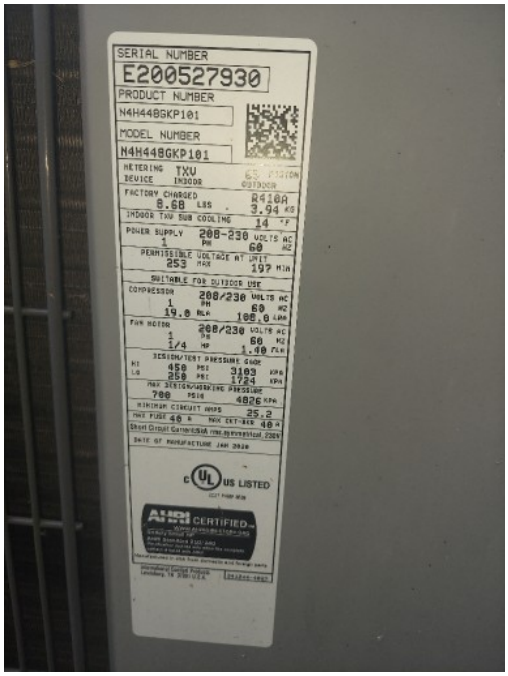
4 Heating - Air

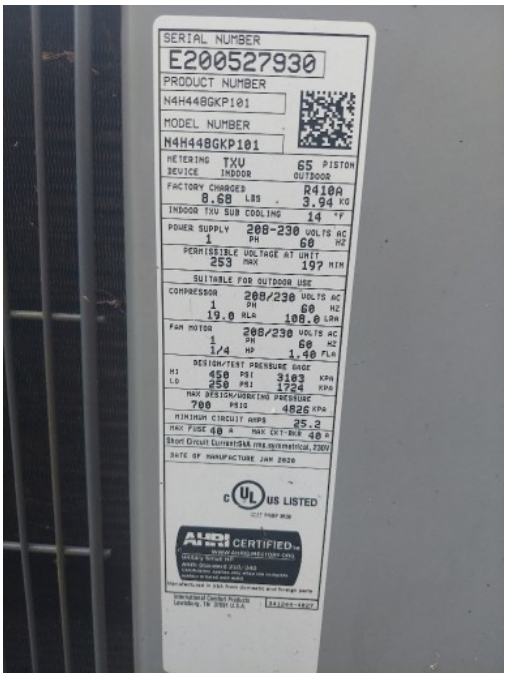
Heating

Location of Unit Hall closet.
Exterior.



Warer in pan





Model & Product Number: N4H448GKPI01 This is a 48,000 BTU (4-ton) heat pump from Nordyne (now Nortek Global HVAC), part of their N4H4 series, which typically features high-efficiency, R-410A systems.

Serial Number: E200527930 Indicates it was manufactured in May 2020 (based on Nordyne's serial format: E = 2020, 05 = May).

Heating Type Heat Pump.

Energy Source Electric.

4.1) Unit Conditions AS

The heating system was operational at time of inspection. This is not an indication of future operation or condition.

Distribution Type The visible areas of the heat distribution system is ductwork with registers. Ductwork, HVAC and dryer ductwork, can have a buildup of dirt and debris. Dirt and debris in the ductwork is a health and safety hazard. It is recommended that all ductwork be evaluated, repaired, or replaced as necessary by a qualified or licensed ductwork cleaning company for proper function and safety.

4.2) Distribution Conditions AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

4.3) Ventilation Conditions AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

4.4) Thermostat Condition AS

The normal operating controls appeared to be in normal working order at the time of inspection.

Air Condition - Cooling

Type of Cooling System Split system.

AC Unit Power 240V.

4.5) AC Unit Conditions AS

Appears to be in normal working order at the time of inspection.

5 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

Electrical Service Material Aluminum.

Number of Conductors Three.

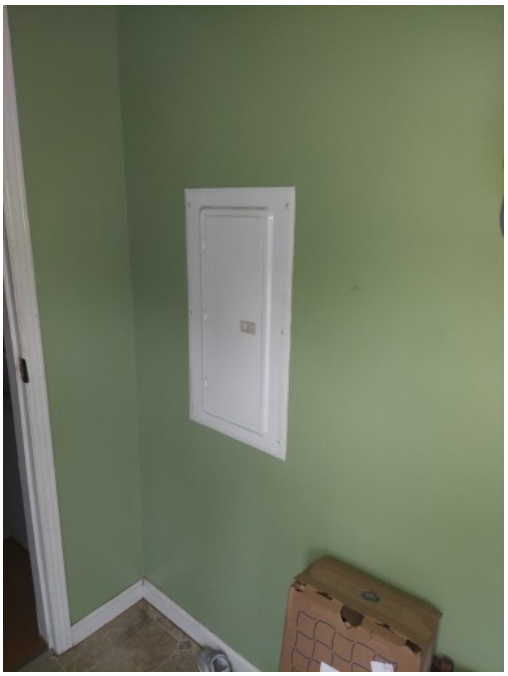
5.1) Electrical Service Conditions AS

The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

Main Disconnect Location At Pole.

Electric Panel Location The main electric panel is located at the laundry area.

