

7225 Rex Rd

Holly Springs, North Carolina 27540



✉ hello@inspectify.com

Client	--
Reference id	a4xPd000002cFPtIAM
Type	Home Inspection and Floor Plan Report - 7225 Rex Rd
Inspected by	Spectris Inspections
State license	5071
InterNACHI	NACHI21091012
Scheduled	August 25, 2025, 5:00 PM
Completed	August 25, 2025, 11:17 PM

 8 repair

 2 monitor

 24 limitation

 4 Inspectify flag

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	 <u>Repairs / Renovations in Progress: Not Present</u>
Surroundings	Deck	 <u>Missing / Deteriorated Deck Paint</u>
Exterior	Siding / Trim	 <u>Faded Paint</u>
	Windows	 <u>Window With Quick Release Count: Not Present</u>
		 <u>Window Release Mechanism operational?: Not Present</u>
		 <u>Window Treatment Type: Not Present</u>
	Exterior Doors	 <u>Loose / Deteriorated Sill or Trim</u>
Garage	Attached Garage	 <u>Odor Source: Not Present</u>
Common Areas	Common Room	 <u>Odor Source: Not Present</u>
		 <u>Doors / Casing / Door Stops Condition: Not Present</u>
	Hallway	 <u>Interior Paint Needs Touch-Up</u>
		 <u>Window Condition: Not Present</u>
		 <u>Odor Source: Not Present</u>
	Common Room 2	 <u>Interior Paint Needs Touch-Up</u>
		 <u>Painted Electrical Coverplate</u>
		 <u>Odor Source: Not Present</u>
	Common Room 3	 <u>Odor Source: Not Present</u>
	General	 <u>Additional Interior Amenities Observed: Not Present</u>
Laundry Area	Laundry Area	 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
Kitchen	Kitchen General	 <u>Odor Source: Not Present</u>
		 <u>Flooring Material(s).</u>
Bedrooms	Primary Bedroom	 <u>Odor Source: Not Present</u>
		 <u>Walls / Ceilings Need Repainting</u>
	Bedroom 2	 <u>Odor Source: Not Present</u>
		 <u>Walls / Ceilings Need Repainting</u>
	Bedroom 3	 <u>Odor Source: Not Present</u>
	Bedroom 4	 <u>Damaged Drywall</u>
		 <u>Odor Source: Not Present</u>
		 <u>Walls / Ceilings Need Repainting</u>
Bathrooms	Primary Bathroom	 <u>Interior Paint Needs Touch-Up</u>
		 <u>Odor Source: Not Present</u>

System	Subsystem	Issues identified
	Bathroom 2	 <u>Odor Source: Not Present</u>
		 <u>Window Condition: Not Present</u>
	Bathroom 3	 <u>Missing / Damaged Door Stop(s)</u>
		 <u>Odor Source: Not Present</u>
HVAC	Cooling	 <u>Vegetation Too Close to HVAC</u>
Miscellaneous Property Information	Miscellaneous Property Information	 <u>Homeowner Unavailable for Access: Other</u>

Home Inspection Details

 1 Issue

Neighborhood Commentary

No Concerns

Nonresidential Use

No

Renovations / Upgrades in the Past 15 Years

No

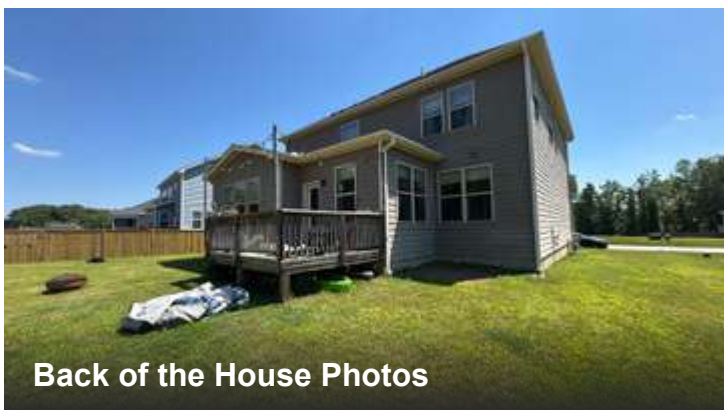
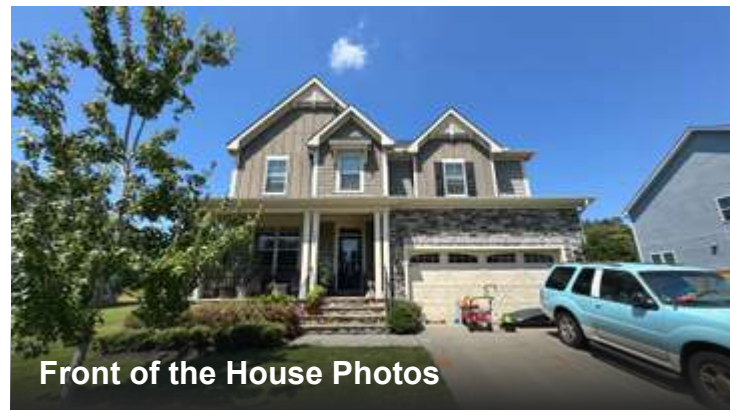
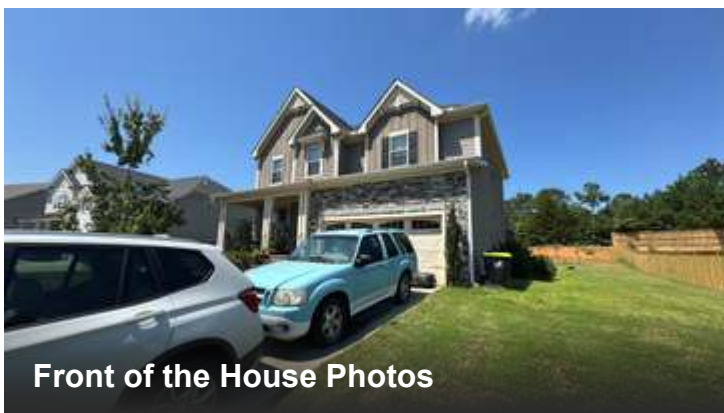
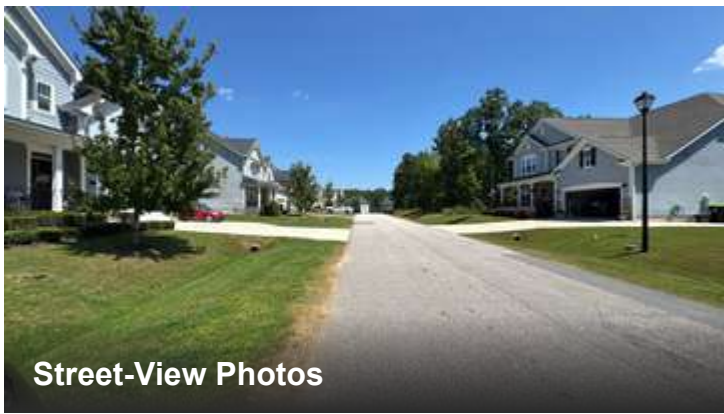
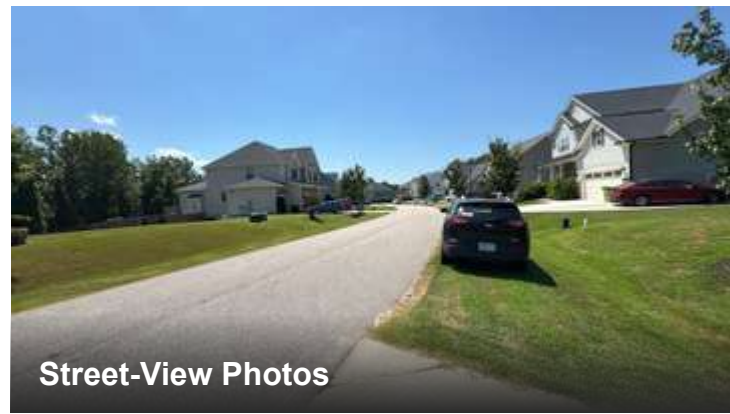
Additions / Conversions Observed

No

Repairs / Renovations in Progress

Not Present

Home Inspection Details photos / videos





 Limitation

Repairs / Renovations in Progress: Not Present

The object / room is not present.

