

# 16870 Blackberry Lily Ln Conroe, Texas 77385

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✉ [hello@inspectify.com](mailto:hello@inspectify.com)

Client	--
Reference id	<b>a4xPd000003NoOziAK</b>
Type	<b>Home Inspection and Floor Plan Report - 16870 Blackberry Lily Ln</b>
Inspected by	<b>HomeTeam Inspection Service - North Houston</b>
State license	<b>TREC 20811</b>
Scheduled	<b>December 24, 2025, 9:00 AM CST</b>
Completed	<b>December 24, 2025, 3:38 PM CST</b>






 4 safety
 20 repair
 11 monitor
 13 limitation
 20 Inspectify flag

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	 <u>Neighborhood Commentary: Not Present</u>
		 <u>Repairs / Renovations in Progress: Not Present</u>
Surroundings	Driveways / Walkways	 <u>Minor Cracks in the Driveway</u>
	Fences / Gates	 <u>Damaged / Missing Fence Boards</u>
	Patio	 <u>Missing GFCI</u>
		 <u>Inoperable Exterior Light</u>
Exterior	Siding / Trim	 <u>Damaged Siding</u>
		 <u>Damaged Trim</u>
	Gutters	 <u>Gutter / Downspout Condition: Not Present</u>
		 <u>Gutter / Downspout Material(s): Not Present</u>
	Eaves, Soffits, and Fascia	 <u>Rotted Fascia</u>
		 <u>Loose Soffit</u>
 <u>Damaged Soffit</u>		
	Exterior Doors	 <u>Damaged or Missing Weatherstripping</u>
Roof	Coverings	 <u>Damaged Shingles</u>
		 <u>Satellite Dish Bracket(s)</u>
		 <u>Damaged Shingles</u>
		 <u>Roof Missing Shingles</u>
Garage	Attached Garage	 <u>Unsafe Double-Keyed Lock</u>
		 <u>Damaged Interior Walls or Ceilings</u>
		 <u>Garage Door Manual Locks Are Not Disabled</u>
		 <u>Missing / Inoperable Self-Closing Door Hinges</u>
		 <u>Odor Source: Not Present</u>
Structural	Foundation	 <u>High Soil Grade</u>
		 <u>Minor Foundation Cracks</u>
Common Areas	Common Room	 <u>Damaged Cover Plates</u>
		 <u>Odor Source: Not Present</u>
	Hallway	 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
	General	 <u>Additional Interior Amenities Observed: Not Present</u>

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System	Subsystem	Issues identified
Laundry Area	Laundry Area	 <u>Nail pops on ceiling</u>
		 <u>Window Condition: Not Present</u>
		 <u>Odor Strength</u>
		 <u>Odor Source</u>
Kitchen	Kitchen General	 <u>Odor Source: Not Present</u>
	Microwave	 <u>Loose or Broken Microwave Handle</u>
	Garbage Disposal	 <u>Inoperable Garbage Disposal</u>
Bedrooms	Primary Bedroom	 <u>Odor Strength</u>
		 <u>Odor Source</u>
	Bedroom 2	 <u>Missing / Damaged Door Stop(s)</u>
		 <u>Stained Carpet</u>
		 <u>Odor Strength</u>
		 <u>Odor Source</u>
	Bedroom 3	 <u>Odor Strength</u>
		 <u>Odor Source</u>
	Bedroom 4	 <u>Minor Wall Cracks</u>
		 <u>Odor Strength</u>
		 <u>Odor Source</u>
	Bedroom 5	 <u>Odor Strength</u>
 <u>Odor Source</u>		
Bedroom 6	 <u>Odor Strength</u>	
	 <u>Odor Source</u>	
Bathrooms	Primary Bathroom	 <u>Odor Strength</u>
		 <u>Odor Source</u>
	Bathroom 2	 <u>Nail pops on ceiling</u>
 <u>Window Condition: Not Present</u>		
 <u>Odor Strength</u>		
	 <u>Odor Source</u>	
Bathroom 3	 <u>Window Condition: Not Present</u>	
	 <u>Odor Strength</u>	
	 <u>Odor Source</u>	
HVAC	Cooling	 <u>Missing or Damaged HVAC Line Insulation</u>
Plumbing	Main Water Supply	 <u>Uninsulated Water Lines</u>

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System	Subsystem	Issues identified
	Water Heater	 <a href="#">Rusted water heaters drip pans</a>
Electrical	Branch Wiring	 <a href="#">Damaged Cover Plates</a>
		 <a href="#">Missing GFCI</a>
		 <a href="#">Missing Weather-Resistant Cover</a>
		 <a href="#">Inoperable or Missing Light Bulb</a>

# Home Inspection Details 🕒 2 Issues

Neighborhood Commentary

**Not Present**

Nonresidential Use

**No**

Renovations / Upgrades in the Past 15 Years

**No**

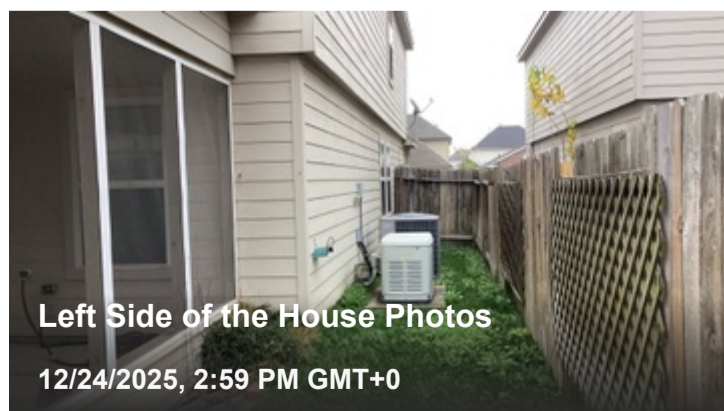
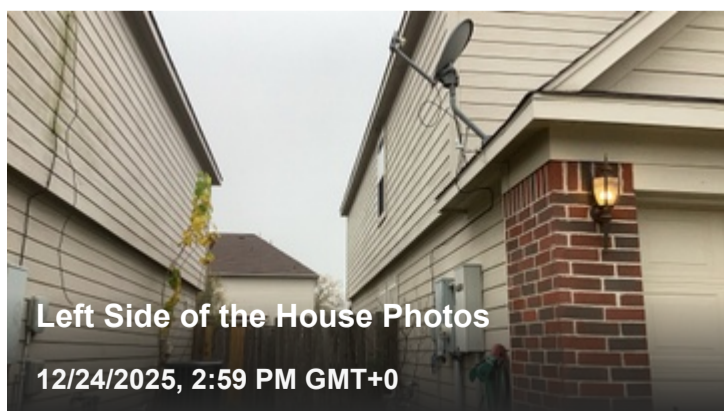
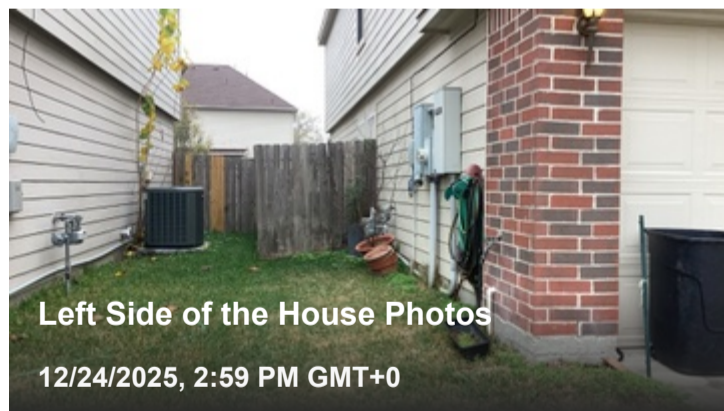
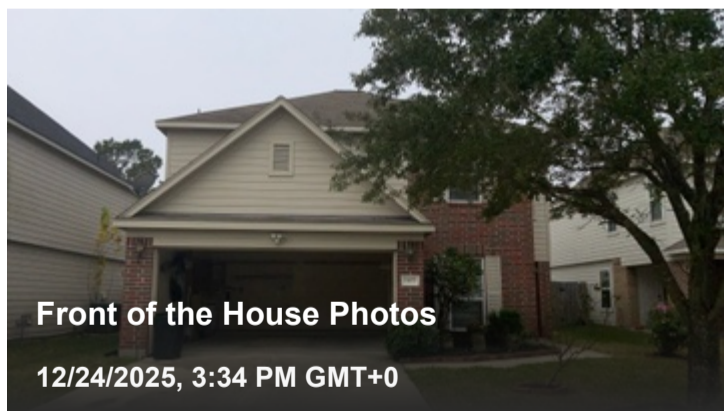
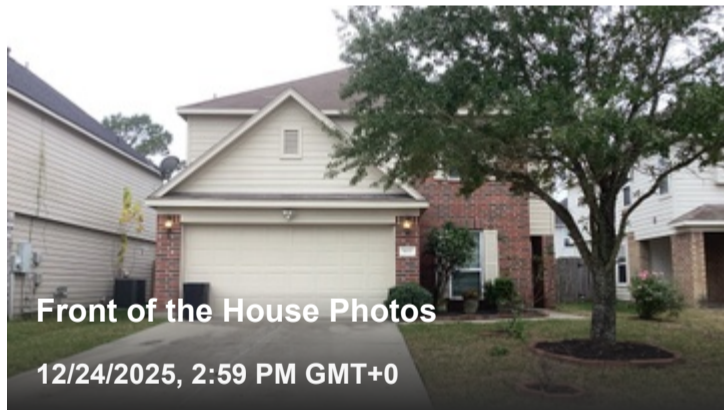
Additions / Conversions Observed

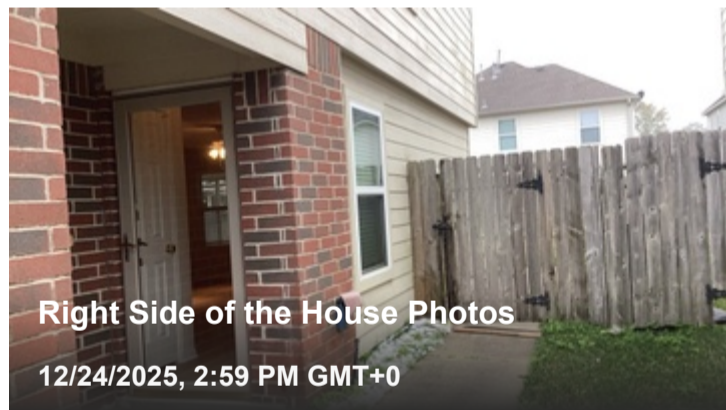
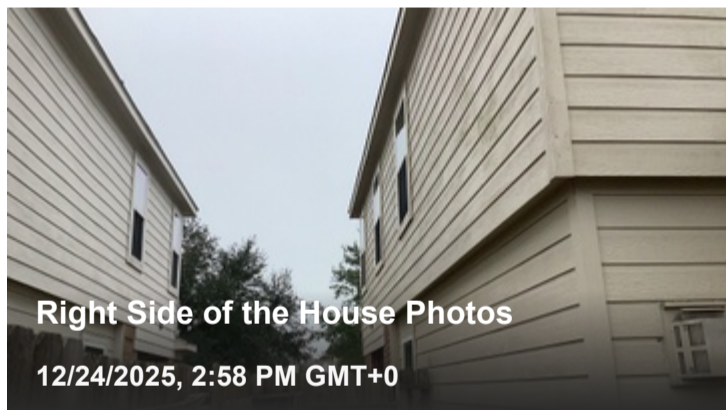
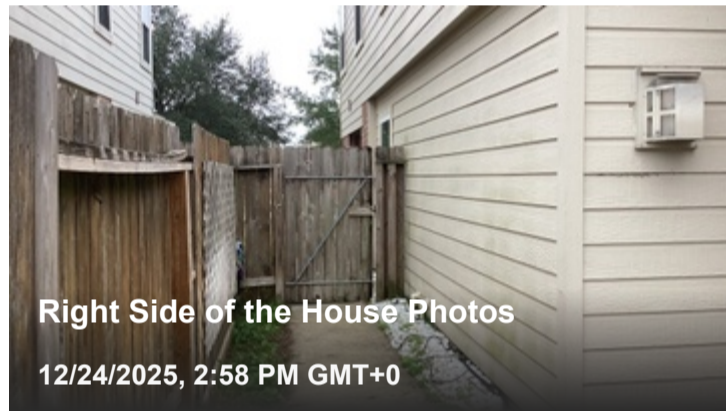
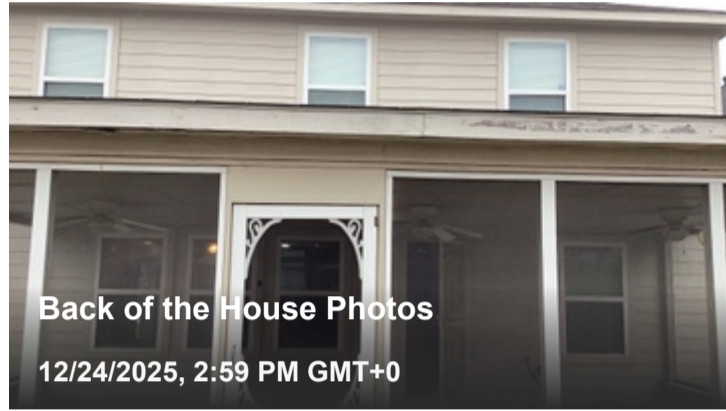
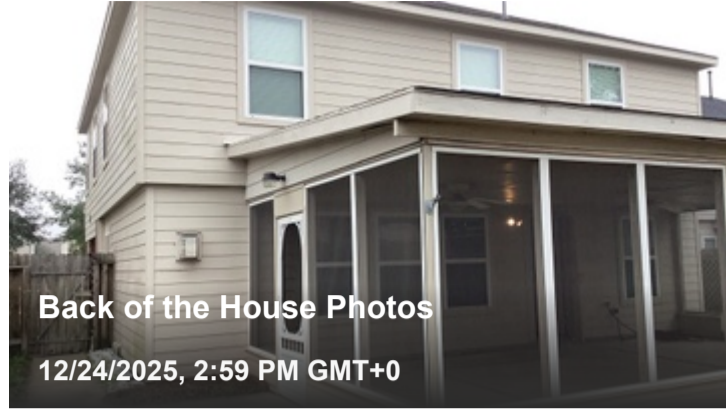
**No**

Repairs / Renovations in Progress

**Not Present**

## Home Inspection Details photos / videos





**⚠ Limitation**

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**Neighborhood Commentary: Not Present**

The object / room is not present.

Limitation photos / videos

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**⚠ Limitation**

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**Repairs / Renovations in Progress: Not Present**

The object / room is not present.

Limitation photos / videos

# Unit Details

## Unit

✓ **No issues**

Occupancy Status

**Vacant**

Bedroom Count

**6 bedroom(s)**

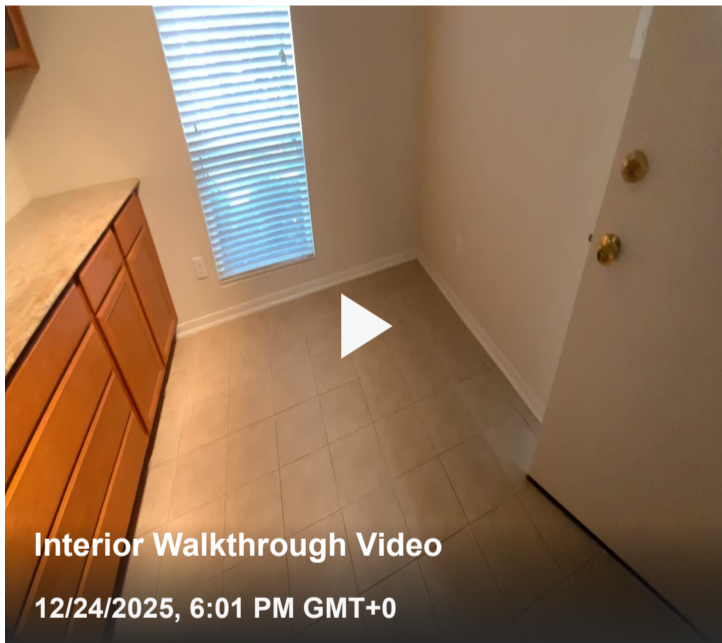
Bathroom Count, Half

**0 bathroom(s)**

Bathroom Count, Full

**3 bathroom(s)**

## Unit photos / videos



# Surroundings 4 Issues

## Driveways / Walkways

1 Issue

Driveway Access Issues

**No**

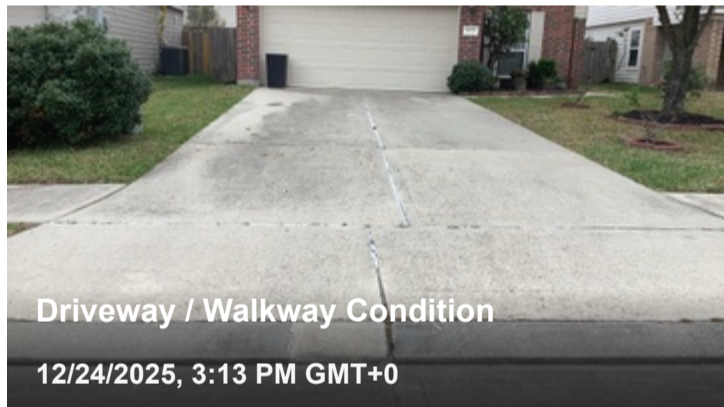
Driveway / Walkway Condition

**Fair (Some Repairs)**

Driveway / Walkway Material(s)

**Concrete**

### Driveways / Walkways photos / videos



Monitor deficiency


### Minor Cracks in the Driveway

The driveway has minor cosmetic cracks.

## Driveways / Walkways photos / videos



## Fences / Gates

 1 Issue

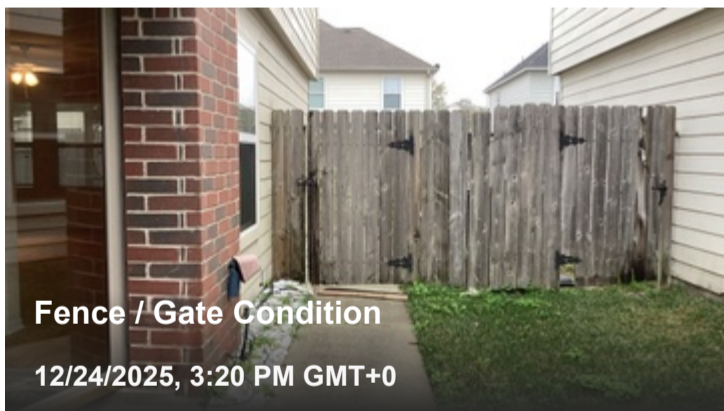
Fence Material(s)

**Wood**

Fence / Gate Condition

**Fair (Some Repairs)**

## Fences / Gates photos / videos

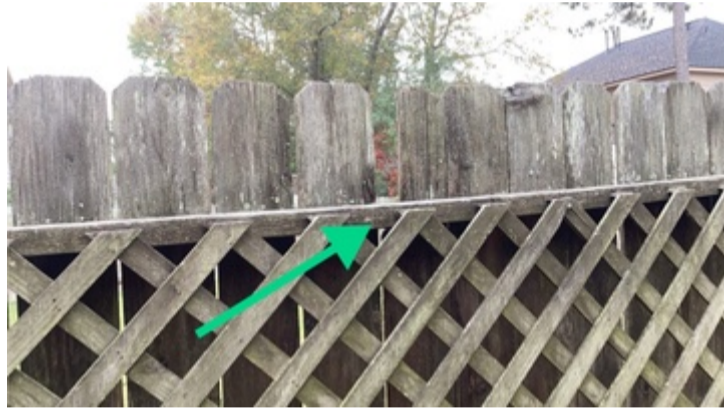


 **Repair deficiency**

## Damaged / Missing Fence Boards

One or more fence boards are missing or damaged.

## Fences / Gates photos / videos



## Landscaping

✓ **No issues**

Proper Grading Observed

**Yes**

Front Yard Condition

**Good**

Left Side Yard Condition

**Good**

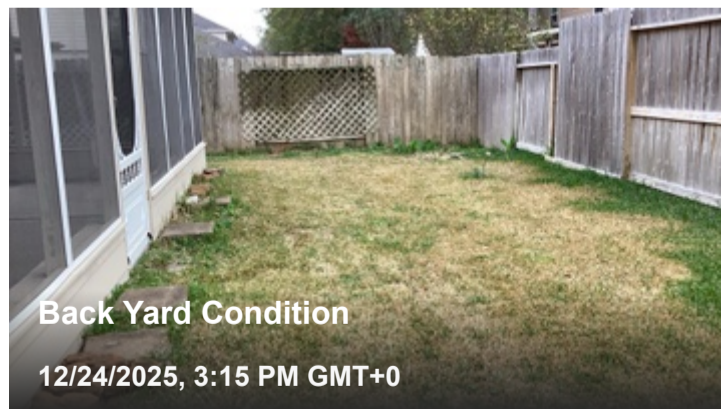
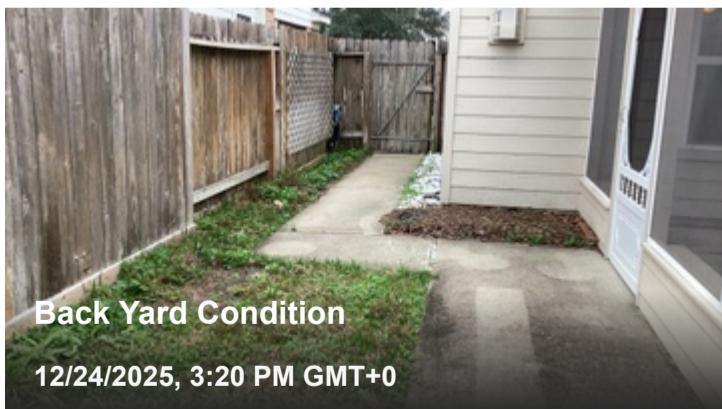
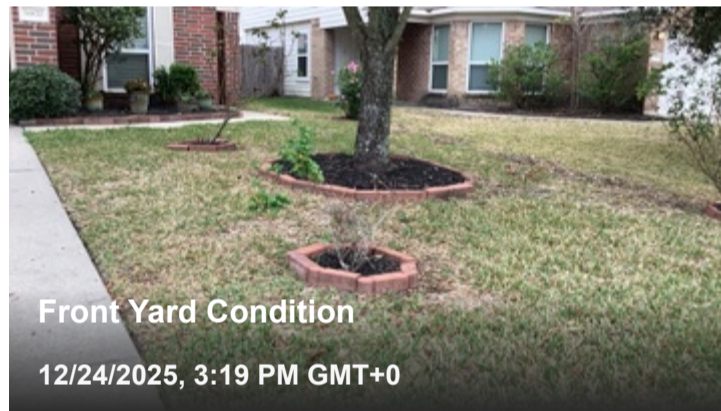
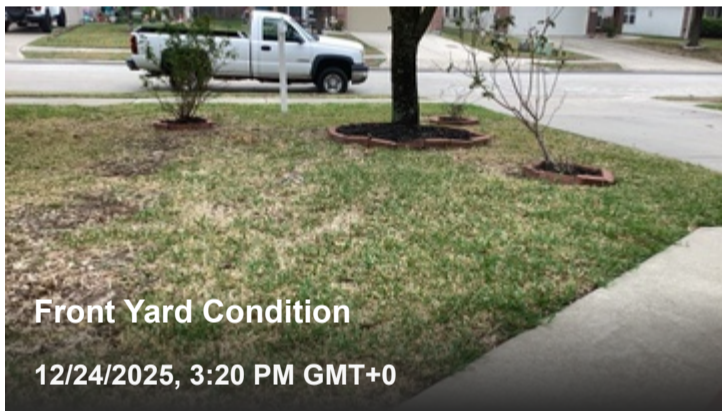
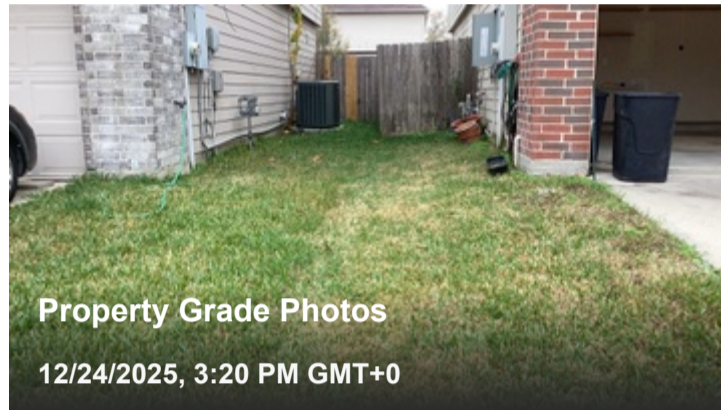
Back Yard Condition

**Good**

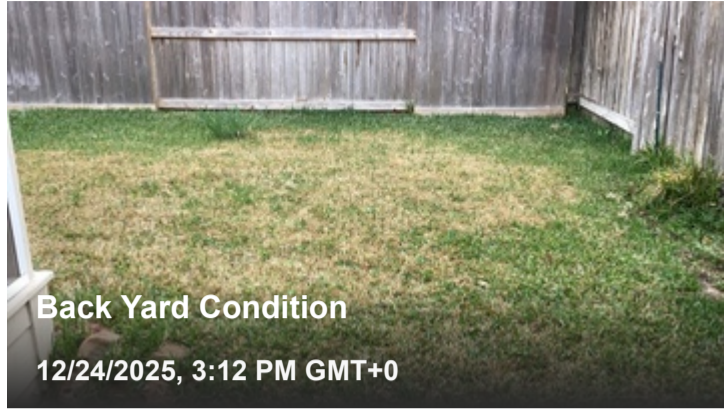
Right Side Yard Condition

**Good**

## Landscaping photos / videos



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## Porch

✓ No issues

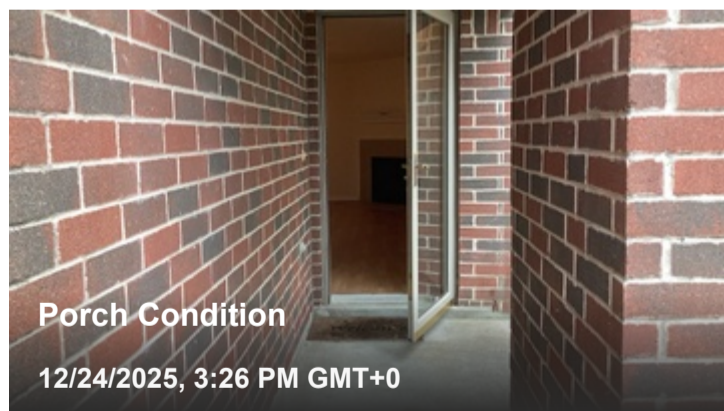
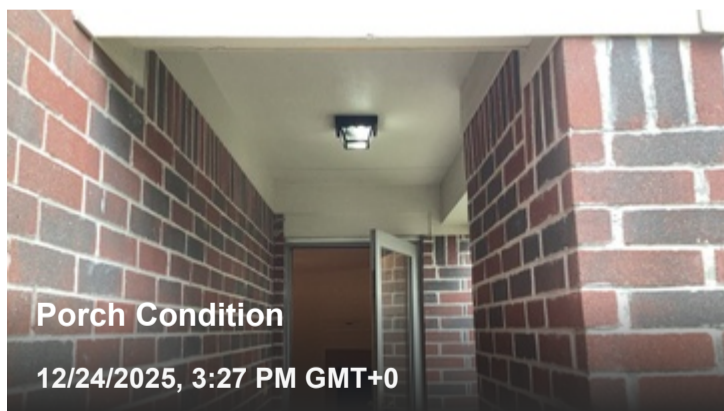
Porch Type

**Covered Porch**


Porch Condition

**Good (Cosmetic Issues Only)**

### Porch photos / videos



## Patio

 2 Issues

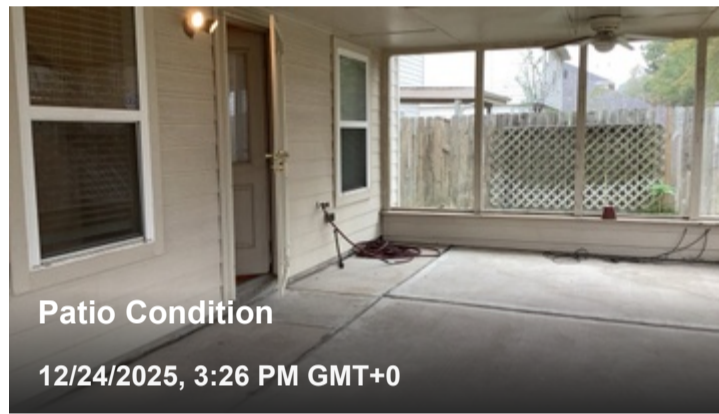
Patio Condition

**Fair (Some Repairs)**

Patio Material(s)

**Concrete**

### Patio photos / videos



 Repair deficiency

### Missing GFCI

There is no GFCI (Ground-Fault Circuit Interrupter) protection.

### Patio photos / videos



 Monitor deficiency

### Inoperable Exterior Light

The exterior light is not turning on.

### Patio photos / videos



### Additional Site Amenities

 Not present

### Additional Site Amenities photos / videos

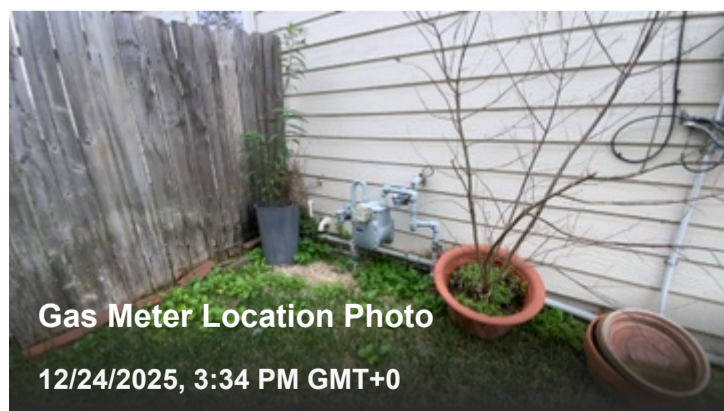
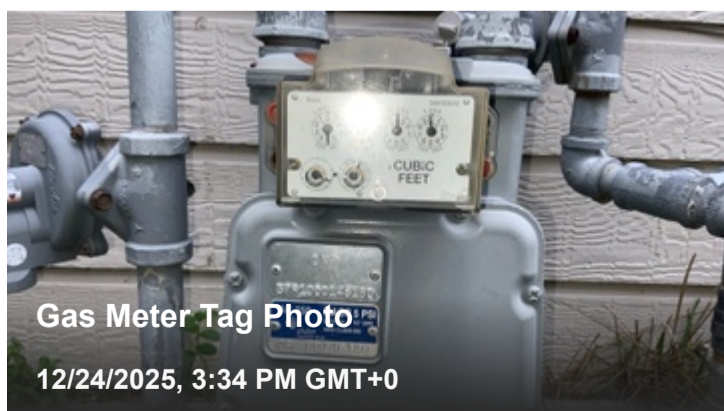
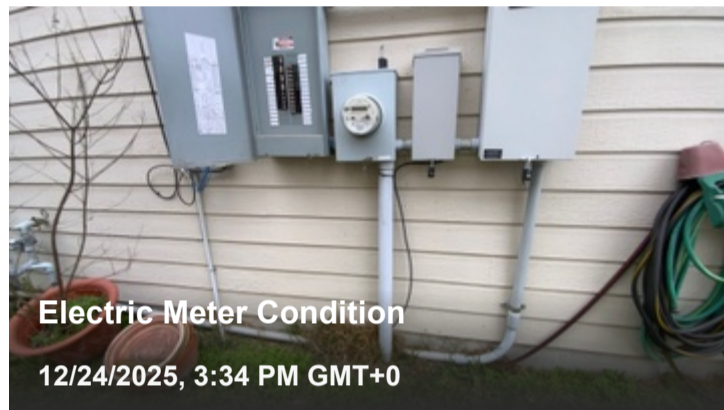
# Utilities

✓ No issues

Electric Meter Condition

**Good (Cosmetic Issues Only)**

## Utilities photos / videos



# Exterior 🔍 8 Issues

## Siding / Trim

🔍 2 Issues

Siding Condition

**Fair (Some Repairs)**

Siding Material(s)

**Brick Veneer, Fiber Cement**

Exterior Paint Condition

**Good (Cosmetic Issues Only)**

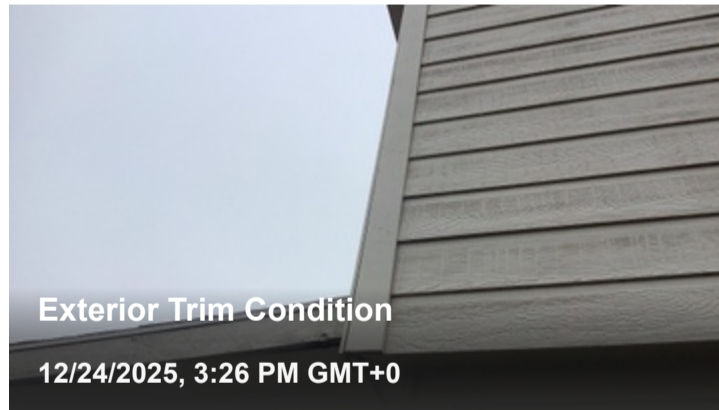
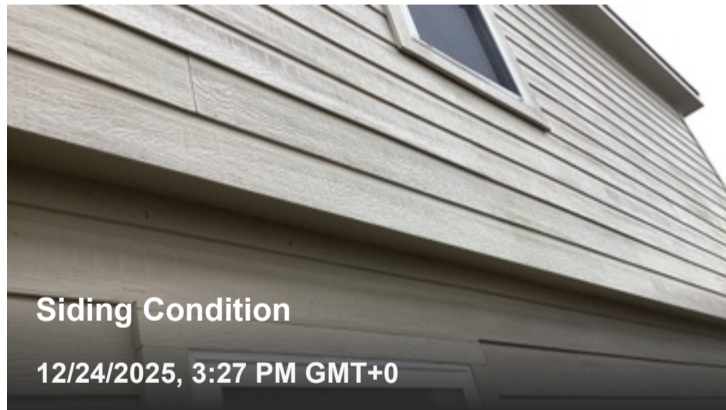
Exterior Trim Condition

**Fair (Some Repairs)**

Trim Material(s)

**Fiber Cement, Wood**

### Siding / Trim photos / videos



 **Repair deficiency**

### Damaged Siding

One or more areas of the siding is damaged.