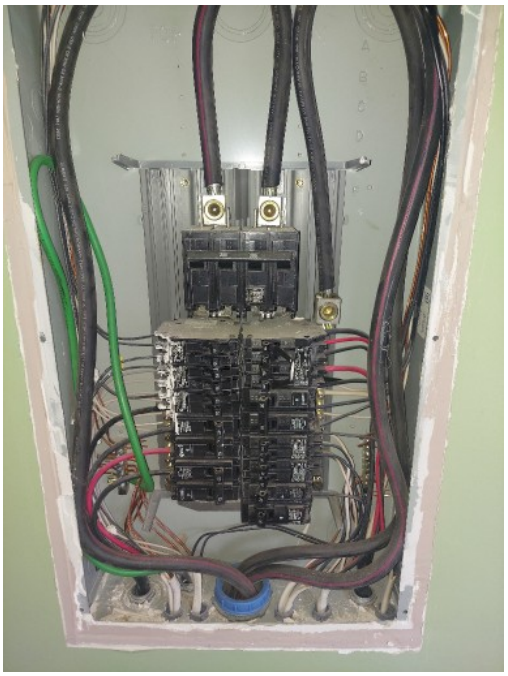


Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 200 amps.

Circuit Protection Type Breakers.

5.2) Wiring Methods AS

The main power cable is aluminum. The branch cables are copper.



5.3) Electrical Panel Conditions AS

The main panel appeared to be in serviceable condition at the time of the inspection.

6 Plumbing

Water Main Line

Main Shutoff Location The main shutoff was never located.

Main Line Material The visible material of the main line / pipe appears to be plastic.

6.1) Main Line & Valve Conditions AS

The main shut off valve had corrosion observed. This may indicate possible leakage and needs further evaluation by the Water Company or a licensed plumber.

Water Supply Lines

Supply Line Material The visible material used for the supply lines is plastic.

6.2) Supply Line Conditions AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are plastic.

6.3) Drain Line Conditions AS

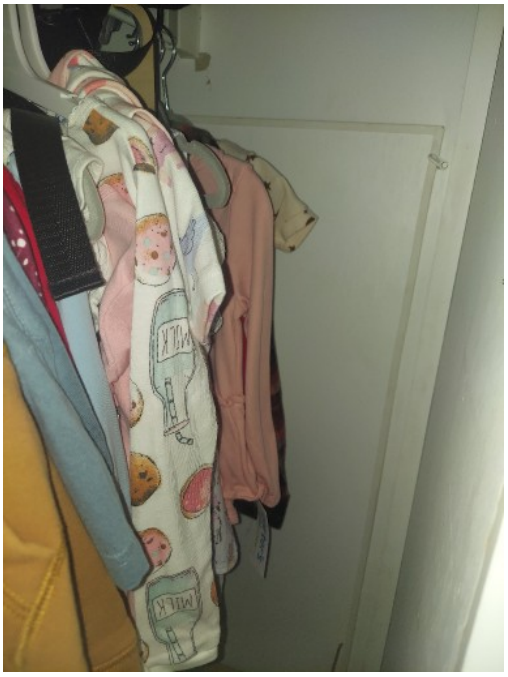
The visible portions of the waste lines appeared to be in serviceable condition at the time of

inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

Water Heater Type Electric.

Water Heater Location Access is through a closet in the 4th bedroom. Due to lack of access the water heater was not inspected.



Water Heater Capacity Appears to be 50 Gallon.

6.4) Water Heater Conditions NI

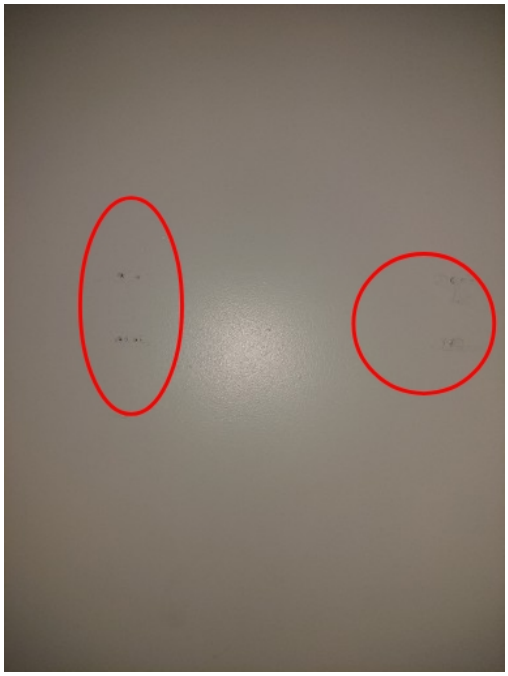
The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

7 Interiors

Walls - Ceilings - Floors

7.1) Wall Conditions AS

The interior walls had small holes due to personal items mounted to the wall. This is a cosmetic issue. Consideration should be given for repair.

