



## RESIDENTIAL INSPECTION

1505 Salter Path Rd Unit 325  
Indian Beach, NC 28512

Deborah Pakay  
11/22/2024



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### Definitions of Comments:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations made by the inspector to repair or replace suggest a second opinion or further inspection by a qualified contractor. That professional should inspect the entire system or component, as problems in one area could indicate problems in other areas of the system. All costs associated with further inspection fees and repair or replacement of item, component, or unit should be considered before you purchase the property.

Acceptable (A) = I visually observed the item, component, or unit and it appeared to be functioning as intended.

Marginal (M) = I visually observed the item, component, or unit and it did not appear to be functioning as intended.

Deficiency (D) = One of the following conditions exists; Observation Items, Attention Items, or Safety Concern.

Not Inspected (NI) = I did not inspect this item, component, or unit and made no representations of whether or not it was functioning as intended.

Not Present (NP) = This item, component, or unit is not in this home or building.

### Deficiency Items Defined

Observation Items = May include one or more of the following conditions:

1. Items that may not be affecting the function or usability of a system or component. However, if not corrected, it may be at some point in the future.
2. Items that may require repair due to age and/or normal wear and tear.
3. The items should be monitored; repair or replacement should be considered.

Attention Items = May include any one or more of the following conditions:

1. The item is not functioning as intended.
2. The item and its entire system need to be further evaluated by a licensed contractor in that field (Plumbing = Plumber, Electrical = Electrician, etc.). The item and/or other items within the system (not identified in this report) may need to be repaired or replaced.
3. Areas, systems, or components that were not accessible by our company.

Safety/Hazardous Concern = May include the following condition:

1. Items or systems in which the current state poses a potential safety hazard to the occupants or structure (in the inspector's opinion). This item should be immediately further evaluated and repaired by a qualified technician/contractor to ensure safety.

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# SUMMARY

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This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. **This Summary Report is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary.** Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

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- ⊖ 3.5.1 Built in Appliances - Ranges/Cooktops and Ovens: Oven - Missing Anti-Tip
  - ⊖ 3.7.1 Built in Appliances - Washer/Dryer: Dryer - 3 Prong 220v Laundry Outlet
  - ⊖ 3.7.2 Built in Appliances - Washer/Dryer: Dryer - Vent PVC/Plastic
  - ⊖ 4.3.1 Exterior - Windows: Windows - Need Caulked
  - ⊖ 4.4.1 Exterior - Doors: Exterior Door - Wood Rot/Rust/Peeling Paint
  - ⊖ 4.4.2 Exterior - Doors: Exterior Door - door Jam Damage
  - 🔧 5.2.1 HVAC - HVAC Components: Condenser - Refrigerant Line Insulation Weathered, Missing or Damaged
  - 🔧 5.2.2 HVAC - HVAC Components: Filter(s) - Missing
  - ⊖ 5.2.3 HVAC - HVAC Components: Air Handler - Dirty
  - ⊖ 5.2.4 HVAC - HVAC Components: Drip Pan - Corrosion & Rust
  - ⊖ 6.2.1 Plumbing System - Water Heating Equipment: Expansion Tank - Missing
  - ⊖ 6.2.2 Plumbing System - Water Heating Equipment: Water Heater - Corrosion
  - ⊖ 6.5.1 Plumbing System - Fixtures and Connected Devices: Shower - Chipped, Cracked, or Damaged
  - ⊖ 6.5.2 Plumbing System - Fixtures and Connected Devices: Sink - Sink Stop Inoperable, Damaged, Missing
  - ⊖ 6.5.3 Plumbing System - Fixtures and Connected Devices: Sink - Overflow Missing/Blocked
  - ⊖ 7.3.1 Electrical System - Panel Boards And Over-Current Protection Devices: Panel - Rust, Corrosion, or Water
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  - ⊖ 7.5.1 Electrical System - AFCI: Arc-Fault Circuit Interrupter - Missing AFCI
  - ⊖ 7.7.1 Electrical System - Smoke and Carbon Monoxide Detectors: Smoke Detector - Aged
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- ⊖ 7.7.3 Electrical System - Smoke and Carbon Monoxide Detectors: Smoke Detector – Not Interconnected
- ⊖ 8.2.1 Doors, Windows, and Interior - Windows: Window - Difficult to Open
- ⊖ 8.2.2 Doors, Windows, and Interior - Windows: Window - Damaged Hardware
- 🔧 8.2.3 Doors, Windows, and Interior - Windows: Window - Damaged/Missing Trim
- 🔧 8.2.4 Doors, Windows, and Interior - Windows: Window - Screen Missing/Damaged
- ⊖ 8.2.5 Doors, Windows, and Interior - Windows: Windows - Dirty or in Need of Service