Limitation photos / videos

GoToScan

✓ No issues

GoToScan Floor Plan

Yes

GoToScan photos / videos

Unit Details

Unit

✓

No issues

Occupancy Status

Occupied

Bedroom Count

4 bedroom(s)

Bathroom Count, Half

0 bathroom(s)

Bathroom Count, Full

3 bathroom(s)

Unit photos / videos



Surroundings

 1 Issue

Driveways / Walkways

✓ No issues

Driveway Access Issues

No

Driveway / Walkway Condition

Good (Cosmetic Issues Only)

Driveway / Walkway Material(s)

Concrete

Driveways / Walkways photos / videos



Fences / Gates

 Not present

Fences / Gates photos / videos

Landscaping

✓ No issues

Proper Grading Observed

Yes

Front Yard Condition

Good

Left Side Yard Condition

Good

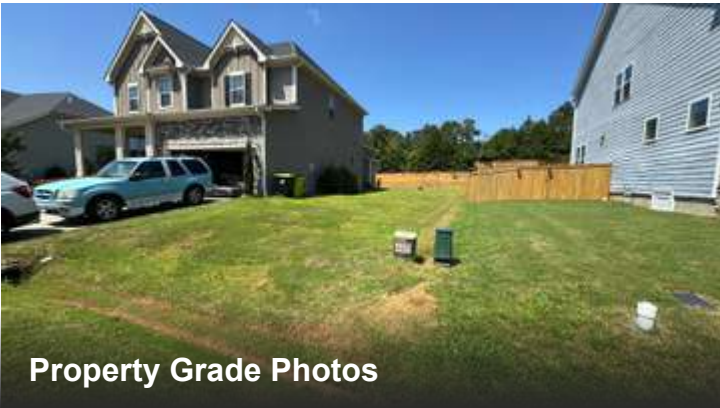
Back Yard Condition

Good

Right Side Yard Condition

Good

Landscaping photos / videos





Left Side Yard Condition



Left Side Yard Condition



Back Yard Condition



Back Yard Condition



Back Yard Condition



Right Side Yard Condition



Right Side Yard Condition

Deck

 1 Issue

Deck / Balcony Condition

Fair (Some Repairs)

Deck photos / videos



 **Repair deficiency**

Missing / Deteriorated Deck Paint

The deck paint is missing / deteriorated.

Deck photos / videos



Note

Deck stain/paint has not been applied.

Porch

✓ No issues

Porch Type

Covered Porch

Porch Condition

Good (Cosmetic Issues Only)

Porch photos / videos



Additional Site Amenities

✓ No issues

Additional Site Amenities Observed

Gazebo, Fire Pit

Additional Site Amenities photos / videos



Utilities

✓ No issues

Electric Meter Condition
Good (Cosmetic Issues Only)

Utilities photos / videos





Exterior

 5 Issues

Siding / Trim

 1 Issue

Siding Condition

Good (Cosmetic Issues Only)

Siding Material(s)

Fiber Cement, Stone Veneer

Exterior Paint Condition

Fair (Some Repairs)

Exterior Trim Condition

Good (Cosmetic Issues Only)

Trim Material(s)

Aluminum, Fiber Cement, Wood

Siding / Trim photos / videos



 Monitor deficiency

Faded Paint

There are some areas of faded paint. Primarily on the rear and left side of the home.

Siding / Trim photos / videos



Gutters

✓ No issues

Gutter / Downspout Condition

Good (Cosmetic Issues Only)

Gutter / Downspout Material(s)

Aluminum

Gutters photos / videos



Eaves, Soffits, and Fascia

✓ No issues

Eaves / Soffits / Fascia Condition

Good (Cosmetic Issues Only)

Eaves / Soffits / Fascia Material(s)

Wood, Fiber Cement

Eaves, Soffits, and Fascia photos / videos



Windows

 3 Issues

Window Count
20 windows

Window Condition
Good (Cosmetic Issues Only)

Windows With Security Bars Count
0 windows

Window With Quick Release Count
Not Present

Window Release Mechanism operational?
Not Present

Number of Panes
Double Pane

Frame Type
Vinyl

Window Treatment Type
Not Present

Windows photos / videos



 Limitation

Window With Quick Release Count: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation

Window Release Mechanism operational?: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation

Window Treatment Type: Not Present

The object / room is not present.

Limitation photos / videos

Exterior Doors

 1 Issue

Exterior Door Condition

Fair (Some Repairs)

Exterior Door Material(s)

Steel, Glass

Exterior Doors photos / videos



 Repair deficiency

Loose / Deteriorated Sill or Trim

The door sill or trim is loose, deteriorated, or worn.

Exterior Doors photos / videos



Note

Rear entry door.

Dryer Exhaust

 No issues

Dryer Vent / Exhaust Condition

Good (Cosmetic Issues Only)

Dryer Exhaust photos / videos



Pool

 Not present

Pool photos / videos

Roof

Coverings

 No issues

Roof Inspection Method

Drone

Roof Covering Condition

Great (No Repairs)

Roof Covering Material(s)

Asphalt Shingles

Roof Layer Count

1 layers

Previous / Partial Roof Repairs Observed

No

Estimated Roof Age

6 year(s)