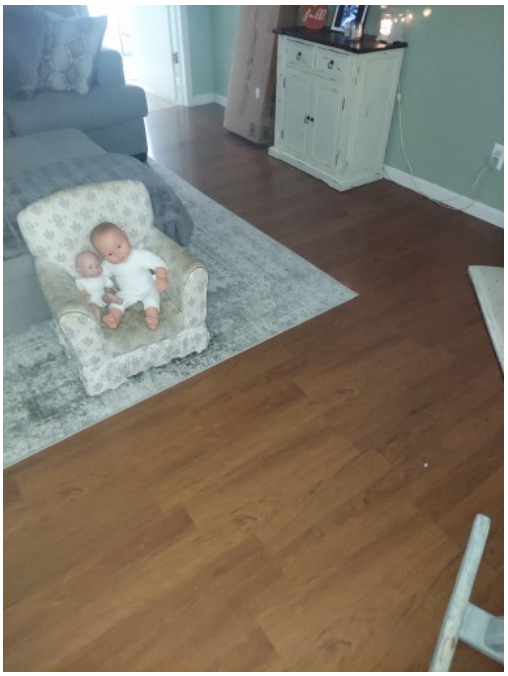


7.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

7.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. The wood flooring was covered with carpet and / or area rugs at the time of inspection. Moving, removal, or lifting of rugs and / or carpeting is outside the scope of this inspection. Client is advised to perform a careful check at the final walk through.



7.4) Heat Source Conditions R

Low air volume / flow was noted. This is a functional concern. Recommend further evaluation by a qualified or licensed HVAC contractor.for proper function.

Windows - Doors

7.5) Interior Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

7.6) Interior Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

7.7) Electrical Conditions AS

Appears Serviceable.

7.8) Lighting Conditions AS

Appears Serviceable.

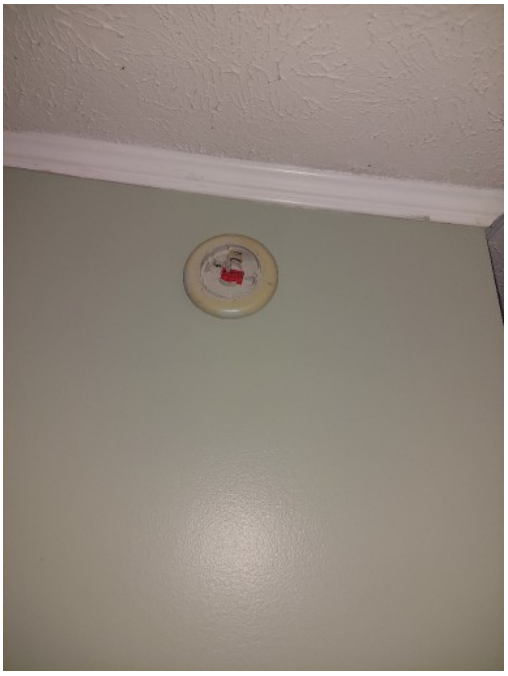
7.9) Ceiling Fan Conditions AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light

fixtures, and / or chandeliers was not visible or accessible for inspection.

7.10) Smoke Detector Conditions S

A smoke detector was missing or removed at the dining room. Smoke detectors are a safety device and should be properly installed and operable at all times. Recommend further evaluation of all smoke detectors and CO2 detectors by a licensed alarm contractor for repair or replacement as necessary for proper function and safety.



Fireplace

Fireplace Location A fireplace is located at the family room.

Fireplace materials The fireplace is metal/pre-fabricated.

7.11) Fireplace Conditions AS

The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection.

8 Bedroom 1

Walls - Ceilings - Floors

8.1) Wall Conditions

AS

Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through. Client is advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to your Realtor (if applicable) or Attorney's attention prior to closing of this property.

8.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

8.3) Floor Conditions

AS

The wood flooring was covered with carpet and / or area rugs at the time of inspection. Moving, removal, or lifting of rugs and / or carpeting is outside the scope of this inspection. Client is advised to perform a careful check at the final walk through.

8.4) Heat Source Conditions

AS

The register in this room was observed to be distributing heat at the time of inspection.

Windows - Doors

8.5) Interior Window Conditions NI

Furnishings, personal item storage, and window treatments prevented a full visual inspection of all windows and window areas. Conditions can change between the time of inspection and closing. Please do a careful check of all windows during your final walk through.

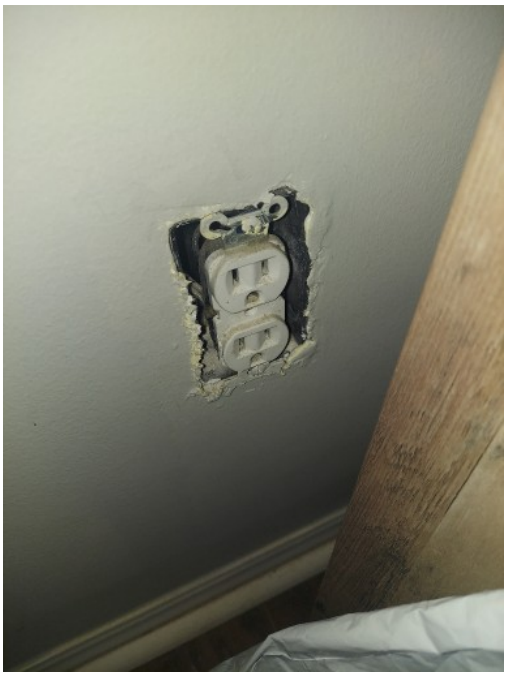
8.6) Interior Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection. The sliding barn door leading into the master bathroom is missing the door casings. This is a cosmetic issue. Evaluation, repair or replacement as necessary by a qualified finish carpenter is recommended for proper function and appearance.