# 1: INSPECTION DETAILS

## Information

### Standards of Practice

#### SCOPE OF THE INSPECTION:

A home inspection is a noninvasive, visual observation and operation of the accessible systems and components of real property, including buildings and other improvements. Its purpose is (a) to identify conditions that, in the professional opinion of the Inspector, are significantly deficient or (b) to identify systems and components that are at the end of their service lives.

The Inspection is strictly limited to the examination of readily accessible, installed systems and components of homes by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the Property: structure, foundation, exterior, roof, attic, major mechanical systems (heating, air conditioning, electrical, and plumbing), built-in appliances, and interior (floors, ceilings, walls, windows, and doors). All components will be inspected pursuant to the provisions of the North Carolina Home Inspector Licensure Act and the Standards of Practice set forth for Home Inspectors by the Department of Insurance, Engineering and Building Codes Division as contained in the North Carolina Admin. Code 8.1101 through 8.1115. To view, click [here](#). Where multiple instances of the same component exist, a representative number shall be inspected. The observations of conditions are limited to those areas of the home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the Property or personal injury to the Inspector. Any additional services outside the list of components in this contract or in those rules must be specifically agreed to in writing between the Inspector and the Client.

#### Property Type

Condominium

#### Year Built

1985

#### Number of Levels

1

#### Occupied

No

#### Parties Present

Home Inspector(s), Buyer's Agent(s)

#### Temperature & Weather Conditions at Start Time

44°



## 2: ORIENTATION PHOTOS

### Information

**Kitchen**



**Dining Room/Area**



**Living Room**



**Half Bathroom**



**Hall Bathroom**



**Main Bedroom**



**Main Bathroom**



**Bedroom #2**



**Bedroom #3**



**Bedroom #4**



# 3: BUILT IN APPLIANCES

		A	NI	NP	D
3.1	Built-In Microwave	X			
3.2	Dishwasher	X			
3.3	Exhaust Fan	X			
3.4	Disposal			X	
3.5	Ranges/Cooktops and Ovens				X
3.6	Refrigerator	X			
3.7	Washer/Dryer				X

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## Information

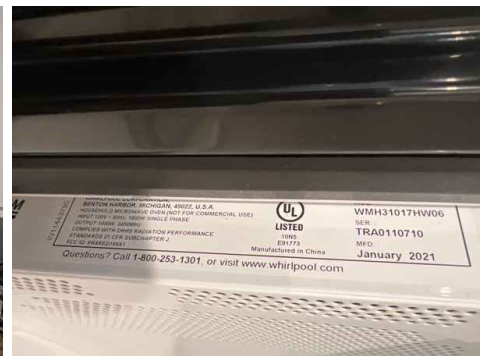
### Appliance Inspection

While our Standards of Conduct do not require us to inspect or move any household appliances, operate any system, appliance, or component that requires the use of special keys, codes, combinations, or devices, or inspect appliances, we will always operate any appliances that are present, using normal operating controls. For example, we will turn on ranges, stoves, dishwashers, disposals, microwaves, etc., but the purpose is to determine if they operate. We do not test/inspect efficiency, and cannot predict the remaining life span of a particular unit, however, we will annotate any issue that is not normal and recommend further evaluation by a certified/licensed professional.