### Siding / Trim photos / videos



 **Repair deficiency**

### Damaged Trim

There are signs of damage to the trim.

### Siding / Trim photos / videos



## Gutters

 2 Issues

Gutter / Downspout Condition

**Not Present**

Gutter / Downspout Material(s)

**Not Present**

## Gutters photos / videos

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### Limitation

#### **Gutter / Downspout Condition: Not Present**

The object / room is not present.

[Limitation photos / videos](#)

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### Limitation

#### **Gutter / Downspout Material(s): Not Present**

The object / room is not present.

[Limitation photos / videos](#)

## Eaves, Soffits, and Fascia

### 3 Issues

Eaves / Soffits / Fascia Condition

#### **Fair (Some Repairs)**

Eaves / Soffits / Fascia Material(s)

#### **Wood, Composite**

[Eaves, Soffits, and Fascia photos / videos](#)



**Safety deficiency**

**Rotted Fascia**

One or more sections of the fascia are rotted.

Eaves, Soffits, and Fascia photos / videos



**Repair deficiency**

**Loose Soffit**

The soffit was loose.

Eaves, Soffits, and Fascia photos / videos



 **Repair deficiency**


## Damaged Soffit

There are signs of damage or deterioration on the soffit.

### Eaves, Soffits, and Fascia photos / videos



## Windows

 **No issues**

Window Count

**15 windows**

Window Condition

**Good (Cosmetic Issues Only)**

Windows With Security Bars Count

**0 windows**

Window With Quick Release Count

**0 windows**

Window Release Mechanism operational?

**Yes**

Number of Panes

**Double Pane**

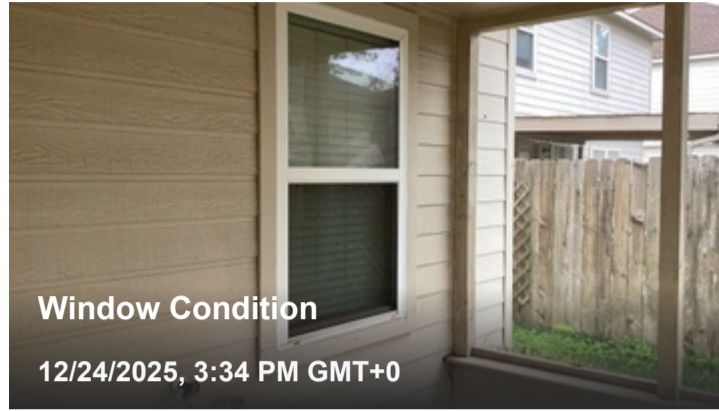
Frame Type

**Vinyl**

Window Treatment Type

**Tinted**

## Windows photos / videos



## Exterior Doors

 1 Issue

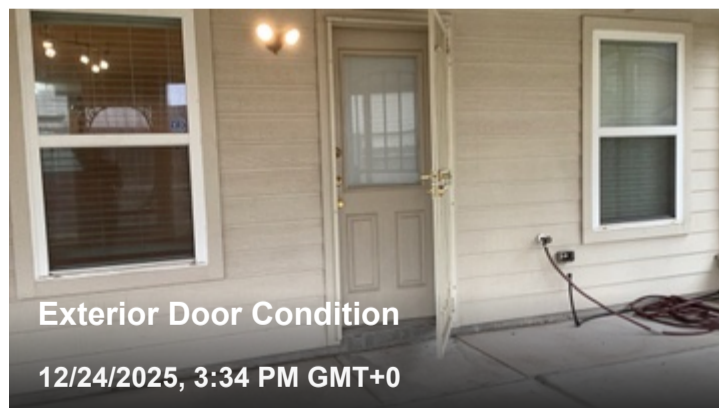
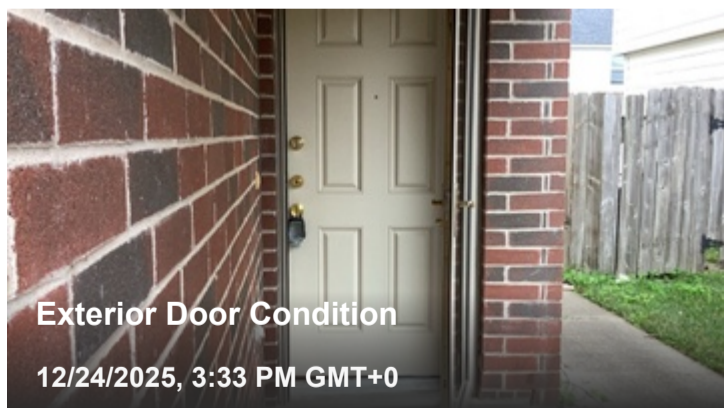
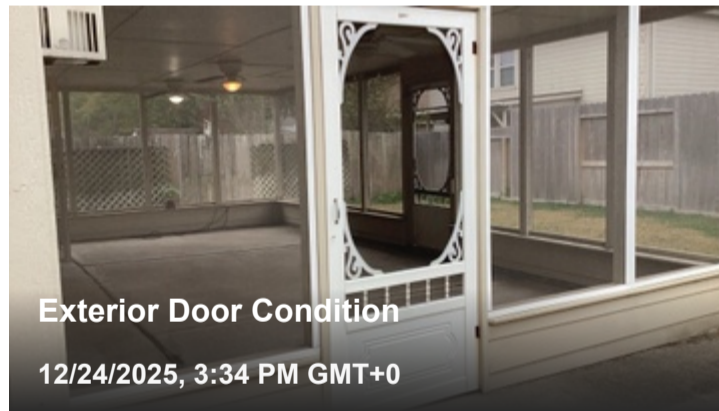
Exterior Door Condition

**Fair (Some Repairs)**

Exterior Door Material(s)

**Wood, Steel**

## Exterior Doors photos / videos



 **Repair deficiency**

### Damaged or Missing Weatherstripping

The weatherstripping is damaged or missing.

#### Exterior Doors photos / videos



### Dryer Exhaust

 **No issues**

Dryer Vent / Exhaust Condition

**Good (Cosmetic Issues Only)**

[View web report](#)

## Dryer Exhaust photos / videos



## Pool

 Not present

## Pool photos / videos

# Roof

## Coverings

### 

Roof Inspection Method

**Drone**

Roof Covering Condition

**Fair (Some Repairs)**

Roof Covering Material(s)

**Asphalt Shingles**

Roof Layer Count

**1 layers**

Previous / Partial Roof Repairs Observed

**No**

Estimated Roof Age

**10 year(s)**

Estimated Roof Life Remaining

**Greater than 5 Years**

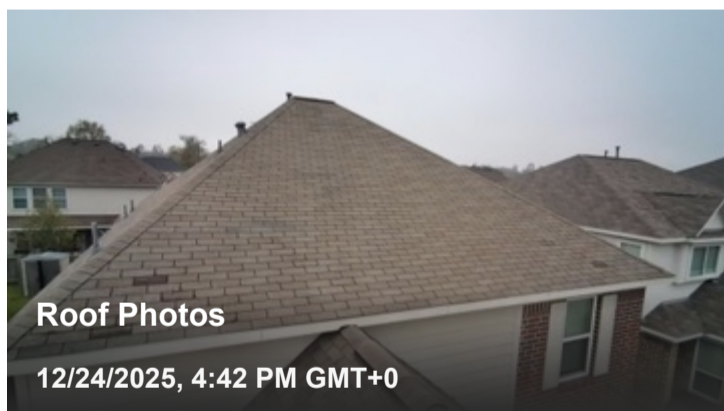
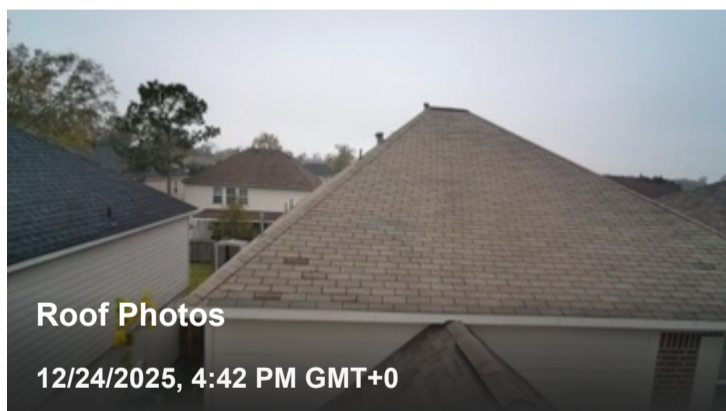
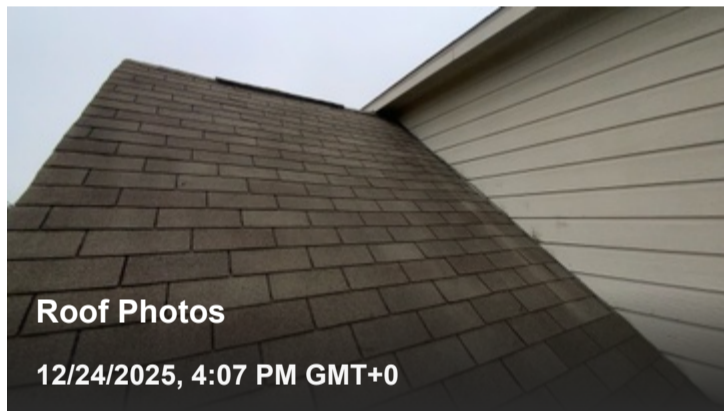
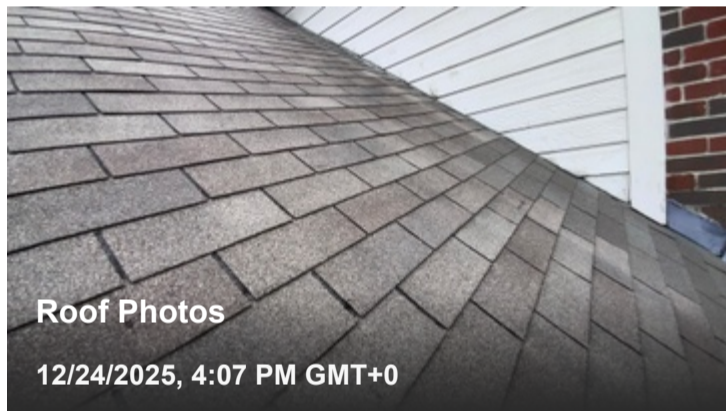
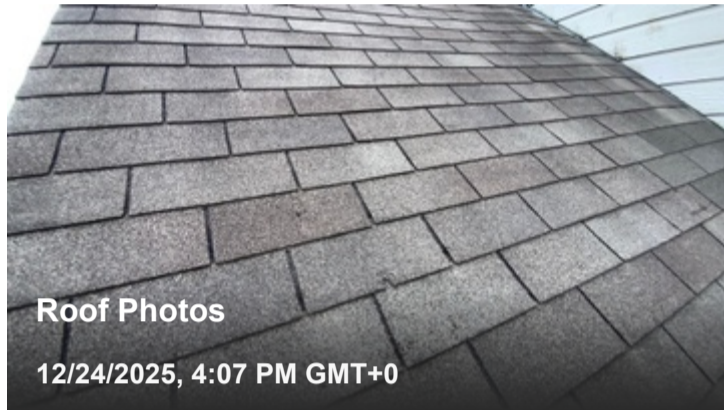
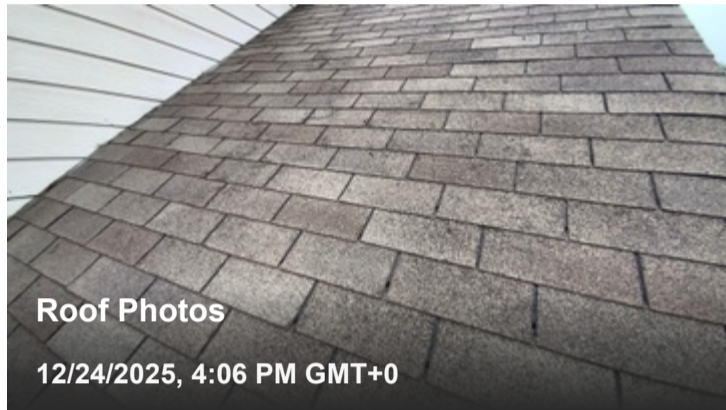
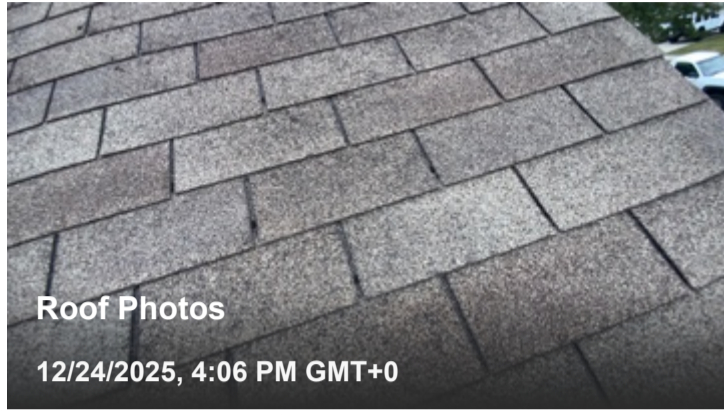
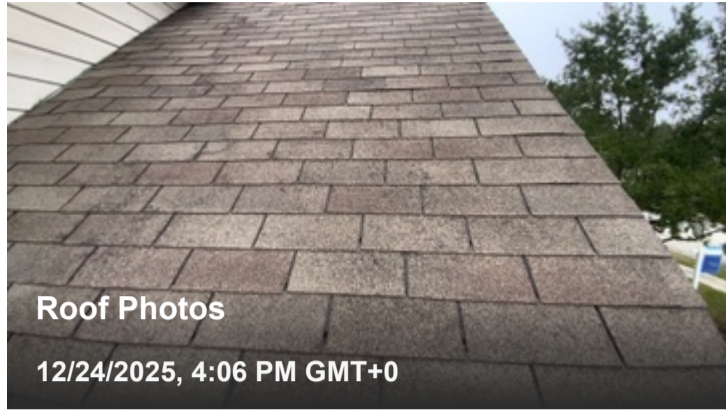
Evidence of Hail / Wind Damage

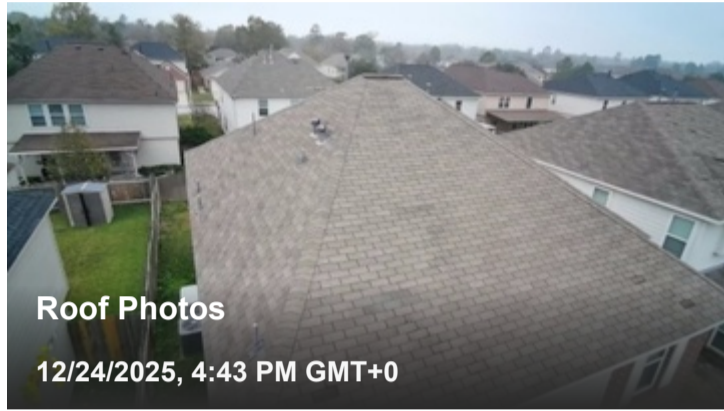
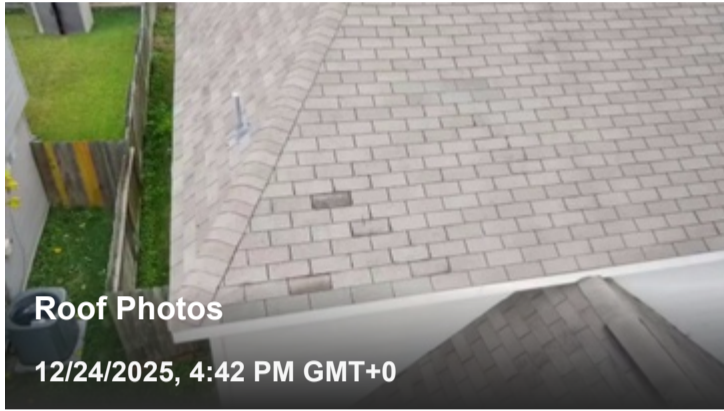
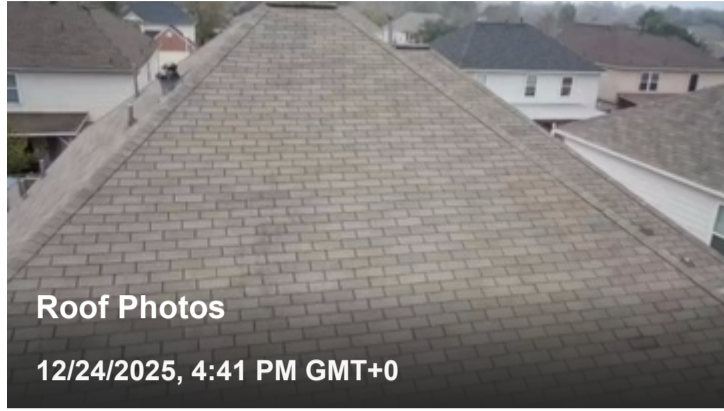
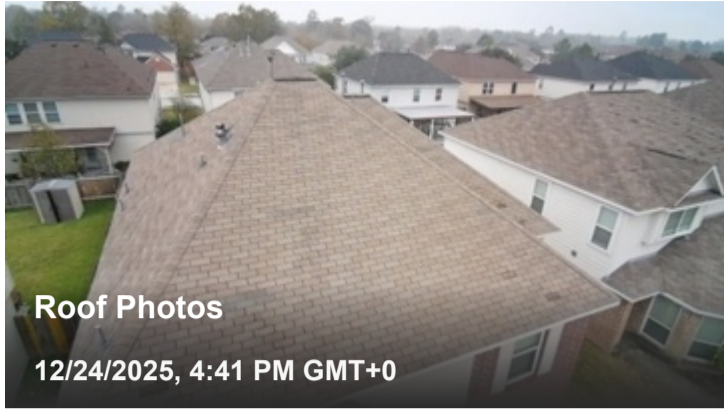
**Yes**

Evidence of Roof Leaks

**No**

### Coverings photos / videos





 **Repair deficiency**

### Damaged Shingles

One or more shingles are cracked or torn. Recommend further evaluation, and repairs or replacing by a qualified professional.

### Coverings photos / videos



 **Repair deficiency**

### Satellite Dish Bracket(s)

Satellite dish brackets installed over roof covering materials.

#### Coverings photos / videos



 **Repair deficiency**

### Damaged Shingles

One or more shingles are cracked or torn.

#### Coverings photos / videos



 **Monitor deficiency**

### Roof Missing Shingles

The home is missing roof shingles. Recommend further evaluation, and repairs or replacing by a qualified professional.

## Coverings photos / videos



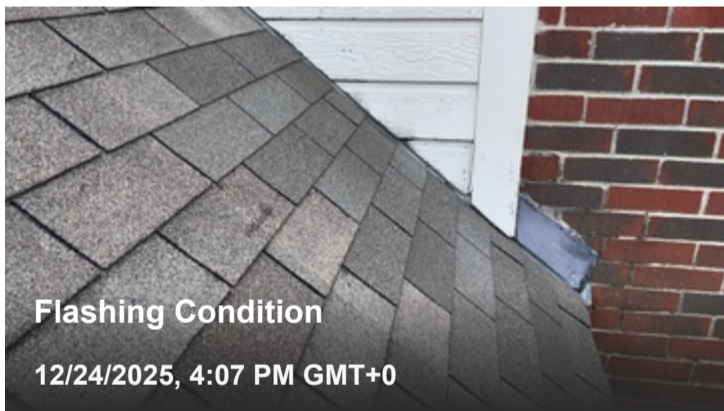
## Flashing

✓ No issues

Flashing Condition

**Good (Cosmetic Issues Only)**

## Flashing photos / videos



## Chimney

🚫 Not present

## Chimney photos / videos

### Vents

✓ No issues

Roof Vent(s) Condition

**Good (Cosmetic Issues Only)**

Roof Vents Material(s)

**PVC**

## Vents photos / videos

### Skylights

🔍 Not present

## Skylights photos / videos

# Garage 🔍 5 Issues

## Attached Garage

🔍 5 Issues

Interior Condition

**Fair (Some Repairs)**

Odor Strength

**No Odor Detected**

Odor Source

**Not Present**

Fire Separation Wall Observed

**Yes**

Electrical Condition

**Good (Cosmetic Issues Only)**

Garage Door Condition

**Functional With Cosmetic Defects**

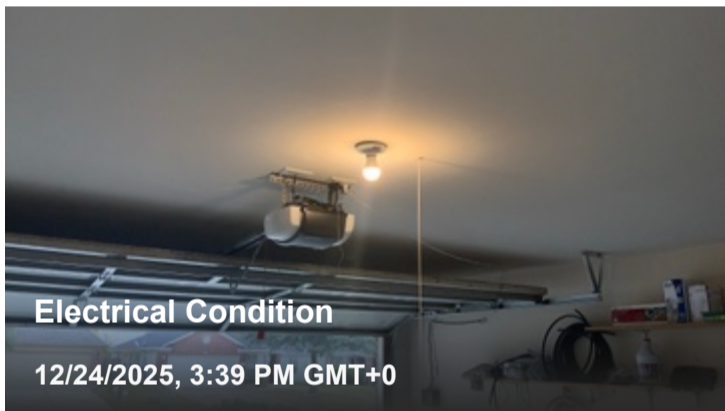
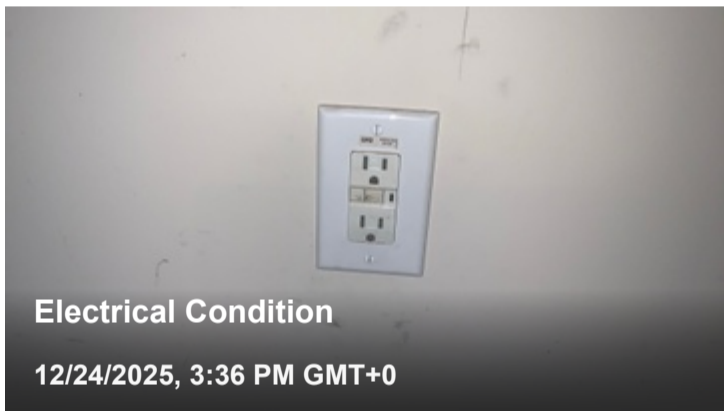
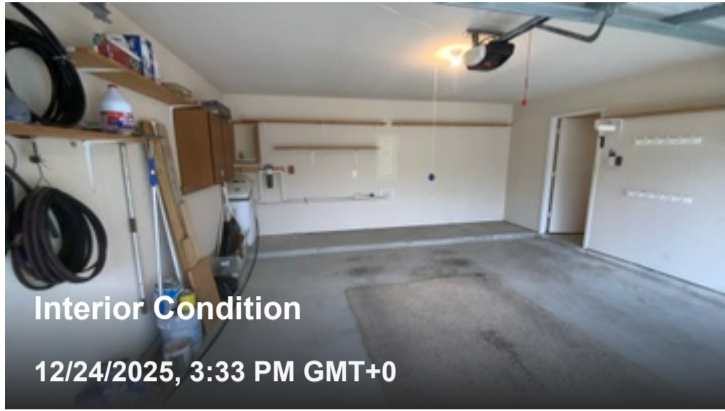
Garage Capacity

**2 parking spaces**

Garage Converted Into Living Space

**No**

### Attached Garage photos / videos

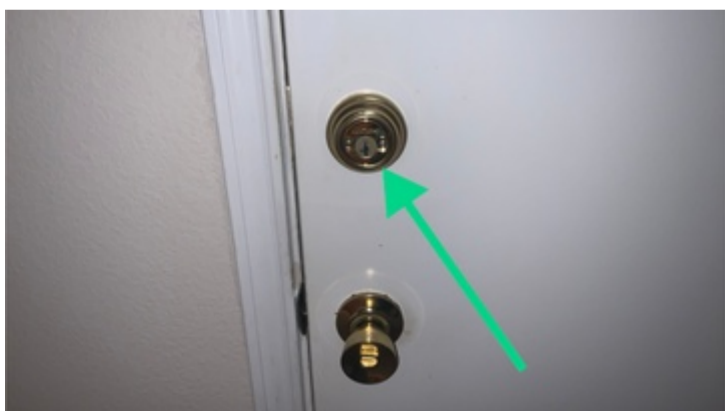
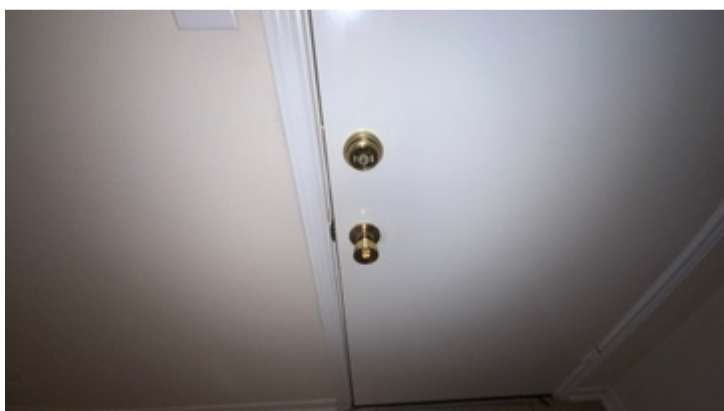


 **Safety deficiency**

### Unsafe Double-Keyed Lock

A double-keyed lock is a safety hazard.

### Attached Garage photos / videos



 **Repair deficiency**

### Damaged Interior Walls or Ceilings

Holes or damage are present on the interior walls / ceilings.

#### Attached Garage photos / videos



 **Repair deficiency**

### Garage Door Manual Locks Are Not Disabled

The garage door manual lock was not disabled.

#### Attached Garage photos / videos

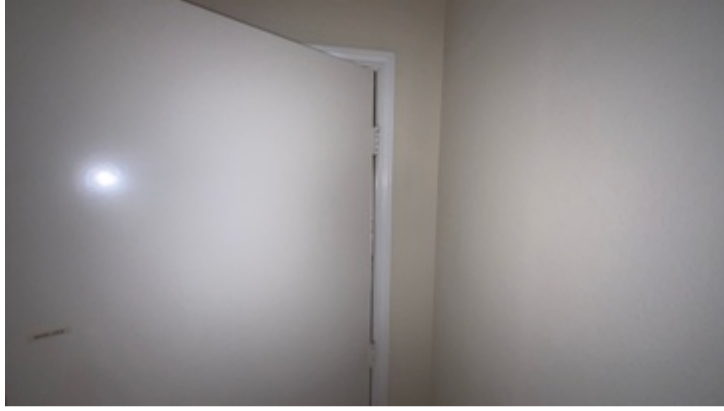


 **Monitor deficiency**

### Missing / Inoperable Self-Closing Door Hinges

The self-closing door hinges are missing / inoperable.

## Attached Garage photos / videos



### Limitation

#### **Odor Source: Not Present**

The object / room is not present.

#### Limitation photos / videos

# Structural 🔍 2 Issues

## Foundation

🔍 2 Issues

Foundation Type

**Poured Concrete**

Foundation Condition

**Fair (Some Repairs)**

Foundation Cracks Observed

**No**

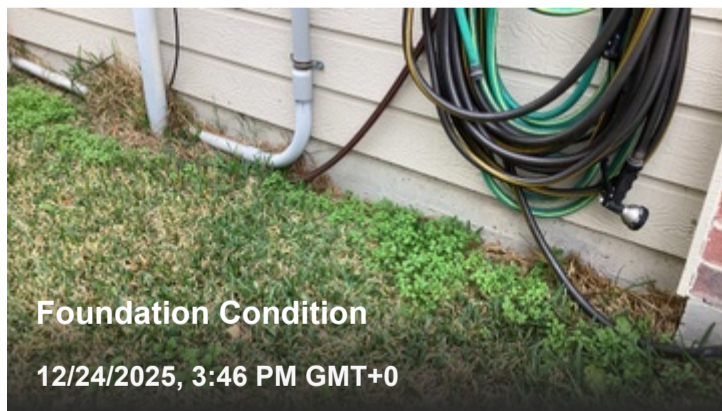
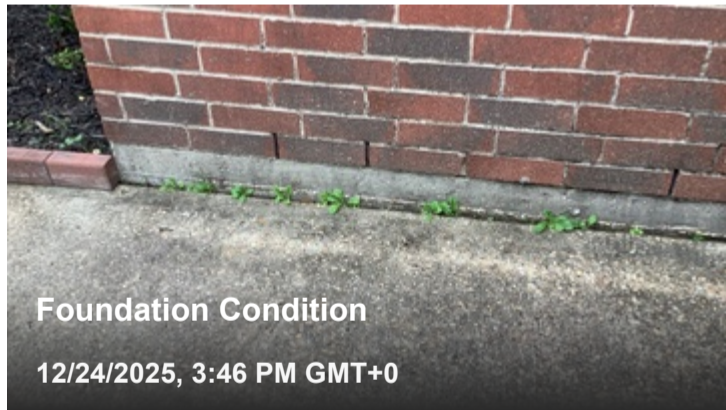
Evidence of Moisture Observed

**No**

Additional Foundation Concerns

**No**

### Foundation photos / videos



 **Repair deficiency**

### High Soil Grade

There are areas of high soil around the foundation.

#### Foundation photos / videos



 **Monitor deficiency**

### Minor Foundation Cracks

One or more areas of the foundation have minor cracking.