Electrical Conditions

8.7) Electrical Conditions S

Missing receptacle or switch covers were observed. This is a safety hazard. Recommend all outlets and switches have proper covers for safety. Recommend evaluation, repair and or replacement by a qualified individual or licensed electrician for proper function and safety.



8.8) Lighting Conditions AS

The lighting controlled by wall switches was operational at the time of inspection.

8.9) Ceiling Fan Conditions AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

8.10) Smoke Detector Conditions NI

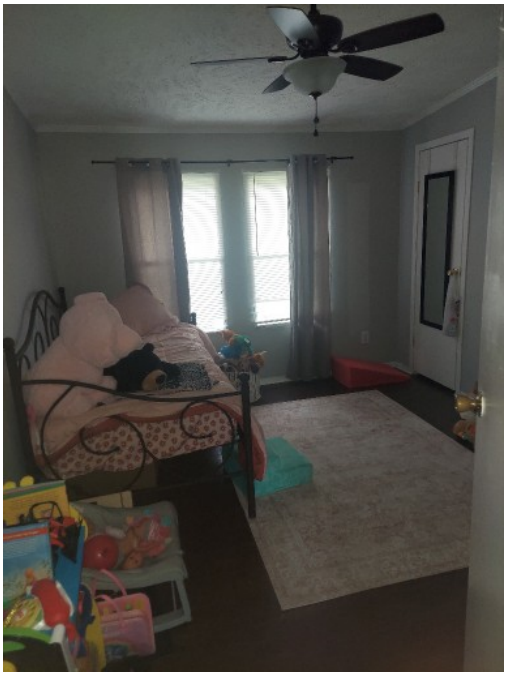
A smoke detector was observed but not tested. Recommendations for smoke detectors has been made in a previous section. That recommendation applies to all smoke and co2 detectors in the home.

9 Bedroom 2

Walls - Ceilings - Floors

9.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



9.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

9.3) Floor Conditions AS

The wood flooring was covered with carpet and / or area rugs at the time of inspection. Moving, removal, or lifting of rugs and / or carpeting is outside the scope of this inspection. Client is advised to perform a careful check at the final walk through. However, the general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

9.4) Heat Source Conditions AS

Due to the presence of furniture and personal items, the inspector was unable to locate or inspect heat source in all rooms.

Windows - Doors

9.5) Interior Window Conditions AS

Appears Serviceable.

9.6) Interior Door Conditions R

The doors stick at the doorframe at the top. This is a functional issue. Further evaluation, repair and or replacement by a qualified door installer or licensed general contractor for proper function and safety is recommended.

Electrical Conditions

9.7) Electrical Conditions AS

Appears Serviceable.

9.8) Lighting Conditions AS

Appears Serviceable.

9.9) Ceiling Fan Conditions AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

9.10) Smoke Detector Conditions NI

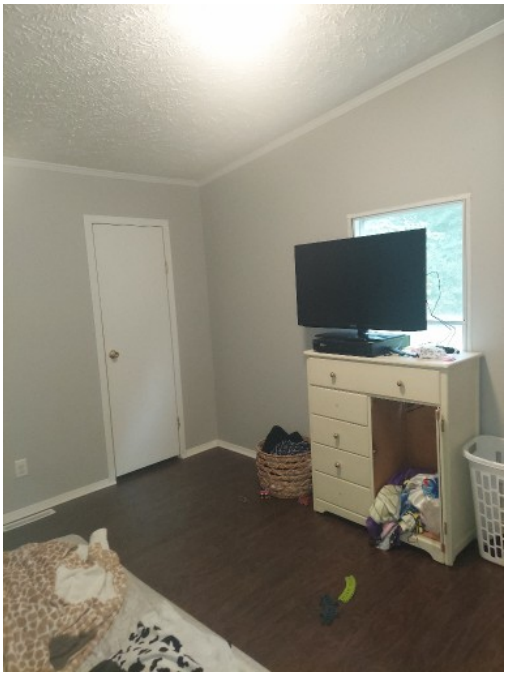
Present but not tested.

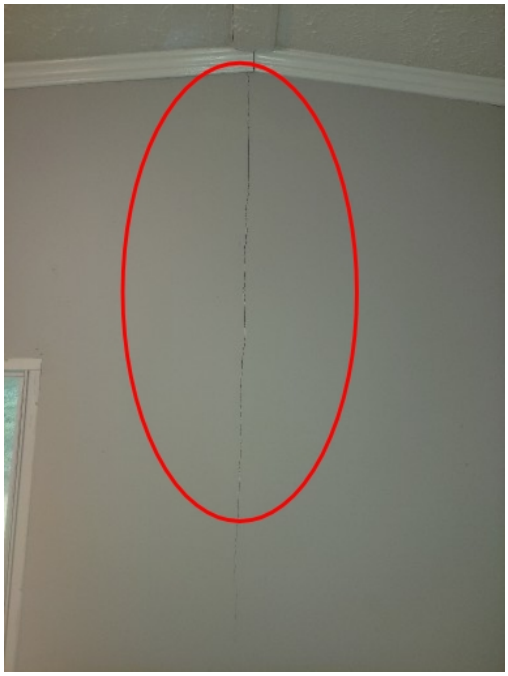
10 Bedroom 3

Walls - Ceilings - Floors

10.1) Wall Conditions R

The interior walls were damaged at the center point of the home. Recommend further evaluation and repair as needed by a qualified / licensed contractor.