To view how we gain information about certain items in the home, click [here](#) or [here](#).

### Built-In Microwave: Manufacturer

Whirlpool



### Dishwasher: Manufacturer

Whirlpool



### Exhaust Fan: Manufacturer

### Disposal: Manufacturer

Recirculate, Built into Microwave None



**Ranges/Cooktops and Ovens: Range Manufacturer**

Whirlpool



**Ranges/Cooktops and Ovens: Oven Manufacturer**

Built into Range

**Ranges/Cooktops and Ovens: Thermal Image(s) of Burners & Oven**

Infrared picture of range/cooktop in operation. This unit appeared to be functional at the time of the inspection.



**Ranges/Cooktops and Ovens: Range & Oven Fuel Source/Type**

Range - Electric

**Refrigerator: Photos**



**Refrigerator: Water Line Present**  
Yes

**Washer/Dryer: Power Source**  
220v

## Observations

### 3.5.1 Ranges/Cooktops and Ovens

#### **OVEN - MISSING ANTI-TIP**

An anti-tip device is missing. This poses a safety hazard to children. Recommend evaluation by a qualified professional.

Recommendation

Contact a qualified appliance repair professional.

 Marginal/Defect

#### Parts supplied for installation:



Anti-tip Bracket

### 3.7.1 Washer/Dryer

#### **DRYER - 3 PRONG 220V LAUNDRY OUTLET**

The laundry room is equipped with a three prong outlet for the dryer. The new standard is a four prong outlet. Recommend evaluation by a qualified professional. For more information click [here](#).

Recommendation

Contact a qualified electrical contractor.

 Marginal/Defect



### 3.7.2 Washer/Dryer

#### **DRYER - VENT PVC/PLASTIC**

The dryer ductwork is made of plastic PVC/vinyl materials. This material is no longer recommended. Recommend it be replaced with proper ductwork by a skilled professional.

Recommendation

Contact a handyman or DIY project

 Marginal/Defect



Noted at Laundry Room/Area

# 4: EXTERIOR

		A	NI	NP	D
4.1	Wall-Covering	X			
4.2	Eaves, Soffits & Fascia		X		
4.3	Windows				X
4.4	Doors				X
4.5	Walkways & Driveways		X		
4.6	Stairs, Steps, Stoops, Stairways & Ramps		X		
4.7	Porches, Patios, Decks, Balconies & Carports	X			
4.8	Railings, Guards & Handrails	X			
4.9	Vegetation, Surface Drainage, Retaining Walls & Grading	X			
4.10	Flashings and Trim		X		

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## Observations

### 4.3.1 Windows

 Marginal/Defect

#### **WINDOWS - NEED CAULKED**

The exterior frame of the window should be caulked in where it connects with the siding. This is to prevent moisture from going behind the wall cladding. Recommend caulking skills professional caulk around windows also adding this to a routine maintenance schedule.

Recommendation

Recommended DIY Project



4.4.1 Doors

 Marginal/Defect

**EXTERIOR DOOR - WOOD ROT/RUST/PEELING PAINT**

Wood rot, rust, and/or peeling paint was noted at one or more exterior door(s) and/or frame(s). This is indicative of moisture intrusion or damage to the door/frame structure. This condition will worsen overtime if not corrected. I recommend a qualified professional make repairs.

Recommendation

Recommended DIY Project



4.4.2 Doors

 Marginal/Defect

**EXTERIOR DOOR - DOOR JAM DAMAGE**

Damage was noted on the exterior door jam. This condition can allow water intrusion. Recommend evaluation by qualified professional.