#### Foundation photos / videos




## Crawl Space

 Not present

Crawl Space photos / videos

## Attic

 No issues

Attic Condition

**Good (Cosmetic Issues Only)**

Attic Converted Into Living Space

**No**

Attic Access Method

**Attic Ladder & Hatch**

Attic or Ceiling Type

**Unconditioned (Vented)**

Attic Insulation Type

**Fiberglass**

Attic Floor Insulation Depth

**1-3**

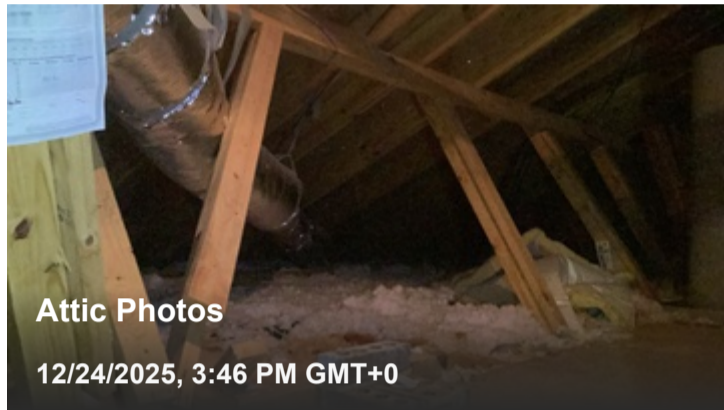
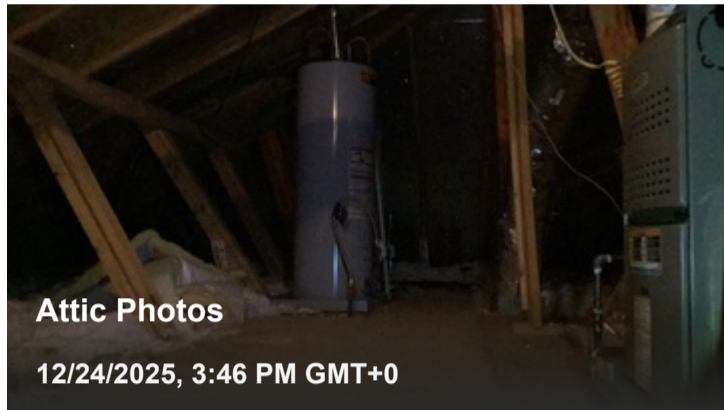
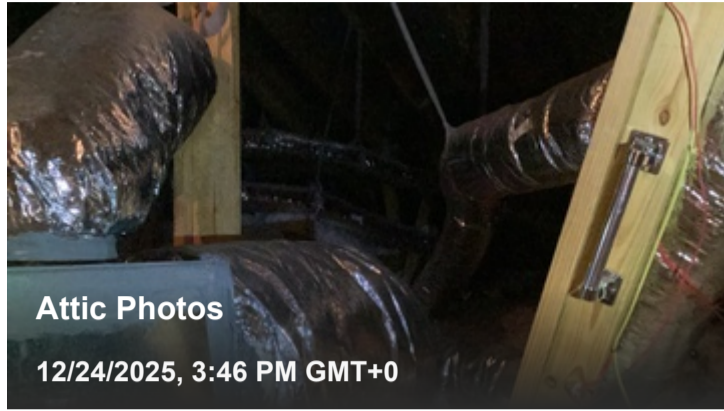
Roof Insulation Depth

**0**

Percentage of Roof Area Above Attic

**50%**

### Attic photos / videos



### Finished Basement

 Not present

### Finished Basement photos / videos

### Unfinished Basement

 Not present

### Unfinished Basement photos / videos

### Sump Pump

 Not present

### Sump Pump photos / videos

## Common Areas 🔍 5 Issues

### Common Room

🔍 2 Issues

Odor Strength

**No Odor Detected**

Odor Source

**Not Present**

Approximate Ceiling Height

**10'**

Doors / Casing / Door Stops Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Walls / Ceiling / Trim Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Walls / Ceilings Need Repainting

**No**

Flooring Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Beyond Repair

**No Flooring Concerns Observed**

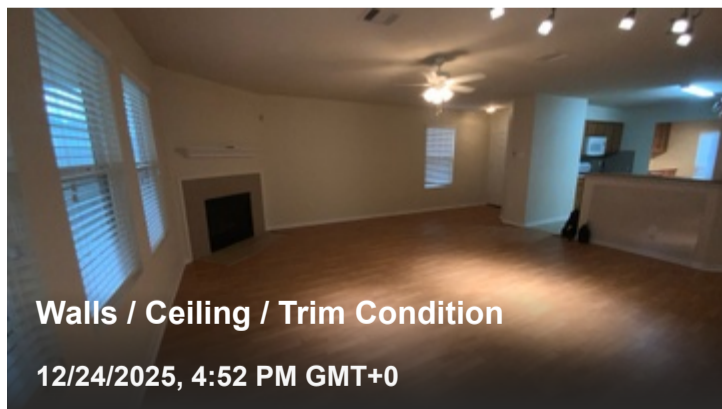
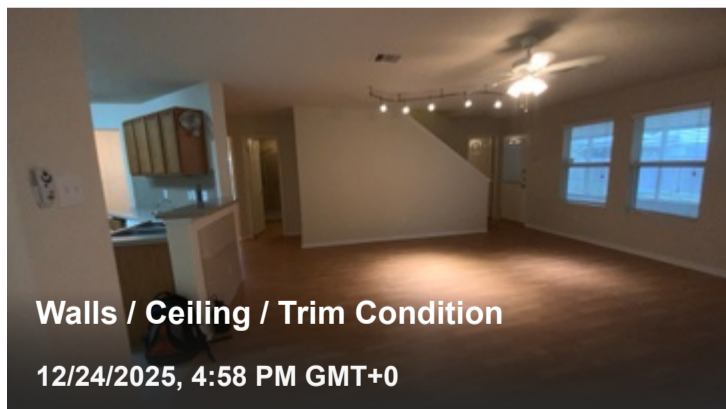
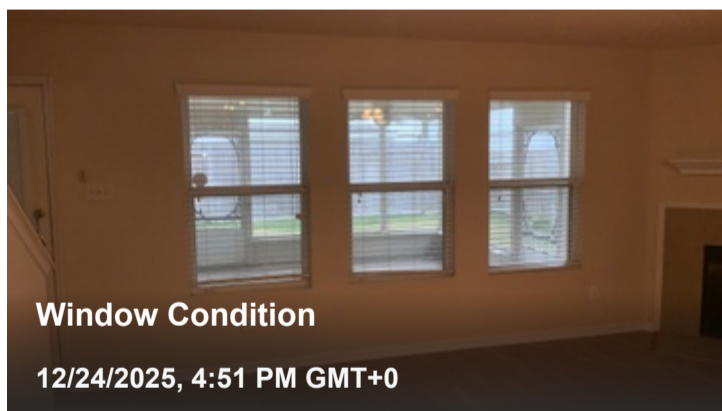
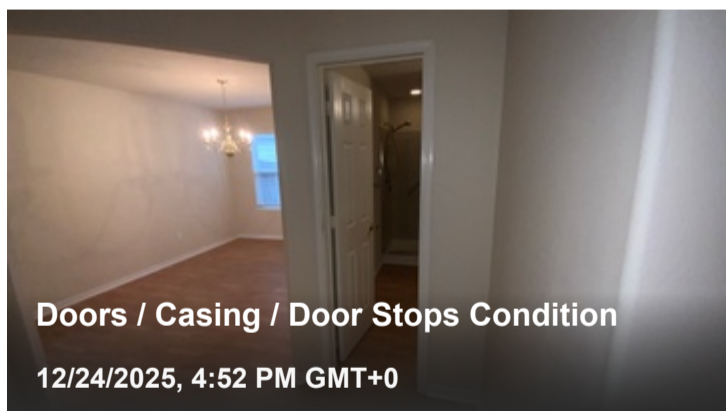
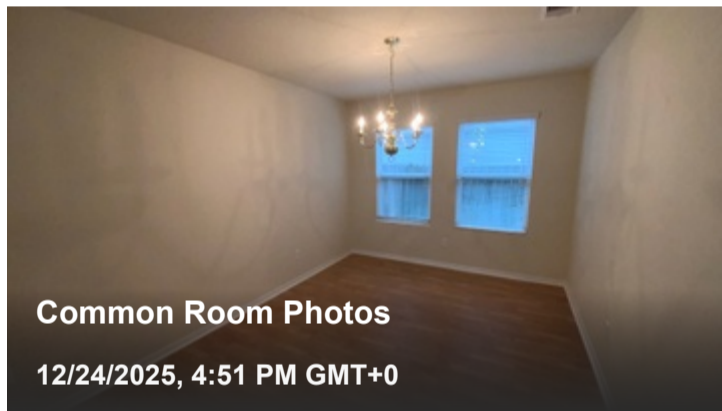
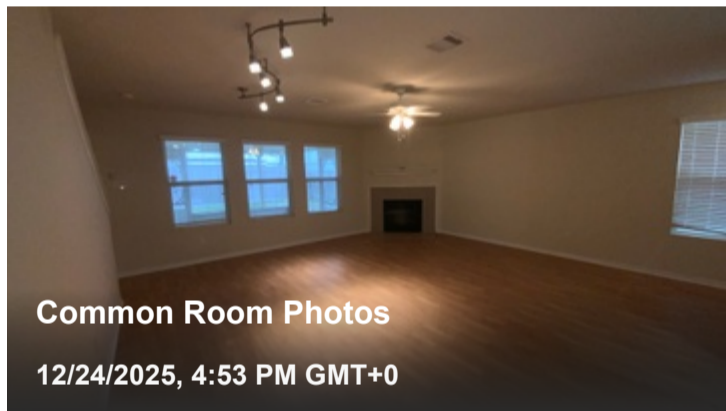
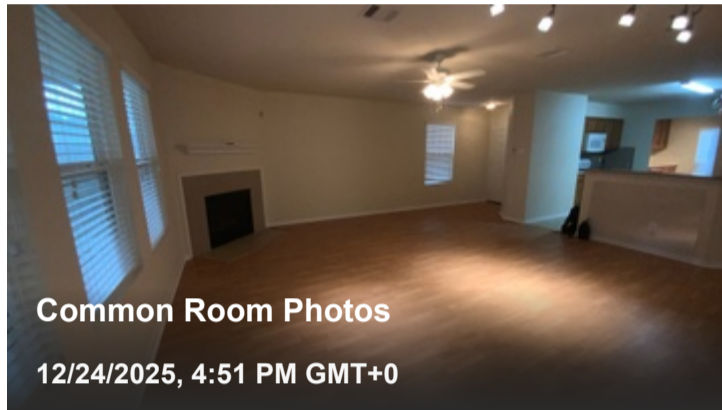
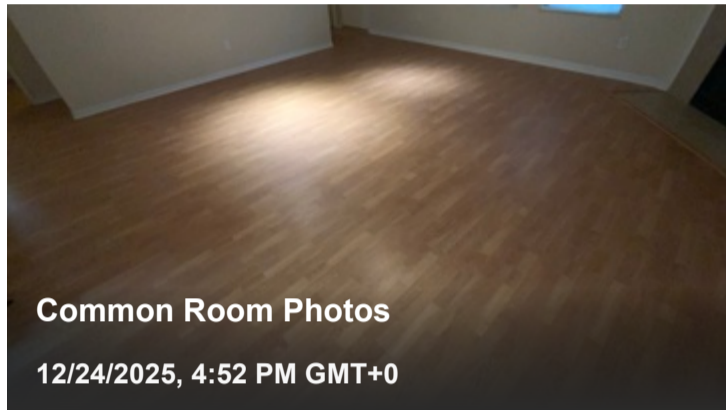
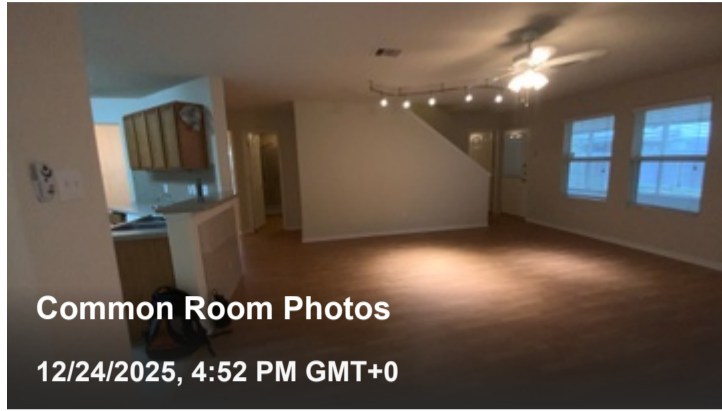
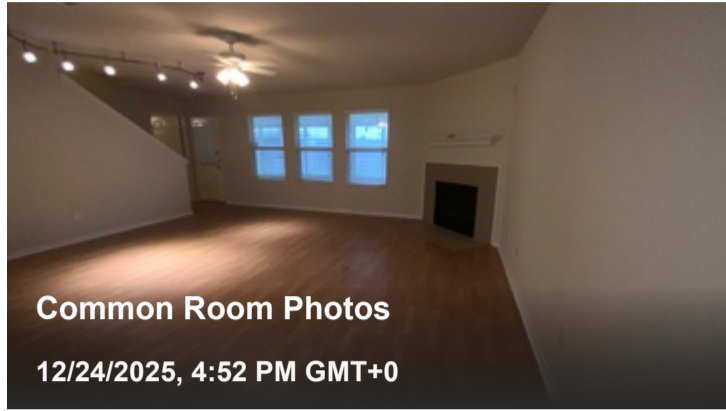
Flooring Material(s)

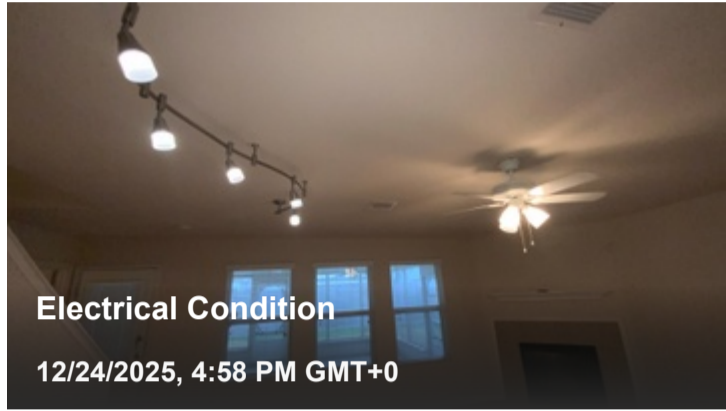
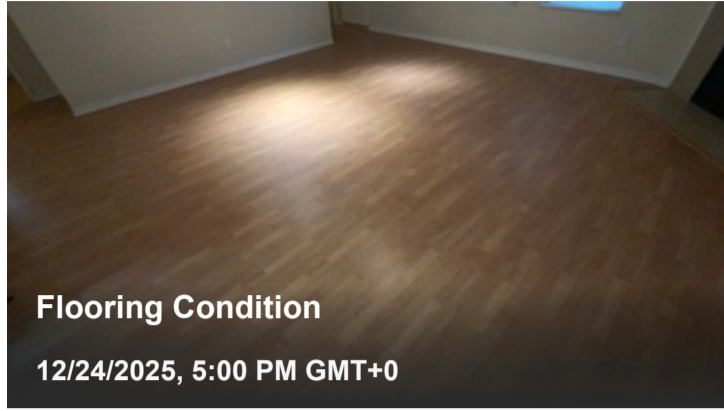
**Engineered Wood**

Electrical Condition

**Great (No Repairs)**

### Common Room photos / videos





 **Safety deficiency**

### Damaged Cover Plates

One or more switch / outlet / receptacle cover plates are damaged.

### Common Room photos / videos



**⚠ Limitation**

**Odor Source: Not Present**

The object / room is not present.

Limitation photos / videos

## Hallway

**🕒 2 Issues**

Odor Strength

**No Odor Detected**

Odor Source

**Not Present**

Doors / Casing / Door Stops Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Condition

**Not Present**

Walls / Ceiling / Trim Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Beyond Repair

**No Flooring Concerns Observed**

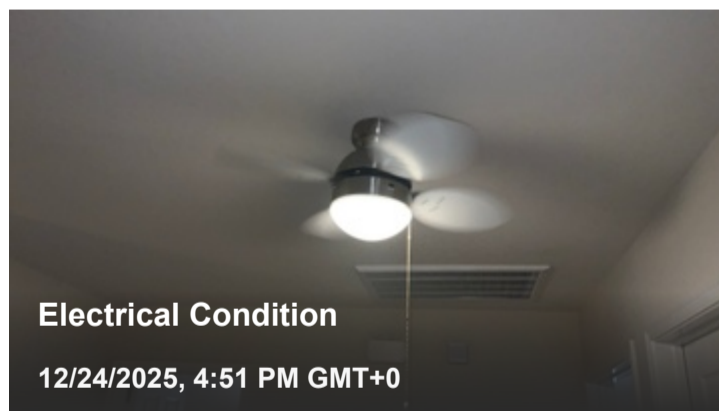
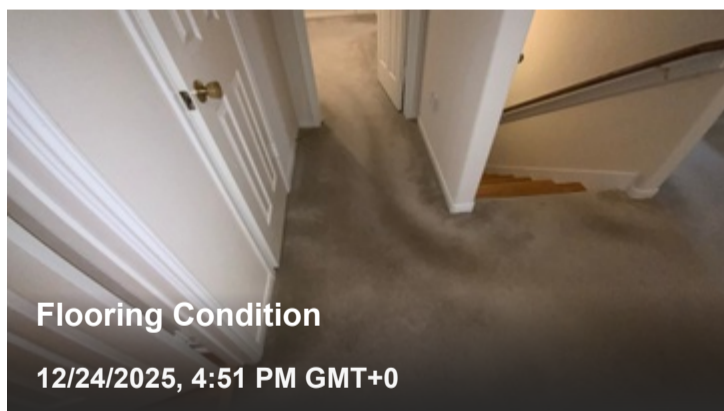
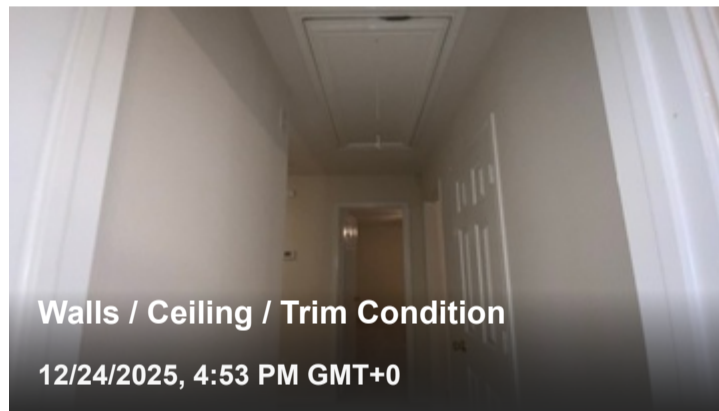
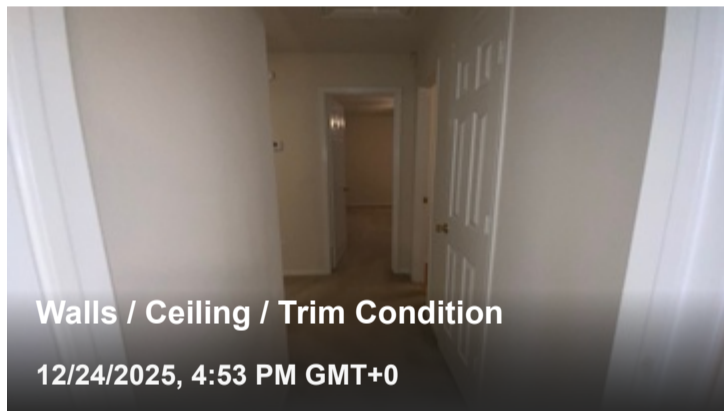
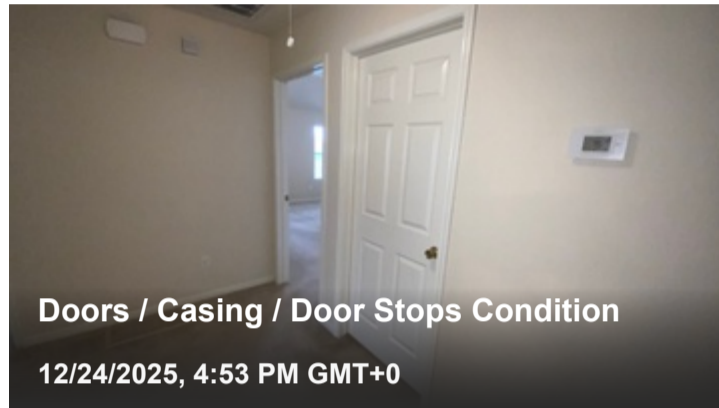
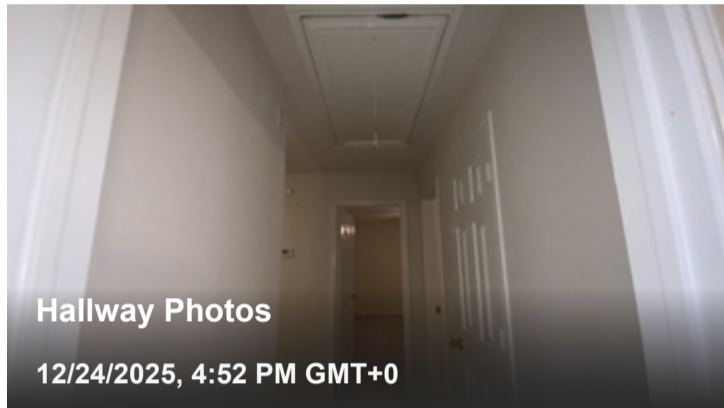
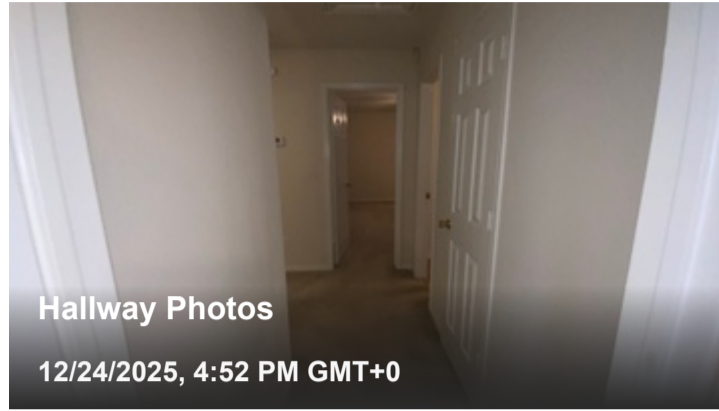
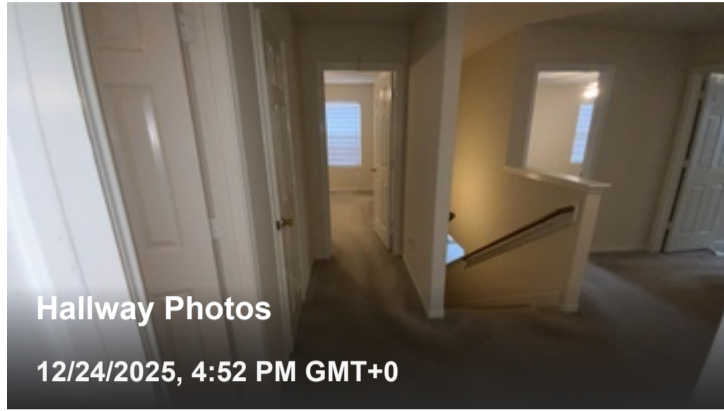
Flooring Material(s)

**Carpet**

Electrical Condition

**Good (Cosmetic Issues Only)**

## Hallway photos / videos



**⚠️ Limitation**

**Odor Source: Not Present**

The object / room is not present.

## Limitation photos / videos

---


 **Limitation**

### **Window Condition: Not Present**

The object / room is not present.

## Limitation photos / videos

## Stairway

 **No issues**

Stairway Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Walls / Ceiling / Trim Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Walls / Ceilings Need Repainting

**No**

Flooring Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

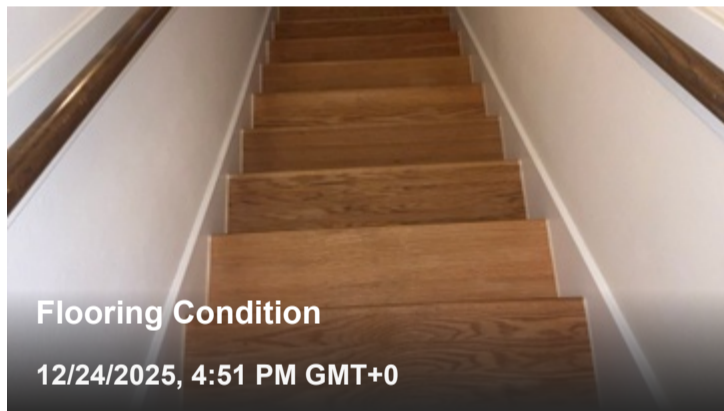
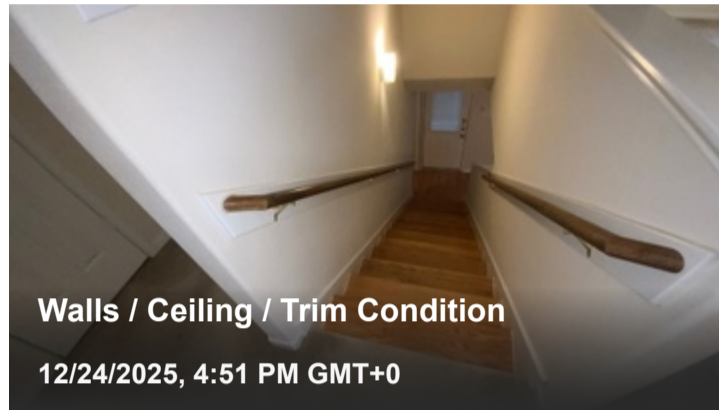
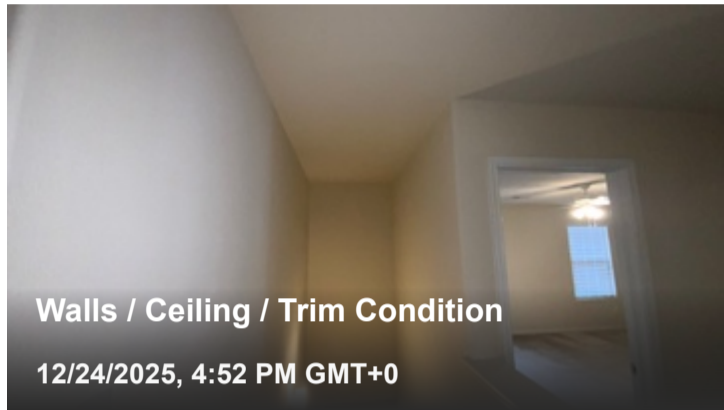
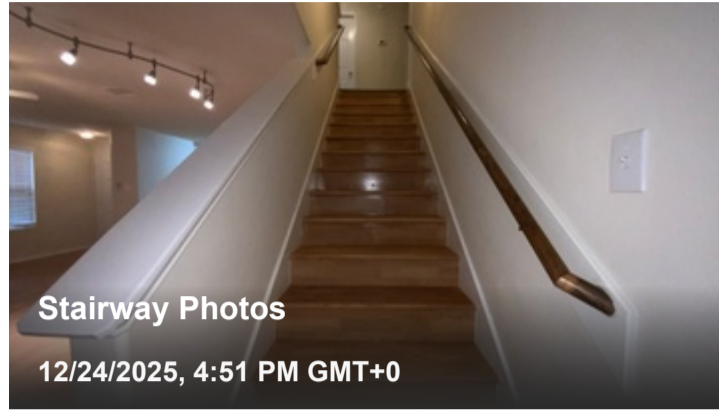
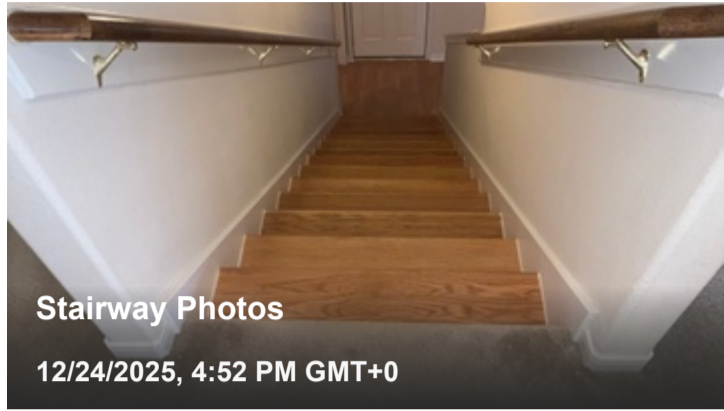
Flooring Beyond Repair

**No Flooring Concerns Observed**

Flooring Material(s)

**Engineered Wood**

## Stairway photos / videos



## Fireplace

✓ No issues

Fireplace Energy Source

**Gas**

Fireplace Condition

**Good (Cosmetic Issues Only)**

[View web report](#)

## Fireplace photos / videos



## General


 1 Issue

Additional Interior Amenities Observed

**Not Present**

## General photos / videos

---

 Limitation

**Additional Interior Amenities Observed: Not Present**

The object / room is not present.

## Limitation photos / videos

# Laundry Area 🔍 4 Issues

## 🔍 4 Issues

Odor Strength

**Subtle**

Odor Source

**Walls**

Doors / Casing / Door Stops Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Condition

**Not Present**

Walls / Ceiling / Trim Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Beyond Repair

**No Flooring Concerns Observed**

Flooring Material(s)

**Laminate**

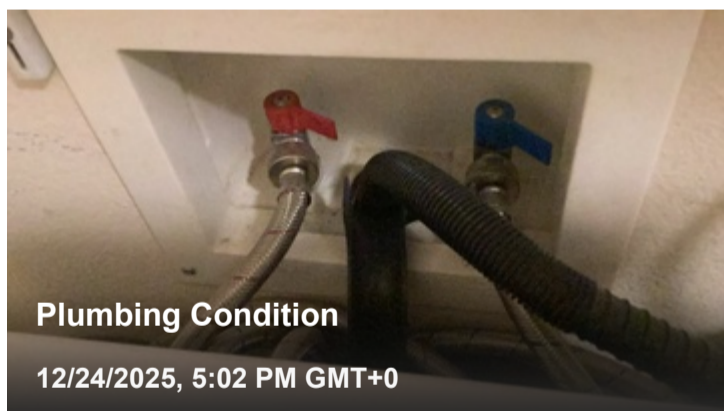
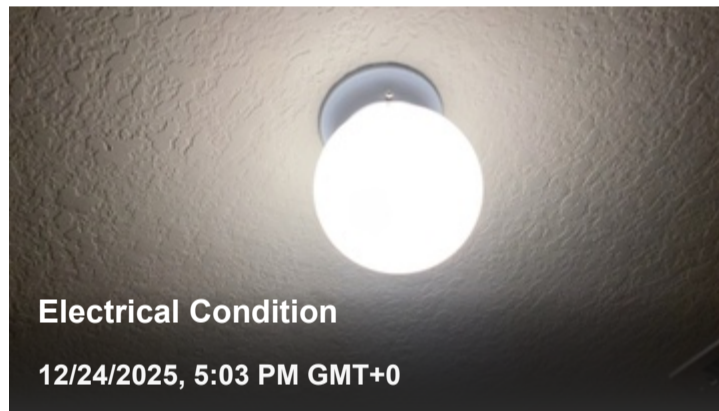
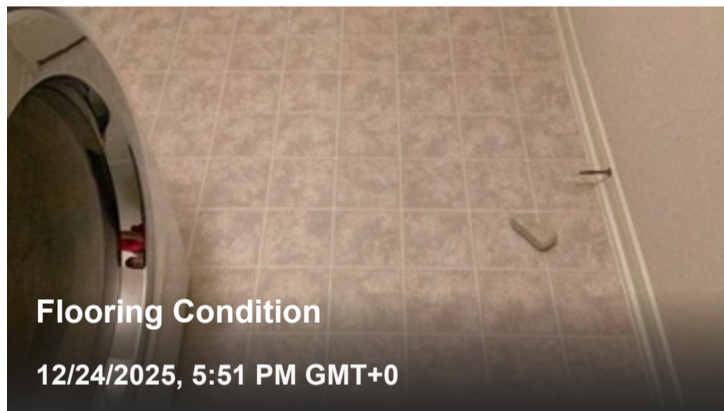
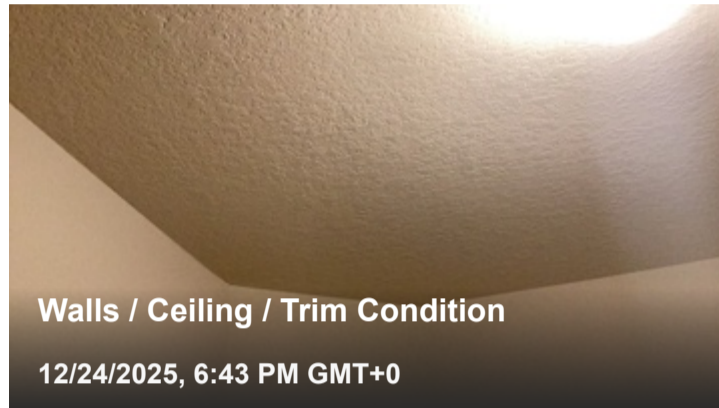
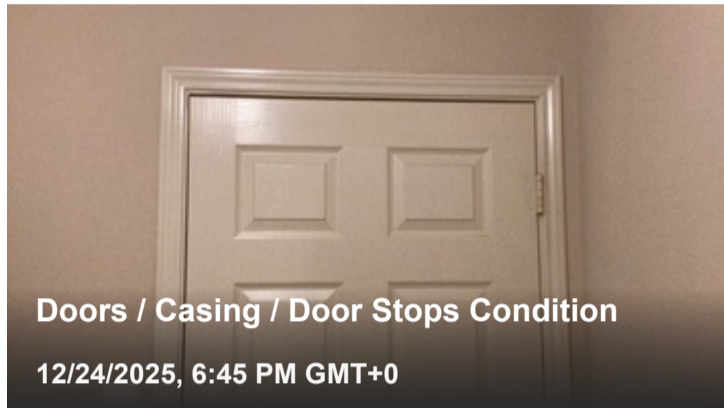
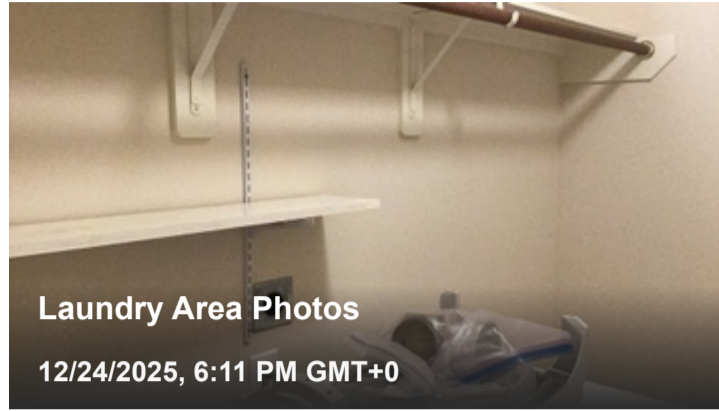
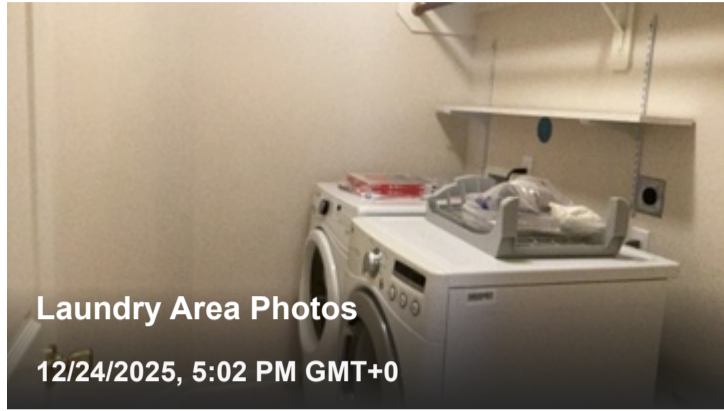
Electrical Condition