10.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

10.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

10.4) Heat Source Conditions AS

Registers

Windows - Doors

10.5) Interior Window Conditions NI

Furnishings, personal item storage, and window treatments prevented a full visual inspection of all

windows and window areas. Conditions can change between the time of inspection and closing. Please do a careful check of all windows during your final walk through.

10.6) Interior Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

10.7) Electrical Conditions AS

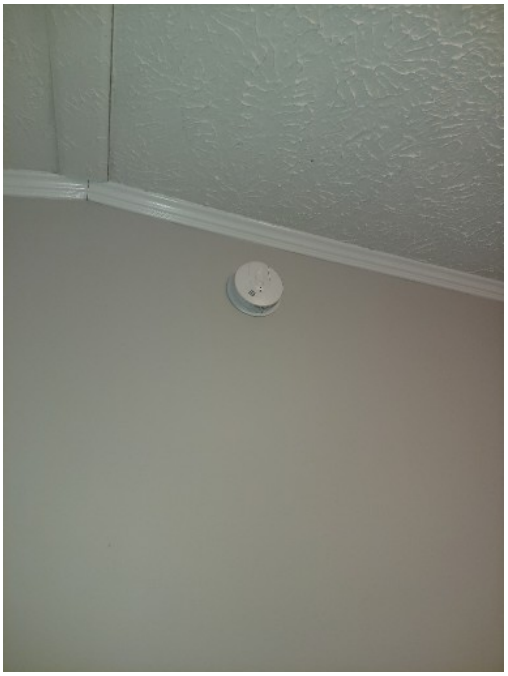
All outlets tested appeared to be in serviceable condition at the time of inspection.

10.8) Lighting Conditions AS

Lighting conditions appeared to be in serviceable condition at the time of inspection.

10.9) Smoke Detector Conditions S

Recommend all smoke detectors be evaluated, repaired and or replaced by a qualified alarm installation company as necessary for function and safety.



11 Bedroom 4

Walls - Ceilings - Floors

11.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

11.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

11.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

11.4) Heat Source Conditions AS

Registers

Windows - Doors

11.5) Interior Window Conditions NI

Furnishings, personal item storage, and window treatments prevented a full visual inspection of all

windows and window areas. Conditions can change between the time of inspection and closing. Please do a careful check of all windows during your final walk through.

11.6) Interior Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

11.7) Electrical Conditions AS

All outlets tested appeared to be in serviceable condition at the time of inspection.

11.8) Lighting Conditions AS

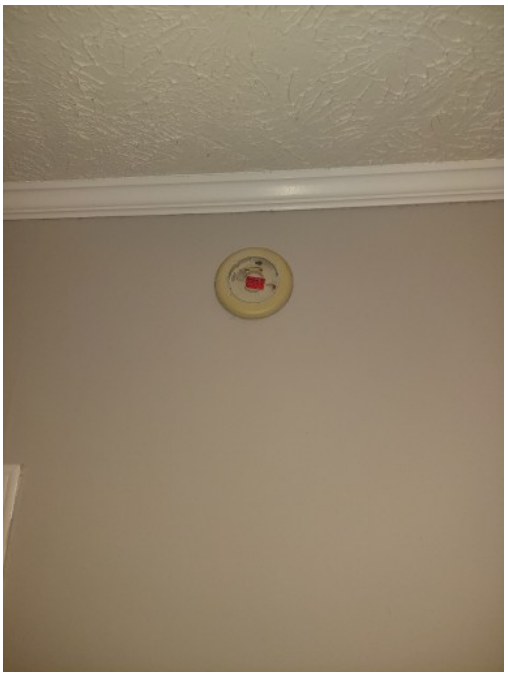
Lighting conditions appeared to be in serviceable condition at the time of inspection.

11.9) Ceiling Fan Conditions AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

11.10) Smoke Detector Conditions AS

A smoke detector was missing or removed at the dining room. Smoke detectors are a safety device and should be properly installed and operable at all times. Recommend further evaluation of all smoke detectors and CO2 detectors by a licensed alarm contractor for repair or replacement as necessary for proper function and safety.