Estimated Roof Life Remaining

Greater than 5 Years

Evidence of Hail / Wind Damage

No

Evidence of Roof Leaks

No

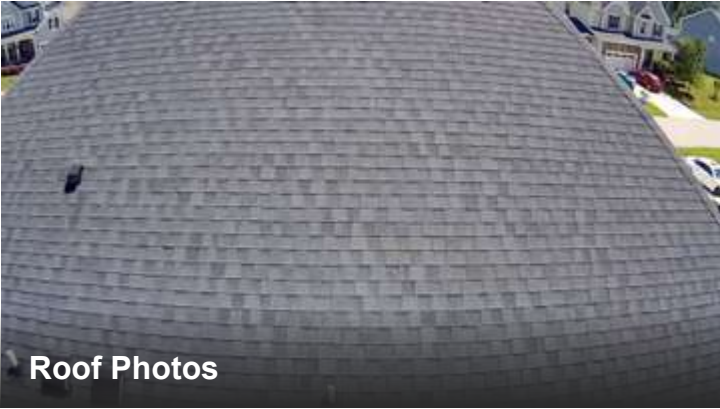
Coverings photos / videos



Roof Photos



Roof Photos



Roof Photos



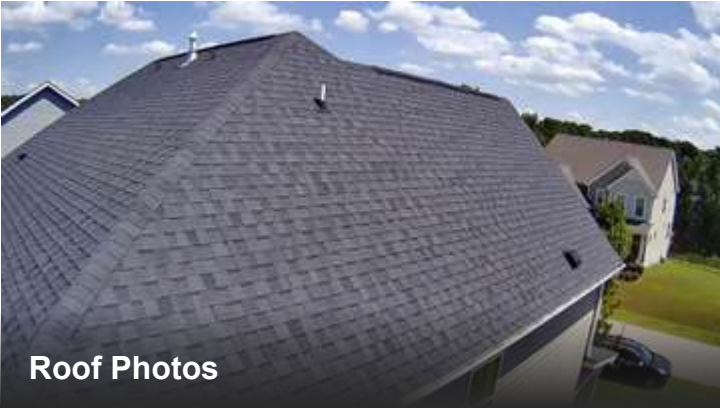
Roof Photos



Roof Photos



Roof Photos



Roof Photos

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

 1 Issue

Attached Garage

 1 Issue

- Interior Condition

Good (Cosmetic Issues Only)
- Odor Strength

No Odor Detected
- Odor Source

Not Present
- Fire Separation Wall Observed

Yes
- Electrical Condition

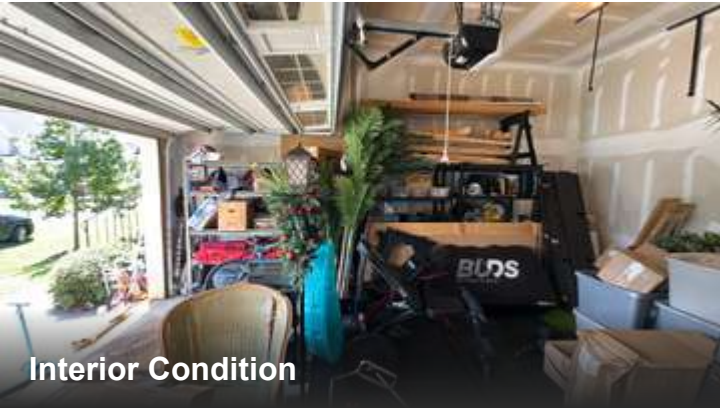
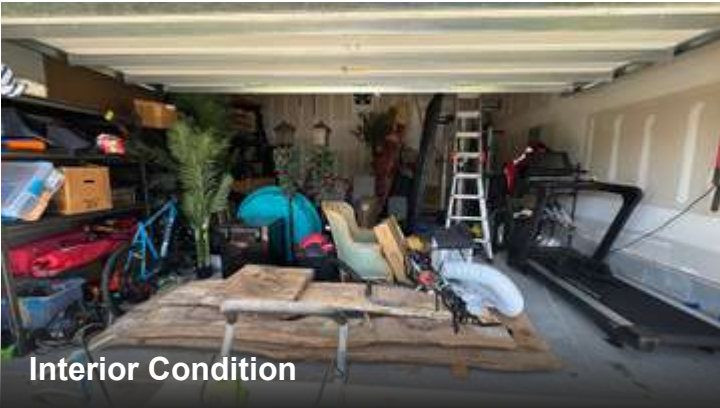
Good (Cosmetic Issues Only)
- Garage Door Condition

Functional
- Garage Capacity

2 parking spaces
- Garage Converted Into Living Space

No