**Good (Cosmetic Issues Only)**

Plumbing Condition

**Good (Cosmetic Issues Only)**

## Laundry Area photos / videos



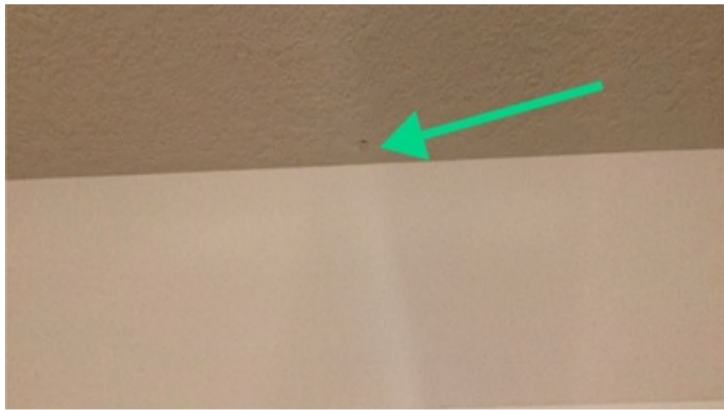
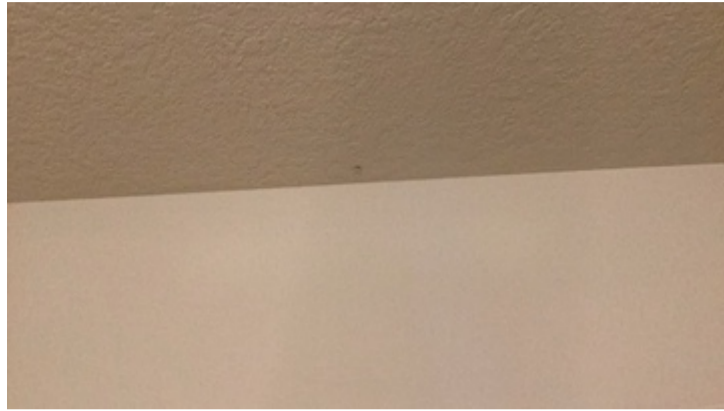
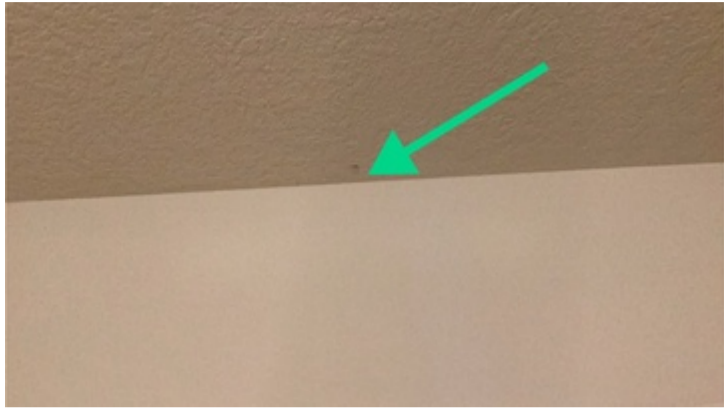
 **Monitor deficiency**

### Nail pops on ceiling

One or more nail pops on the ceiling

[View web report](#)

## Laundry Area photos / videos



### Limitation

#### **Window Condition: Not Present**

The object / room is not present.

## Limitation photos / videos

### Inspectify flag

#### **Odor Strength**

Subtle

## Deficiency photos / videos

### Inspectify flag

#### **Odor Source**

Walls

## Deficiency photos / videos

# Washer

✓ **No issues**

Washer Condition

**Functional**

Washer Appliance Tag Photo

## Washing Machine

Beta Feature

Recall status

**No**

Expected life

**12 years**

Brand

**Whirlpool**

Estimated remaining life

**3.77 years**

Manufacture date

**October 2017**

Model number

**WFW75HEFW0**

Age

**8.23 years**

Serial number

**C74351585**

## Washer photos / videos



# Dryer

✓ **No issues**

Dryer Condition

**Functional**

Dryer Appliance Tag Photo

## Clothes Dryer

 Beta Feature

Recall status

**No**

Manufacture date

**December 2009**

Expected life

**13 years**

Model number

**DLG2302W**

Brand

**LG**

Age

**16.07 years**

Estimated remaining life

**0 years**

Serial number

**912KWHX01865**

### Dryer photos / videos



# Kitchen 🔍 3 Issues

## Kitchen General

### 🔍 1 Issue

Odor Strength

**No Odor Detected**

Odor Source

**Not Present**

Doors / Casing / Door Stops Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Walls / Ceiling / Trim Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Material(s)

**Tile**

Electrical Condition

**Good (Cosmetic Issues Only)**

Faucet(s) / Sink(s) Condition

**Good (Cosmetic Issues Only)**

Kitchen Cabinet / Drawers Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Kitchen Countertop Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

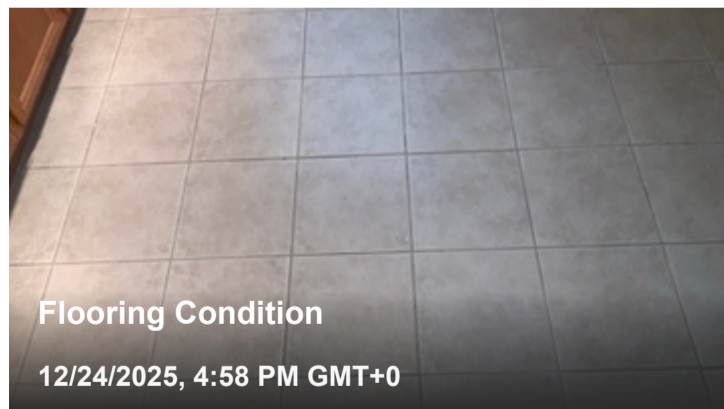
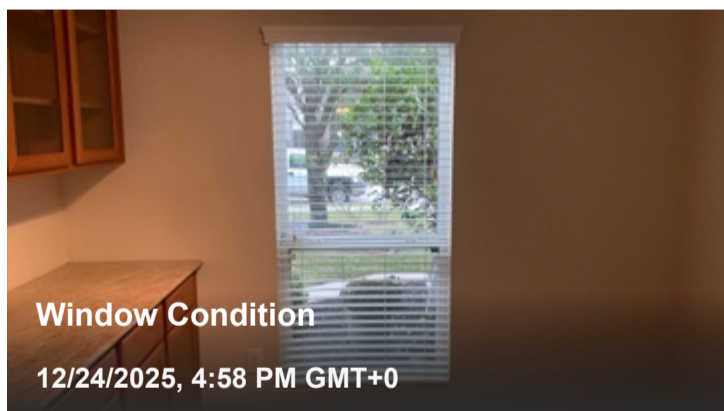
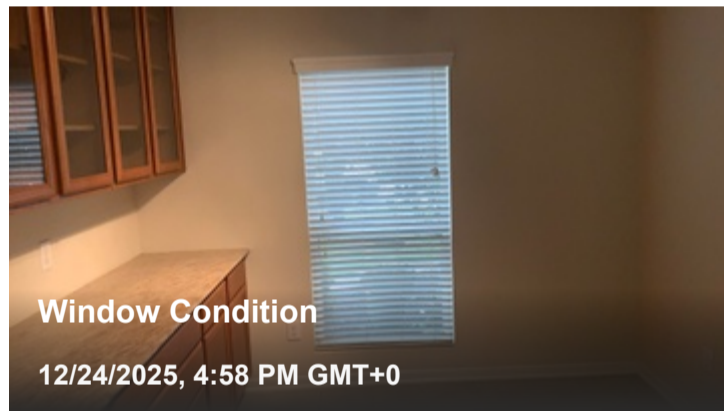
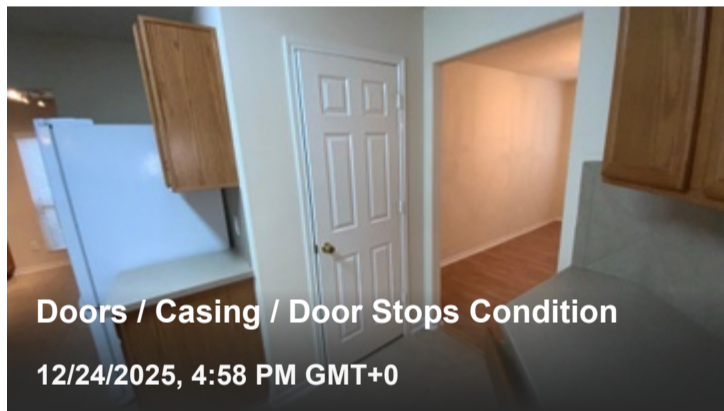
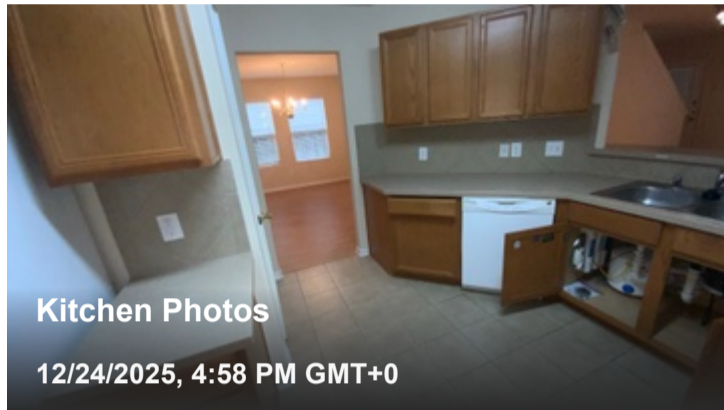
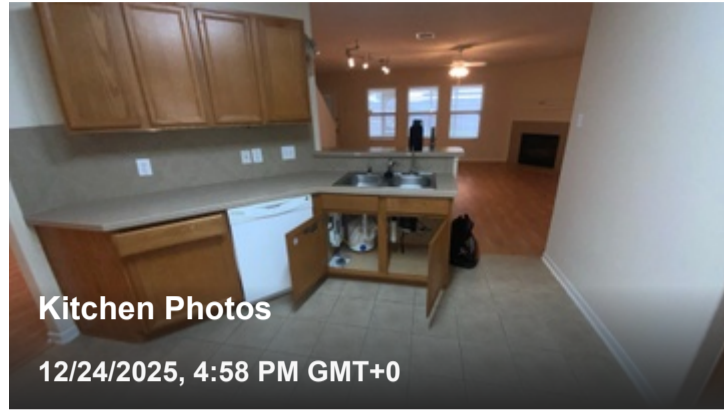
Flooring Beyond Repair

**No Flooring Concerns Observed**

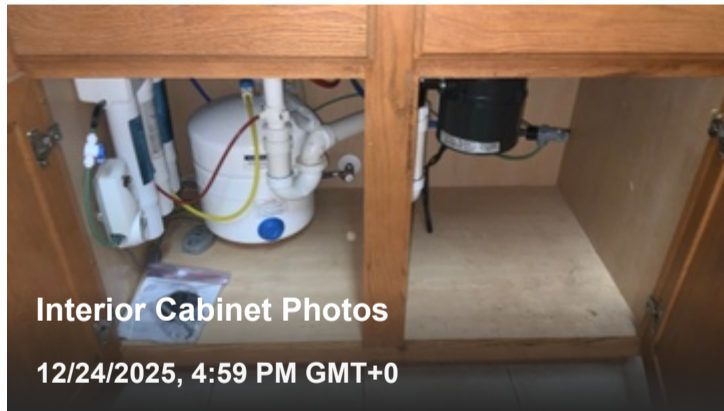
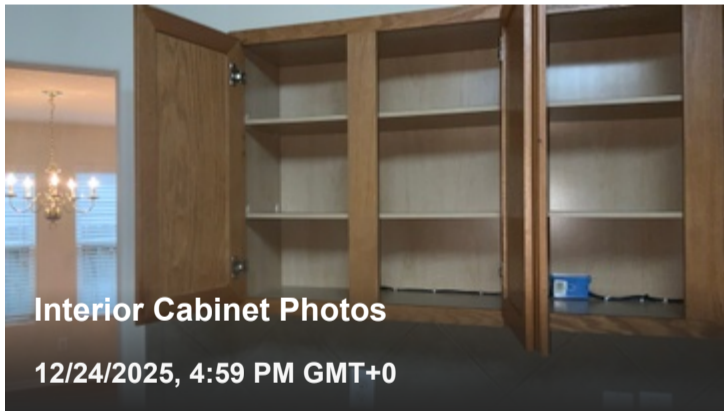
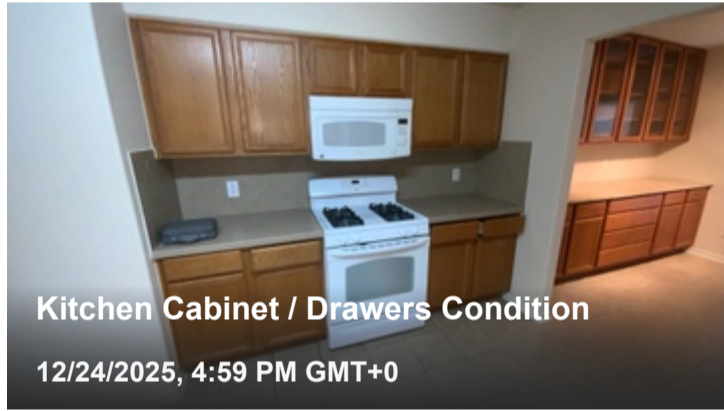
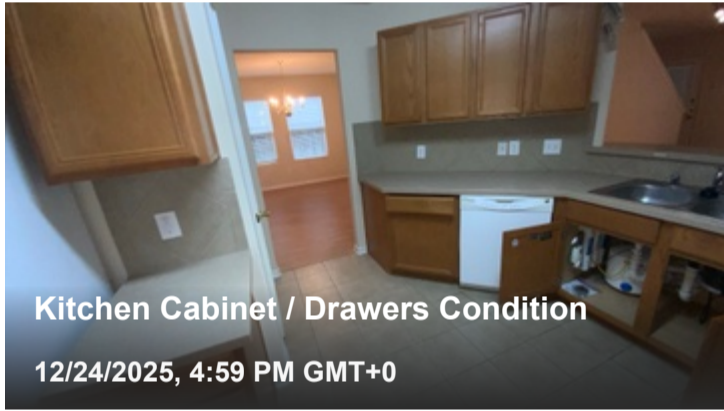
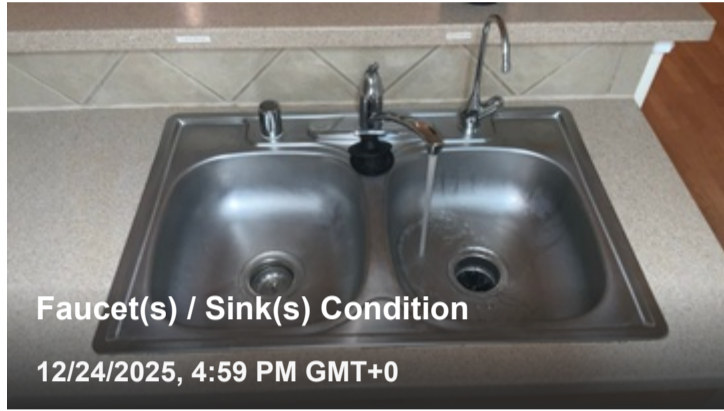
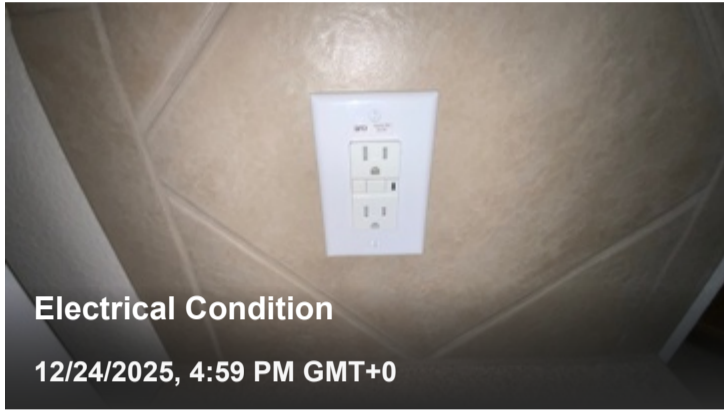
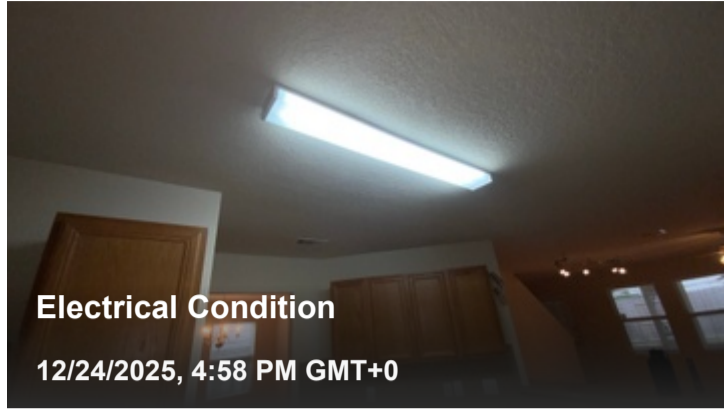
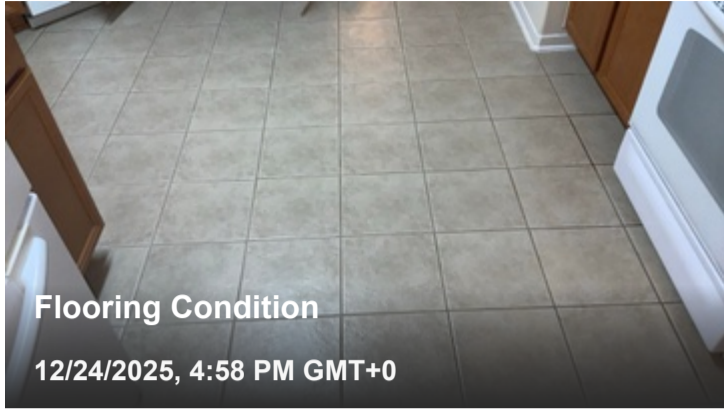
Plumbing Condition

**Great (No Leaks)**

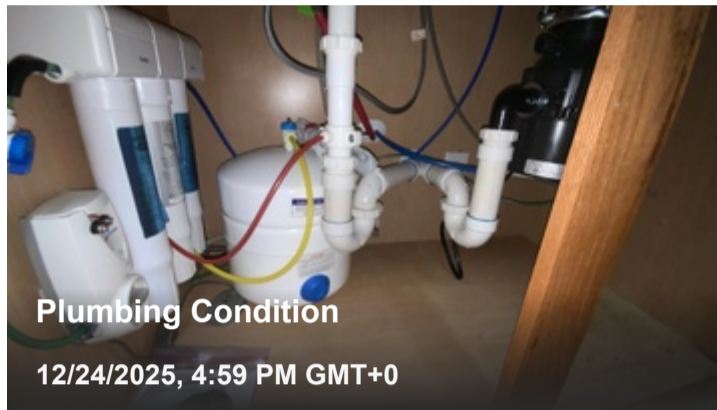
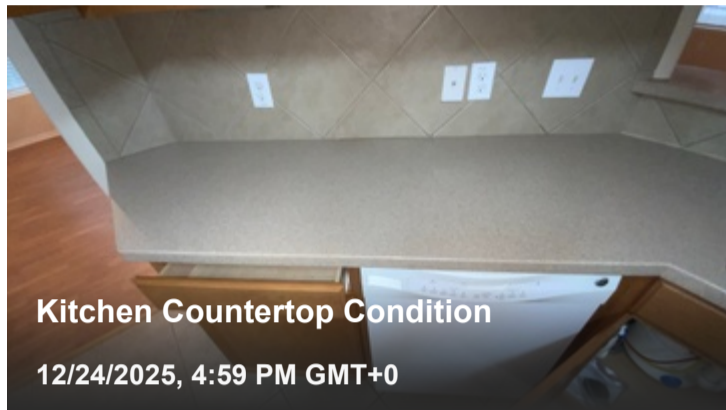
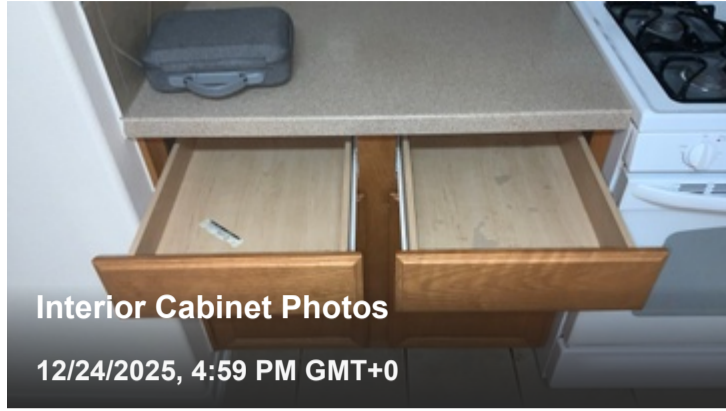
## Kitchen General photos / videos



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[View web report](#)



**⚠ Limitation**

**Odor Source: Not Present**

The object / room is not present.

Limitation photos / videos

**Dishwasher**

**✓ No issues**

Dishwasher Condition

**Functional With Cosmetic Defects**

Dishwasher Appliance Tag Photo

**Dishwasher**

Recall status

**No**

Expected life

**12 years**

Manufacture date

**November 2009**

Model number

**GLD5600R00WW**

 Beta Feature

[View web report](#)

Brand

**General Electric**

Estimated remaining life

**0 years**

Age

**16.15 years**

Serial number

**VS729473B**

## Dishwasher photos / videos



## Refrigerator

✓ **No issues**

Refrigerator Condition

**Functional With Cosmetic Defects**

Refrigerator Appliance Tag Photo

### Refrigerator

Recall status

**No**

Expected life

**13 years**

Brand

**Samsung**

Estimated remaining life

**0 years**

Manufacture date

**November 2009**

Model number

**RF266AEWP/XAA**

Age

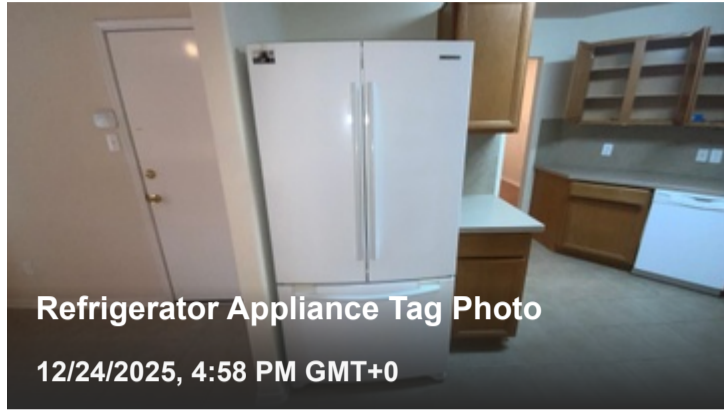
**16.15 years**

Serial number

**JJ084GBSB00065K**

 Beta Feature

## Refrigerator photos / videos



## Range

✓ **No issues**

Range Condition

**Functional With Cosmetic Defects**

Range Appliance Tag Photo

### Range / Stove / Oven

Recall status

**No**

Expected life

**15 years**

Brand

**General Electric**

Estimated remaining life

**0 years**

Manufacture date

**January 2010**

Model number

**JGBP33DEM6WW**

Age

**15.99 years**

Serial number

**AT235496P**

 Beta Feature

[View web report](#)

## Range photos / videos



## Cooktop

 Not present

## Cooktop photos / videos

## Wall Oven

 Not present

## Wall Oven photos / videos


### Microwave

 1 Issue

Microwave Condition

#### Functional With Cosmetic Defects

Microwave Appliance Tag Photo

 Beta Feature

### Microwave

<p>Recall status <b>No</b></p> <p>Expected life <b>9 years</b></p> <p>Brand <b>General Electric</b></p> <p>Estimated remaining life <b>0 years</b></p>	<p>Manufacture date <b>August 2009</b></p> <p>Model number <b>JVM1850DM4WW</b></p> <p>Age <b>16.41 years</b></p> <p>Serial number <b>RS901205B</b></p>
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## Microwave photos / videos



 Repair deficiency

### Loose or Broken Microwave Handle

The microwave handle is loose or broken.

### Microwave photos / videos



### Vent Hood

✓ No issues

Vent Hood Condition

**Functional With Cosmetic Defects**

### Vent Hood photos / videos



### Garbage Disposal

🔧 1 Issue

Garbage Disposal Condition

**Non-Functional**

## Garbage Disposal photos / videos



 **Repair deficiency**

### Inoperable Garbage Disposal

The garbage disposal is inoperable.

## Garbage Disposal photos / videos



# Bedrooms 🔍 15 Issues

## Primary Bedroom

🔍 2 Issues

Odor Strength

**Subtle**

Odor Source

**Carpets**

Bedroom Location

**Second Floor**

Approximate Ceiling Height

**10'**

Doors / Casing / Door Stops Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Screens Condition

**Good (Cosmetic Issues Only)**

Walls / Ceiling / Trim Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Walls / Ceilings Need Repainting

**No**

Flooring Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Beyond Repair

**No Flooring Concerns Observed**

Flooring Material(s)

**Carpet**

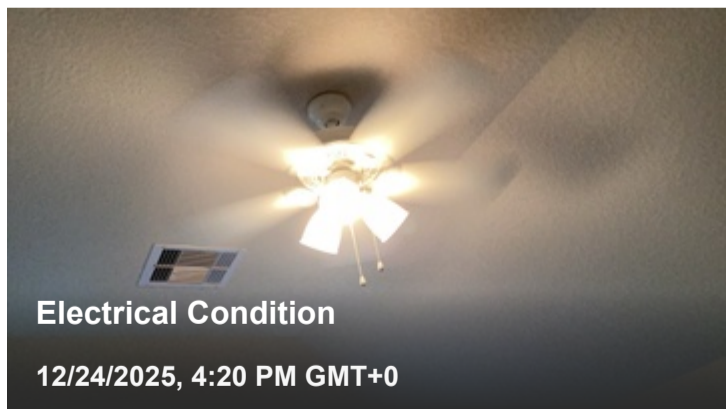
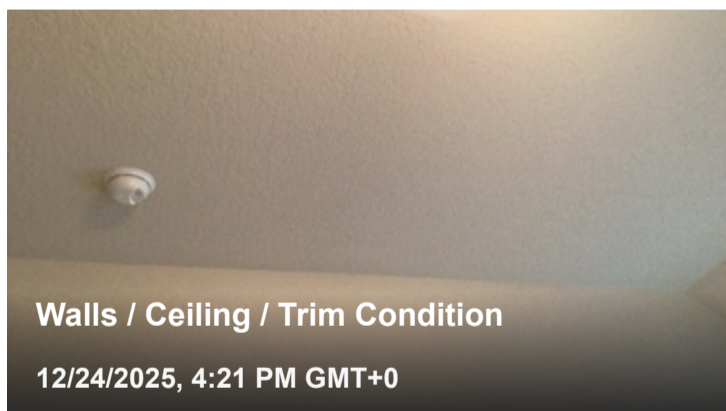
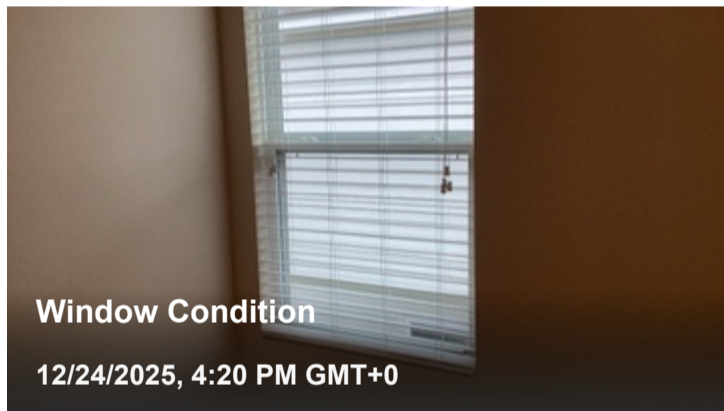
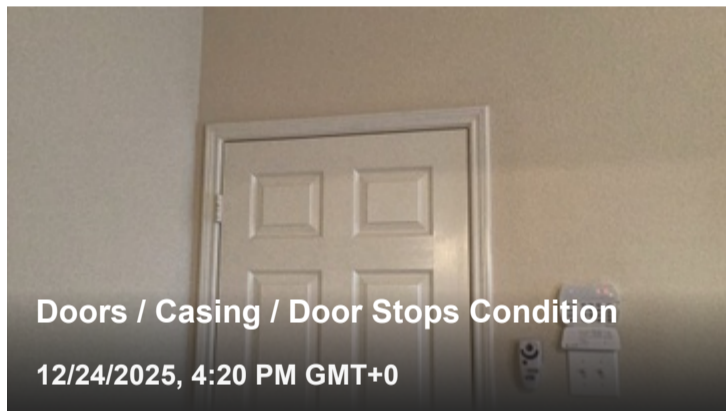
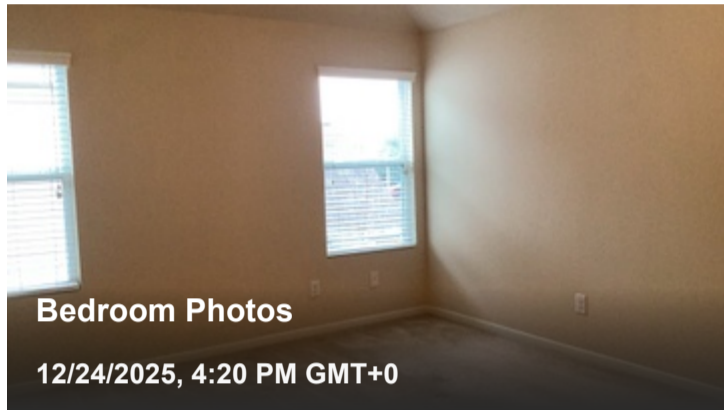
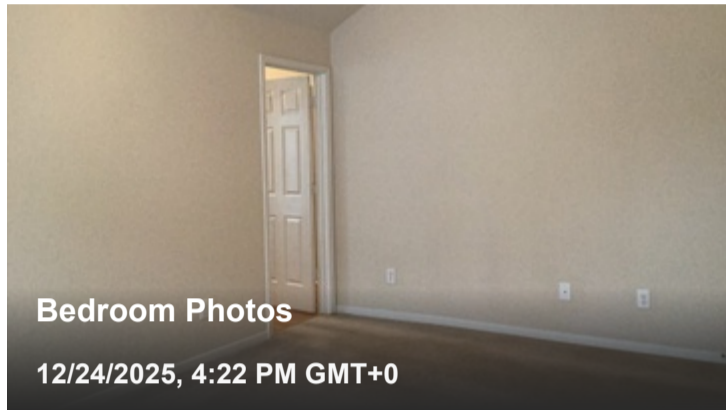
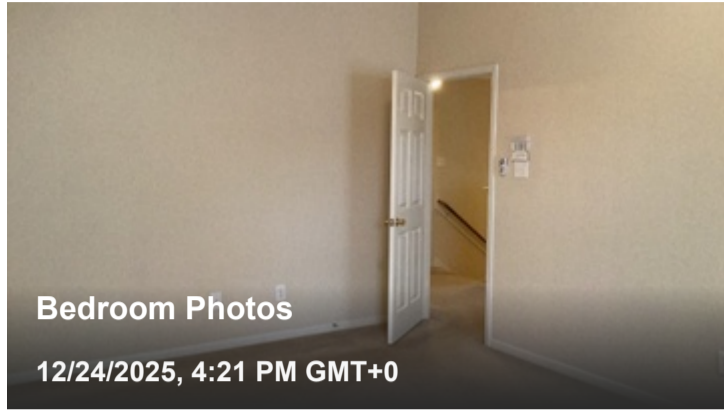
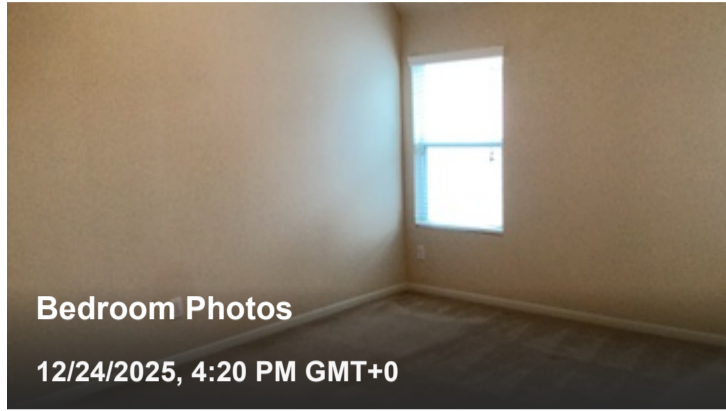
Electrical Condition