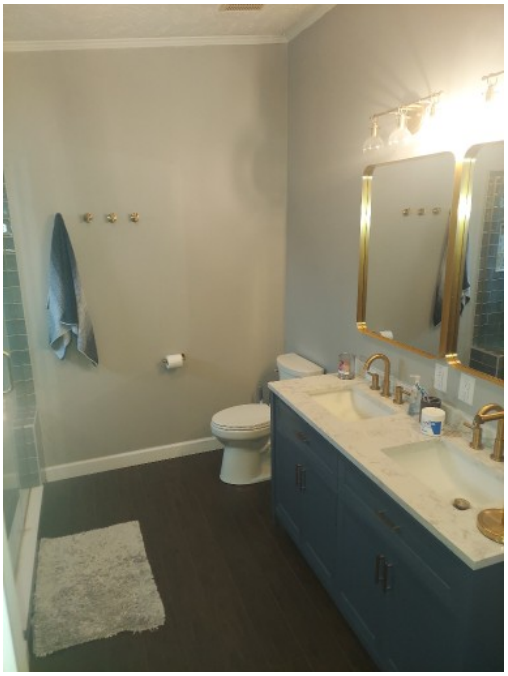


12 Bathroom 1

Walls - Ceilings - Floors

12.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



12.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

12.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

12.4) Heat Source Conditions AS

Floor registers. Appeared serviceable at the time of the inspection.

Windows - Doors

12.5) Bathroom Window Conditions AS

The sample of windows tested were operational at the time of the inspection. The window is made

of glass block and does not open.

12.6) Bathroom Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

12.7) Electrical Conditions AS

Appears Serviceable.

12.8) Lighting Conditions AS

Appears Serviceable.

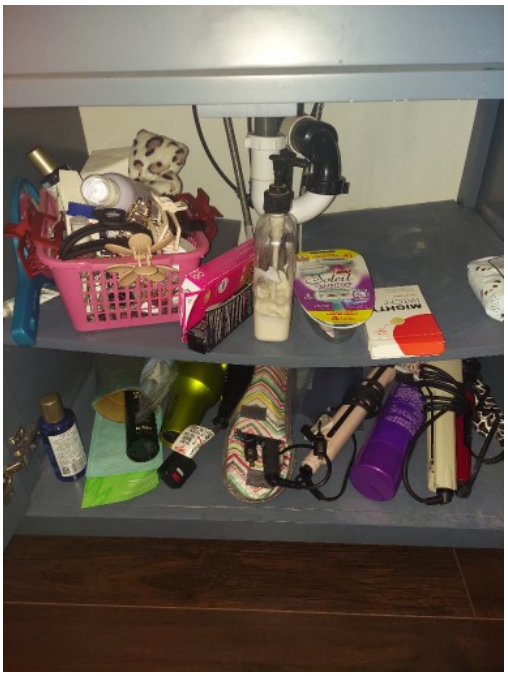
12.9) Vent Fan Conditions AS

Appears Serviceable.

Bathroom Sink

12.10) Counter - Cabinet Conditions R

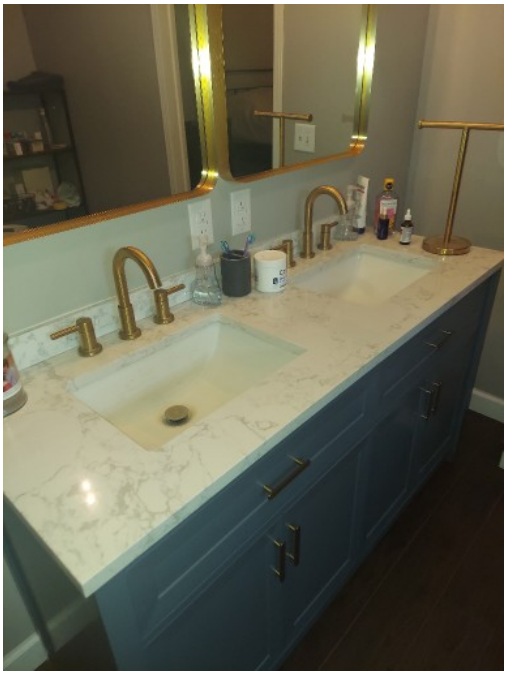
The cabinet in bath was loose or damaged the shelf inside the cabinet is broken. This is a functional item. Recommend evaluation, repair, and or replacement as necessary by a qualified cabinet maker or licensed general contractor for proper function.



Shelf is broken

12.11) Sink Conditions AS

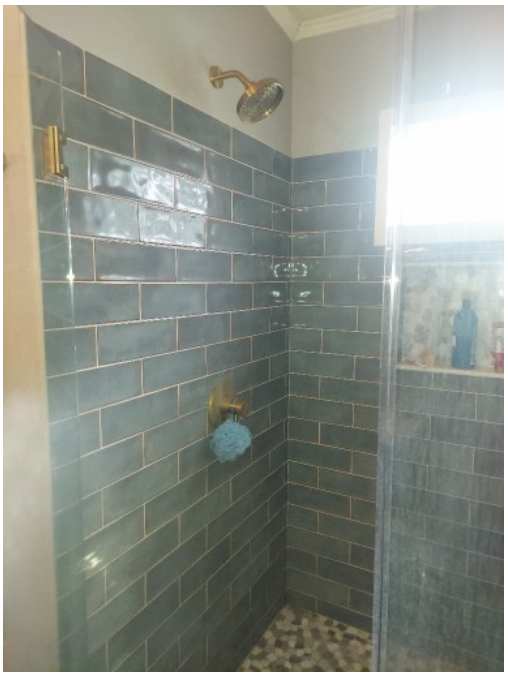
The sink appeared to be in serviceable condition at the time of inspection in bath.