# 5: HVAC

		A	NI	NP	D
5.1	Normal Operation of System	X			
5.2	HVAC Components				X

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## Information

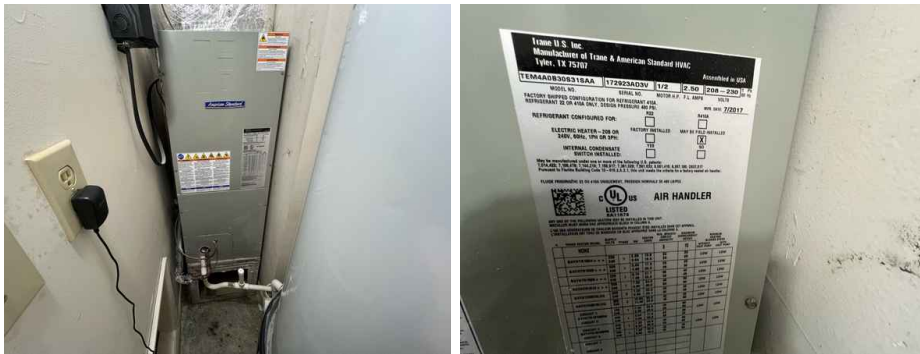
### Condenser Photos & Manufacturer

International Comfort



### Air Handler Photos & Manufacturer

American Standard



### Condenser Manufacture Date

2024

### Air Handler Manufacture Date

2017

### HVAC Equipment Type

Heat Pump (provides both heating and cooling)

### HVAC Energy Source

Electric

### Method of Inspection

Forward Looking Infra-Red (FLIR)

### Number of Systems

One

### Equipment Access Panels

Access panels were removed



**HVAC Distribution Method**

Ducts

**Normal Operation of System: Picture of Thermostat(s)**

This photo provides information about the settings at the time of the inspection.



**Normal Operation of System: Thermal Photos - Heating (Zone 1)**



**HVAC Components: Cooling Not Tested - Outside Temp Below 65°**

The cooling feature of the HVAC system was not tested for proper operation due to the outside air temperature being below 65° at the time of the inspection. Colder temperatures make it difficult to determine proper function and can potentially damage components. This can be reinspected once the weather warms.

**HVAC Components: Filter Type**  
Disposable

**HVAC Components: Filter Size(s)**  
(Inches)

20 x 20 x 1

## Observations

### 5.2.1 HVAC Components



Information/Maintenance Item

#### **CONDENSER - REFRIGERANT LINE INSULATION WEATHERED, MISSING OR DAMAGED**

Damaged or weathered foam insulation at the cooling system's refrigerant line, which can cause energy loss and excessive condensation.

#### Recommendation

Contact a qualified HVAC professional.



### 5.2.2 HVAC Components



Information/Maintenance Item

#### **FILTER(S) - MISSING**

One or more filter(s) are missing for the HVAC, which could affect the system's efficiency and air quality. It is recommended to install the appropriate filters to ensure proper filtration, maintain system performance, and prevent dust and debris buildup within the HVAC system.

### 5.2.3 HVAC Components



Marginal/Defect

#### **AIR HANDLER - DIRTY**

One or more air handler(s) show signs of dirt, or fungal growth(mold), which can significantly impact the system's efficiency and degrade indoor air quality. If left unaddressed, this condition could lead to increased energy costs, strain on the HVAC system, and potential health risks due to mold spores circulating through the home. The buildup and fungal growth may also cause premature wear on system components, resulting in costly repairs or a shortened lifespan of the unit. I recommend having the air handler cleaned and treated by a qualified HVAC technician to ensure optimal performance and prevent these potential issues.

#### Recommendation

Recommended DIY Project



## 5.2.4 HVAC Components

**DRIP PAN - CORROSION & RUST**

Marginal/Defect

Rust was noted in the drip pan. This is a potential air quality hazard.

For more information, click [here](#).

Recommendation

Contact a qualified HVAC professional.