**Good (Cosmetic Issues Only)**

Walk-in Closet Observed

**No**

### Primary Bedroom photos / videos



 Inspectify flag

## Odor Strength

Subtle

Deficiency photos / videos


 Inspectify flag

## Odor Source

Carpets

Deficiency photos / videos

## Bedroom 2

 4 Issues

Odor Strength

**Subtle**

Odor Source

**Carpets**

Bedroom Location

**Second Floor**

Approximate Ceiling Height

**9'**

Doors / Casing / Door Stops Condition

**Noticeable Wear (Fading / Scuffs / Minor Damage)**

Window Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Screens Condition

**Good (Cosmetic Issues Only)**

Walls / Ceiling / Trim Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Walls / Ceilings Need Repainting

[View web report](#)

**No**

Flooring Condition

**Noticeable Wear (Fading / Scuffs / Minor Damage)**

Flooring Beyond Repair

**No Flooring Concerns Observed**

Flooring Material(s)

**Carpet**

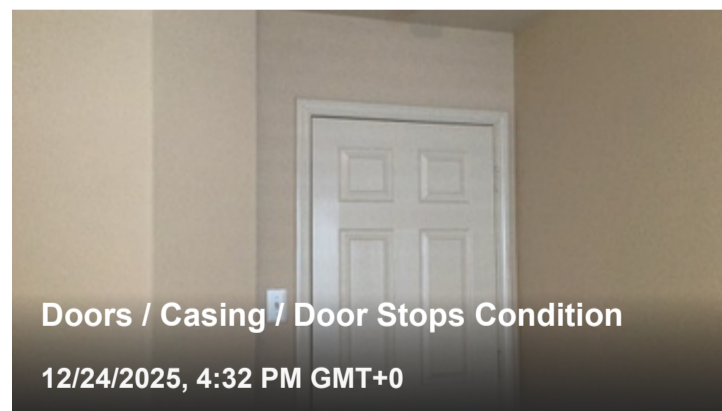
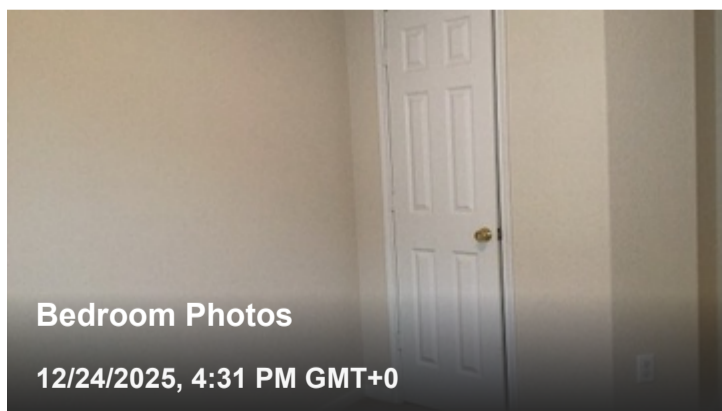
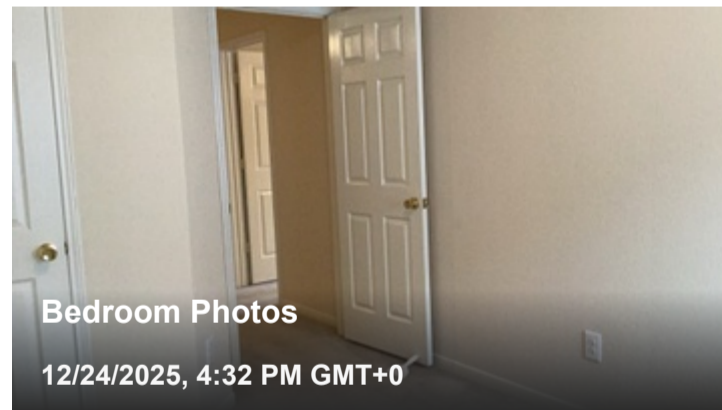
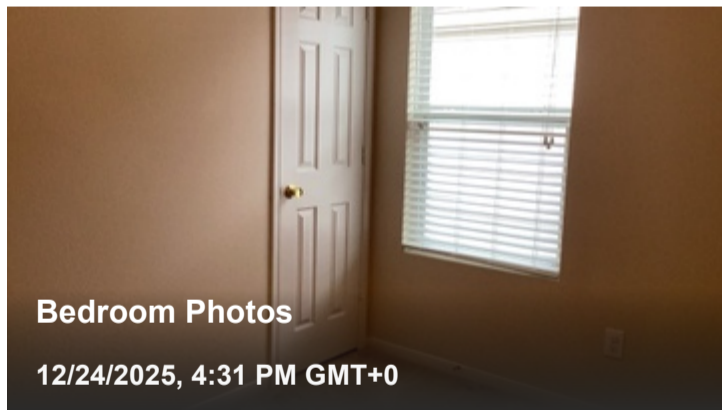
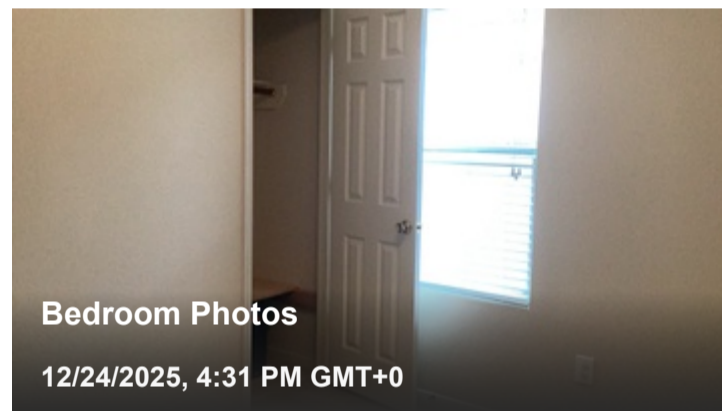
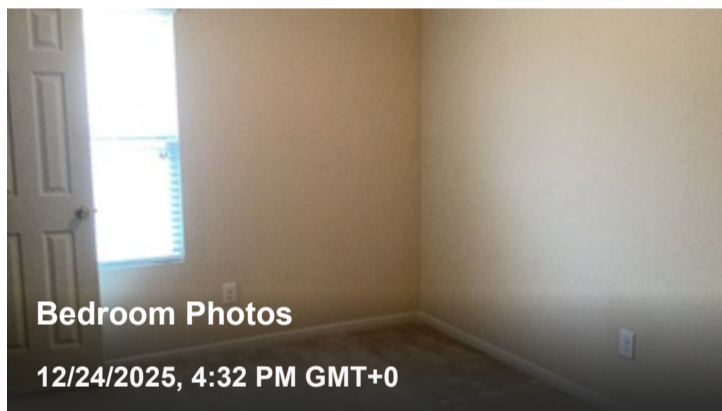
Electrical Condition

**Good (Cosmetic Issues Only)**

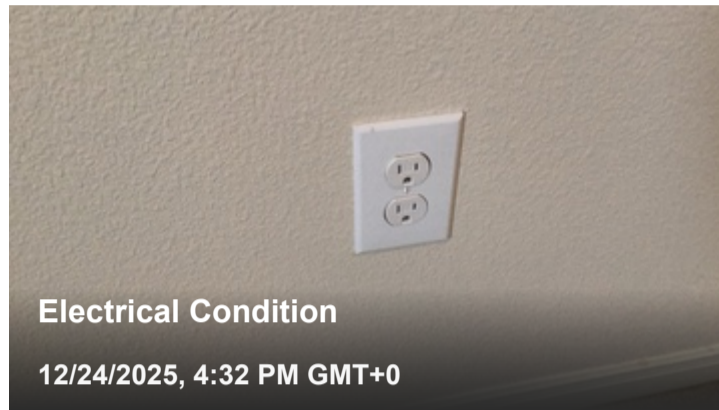
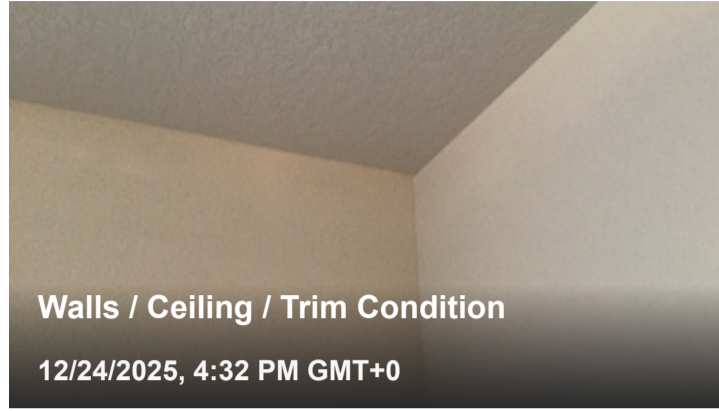
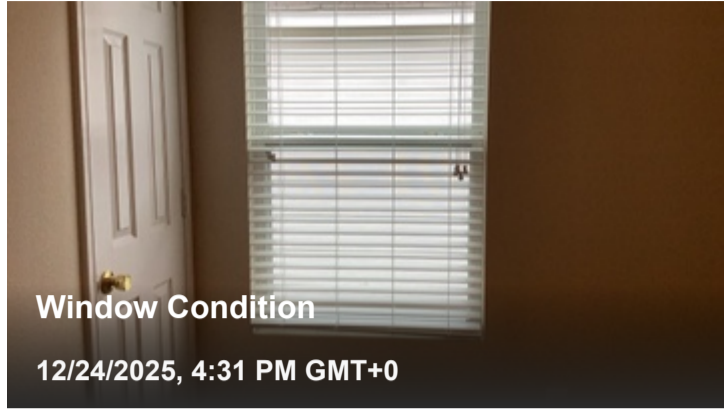
Walk-in Closet Observed

**No**

### Bedroom 2 photos / videos



[View web report](#)



 **Repair deficiency**

### Missing / Damaged Door Stop(s)

Door stops are missing or damaged for an interior door.

### Bedroom 2 photos / videos

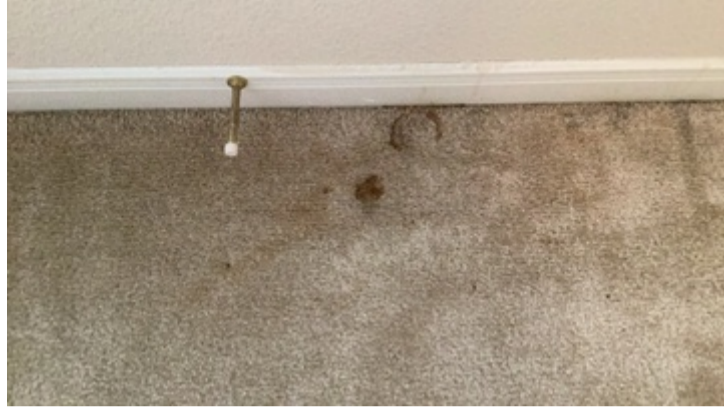


 **Monitor deficiency**

### Stained Carpet

The carpet has areas of staining or discoloration.

## Bedroom 2 photos / videos



 Inspectify flag

### Odor Strength

Subtle

### Deficiency photos / videos


 Inspectify flag

### Odor Source

Carpets

### Deficiency photos / videos

## Bedroom 3

 **2 Issues**

Odor Strength

**Subtle**

Odor Source

**Carpets**

Bedroom Location

**Second Floor**

Approximate Ceiling Height

**9'**

Doors / Casing / Door Stops Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Screens Condition

**Good (Cosmetic Issues Only)**

Walls / Ceiling / Trim Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Walls / Ceilings Need Repainting

**No**

Flooring Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Beyond Repair

**No Flooring Concerns Observed**

Flooring Material(s)

**Carpet**

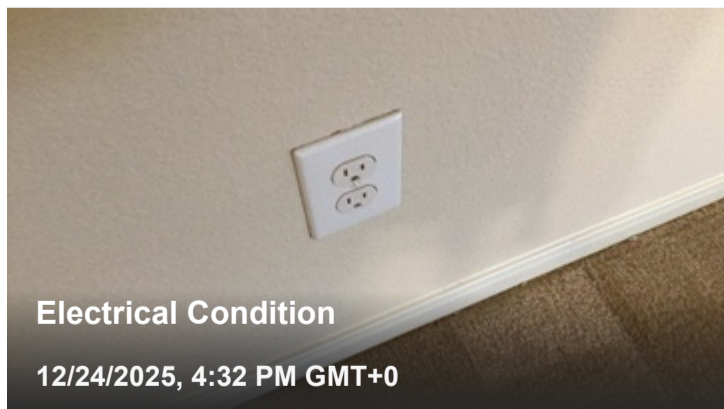
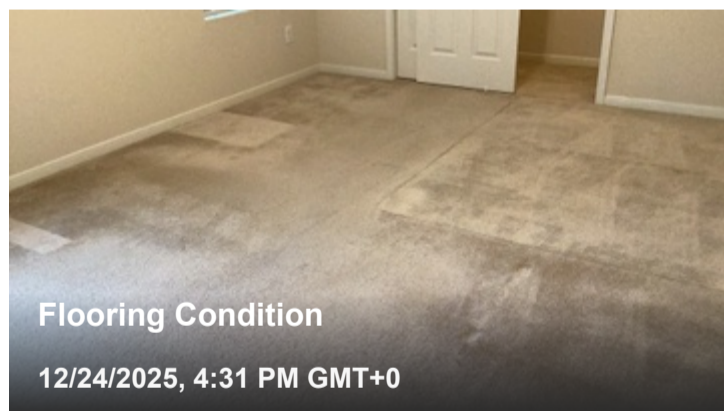
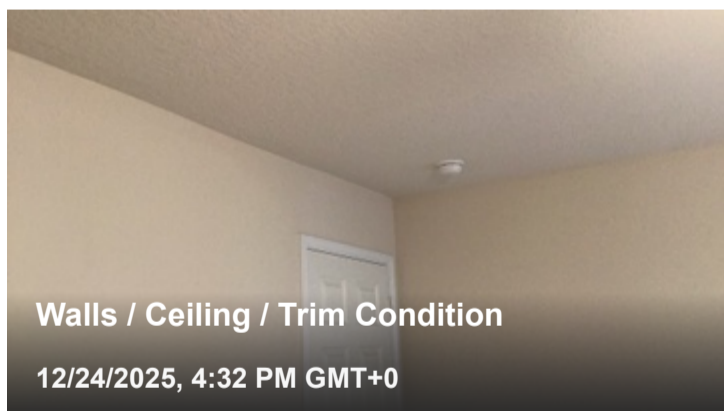
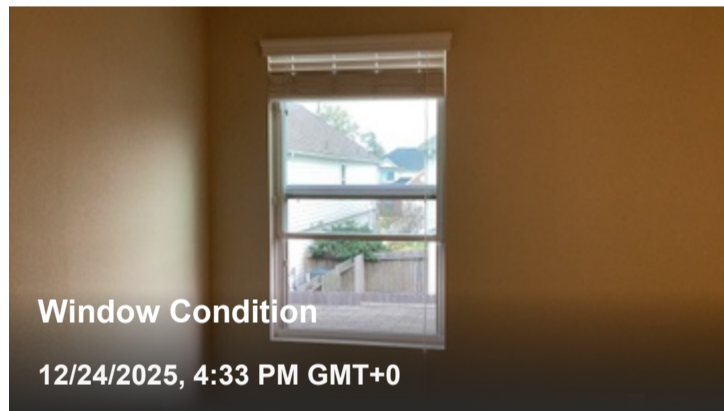
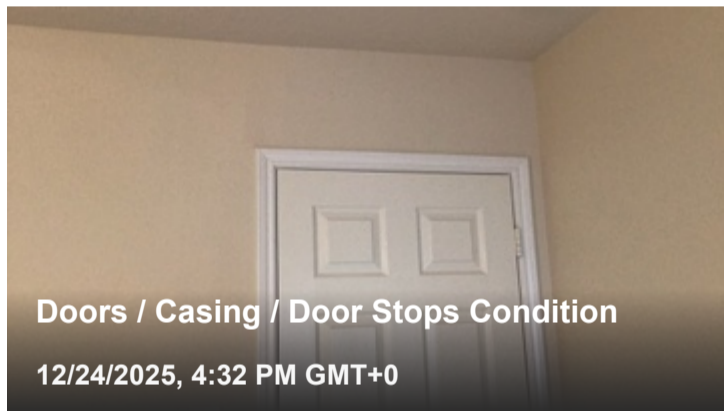
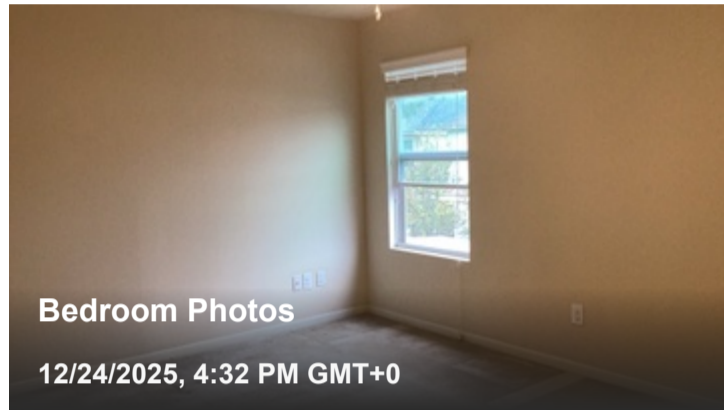
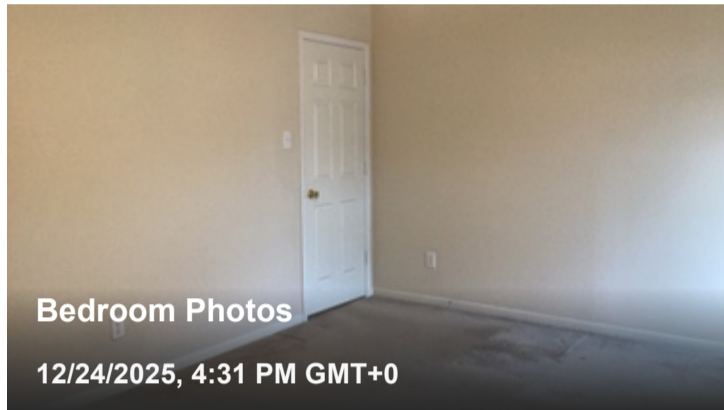
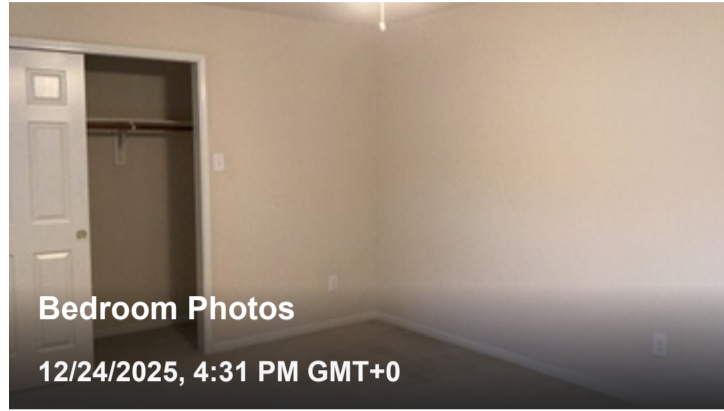
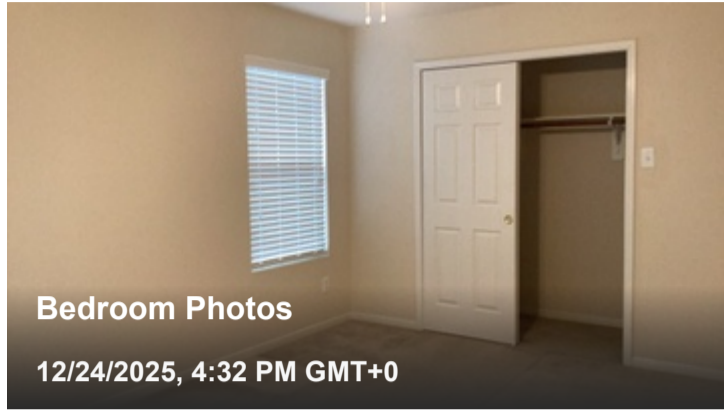
Electrical Condition

**Good (Cosmetic Issues Only)**

Walk-in Closet Observed

**Yes**

## Bedroom 3 photos / videos



 Inspectify flag

## Odor Strength

Subtle

Deficiency photos / videos

 Inspectify flag

## Odor Source

Carpets

Deficiency photos / videos

## Bedroom 4

 3 Issues

Odor Strength

**Subtle**

Odor Source

**Carpets**

Bedroom Location

**Second Floor**

Approximate Ceiling Height

**8'**

Doors / Casing / Door Stops Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Screens Condition

**Good (Cosmetic Issues Only)**

Walls / Ceiling / Trim Condition

**Noticeable Wear (Fading / Scuffs / Minor Damage)**

Walls / Ceilings Need Repainting

[View web report](#)

**No**

Flooring Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Beyond Repair

**No Flooring Concerns Observed**

Flooring Material(s)

**Carpet**

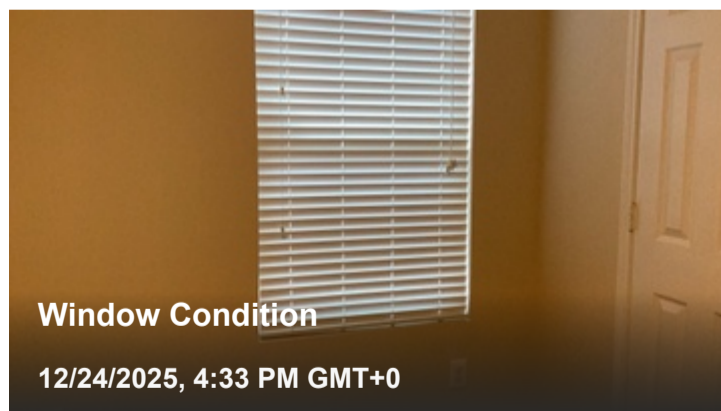
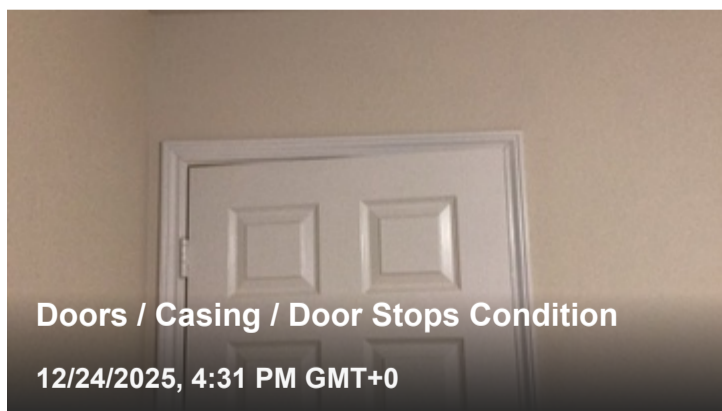
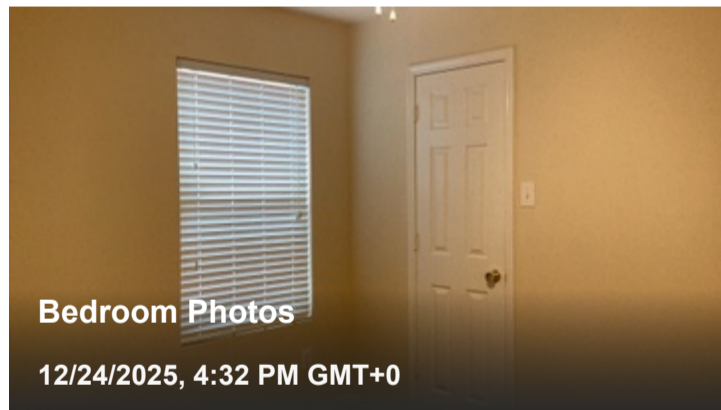
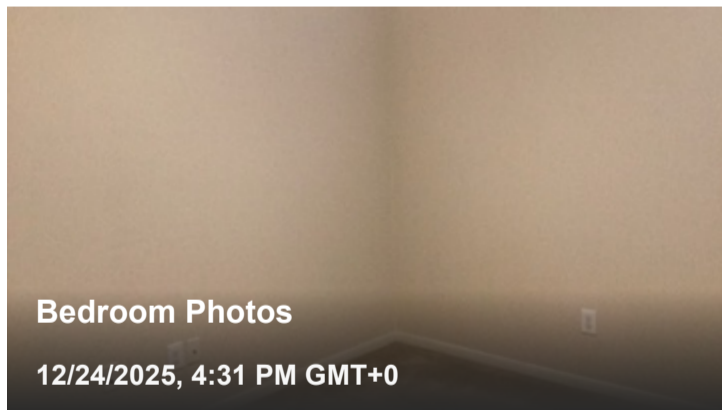
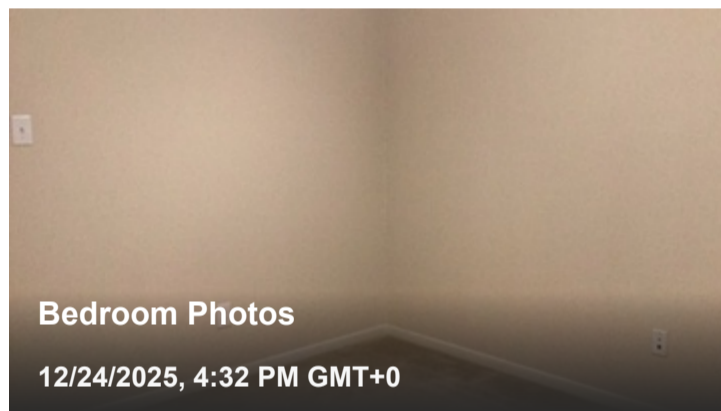
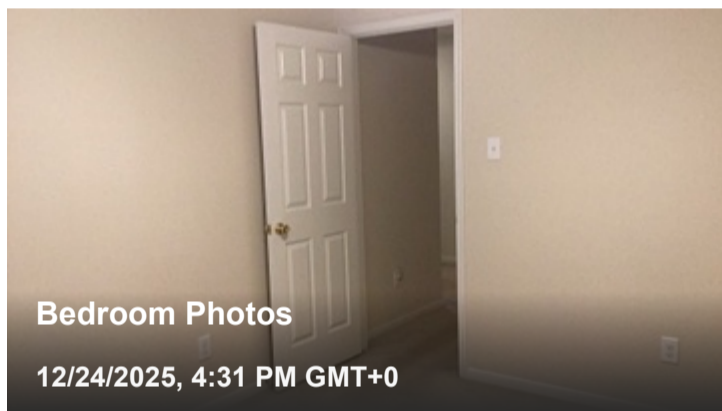
Electrical Condition

**Good (Cosmetic Issues Only)**

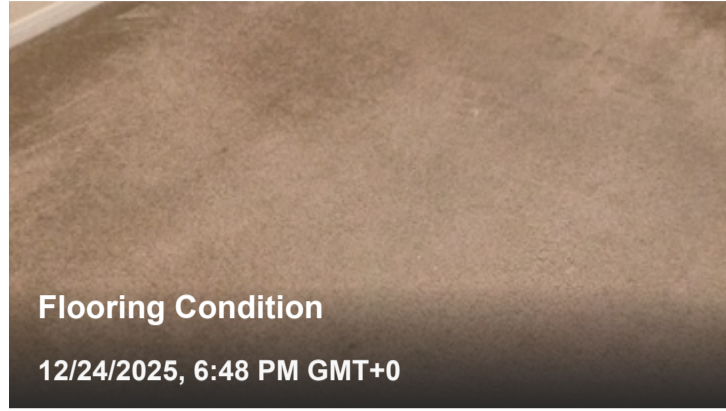
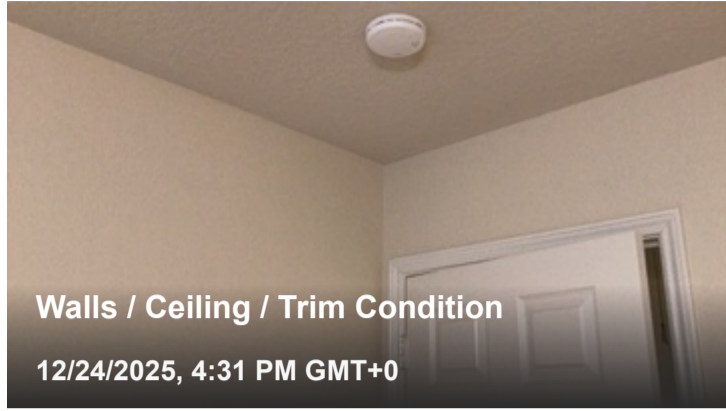
Walk-in Closet Observed

**No**

### Bedroom 4 photos / videos



[View web report](#)

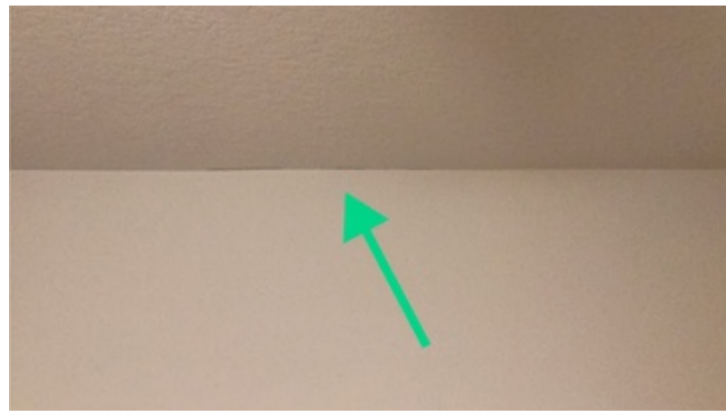
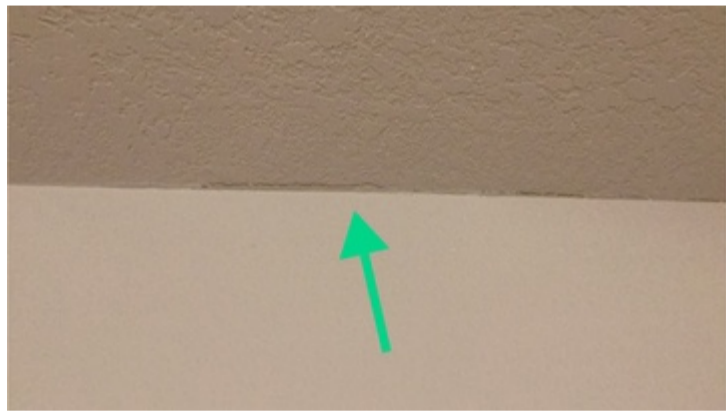


 Monitor deficiency

### Minor Wall Cracks

There is minor cracking on the wall / ceiling.