Shower - Tub - Toilet

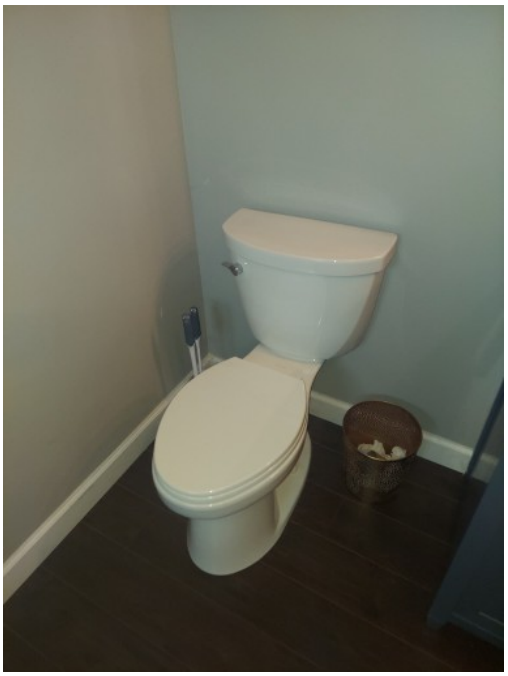
12.12) Shower - Tub Conditions AS

The bathtub, faucet, and drains appeared to be in serviceable condition.



12.13) Toilet Conditions AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

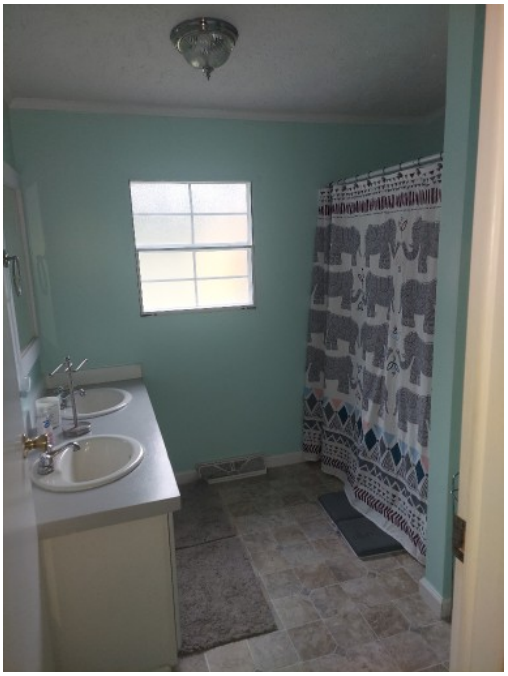


13 Bathroom 2

Walls - Ceilings - Floors

13.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



13.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

13.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

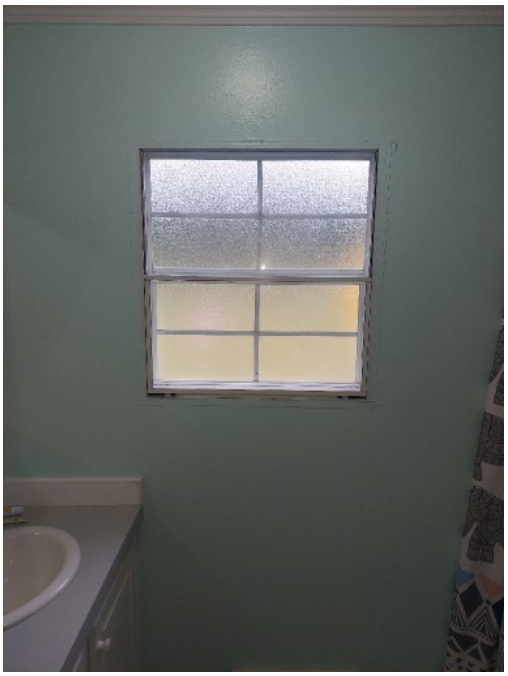
13.4) Heat Source Conditions AS

Appears Serviceable.

Windows - Doors

13.5) Bathroom Window Conditions AS

The sample of windows tested were operational at the time of the inspection.



13.6) Bathroom Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

13.7) Electrical Conditions S

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended at countertop. This is a safety hazard. Recommend evaluation, repair, and or replacement as necessary by a qualified electrician or a licensed electrician for proper function and safety.

13.8) Lighting Conditions AS

Appears Serviceable.

13.9) Vent Fan Conditions AS

Appears Serviceable.

Bathroom Sink

13.10) Counter - Cabinet Conditions AS

Appears Serviceable.

13.11) Sink Conditions R

The sink drain stopper did not operate or was missing in bath on either sink. This is a functional issue. Further evaluation repair and or replacement of this and all plumbing, by a qualified or licensed plumber is recommended for proper function.

Shower - Tub - Toilet

13.12) Shower - Tub Conditions AS

The bathtub, faucet, and drains appeared to be in serviceable condition.