# 6: PLUMBING SYSTEM

		A	NI	NP	D
6.1	Main Water Shut-Off Valve	X			
6.2	Water Heating Equipment				X
6.3	Water Supply	X			
6.4	Drain, Waste, & Vent System Materials	X			
6.5	Fixtures and Connected Devices				X

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## Information

### Water Temperature Thermal Image



**Water Pressure**  
Adequate

**Water Heater Location**  
Closet

**Water Supply Source**  
Public

**Water Shut-off Location(s)**  
Hall Closet



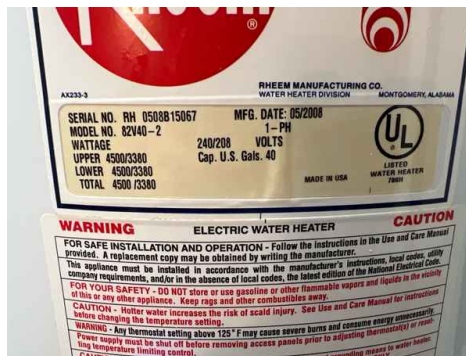
**Water Supply Materials**  
Copper, PEX (Cross-linked Polyethylene), PVC (Polyvinyl Chloride)

**Waste Management Piping**  
PVC (Polyvinyl Chloride)

**Gas Piping**  
None

**Waste Management Method**  
Public Sewer Systems

**Water Heating Equipment: Water Heater Manufacturer**  
Rheem



**Water Heating Equipment: Water Heater Location**  
Closet

**Water Heating Equipment: Water Heater Energy Source**  
Electric

**Water Heating Equipment: Water Heater Capacity**  
40 Gallons

**Water Heating Equipment: Year Manufactured**  
2008

### Observations

6.2.1 Water Heating Equipment

#### **EXPANSION TANK - MISSING**

 Marginal/Defect

There is no expansion tank installed on the water heater. An expansion tank is a newer device that alleviates pressure on the water heater and can extend the service life. We recommend further evaluation by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



6.2.2 Water Heating Equipment

#### **WATER HEATER - CORROSION**

 Marginal/Defect

Corrosion was noted in one or more areas of the water heater. This condition may be indicative of worn or damaged components and can lead to a damaged water heater and/or leaks.

Recommendation

Contact a qualified plumbing contractor.



6.5.1 Fixtures and Connected Devices

#### **SHOWER - CHIPPED, CRACKED, OR DAMAGED**

 Marginal/Defect

The shower was noted as chipped, cracked, or damaged. This can lead to water intrusion and damage to the surrounding area.



Noted at Hall Bathroom



Noted at Hall Bathroom

## 6.5.2 Fixtures and Connected Devices

 Marginal/Defect**SINK - SINK STOP INOPERABLE, DAMAGED, MISSING**

One or more sink stops were noted as having missing, damaged, or improperly installed components. This does not allow the sink to be stopped. This could also be indicative of obstructions in the drain. Recommend evaluation by a qualified professional

Recommendation

Recommended DIY Project



Noted at Hall Bathroom

## 6.5.3 Fixtures and Connected Devices

 Marginal/Defect**SINK - OVERFLOW MISSING/BLOCKED**

One or more sinks were noted as missing overflows or they were blocked and unable to drain this will not prevent the sink from overflowing if the sink stopper is closed, and water is running. This may lead to damage to the materials and or the structure.

Recommendation

Recommended DIY Project



Noted at Main Bedroom

# 7: ELECTRICAL SYSTEM

		A	NI	NP	D
7.1	Electrical Service Components (Utility Company to Home)				
7.2	Electric Meter & Base	X			
7.3	Panel Boards And Over-Current Protection Devices				X
7.4	Switches, Lighting Fixtures, and Receptacles				X
7.5	AFCI				X
7.6	GFCI	X			
7.7	Smoke and Carbon Monoxide Detectors				X