### Bedroom 4 photos / videos



 Inspectify flag

### Odor Strength

Subtle

## Deficiency photos / videos

---


 **Inspectify flag**

### Odor Source

Carpets

## Deficiency photos / videos

## Bedroom 5

 **2 Issues**

Odor Strength

**Subtle**

Odor Source

**Carpets**

Bedroom Location

**Second Floor**

Approximate Ceiling Height

**8'**

Doors / Casing / Door Stops Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Screens Condition

**Good (Cosmetic Issues Only)**

Walls / Ceiling / Trim Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Walls / Ceilings Need Repainting

**No**

Flooring Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Beyond Repair

[View web report](#)

## No Flooring Concerns Observed

Flooring Material(s)

**Carpet**

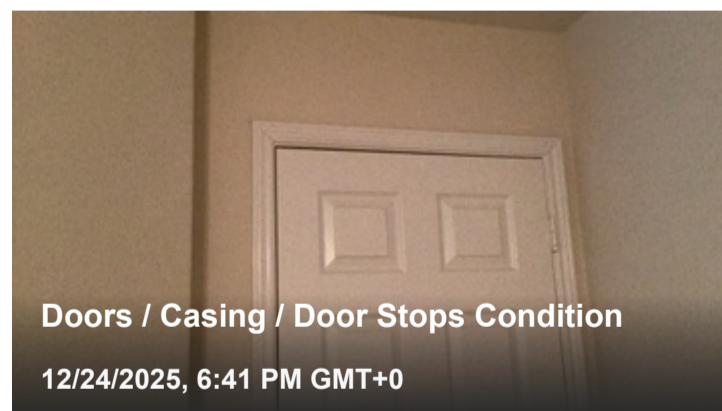
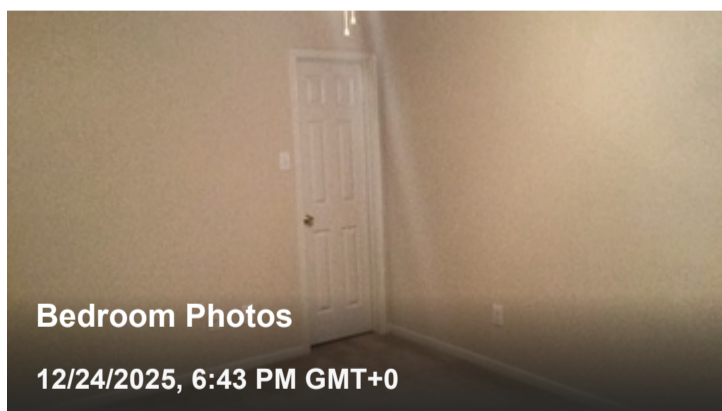
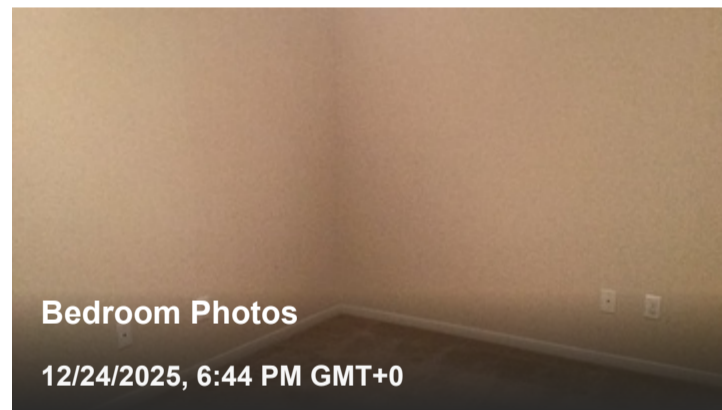
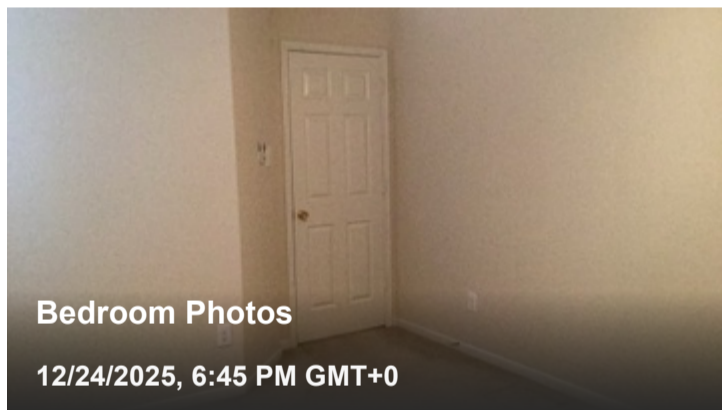
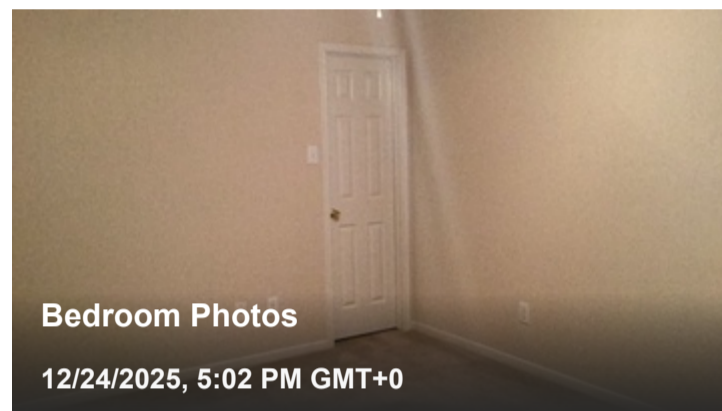
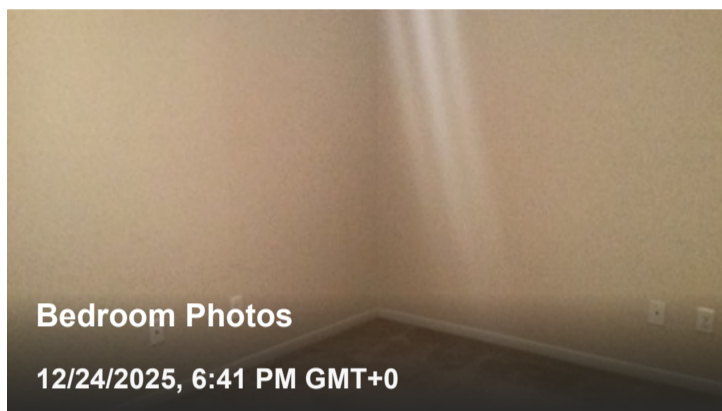
Electrical Condition

**Good (Cosmetic Issues Only)**

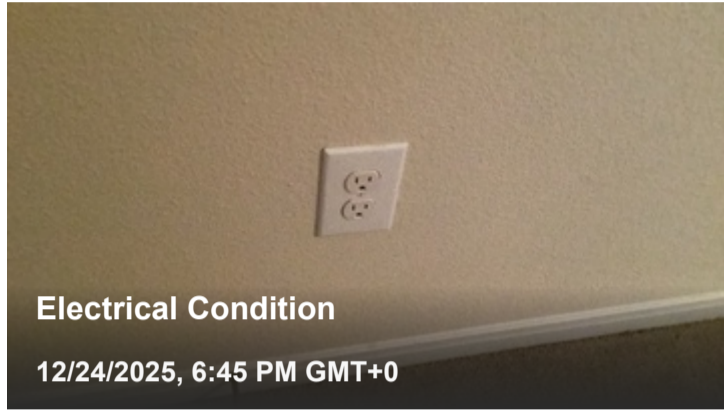
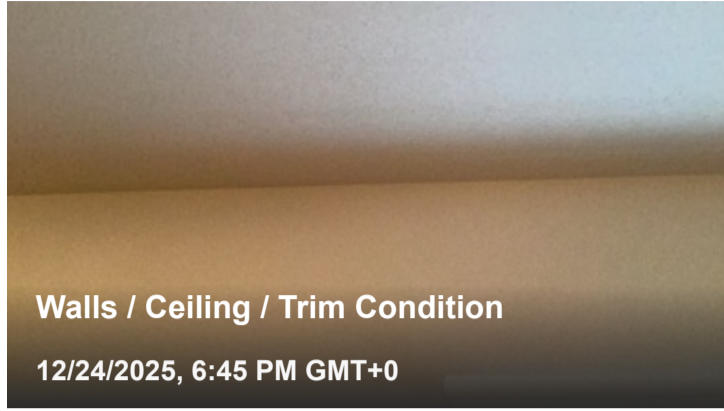
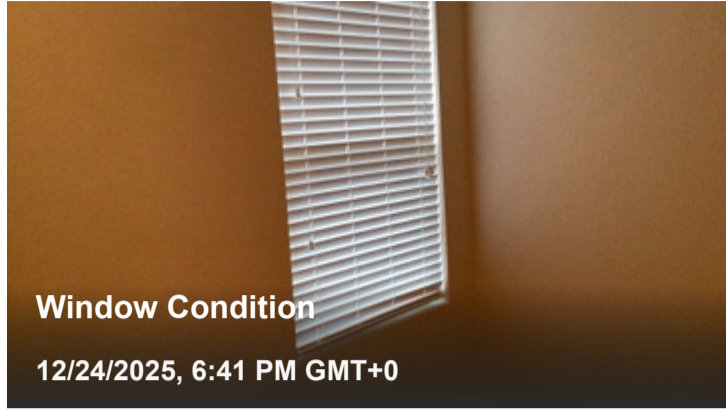
Walk-in Closet Observed


**Yes**

## Bedroom 5 photos / videos



[View web report](#)




 Inspectify flag

### Odor Strength

Subtle

Deficiency photos / videos

 Inspectify flag

### Odor Source

Carpets

Deficiency photos / videos

## Bedroom 6

 2 Issues

Odor Strength

**Subtle**

Odor Source

**Walls**

[View web report](#)

Bedroom Location

**First Floor**

Approximate Ceiling Height

**8'**

Doors / Casing / Door Stops Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Screens Condition

**Good (Cosmetic Issues Only)**

Walls / Ceiling / Trim Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Walls / Ceilings Need Repainting

**No**

Flooring Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Beyond Repair

**No Flooring Concerns Observed**

Flooring Material(s)

**Hardwood**

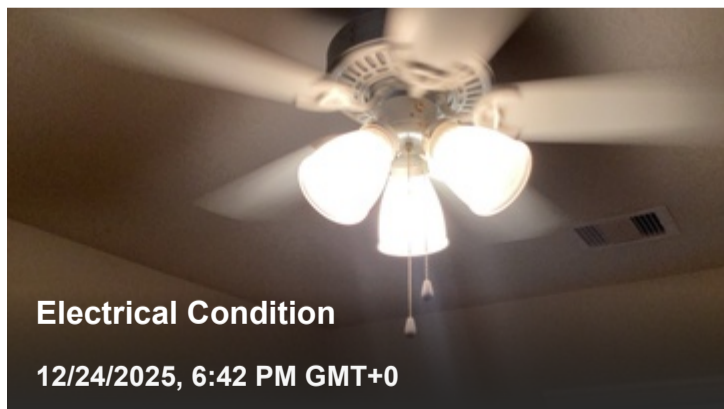
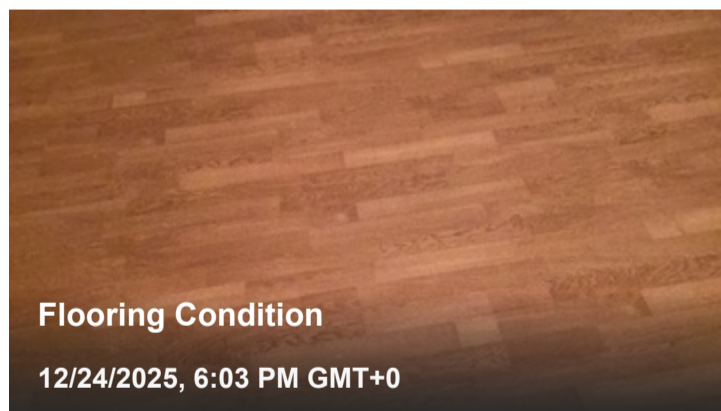
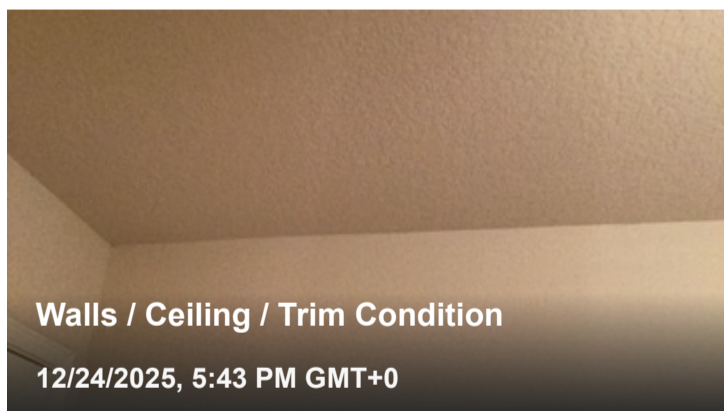
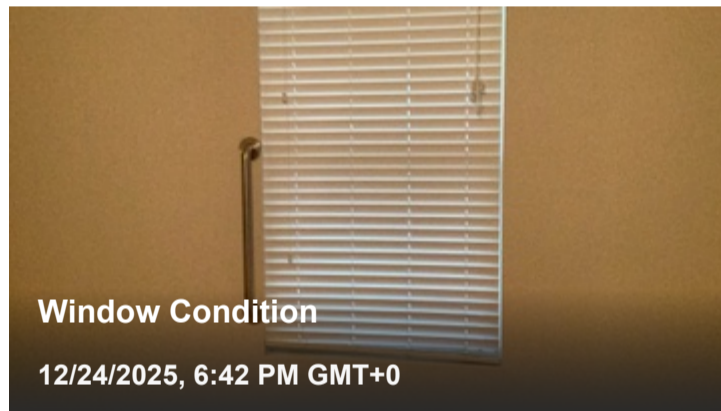
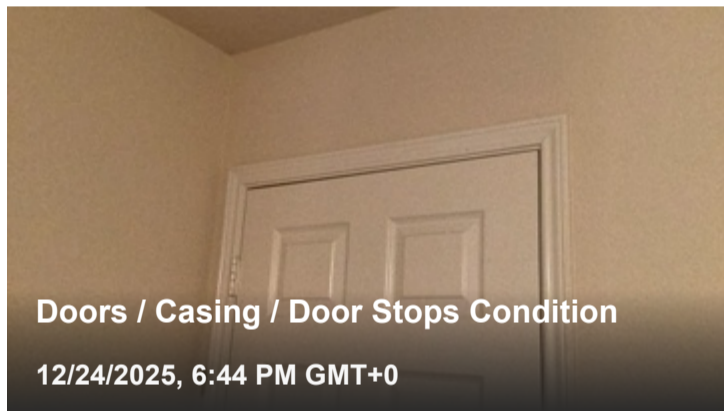
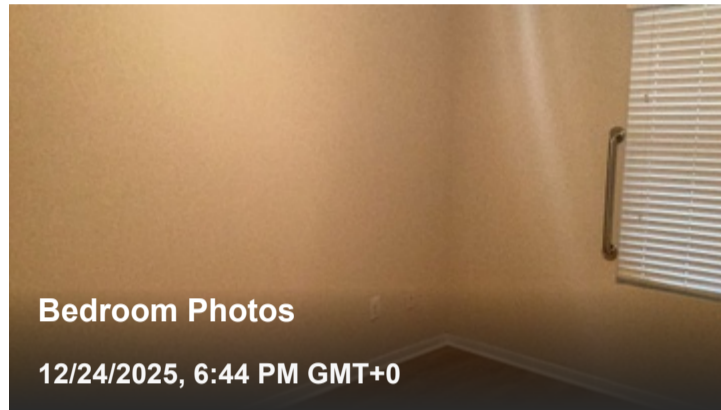
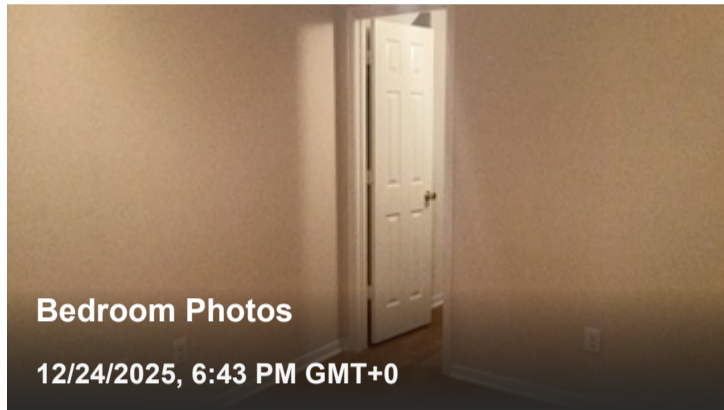
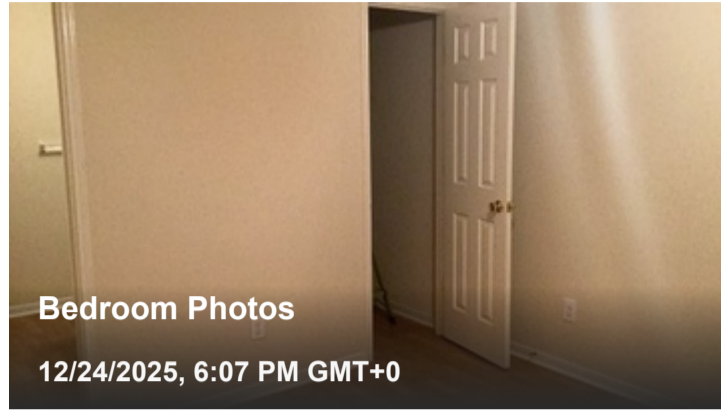
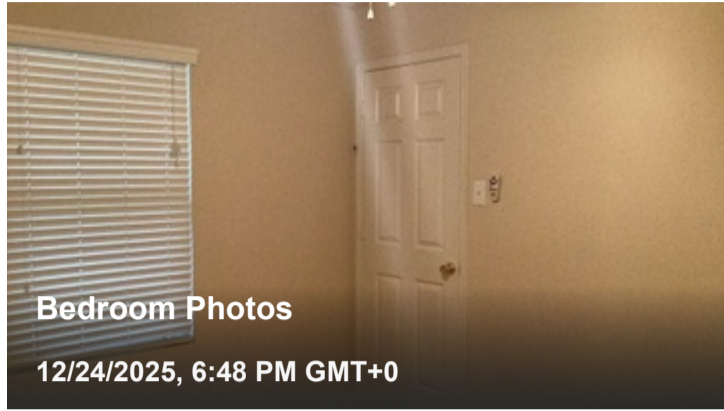
Electrical Condition

**Good (Cosmetic Issues Only)**

Walk-in Closet Observed

**Yes**

## Bedroom 6 photos / videos



 **Inspectify flag**

## Odor Strength

Subtle

Deficiency photos / videos

---

 **Inspectify flag**

## Odor Source

Walls

Deficiency photos / videos

# Bathrooms 🔍 9 Issues

## Primary Bathroom

🔍 2 Issues

Odor Strength

**Subtle**

Odor Source

**Walls**

Bathroom Location

**Second Floor**

Doors / Casing / Door Stops Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Walls / Ceiling / Trim Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Beyond Repair

**No Flooring Concerns Observed**

Flooring Material(s)

**Hardwood**

Electrical Condition

**Good (Cosmetic Issues Only)**

Sink / Fixture Condition

**Good (Cosmetic Issues Only)**

Plumbing Condition

**Good (Cosmetic Issues Only)**

Sink Type

**Double Sink**

Vanity / Mirror Condition

**Good (Cosmetic Issues Only)**

[View web report](#)

Tub / Shower Type

**Walk-in Shower, Freestanding Tub**

Tub / Shower / Plumbing Fixture Condition

**Good (Cosmetic Defects Only)**

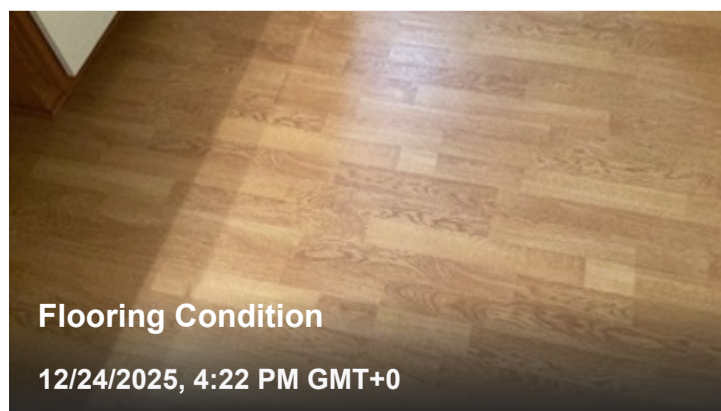
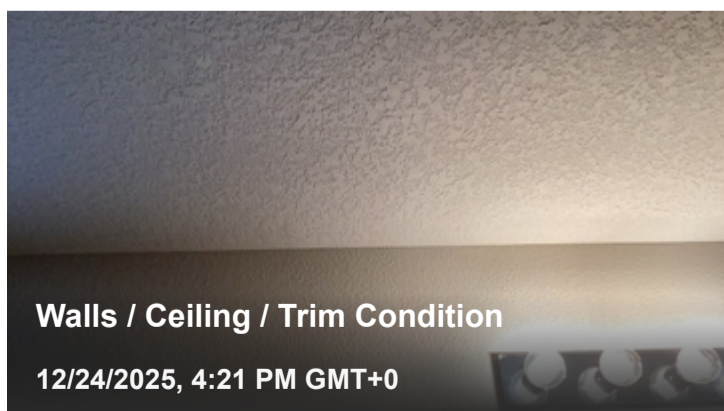
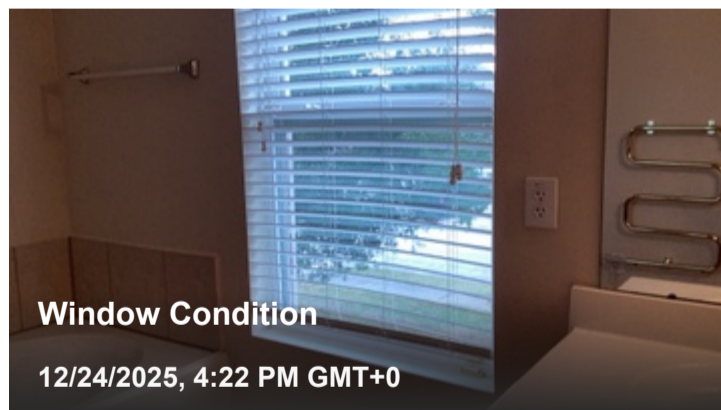
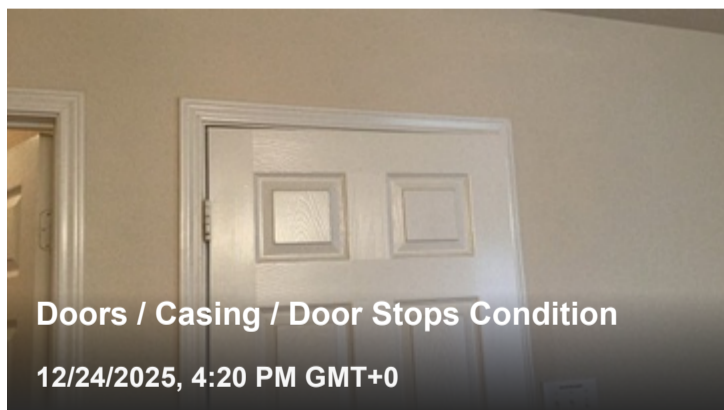
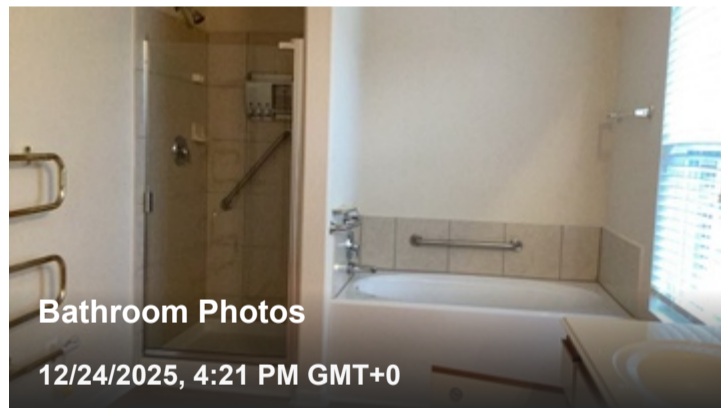
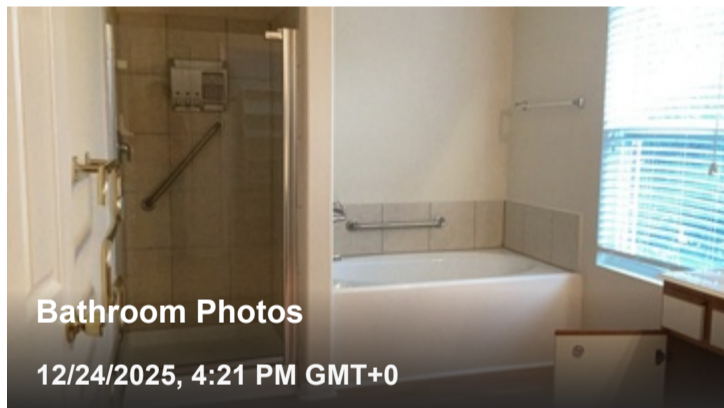
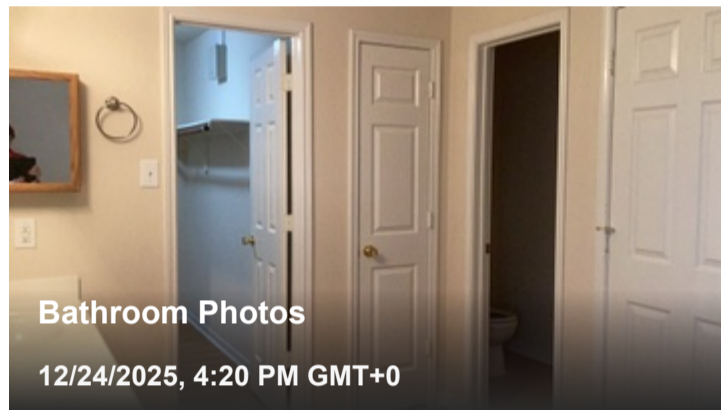
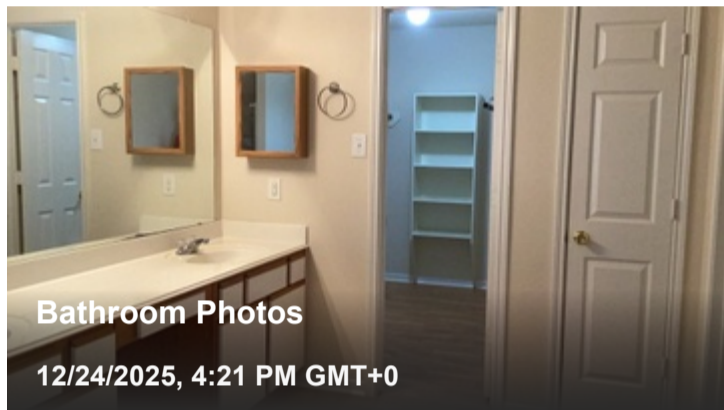
Toilet Condition

**Operational**

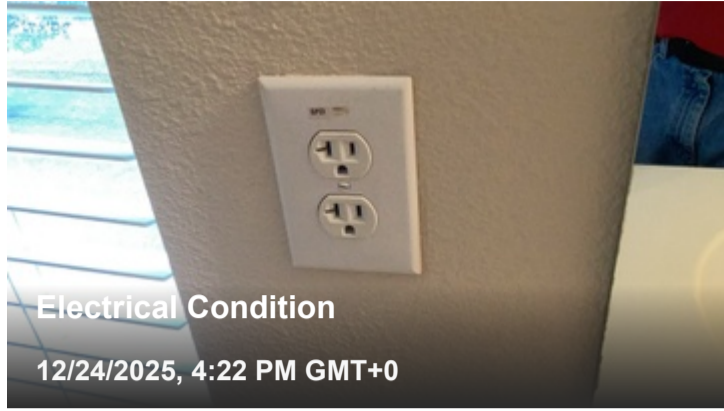
Exhaust Fan Condition

**Good (Cosmetic Issues Only)**

Primary Bathroom photos / videos

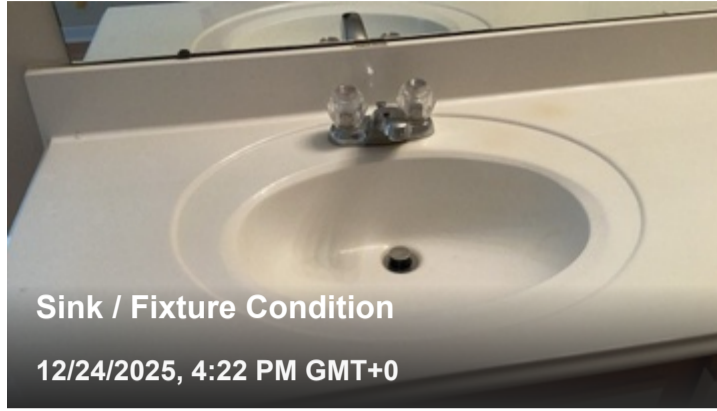


[View web report](#)



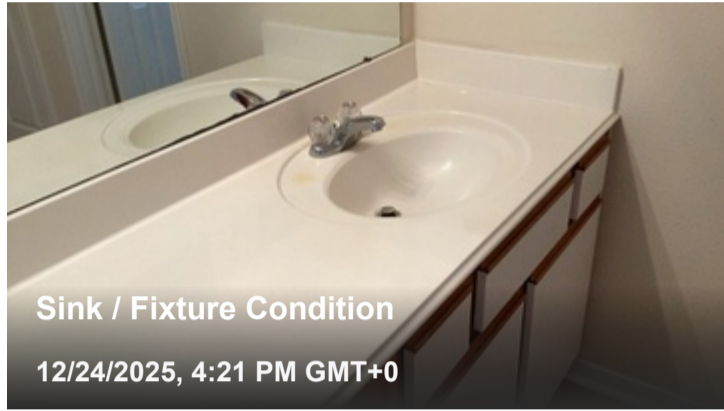
Electrical Condition

12/24/2025, 4:22 PM GMT+0



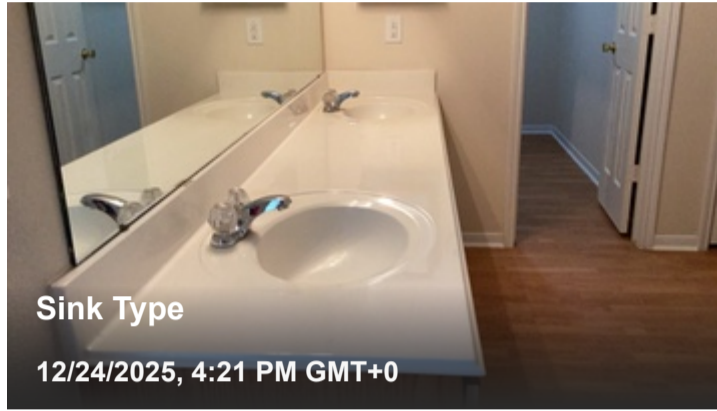
Sink / Fixture Condition

12/24/2025, 4:22 PM GMT+0



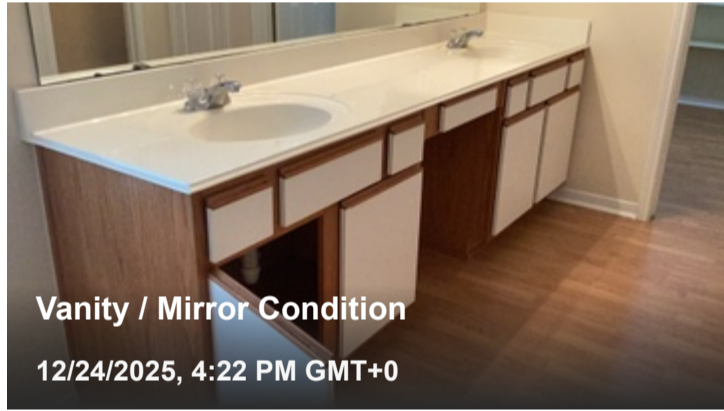
Sink / Fixture Condition

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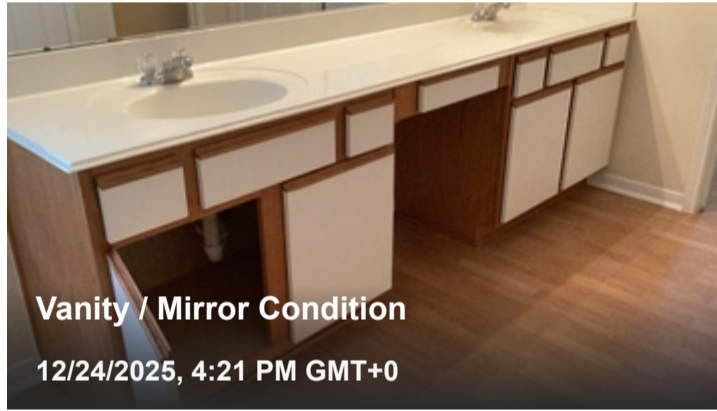
Sink Type