Attached Garage photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Structural

Foundation

✓

No issues

Foundation Type

Block

Foundation Condition

Good (Cosmetic Issues Only)

Foundation Cracks Observed

No

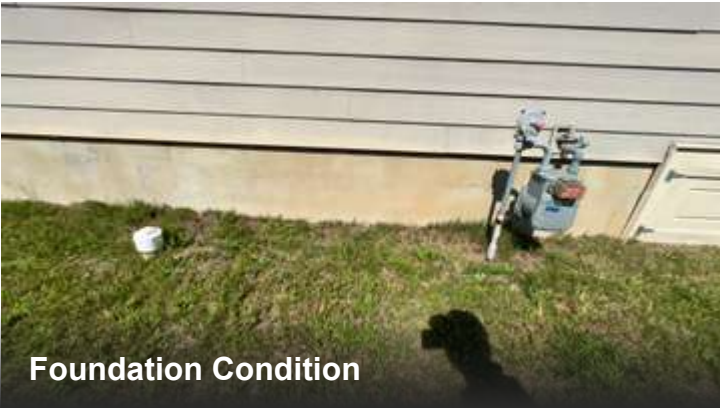
Evidence of Moisture Observed

No

Additional Foundation Concerns

No

Foundation photos / videos



Crawl Space

✓ No issues

Crawl Space Access Location

Exterior Entrance

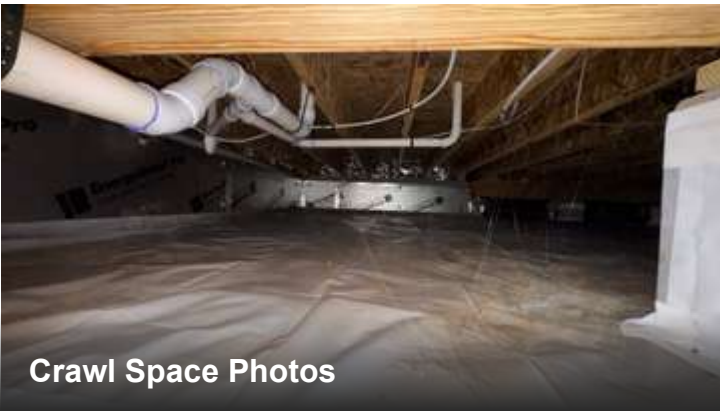
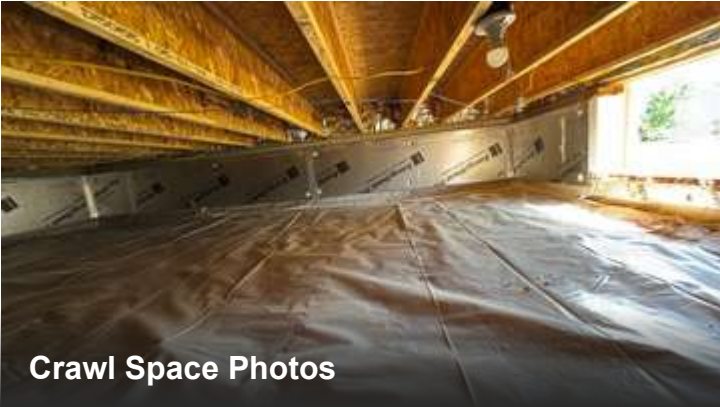
Vapor Barrier Observed

Yes

Crawl Space Type

Full

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

13-15

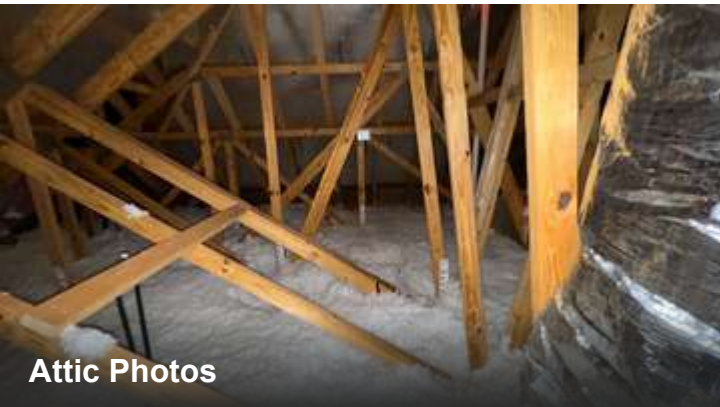
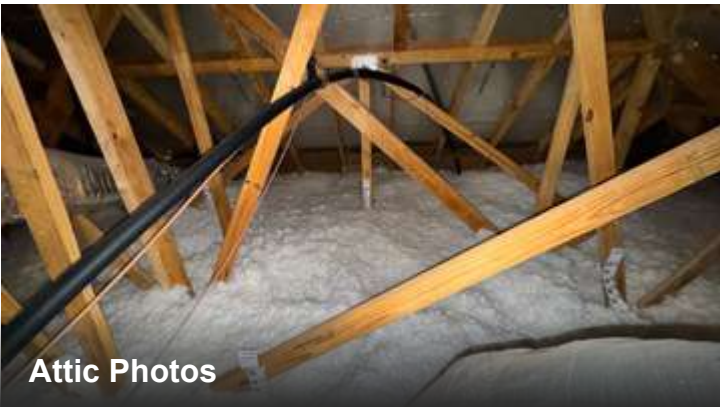
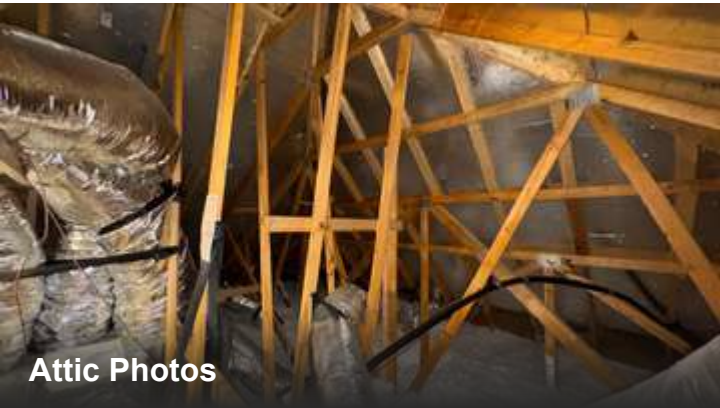
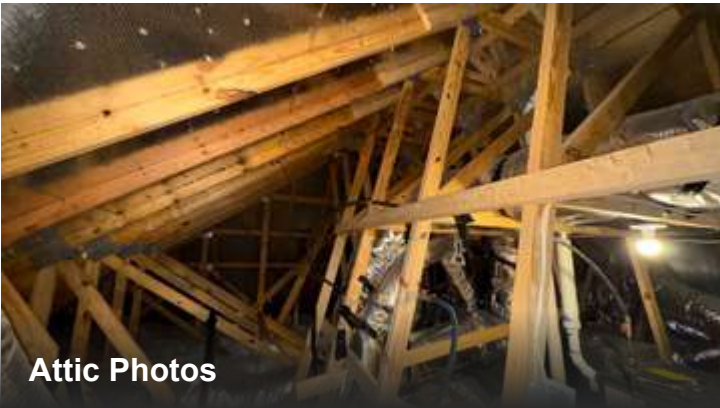
Roof Insulation Depth