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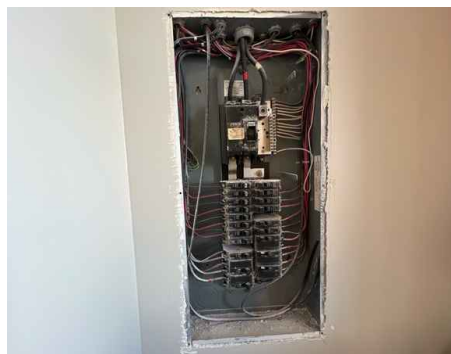
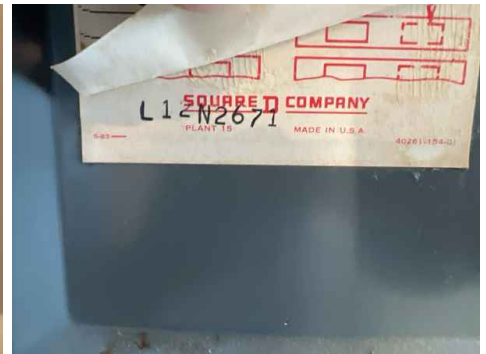
## Information

### Service Conductor Materials

Copper



### Sub-Panel(s) Photos



**Electric Panel Manufacturer**

**Main Panel Location**

**Sub-Panel Location(s)**

Square D

Common Area - Condo

Laundry Room

**Electrical Service Type**

Unknown

**Electrical Service Amperage**

150 Amp

**Electrical Service Voltage**

220/240 Volts

**Overcurrent Devices**

Circuit Breakers

**Wiring Materials**

Wiring Type - Non-Metallic  
Sheathed Cable (NM or Romex)

**Panel Boards And Over-Current Protection Devices: Main Electrical Panel – Condominium**

These panels are generally high amperage as they serve multiple units within the building, and require specialized training and gear to open and inspect that fall outside the scope of a residential inspection. The assessment was limited to a visual inspection of all accessible components without removing the panel cover.

**GFCI: GFCI Outlet Locations (Test/reset)**

Half bathroom, Kitchen

This is the location(s) of GFCI outlets. This does not cover all areas that are GFCI protected, only the location(s) of outlets with a test/reset button.



GFCI Outlet

**Smoke and Carbon Monoxide Detectors: Presence of Smoke Detectors**

Missing in One or More Required Area(s)

**Smoke and Carbon Monoxide Detectors: Presence of Carbon Monoxide Detectors**

N/A

**Smoke and Carbon Monoxide Detectors: Detectors Not Tested**

All Were Tested

**Observations**

7.3.1 Panel Boards And Over-Current Protection Devices

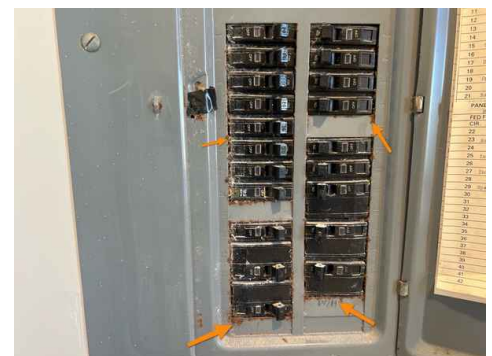
 Marginal/Defect

**PANEL - RUST, CORROSION, OR WATER**

This is an indication of water intrusion and is a safety hazard. Recommend evaluation by a qualified professional

Recommendation

Contact a qualified electrical contractor.



#### 7.4.1 Switches, Lighting Fixtures, and Receptacles

 Health/Safety Hazard

### RECEPTACLE - FACE PLATE MISSING/DAMAGED

The receptacle faceplate is missing or damaged, posing a potential safety hazard. It is recommended to promptly replace the faceplate to ensure the safety and functionality of the electrical outlet.

#### Recommendation

Contact a qualified electrical contractor.



Noted at Laundry Room/Area

#### 7.5.1 AFCI

 Marginal/Defect

### ARC-FAULT CIRCUIT INTERRUPTER - MISSING AFCI

No AFCI breakers were installed in the home. An Arc-Fault Circuit Interrupter AFCI is a device that protects from the effects of arc-faults by recognizing arcing and de-energizing the circuit when an arc-fault is detected. For more information click [here](#).

#### Recommendation

Contact a qualified electrical contractor.