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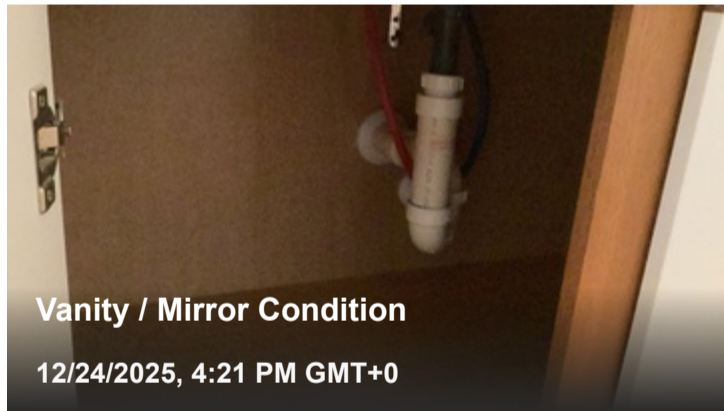
Vanity / Mirror Condition

12/24/2025, 4:22 PM GMT+0



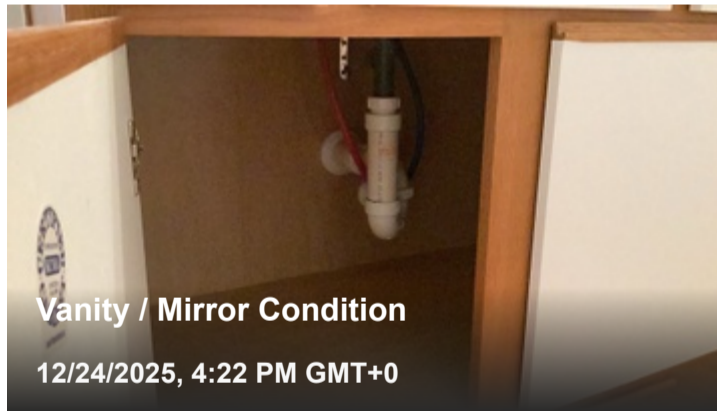
Vanity / Mirror Condition

12/24/2025, 4:21 PM GMT+0



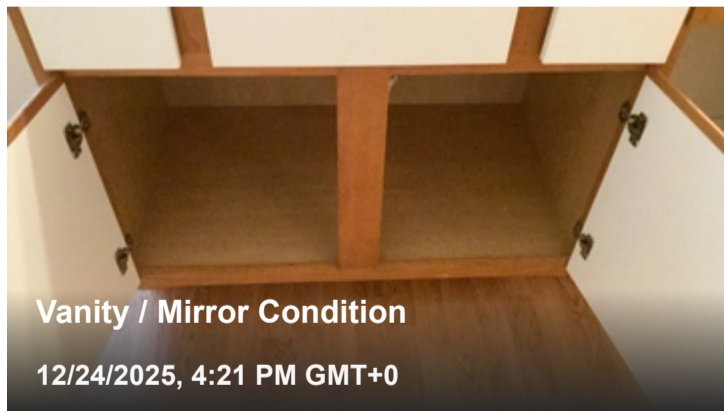
Vanity / Mirror Condition

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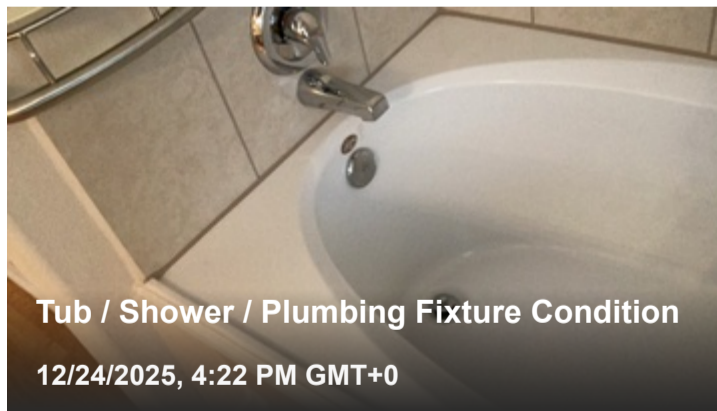
Vanity / Mirror Condition

12/24/2025, 4:22 PM GMT+0



Vanity / Mirror Condition

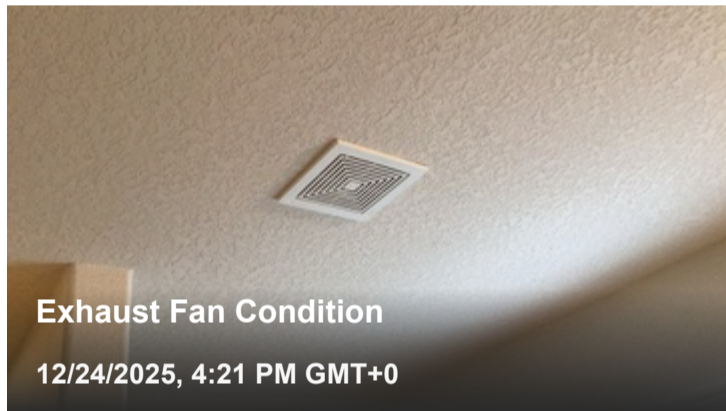
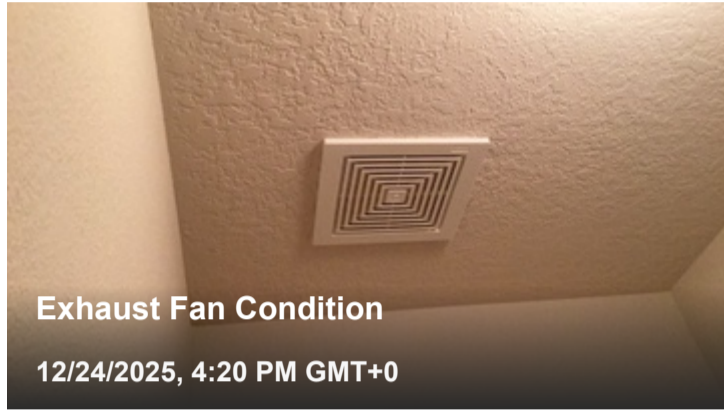
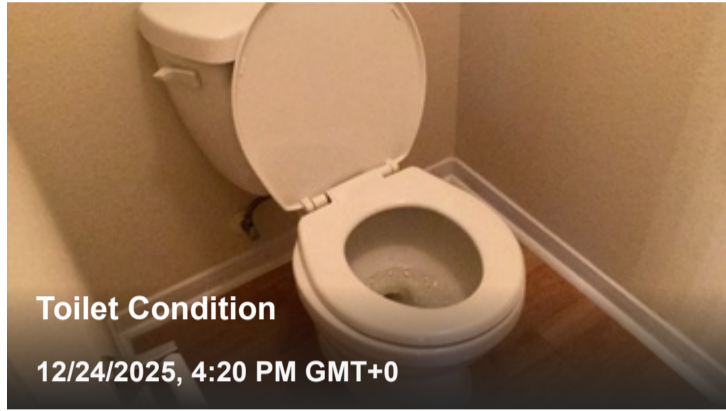
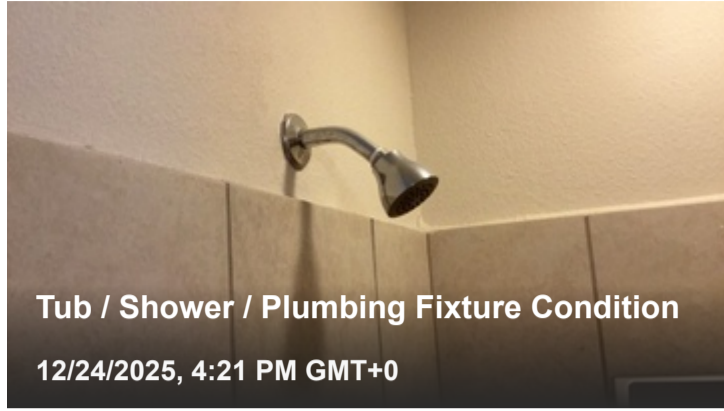
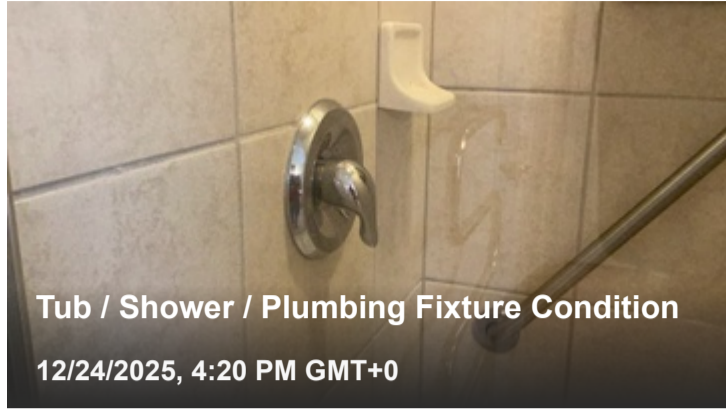
12/24/2025, 4:21 PM GMT+0



Tub / Shower / Plumbing Fixture Condition

12/24/2025, 4:22 PM GMT+0

[View web report](#)



 **Inspectify flag**

### Odor Strength

Subtle

Deficiency photos / videos

 **Inspectify flag**

### Odor Source

Walls

Deficiency photos / videos

## Bathroom 2

 **4 Issues**

Odor Strength

**Subtle**

Odor Source

**Walls**

Bathroom Location

**Second Floor**

Doors / Casing / Door Stops Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Condition

**Not Present**

Walls / Ceiling / Trim Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Condition

**Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Beyond Repair

**No Flooring Concerns Observed**

Flooring Material(s)

**Hardwood**

Electrical Condition

**Good (Cosmetic Issues Only)**

Sink / Fixture Condition

**Good (Cosmetic Issues Only)**

Plumbing Condition

**Good (Cosmetic Issues Only)**

Sink Type

**Single Sink**

Vanity / Mirror Condition

**Good (Cosmetic Issues Only)**

Tub / Shower Type

**Tub & Shower**

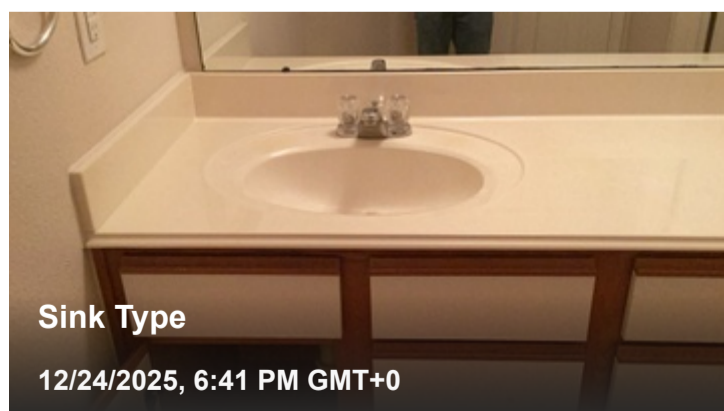
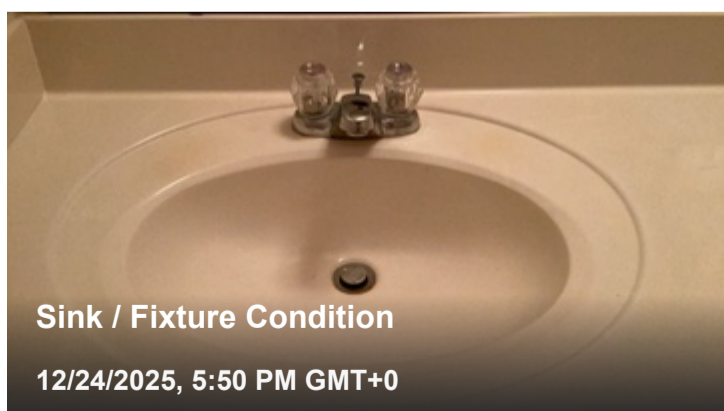
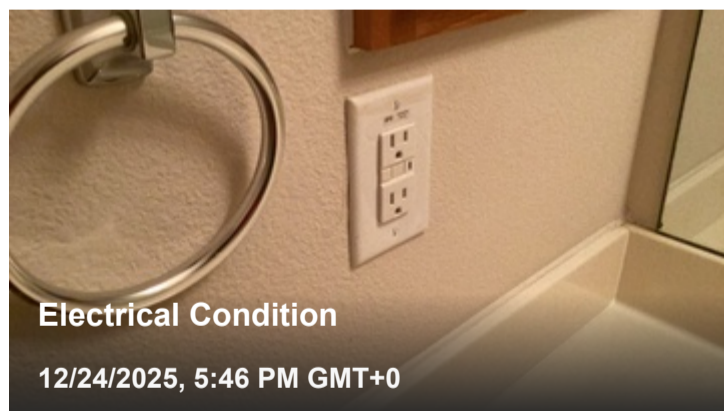
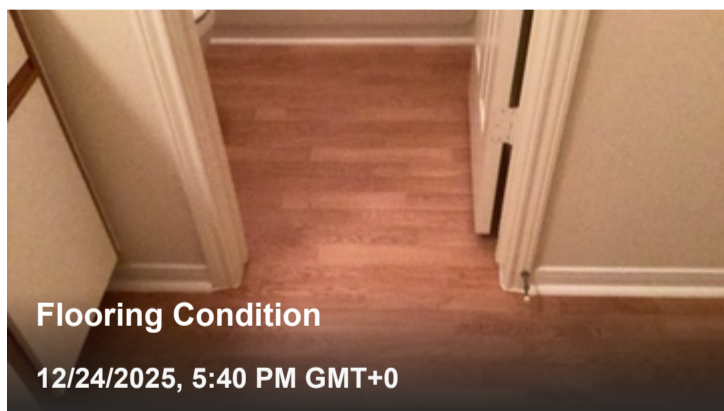
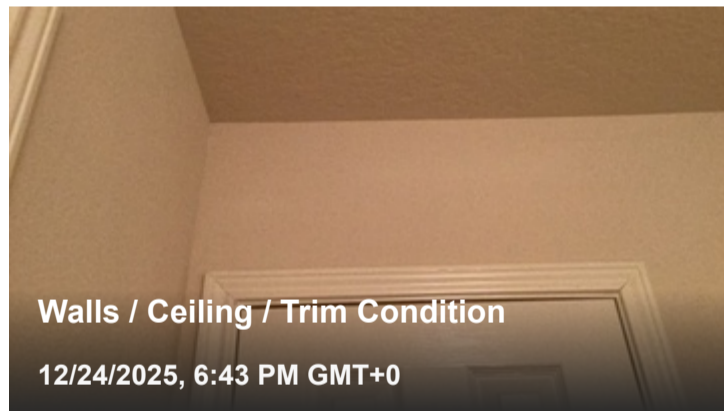
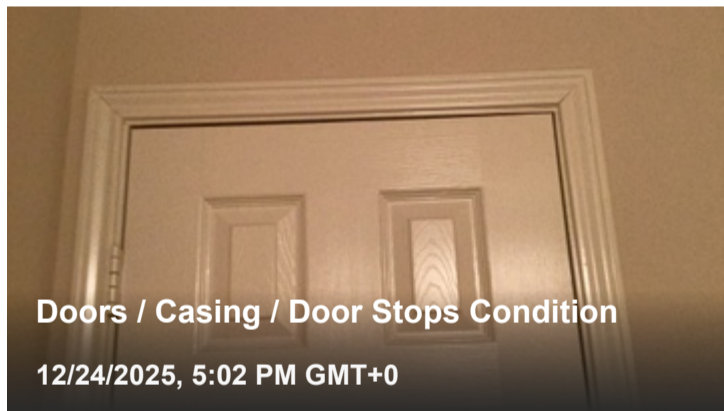
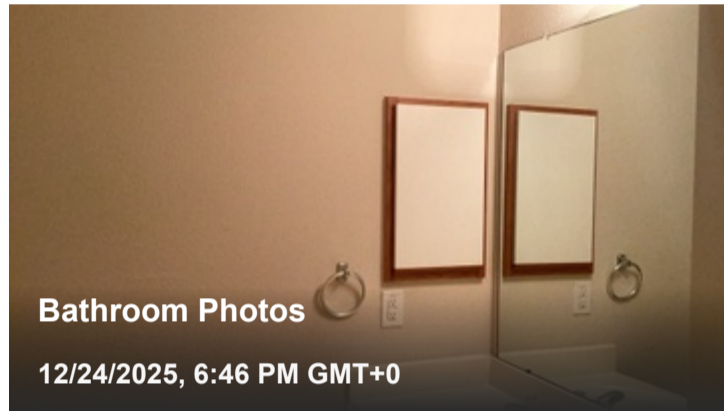
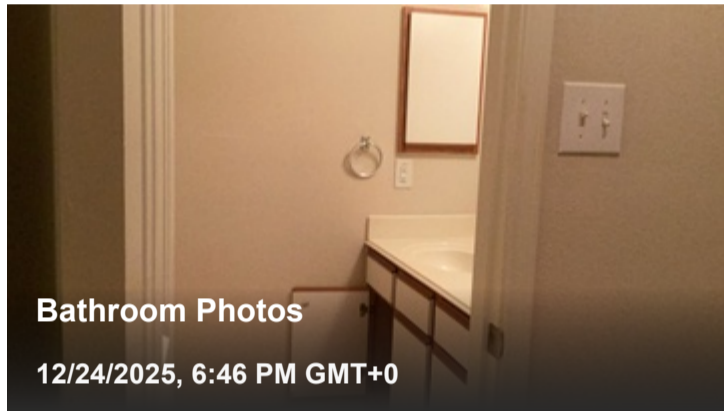
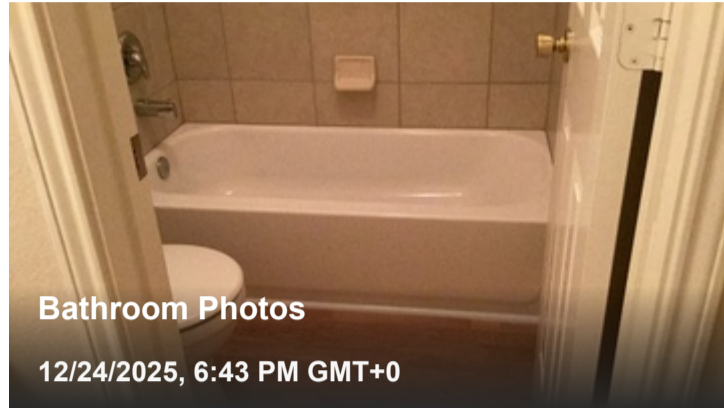
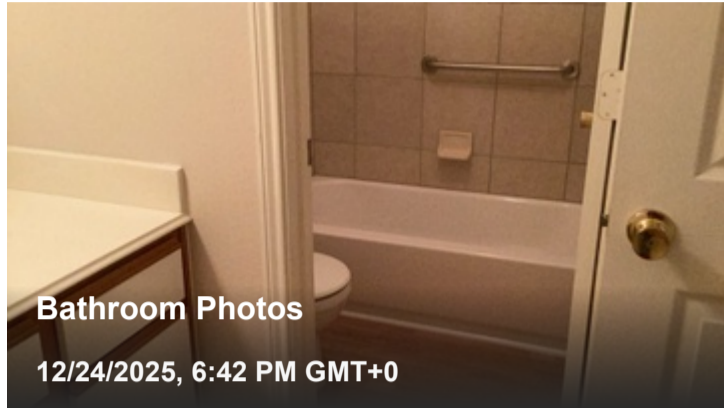
Tub / Shower / Plumbing Fixture Condition

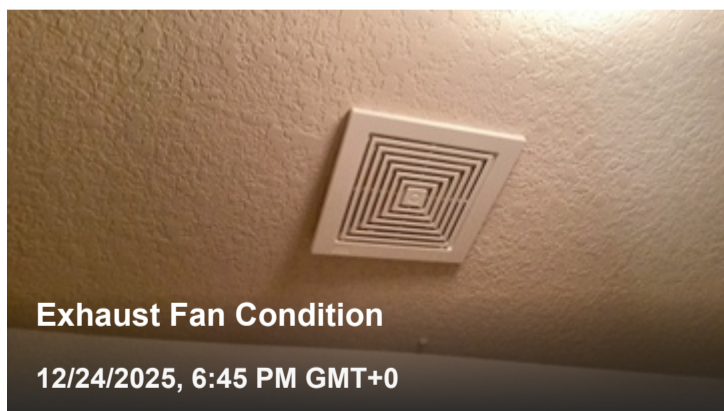
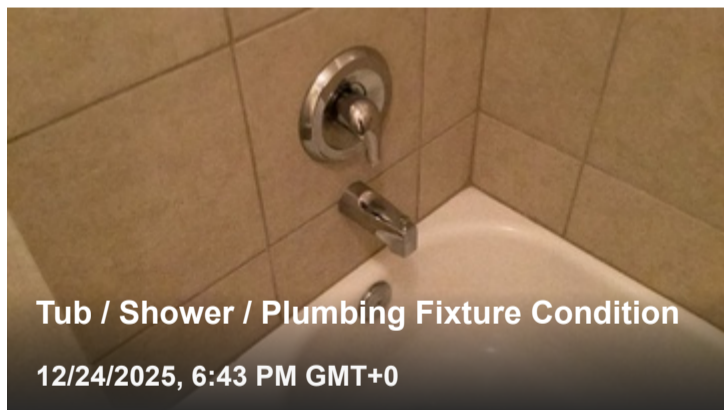
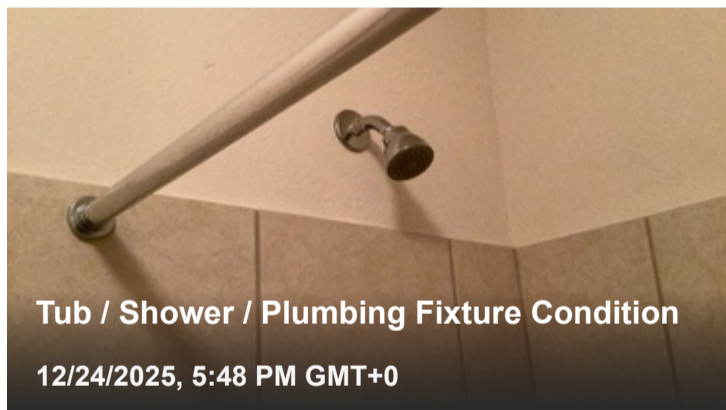
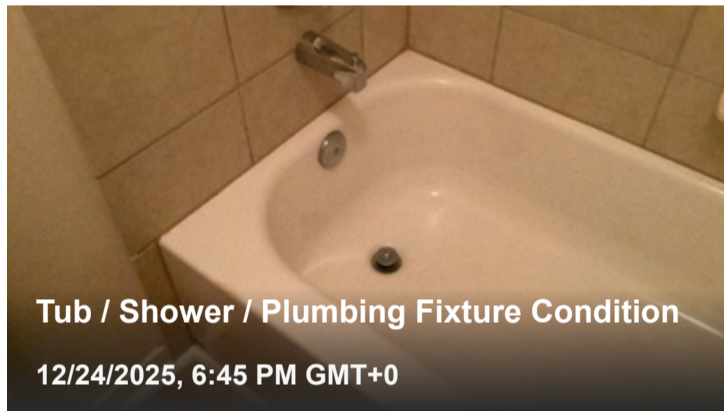
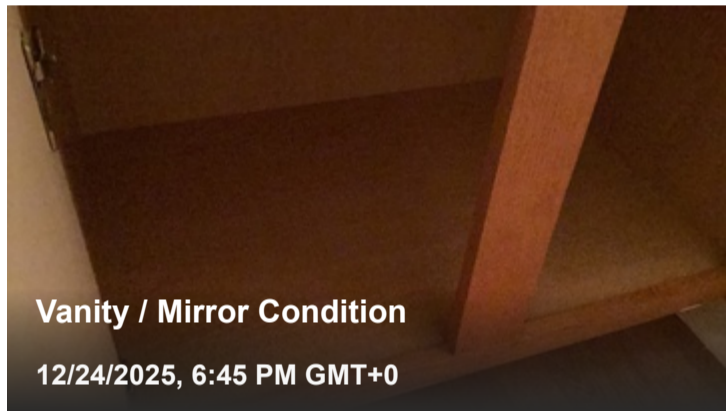
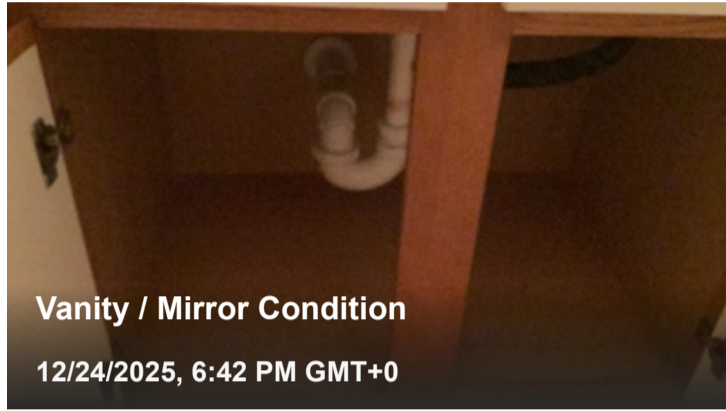
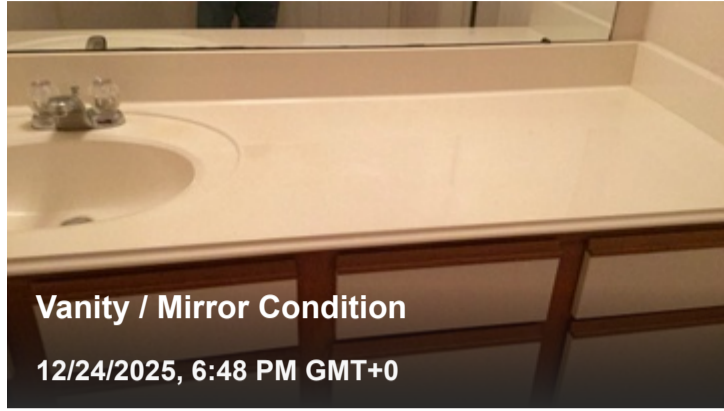
**Good (Cosmetic Defects Only)**

Toilet Condition

**Operational**

Bathroom 2 photos / videos





 Monitor deficiency

### Nail pops on ceiling

One or more nail pops on the ceiling

[View web report](#)

## Bathroom 2 photos / videos



### Limitation

#### Window Condition: Not Present

The object / room is not present.

#### Limitation photos / videos

### Inspectify flag

#### Odor Strength

Subtle

#### Deficiency photos / videos

### Inspectify flag

#### Odor Source

Walls

#### Deficiency photos / videos

## Bathroom 3

### 3 Issues

Odor Strength

[View web report](#)

## **Subtle**

Odor Source

## **Walls**

Bathroom Location

## **First Floor**

Doors / Casing / Door Stops Condition

## **Well Maintained (Only Minor Imperfections / Visible Wear)**

Window Condition

## **Not Present**

Walls / Ceiling / Trim Condition

## **Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Condition

## **Well Maintained (Only Minor Imperfections / Visible Wear)**

Flooring Beyond Repair

## **No Flooring Concerns Observed**

Flooring Material(s)