1-3

Percentage of Roof Area Above Attic

100%

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



10 Issues

Common Room



2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Approximate Ceiling Height

10'

Doors / Casing / Door Stops Condition

Not Present

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

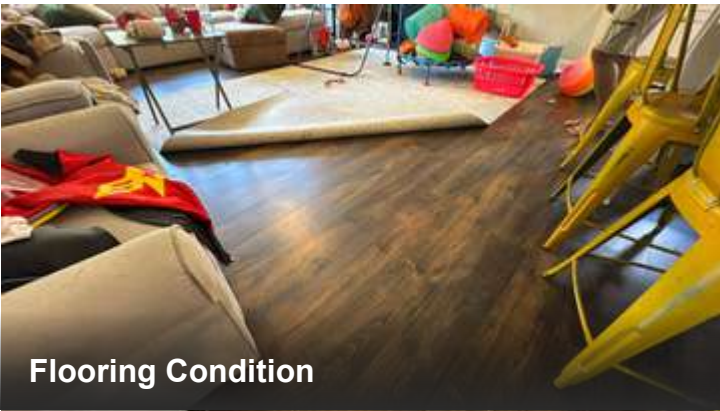
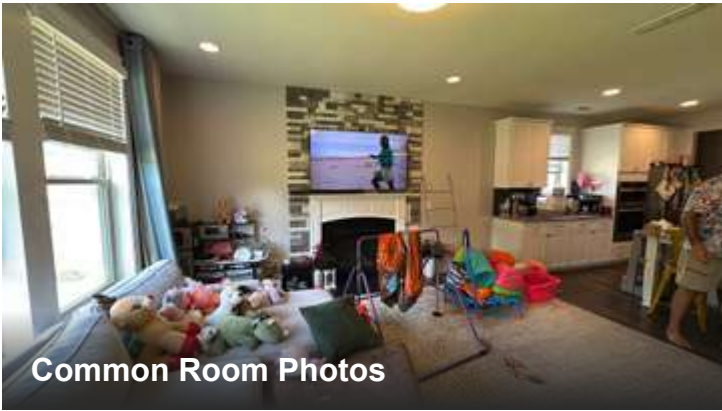
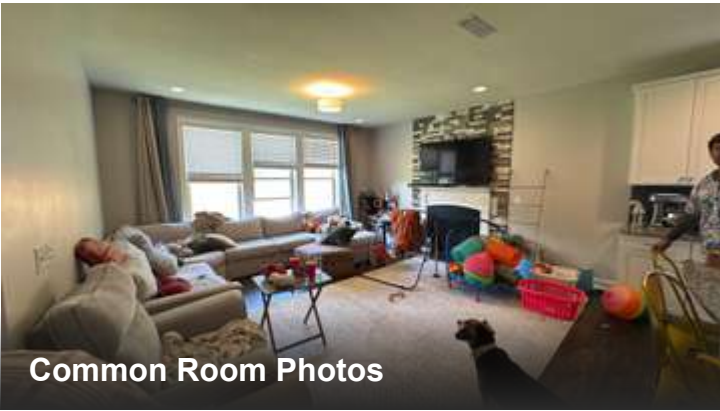
Flooring Material(s)

Laminate

Electrical Condition

Great (No Repairs)

Common Room photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation

Doors / Casing / Door Stops Condition: Not Present

The object / room is not present.

Limitation photos / videos

Hallway

 3 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

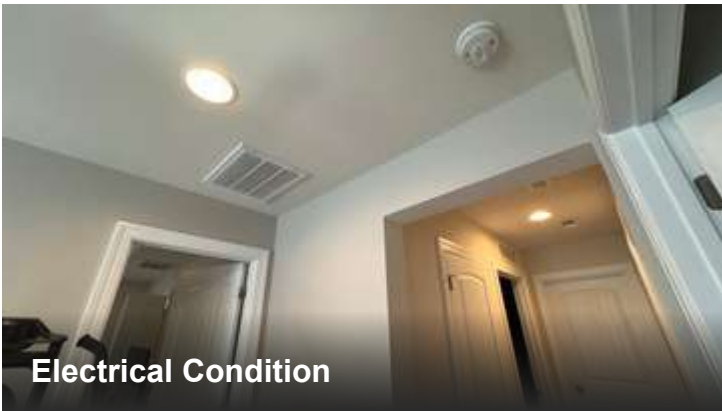
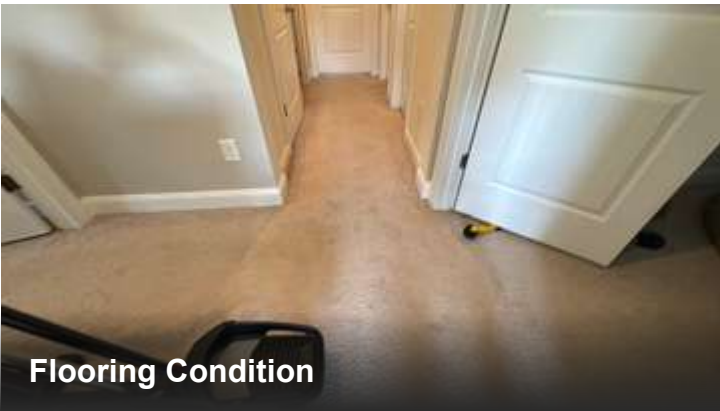
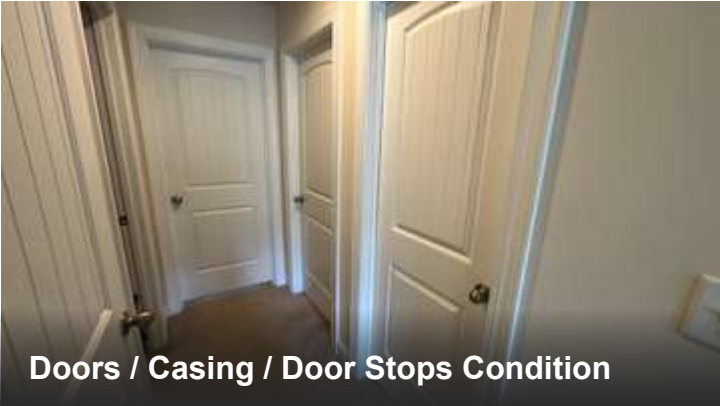
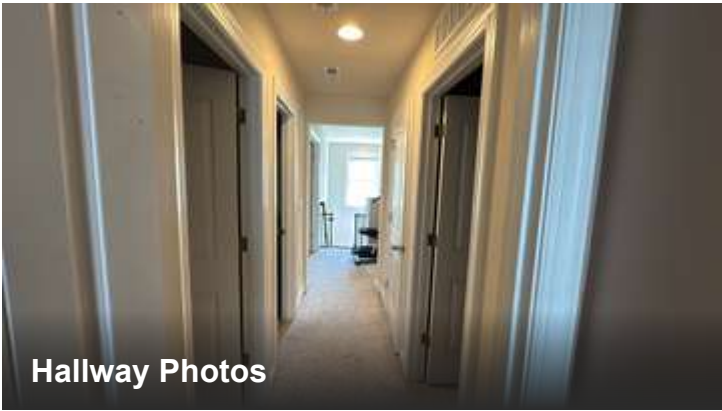
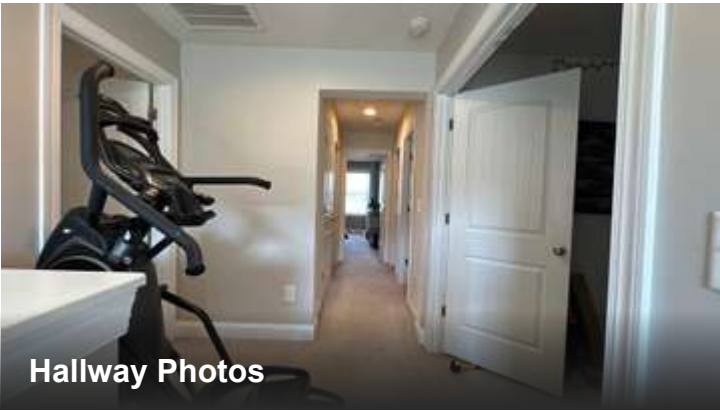
Flooring Material(s)