#### 7.7.1 Smoke and Carbon Monoxide Detectors

 Marginal/Defect

### SMOKE DETECTOR - AGED

Detectors should be replaced every 5-10 years. They should be hard-wired with electricity and have a battery backup feature in case the electricity turns off. Recommend a skilled professional replace aged smoke and carbon detectors.

#### Recommendation

Contact a qualified electrical contractor.

#### 7.7.2 Smoke and Carbon Monoxide Detectors

 Health/Safety Hazard

### SMOKE DETECTOR - IMPROPER OR MISSING

A smoke detector was noted as missing in one or more required areas. For more information on smoke detector requirements, click [here](#).

#### Recommendation

Contact a qualified electrical contractor.

#### 7.7.3 Smoke and Carbon Monoxide Detectors

 Marginal/Defect

### SMOKE DETECTOR - NOT INTERCONNECTED

During testing, not all smoke detectors activated simultaneously, indicating a lack of interconnection. This issue may result from depleted batteries, faulty wiring, a damaged unit, or a detector that has exceeded its lifespan. This condition could compromise the ability to alert all residents in an emergency. It is recommended to have the system evaluated by a qualified professional.

# 8: DOORS, WINDOWS, AND INTERIOR

		A	NI	NP	D
8.1	Doors	X			
8.2	Windows				X
8.3	Floors, Walls, Ceilings	X			
8.4	Stairs, Steps, Stoops, Stairways & Ramps			X	
8.5	Guards & Handrails	X			
8.6	Counters & Cabinets	X			

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## Observations

### 8.2.1 Windows

 Marginal/Defect

#### WINDOW - DIFFICULT TO OPEN

One or more window(s) was difficult to open/close. This may be due to it being new construction, where windows haven't been operated enough and may become easier to open over time. Alternatively, it could indicate that the windows were installed too tightly, and the condition may persist. Monitoring the situation is recommended, and if the issue continues, a contractor should assess for proper installation and functionality.

### 8.2.2 Windows

 Marginal/Defect

#### WINDOW - DAMAGED HARDWARE

Window hardware is found to be damaged. The windows are not operating as designed, this could lead to a security issue if not corrected, recommend a qualified professional make repairs.

#### Recommendation

Contact a qualified window repair/installation contractor.



### 8.2.3 Windows

 Information/Maintenance Item

#### WINDOW - DAMAGED/MISSING TRIM

Window trim in one or more areas was observed to be damaged. I recommend repair or replacement by a qualified contractor to maintain structural integrity and prevent moisture intrusion.



Noted at Bedroom #2

8.2.4 Windows

 Information/Maintenance Item

**WINDOW - SCREEN MISSING/DAMAGED**

I observed a missing or damaged window screen. This condition may allow unwanted pest into your home. Recommend a widow screen be installed by a qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.



Noted at Bedroom #4

8.2.5 Windows

 Marginal/Defect

**WINDOWS - DIRTY OR IN NEED OF SERVICE**

One or more windows was noted as harder than normal to operate. This condition doesn't allow the window to operate as designed. Recommend cleaning and servicing by a qualified professional.

Recommendation

Recommended DIY Project

## 9: CLOSE OUT CHECKLIST

### Information

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#### Close Out Note

We realize that we are guests in your home and conducted ourselves with the utmost respect for your property throughout the course of our inspection. We wear shoe covers or wear shoes that are only worn indoors when inspecting the interior, and make every effort to leave your property in the same condition we find it. If you have any questions or concerns, please contact the office as soon as possible.

#### Checklist

Range/Stove turned off,  
Dishwasher drained & turned off,  
Faucets off/sinks drained, Lights  
turned off, GFCI outlets reset,  
Windows locked/blinds adjusted,  
Rear and side doors locked,  
Verified Refrigerator Has Power

#### Present

Buyer's Agent(s)

#### Changes by others

While we make every effort to leave your property in the same condition we find it in, we cannot guarantee that the parties present that remained after we left did not make changes. Some lights that were left on may be off, or a running ceiling fan was turned off. In the event that you find an item out of place or in a condition other than you left it, please reach out to the persons still present after our departure.