## **Hardwood**

Electrical Condition

## **Good (Cosmetic Issues Only)**

Sink / Fixture Condition

## **Good (Cosmetic Issues Only)**

Plumbing Condition

## **Good (Cosmetic Issues Only)**

Sink Type

## **Single Sink**

Vanity / Mirror Condition

## **Good (Cosmetic Issues Only)**

Tub / Shower Type

## **Walk-in Shower**

Tub / Shower / Plumbing Fixture Condition

## **Good (Cosmetic Defects Only)**

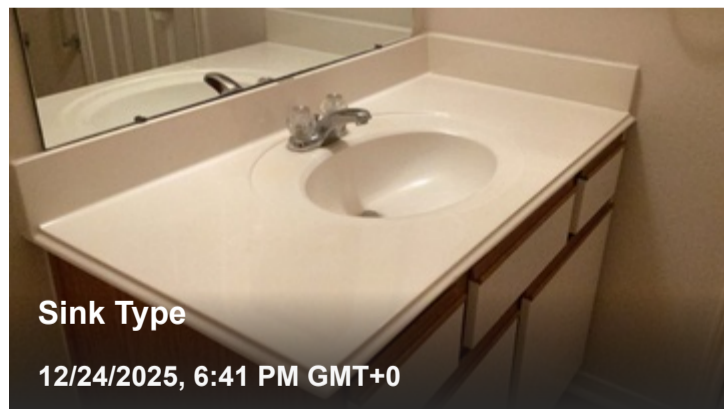
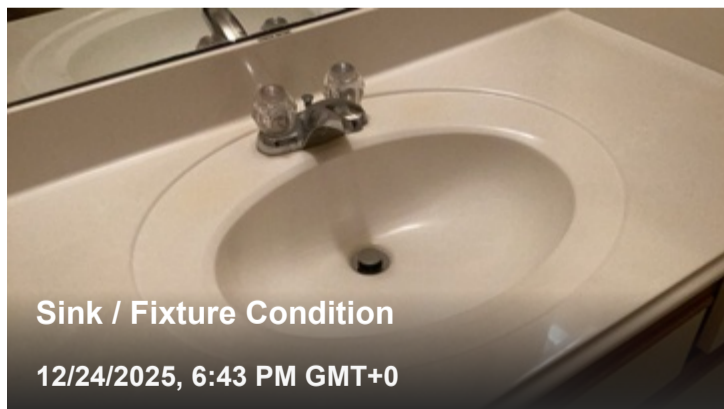
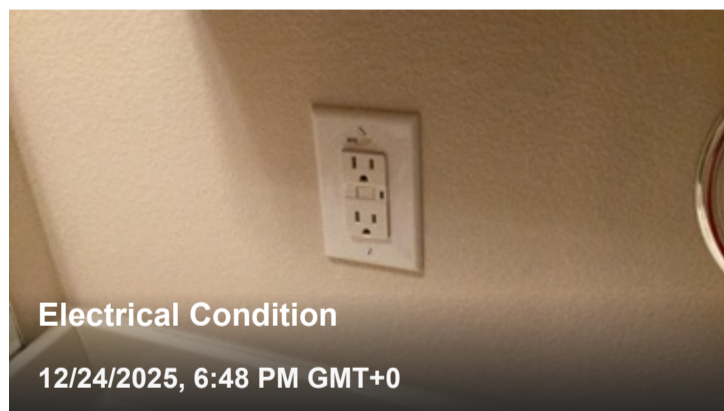
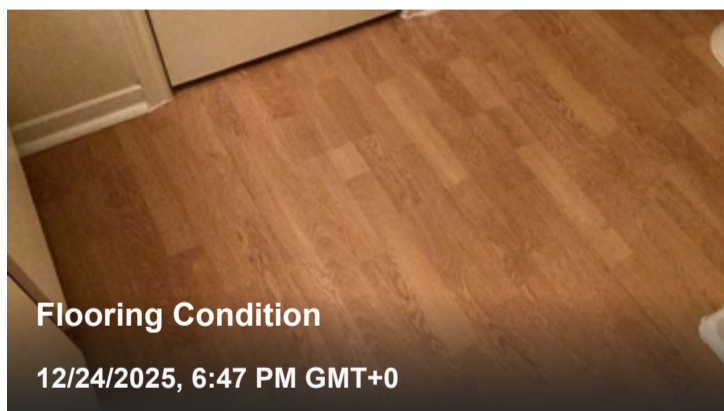
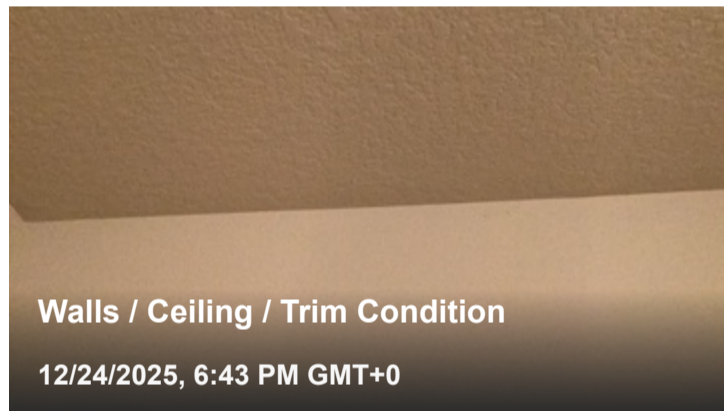
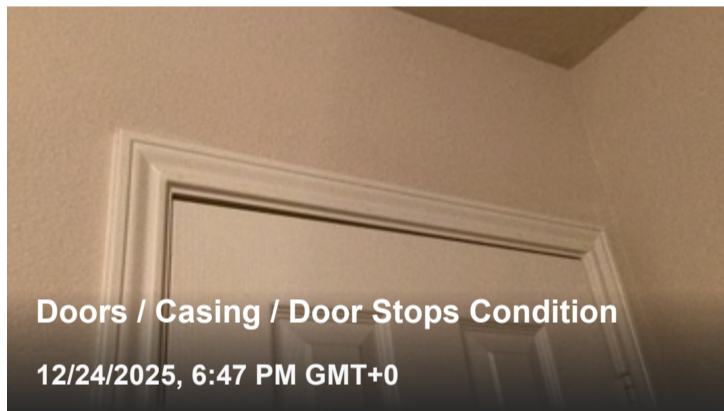
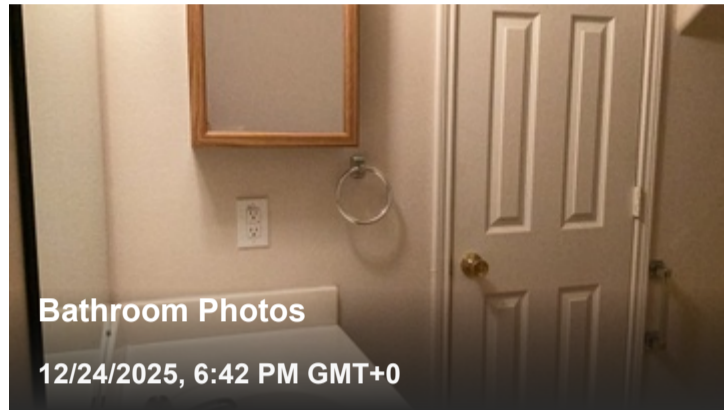
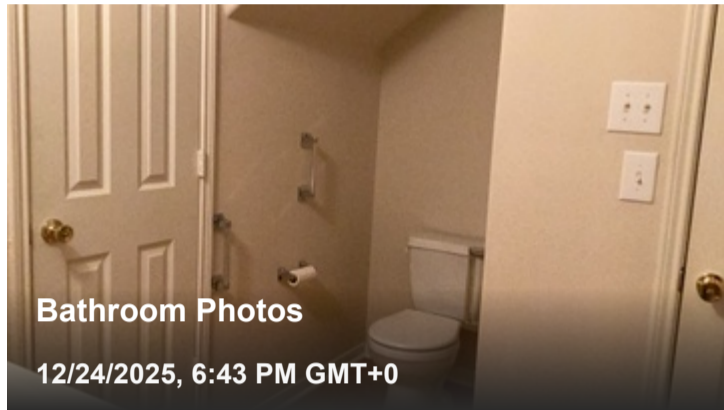
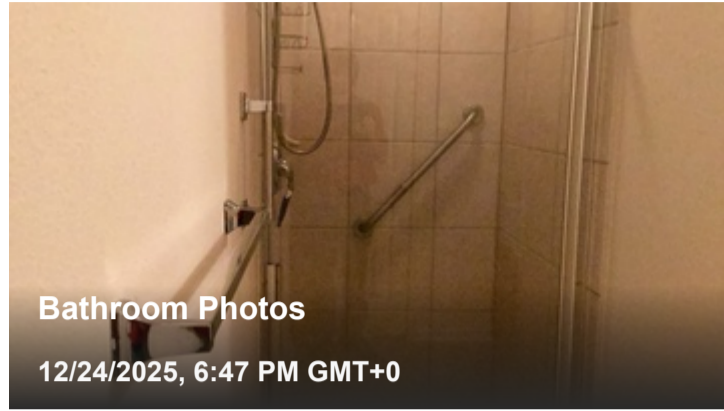
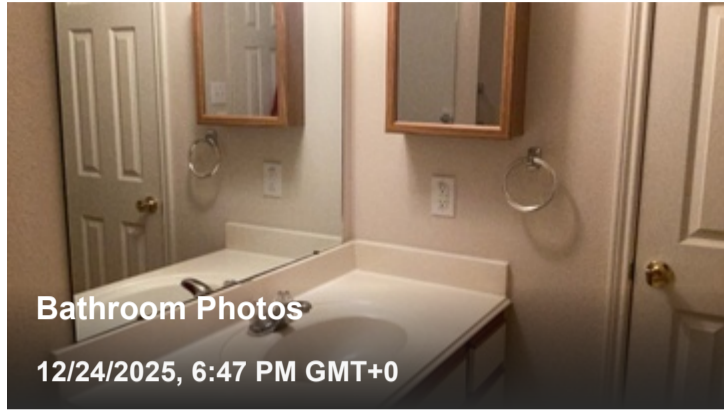
Toilet Condition

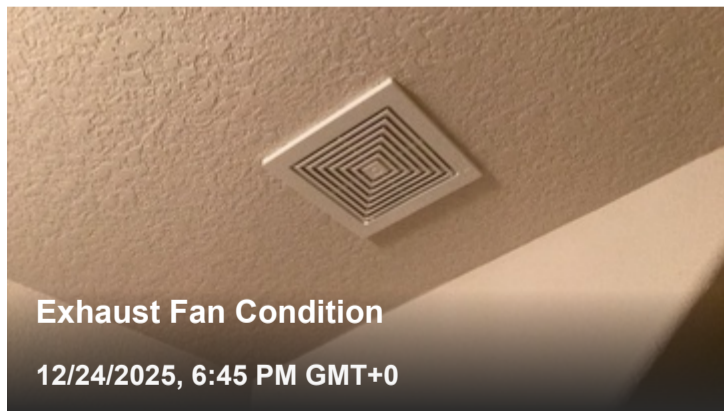
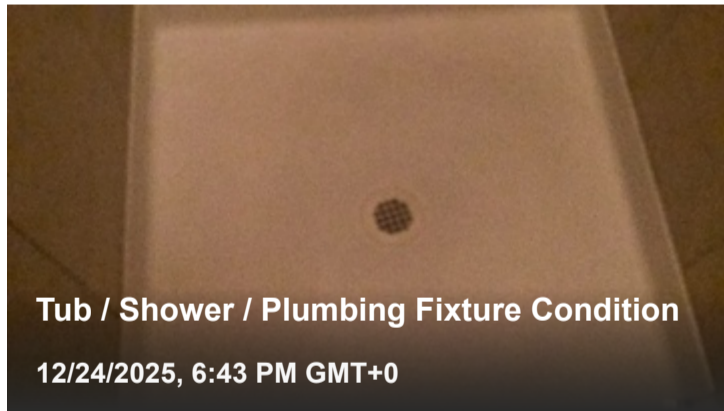
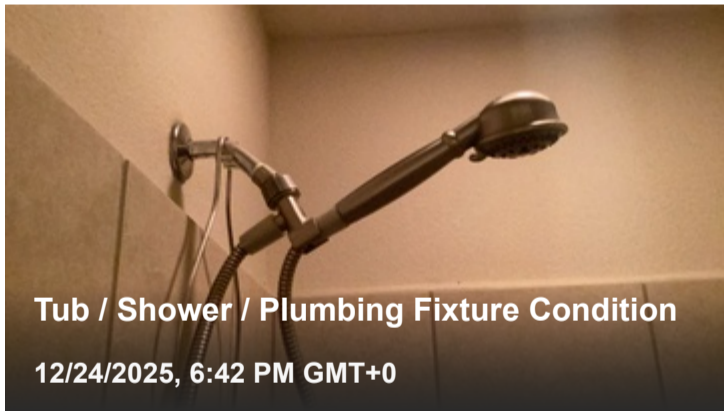
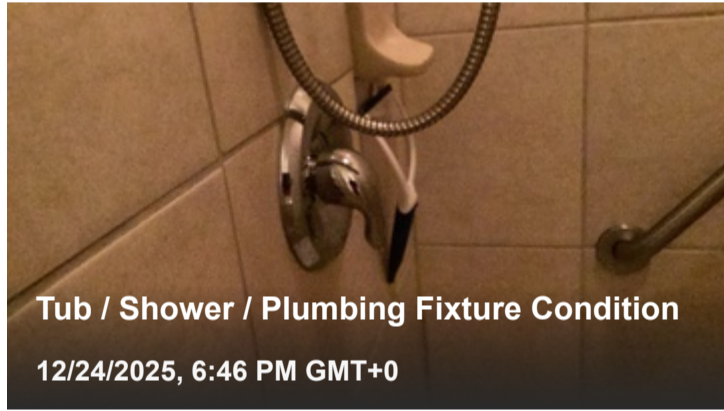
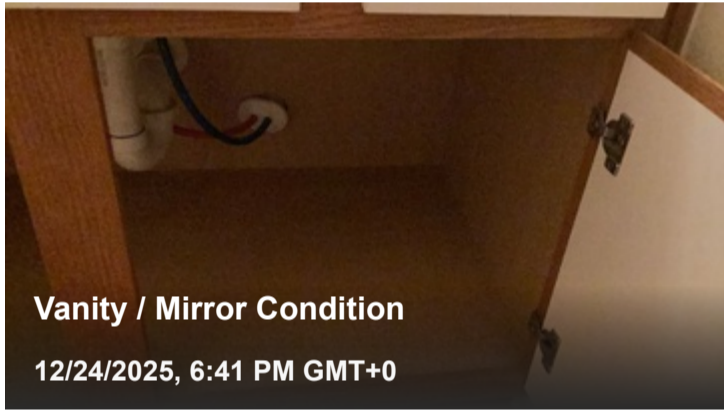
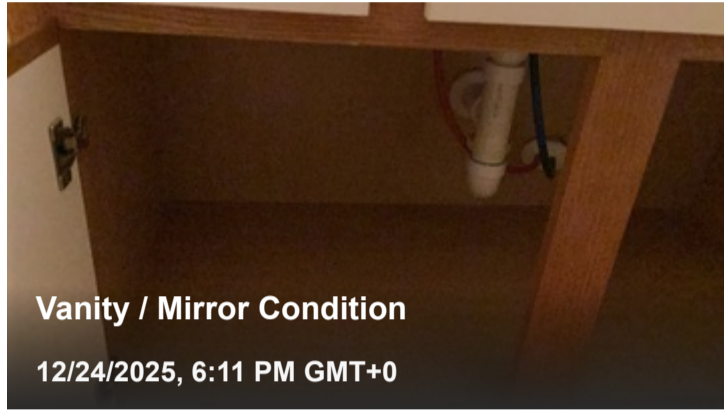
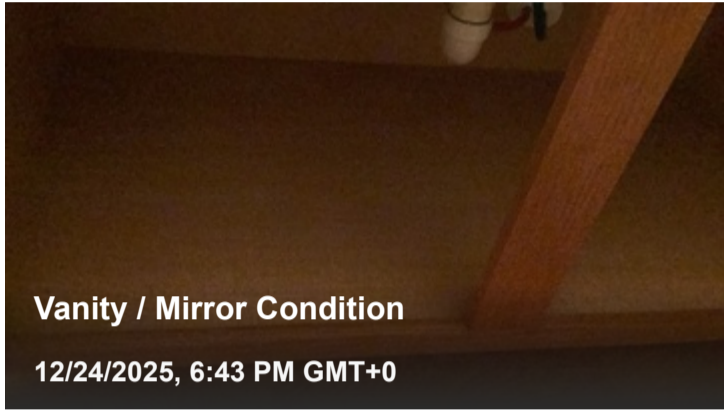
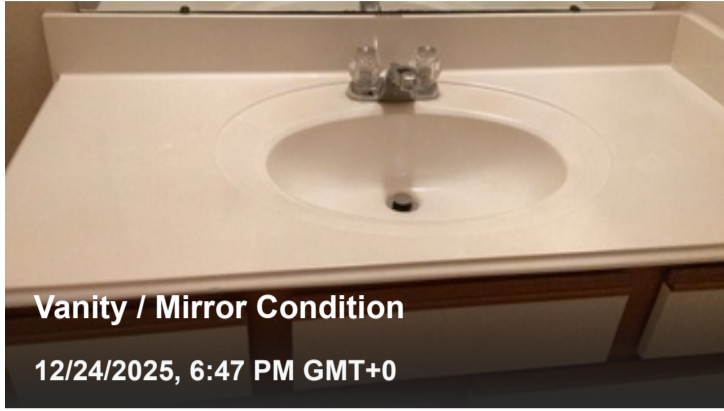
## **Operational**

Exhaust Fan Condition

## **Good (Cosmetic Issues Only)**

## Bathroom 3 photos / videos





 **Limitation**

---

**Window Condition: Not Present**

The object / room is not present.

Limitation photos / videos

---

 **Inspectify flag**

**Odor Strength**

Subtle

Deficiency photos / videos

---

 **Inspectify flag**

**Odor Source**

Walls

Deficiency photos / videos

# HVAC 🔍 1 Issue

## Heating

✓ **No issues**

Heating System Type(s)

**Central Furnace**

Heating Fuel Type(s)

**Gas**

Heating Equipment Condition

**Functional**

Heating System Appliance Tag Photo

Number of Heated Floors Above Ground

**2**

### Furnace/Air Handler

 Beta Feature

Recall status

**No**

Manufacture date

**March 2022**

Expected life

**20 years**

Model number

**ML180UH090E48B-54**

Brand

**Lennox**

Age

**3.82 years**

Estimated remaining life

**16.18 years**

Serial number

**1722C07302**

## Heating photos / videos



## Cooling

 1 Issue

Cooling Equipment Condition

### Functional With Cosmetic Defects

Cooling System Appliance Tag Photo

#### Air Conditioner

Recall status  
**No**

Expected life  
**15 years**

Brand  
**Bryant**

Estimated remaining life  
**0 years**

Manufacture date  
**January 2010**

Model number  
**24ABB449A300**

Age  
**15.99 years**

Serial number  
**0210E19219**

 Beta Feature

## Cooling photos / videos



### Repair deficiency

## Missing or Damaged HVAC Line Insulation

The refrigerant line insulation is missing or damaged.

## Cooling photos / videos



## Thermostat

✓ No issues

Thermostat Location

**Second floor**

Thermostat photos / videos

# Plumbing 🔍 2 Issues

## Main Water Supply

🔍 1 Issue

Water Source

**Public**

Water Pressure Sufficient

**Yes**

Clear Water Observed

**Yes**

Supply Plumbing Condition

**Fair (Some Repairs)**

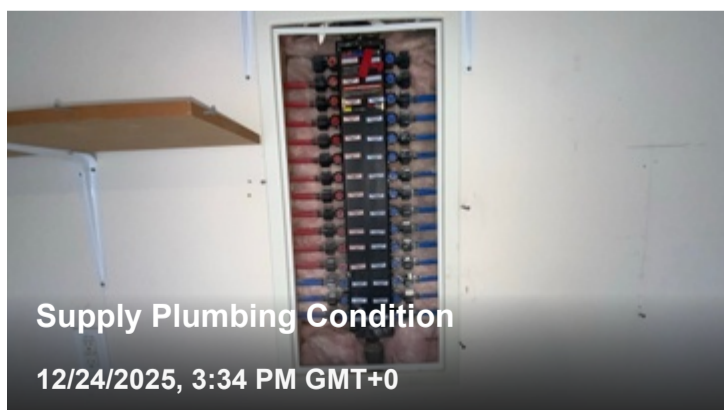
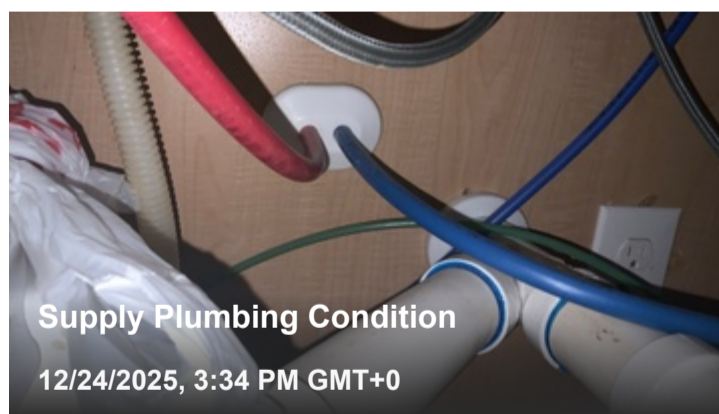
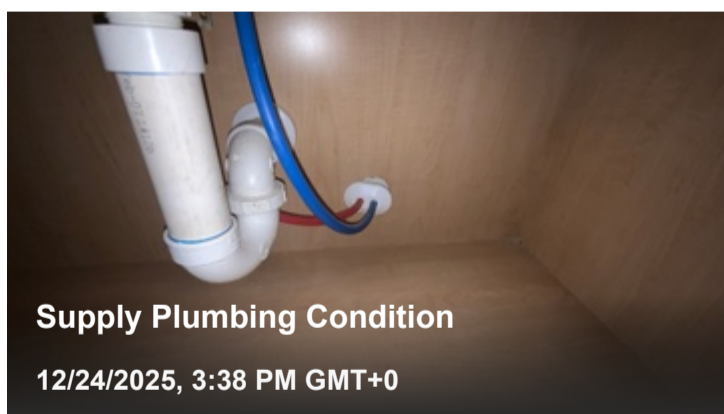
Main Water Supply Plumbing Material(s)

**PEX**

Water Shut-off Location

**Garage**

### Main Water Supply photos / videos



 **Repair deficiency**

## Uninsulated Water Lines

The water lines are uninsulated.

### Main Water Supply photos / videos



## Drainage

 **No issues**

Drainage System Condition

**Good (Cosmetic Issues Only)**

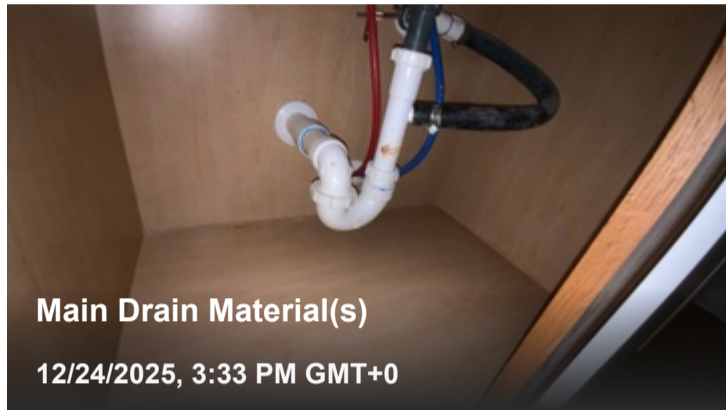
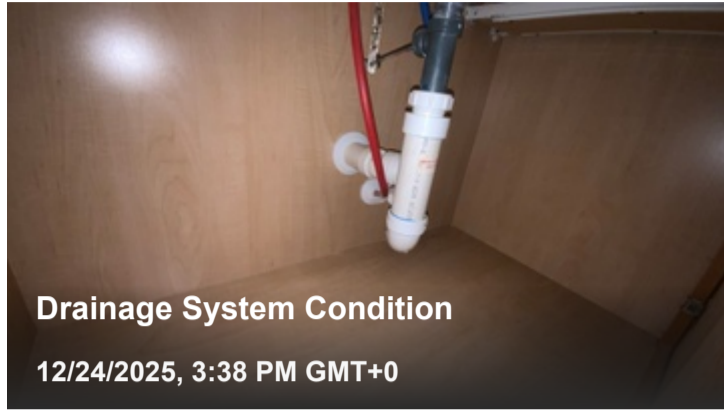
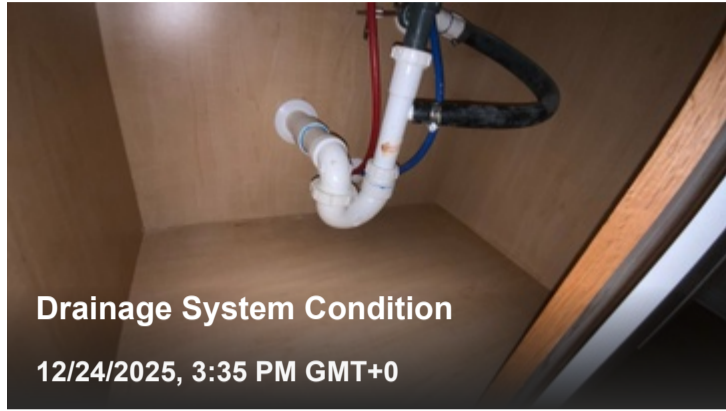
Sewer System Type

**Public**

Main Drain Material(s)

**PVC**

### Drainage photos / videos



# Water Heater

 **1 Issue**

Water Heater Brand

**State**

Water Heater Capacity

**40 gal**

Water Heater Location

**Attic**

Water Heater Condition

**Functional**

Water Heater Appliance Tag Photo

 Beta Feature

## Water Heater - Gas

Recall status

**No**

Expected life

**10 years**

Brand

**State**

Estimated remaining life

**2.18 years**

Manufacture date

**March 2018**

Model number

**GS6-40-BCT 250**

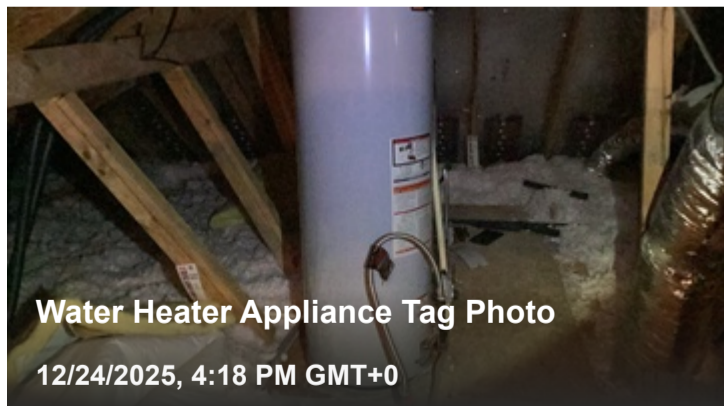
Age

**7.82 years**

Serial number

**1810109496843**

## Water Heater photos / videos



 Monitor deficiency

### Rusted water heaters drip pans

Rust in the water heaters drip pans

### Water Heater photos / videos



## Water Heater 2

✓ **No issues**

Water Heater Brand

**Bradford & White**

Water Heater Capacity

**40 gal**

Water Heater Location

**Attic**

Water Heater Condition

**Functional**

Water Heater Appliance Tag Photo

Beta Feature

### Water Heater - Gas

Recall status

**No**

Expected life

**10 years**

Brand

**Bradford White**

Estimated remaining life

**0 years**

Manufacture date

**December 2009**

Model number

**M4403S6FBN**

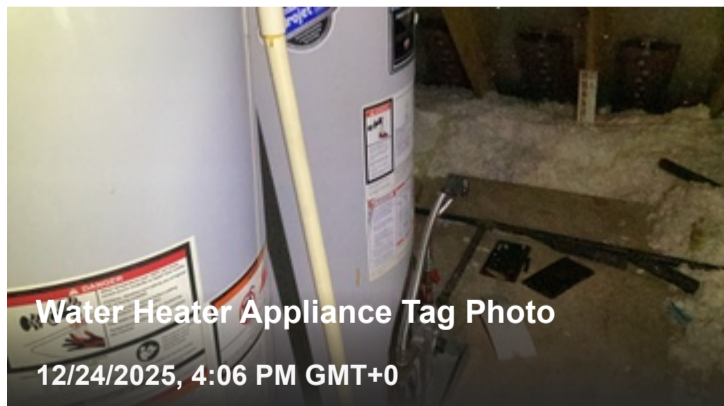
Age

**16.07 years**

Serial number

**FM12687044**

### Water Heater 2 photos / videos



# Electrical 🔍 4 Issues

## Service Entrance Conductors

✓ No issues

Electrical Service Entrance Type

**Below Ground**

Electrical Service Entrance Condition

**Good (Cosmetic Issues Only)**

### Service Entrance Conductors photos / videos



## Electrical Panels, Grounding, Main Overcurrent Device

✓ No issues

Electrical Main Panel Brand

**Cutler Hammer**

Electrical Main Panel Condition

**Good (Cosmetic Issues Only)**

Electrical Main Panel Location

**Exterior**

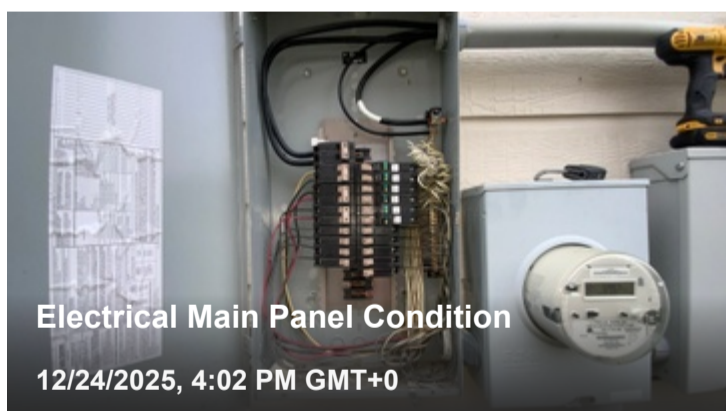
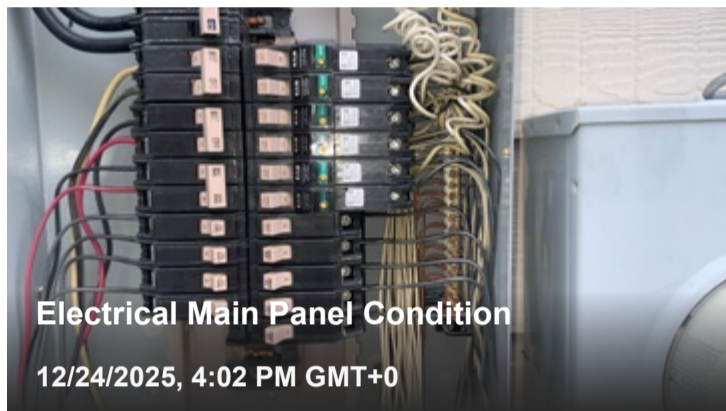
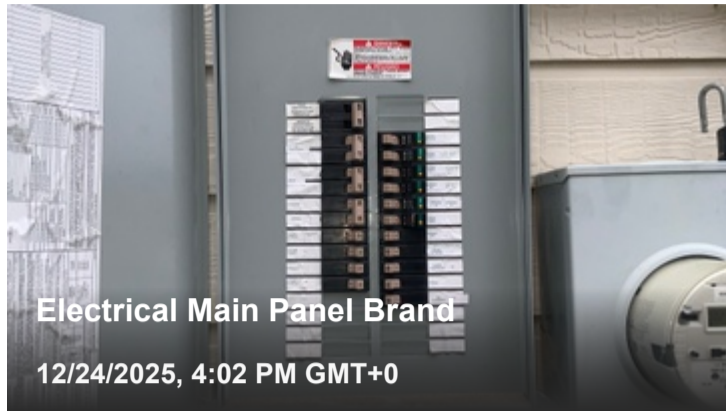
Electrical Main Panel Wiring Type

**Aluminum**

Electrical Main Panel Amperage Rating

**125**

# Electrical Panels, Grounding, Main Overcurrent Device photos / videos



## Branch Wiring

 **4 Issues**

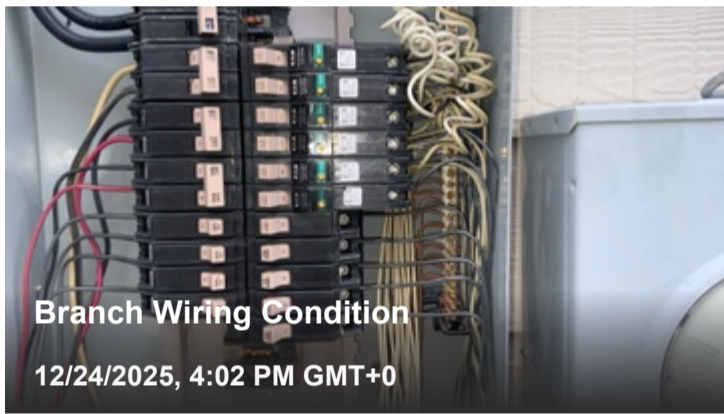
Branch Circuit Material(s)

**Copper**

Branch Wiring Condition

**Fair (Some Repairs)**

### Branch Wiring photos / videos



 **Safety deficiency**

### Damaged Cover Plates

One or more switch / outlet / receptacle cover plates are damaged.

### Branch Wiring photos / videos

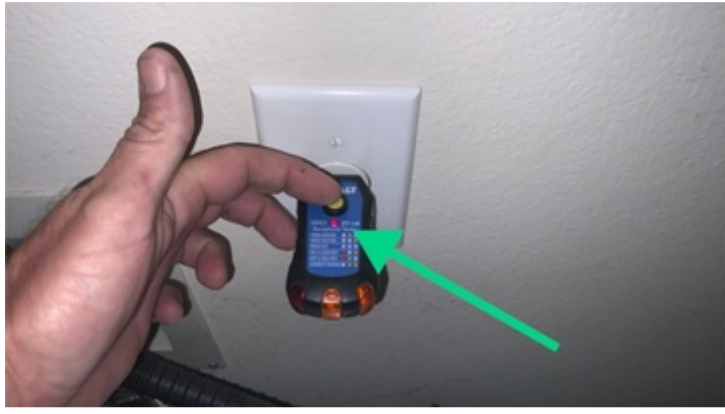


 **Repair deficiency**

### Missing GFCI

There is no GFCI (Ground-Fault Circuit Interrupter) protection.

### Branch Wiring photos / videos



 **Repair deficiency**

### Missing Weather-Resistant Cover

There should be a water-resistant cover installed.

### Branch Wiring photos / videos



 **Monitor deficiency**

### Inoperable or Missing Light Bulb

One or more light bulbs have burnt out or are missing.

### Branch Wiring photos / videos



## Smoke / Carbon Monoxide Detectors

✓ **No issues**

Required CO / Smoke Detectors Observed

**Yes**

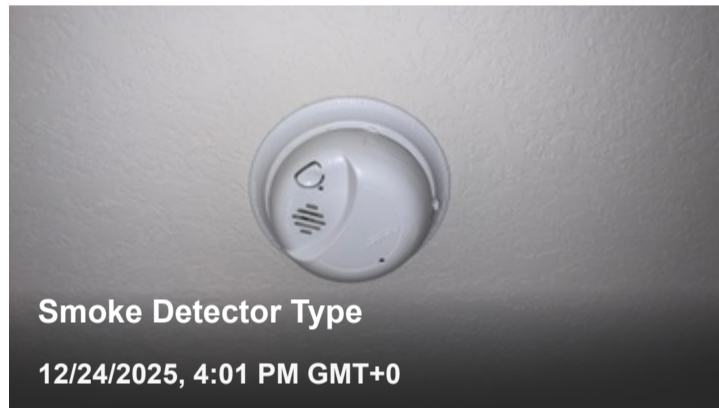
Smoke Detector Type

**Wired**

Carbon Monoxide Detector Type

**Wired, Battery Operated**

### Smoke / Carbon Monoxide Detectors photos / videos



## Solar

🚫 **Not present**

### Solar photos / videos

# Electrical Subpanel

## Electrical Subpanels, Grounding, Main Overcurrent Device

 Not present

Electrical Subpanels, Grounding, Main Overcurrent Device  
photos / videos

## Subpanel Branch Wiring

 Not present

Subpanel Branch Wiring photos / videos

# Miscellaneous Property Information

✓ **No issues**

Hazardous Conditions Observed

**No**

Pest Infestation Observed

**No**

Odor Type Observed

**No Odors Observed**

Air Sealing Observed

**No**

Incompatible / Clashing Flooring Materials Observed

**No**

Homeowner Unavailable for Access

**No**

Additional Information

**None**

Miscellaneous Property Information photos / videos

# GoToScan

✓ No issues

GoToScan Floor Plan

**Yes**

## GoToScan photos / videos



Unless a system, component, fixture, appliance, or other component is specifically included in this inspection, it was excluded from the inspection at client's request, and the inspector makes no representations and warranties whatsoever as to such items. Without limiting the foregoing, unless specifically included in the inspection report, the inspector did not inspect household appliances, heating, ventilation, and air conditioning, roofing, foundations, swimming pools or hot tubs, sewer or septic systems, gas or water lines, electrical systems, or other similar items. By accepting this inspection report, client acknowledges and agrees that any of the foregoing items not specifically included in the inspection report have been excluded at client's request.