Carpet

Electrical Condition

Good (Cosmetic Issues Only)

Hallway photos / videos



 **Repair deficiency**

Interior Paint Needs Touch-Up

The interior paint needs to be touched up.

Hallway photos / videos



 Limitation

Window Condition: Not Present

The object / room is not present.

Limitation photos / videos

 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Common Room 2

 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Approximate Ceiling Height

10'

Doors / Casing / Door Stops Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

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)

Laminate

Electrical Condition

Good (Cosmetic Issues Only)

Common Room 2 photos / videos



Common Room Photos



Common Room Photos



Common Room Photos



Common Room Photos



Doors / Casing / Door Stops Condition



Window Condition



Walls / Ceiling / Trim Condition



Flooring Condition



Electrical Condition

 Repair deficiency

Interior Paint Needs Touch-Up

The interior paint needs to be touched up.

Common Room 2 photos / videos



Note

Front entry door and surrounding area.

 Monitor deficiency

Painted Electrical Coverplate

An electrical cover is painted.

Common Room 2 photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

✓ 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)

Hardwood

Stairway photos / videos



Common Room 3



1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

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)

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

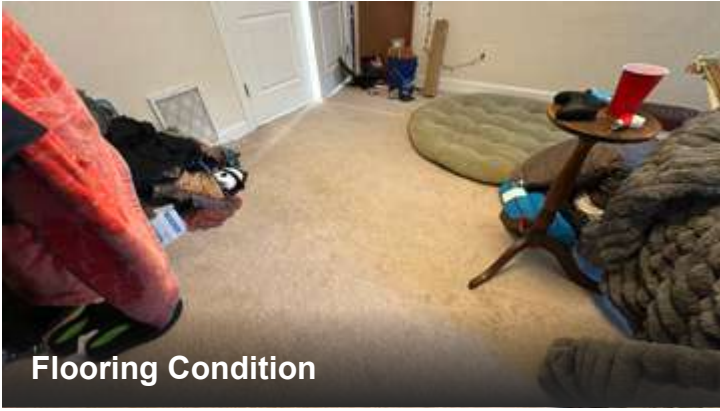
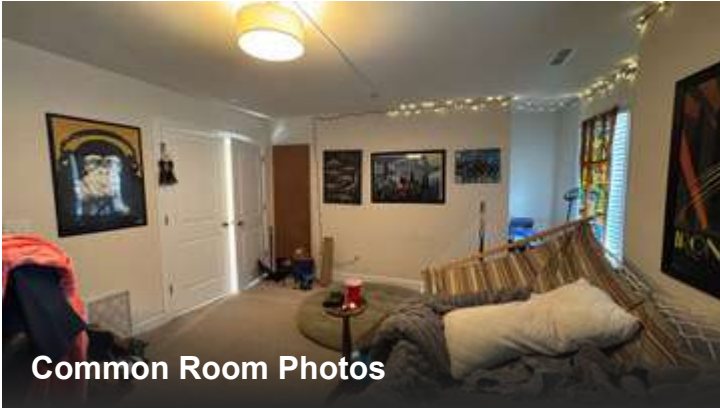
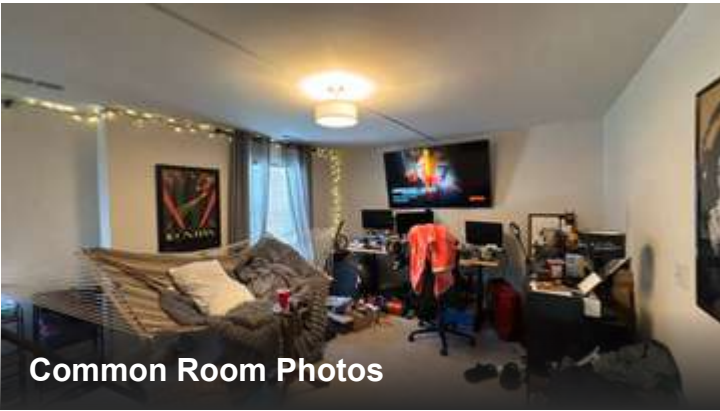
Flooring Material(s)

Carpet

Electrical Condition

Good (Cosmetic Issues Only)

Common Room 3 photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Fireplace

✓ No issues

Fireplace Energy Source

Gas

Fireplace Condition

Great (No Repairs)

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



2 Issues



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)

Tile

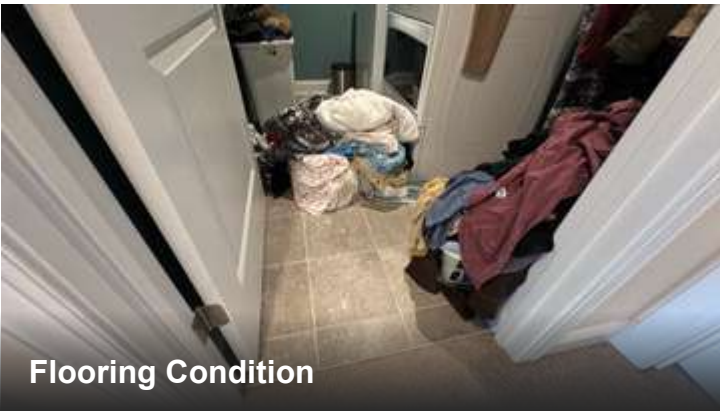
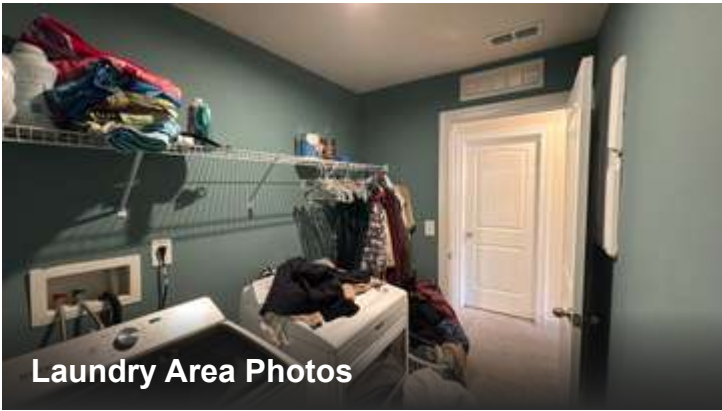
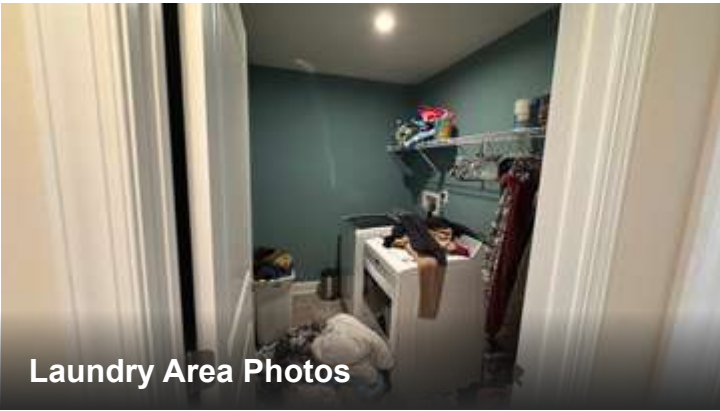
Electrical Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Good (Cosmetic Issues Only)