13.13) Toilet Conditions AS

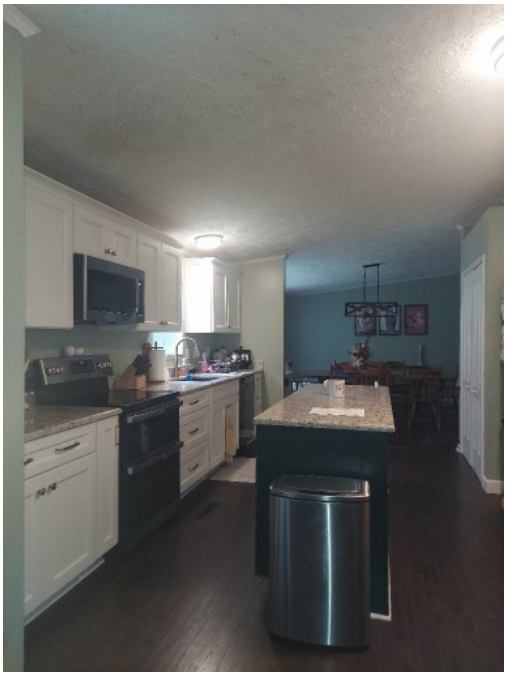
The toilet appeared to be in serviceable condition at the time of inspection in bath.

14 Kitchen

Walls - Ceilings - Floors

14.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



14.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

14.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

14.4) Heat Source Conditions AS

Register appeared serviceable at the time of the inspection

Windows - Doors

14.5) Kitchen Window Conditions AS

Appears Serviceable.

14.6) Kitchen Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

14.7) Electrical Conditions AS

Appears Serviceable.

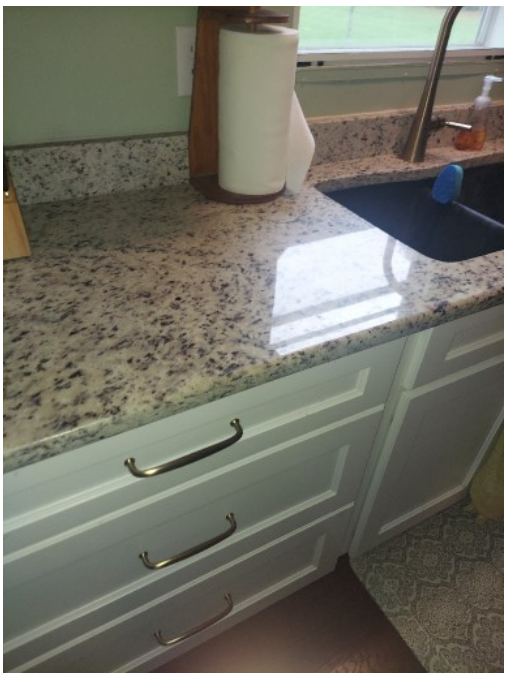
14.8) Lighting Conditions AS

Appears Serviceable.

Kitchen Sink - Counter tops - Cabinets

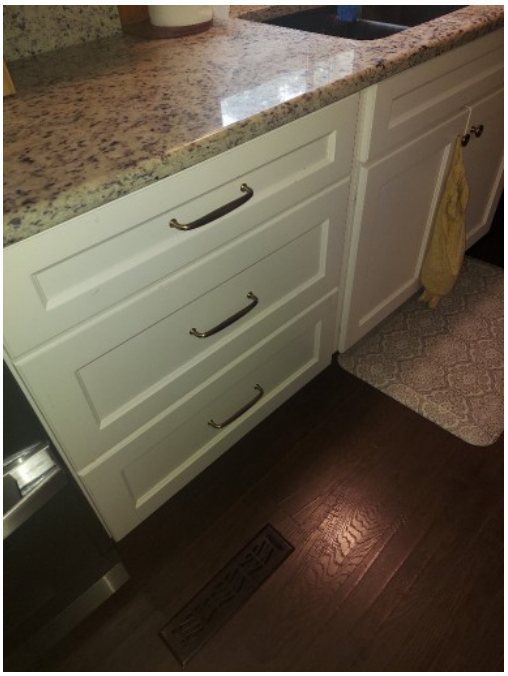
14.9) Counter Conditions AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.



14.10) Cabinet Conditions AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.



14.11) Sink Plumbing Conditions AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

Appliances

Stove - Range Type The oven is electric.The range is electric.

14.12) Stove - Range Condition AS

Appears Serviceable.

14.13) Hood Fan Conditions AS

The fan / hood and light were in operational condition at the time of the inspection. This does not however guarantee future performance or conditions.

14.14) Dishwasher Conditions NI

Personal items

Whirlpool

15 Garage - Laundry

Laundry Room

Location The laundry facilities are located at the utility room.

15.1) Laundry Room Conditions AS

Unable to test washer and dryer because the appliances were full of clothing.

16 Foundation - Crawl Space

Foundation

Foundation Type Crawl Space.

Foundation Material Brick foundation wall. Anchors and straps. Block columns.

16.1) Foundation Conditions AS

The foundation appeared to be serviceable at the time of the inspection. The ground has no vapor barrier, however, the bottom of the home has "belly paper". The belly paper helps to prevent moisture from coming into contact with the subfloor, floor joist, and insulation. The belly paper also prevents the inspector from inspecting these items. There may be unseen damage in the crawlspace due to the inability of the inspector to see past the belly paper. It is recommended that a discussion of this be had with the homeowner concerning any possible issues with the items located in the crawlspace prior to close.

Flooring Structure

Flooring Support Type The column / support is block columns.

16.2) Flooring Support Conditions AS

The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.