Laundry Area 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

Washer

 No issues

Washer Condition

Functional

Washer Appliance Tag Photo

Washing Machine

Recall status

No

Expected life

13 years

Brand

Maytag

Estimated remaining life

5.67 years

Manufacture date

April 2018

Model number

MVWB765FWi2

Age

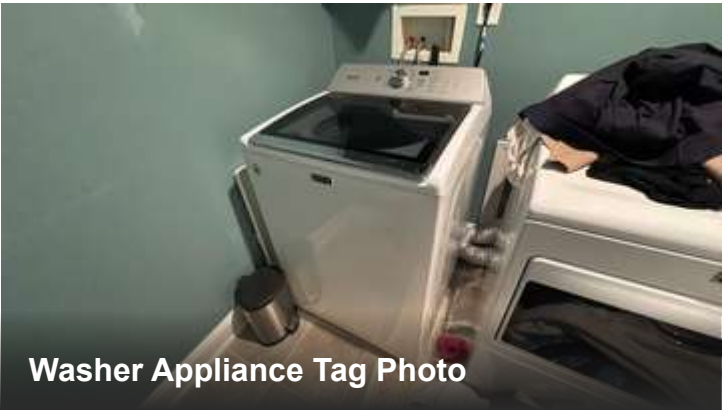
7.33 years

Serial number

C81771442

 Beta Feature

Washer photos / videos



Dryer

✓ No issues

Dryer Condition

Functional

Dryer Appliance Tag Photo

Clothes Dryer

Recall status
No

Expected life
15.4 years

Brand
Maytag

Estimated remaining life
8.23 years

Manufacture date
June 2018

Model number
MEDB765FWO

Age
7.17 years

Serial number
M82545475

Beta Feature

Dryer photos / videos



Kitchen

 2 Issues

Kitchen General

 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

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)

Laminate

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)

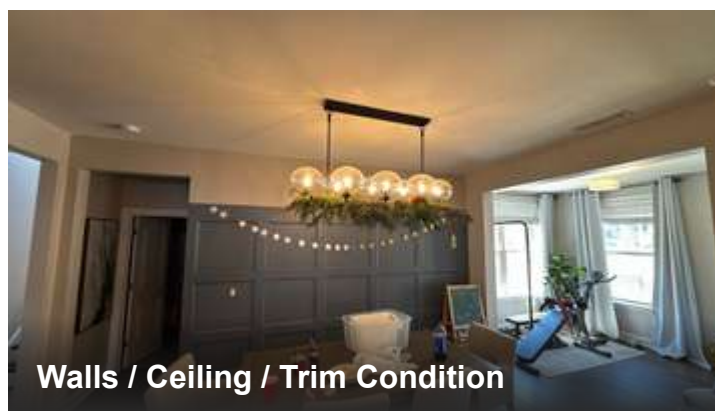
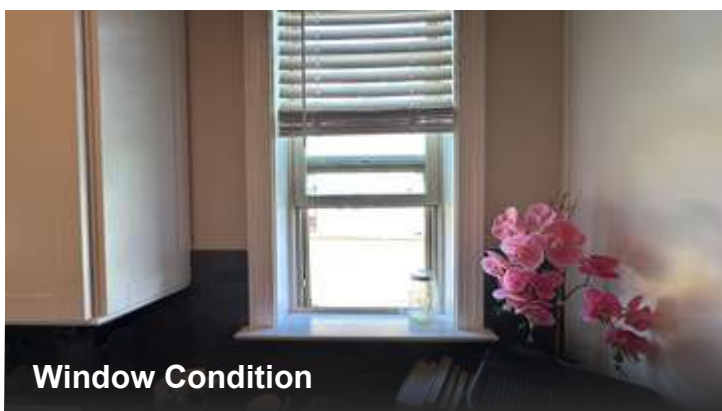
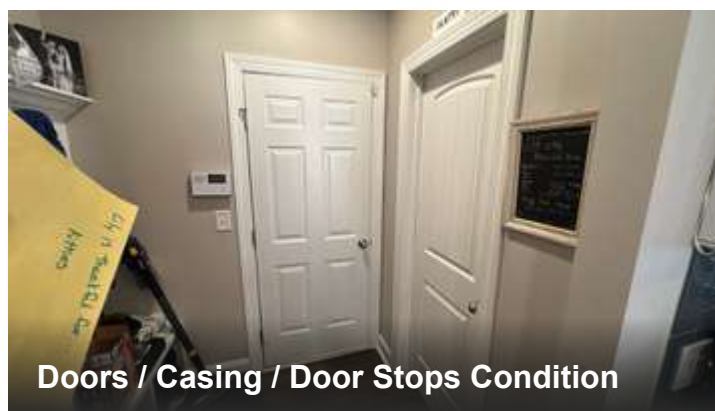
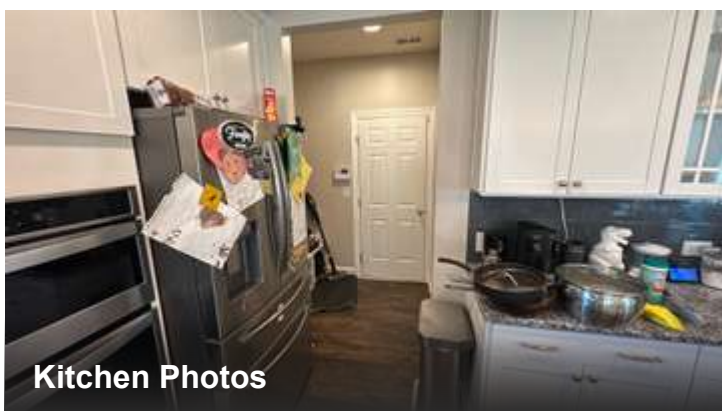
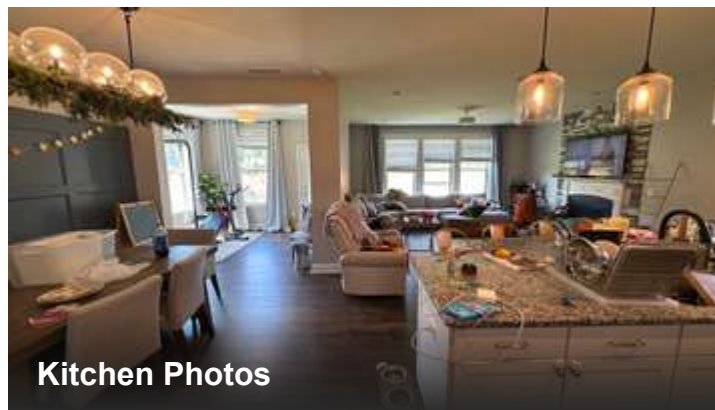
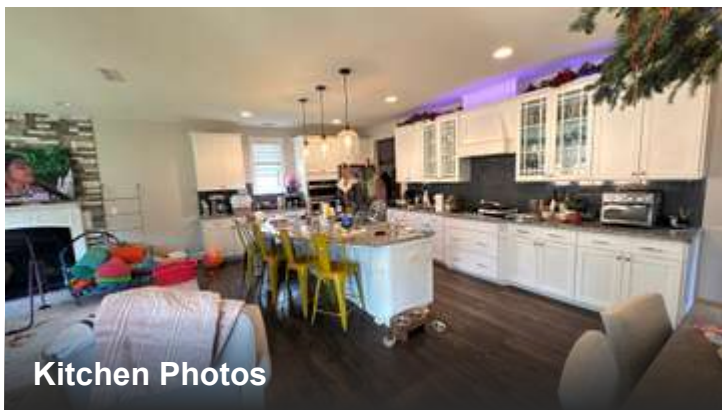
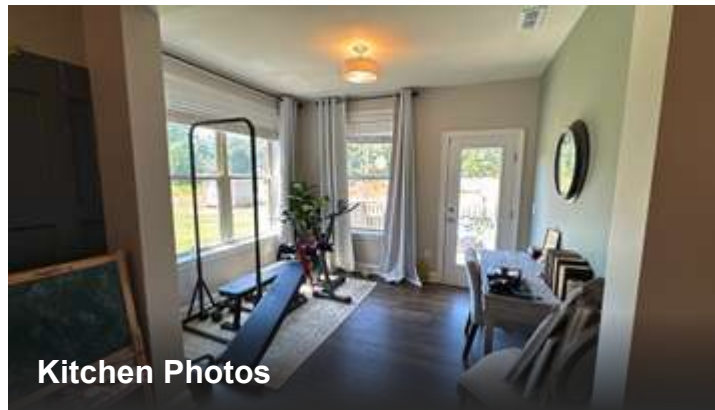
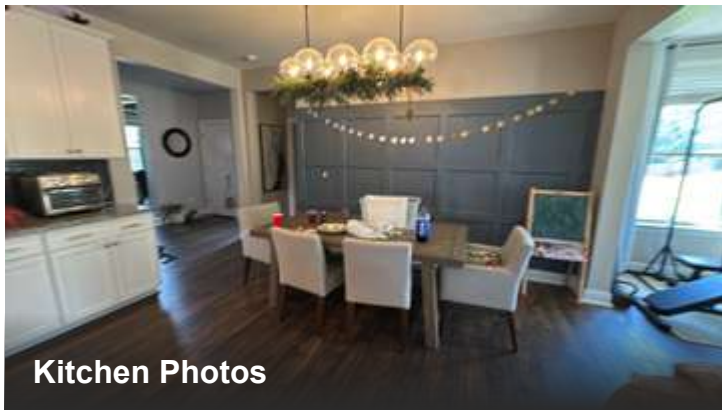
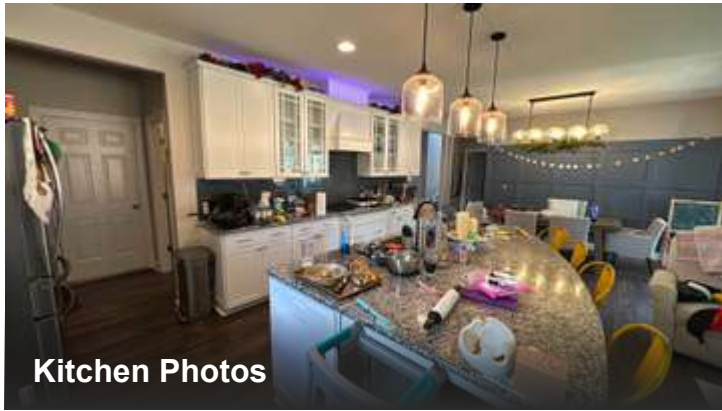
Flooring Beyond Repair

No Flooring Concerns Observed

Plumbing Condition

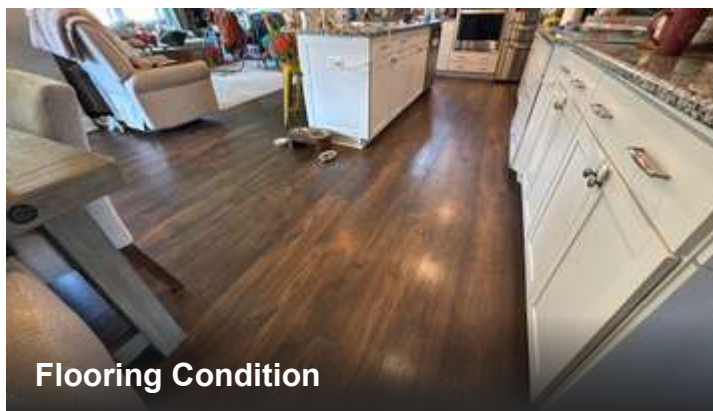
Great (No Leaks)

Kitchen General photos / videos

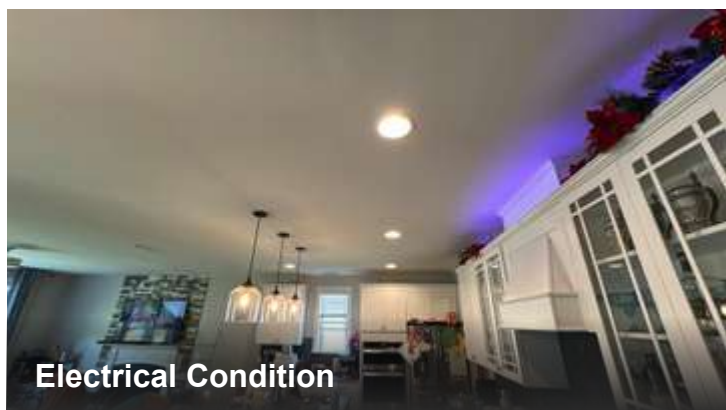




Walls / Ceiling / Trim Condition



Flooring Condition



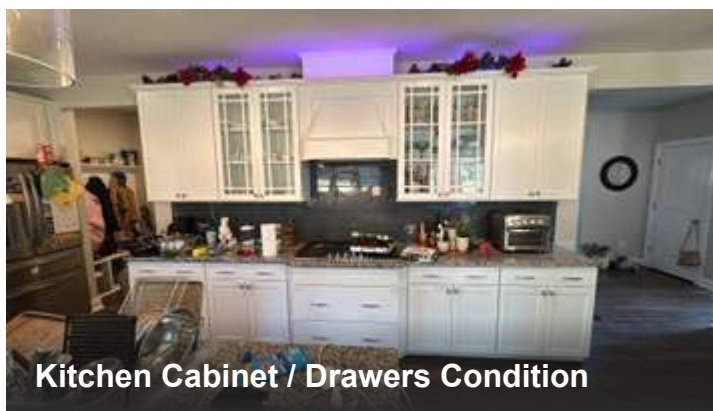
Electrical Condition



Faucet(s) / Sink(s) Condition



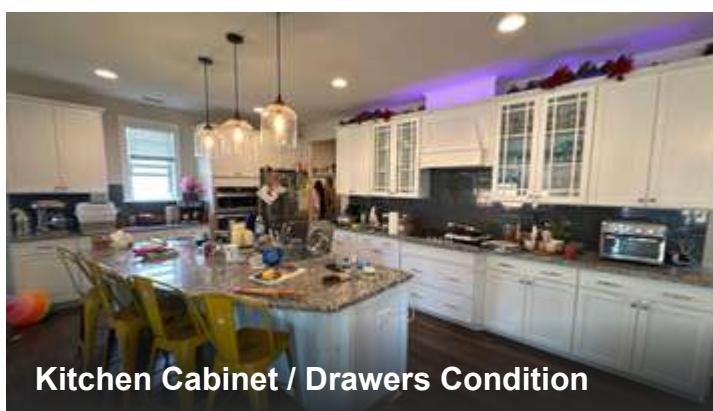
Kitchen Cabinet / Drawers Condition



Kitchen Cabinet / Drawers Condition



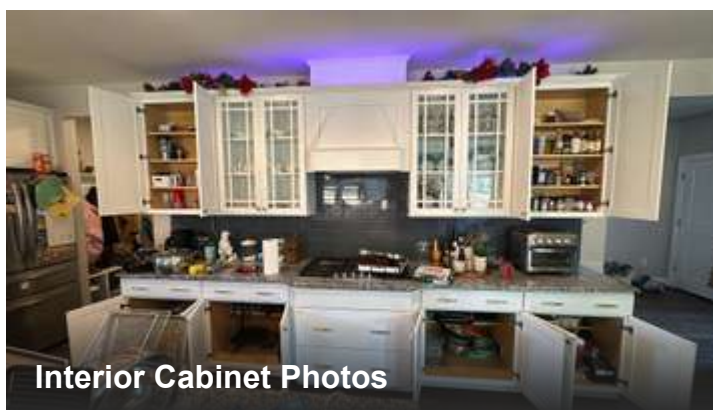
Kitchen Cabinet / Drawers Condition



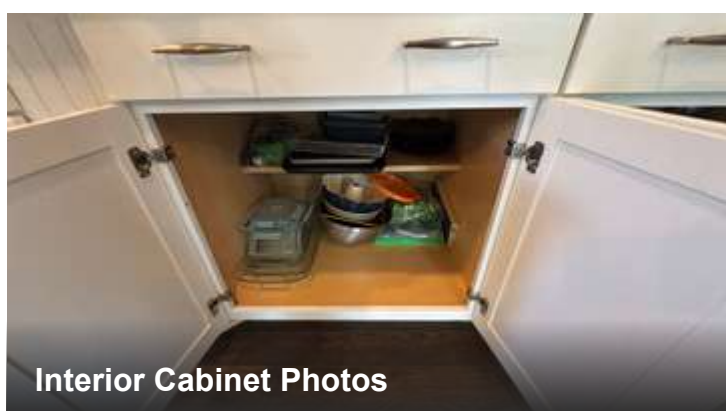
Kitchen Cabinet / Drawers Condition



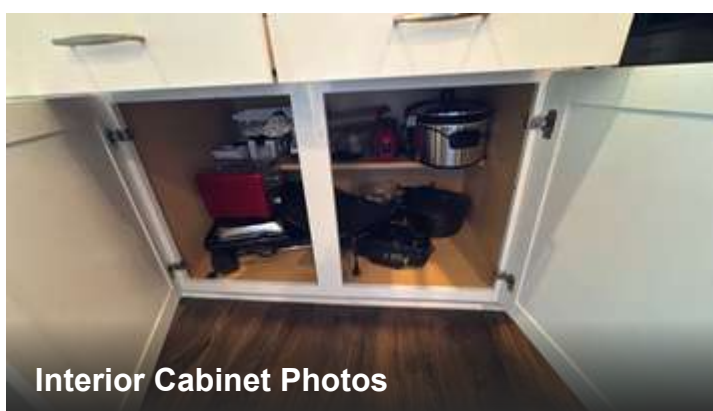
Interior Cabinet Photos



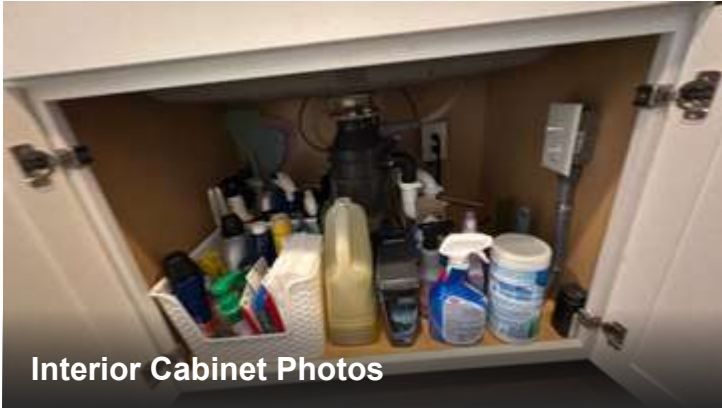
Interior Cabinet Photos



Interior Cabinet Photos



Interior Cabinet Photos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Flooring Material(s)

Laminate

Deficiency photos / videos

Dishwasher

 No issues

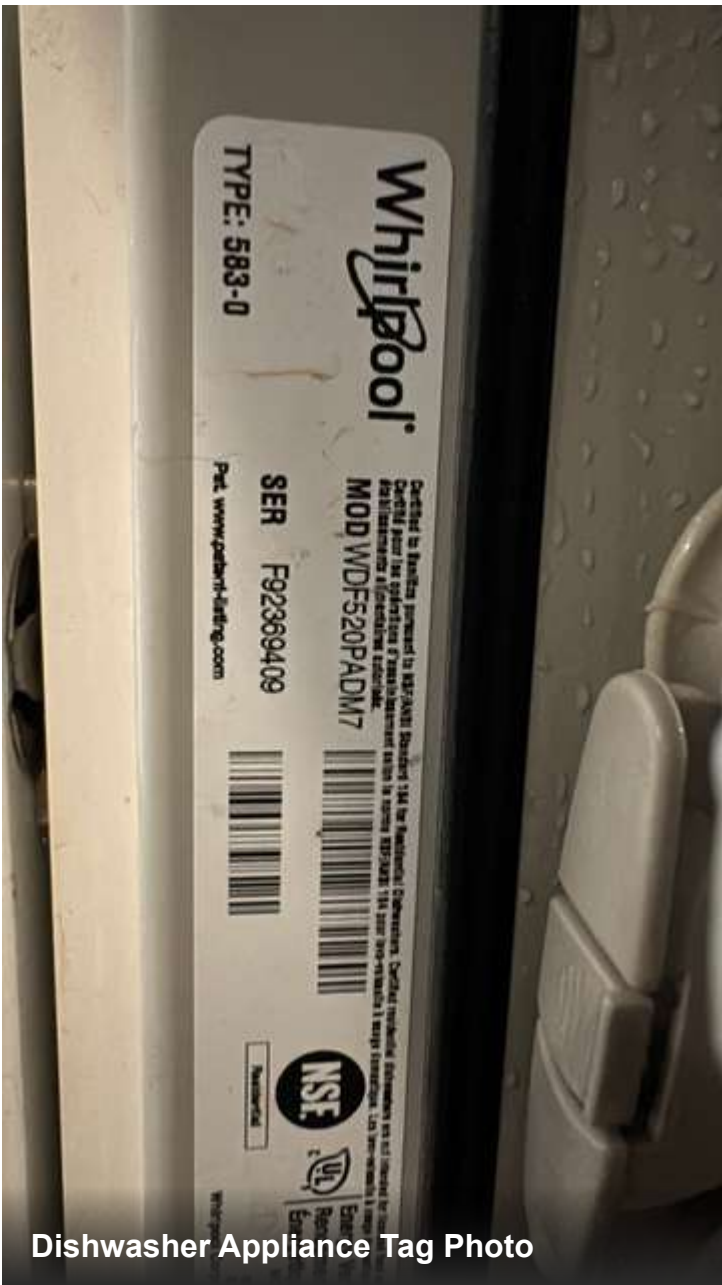
Dishwasher Condition

Functional

Dishwasher Appliance Tag Photo

Recall status No	Manufacture date June 2019
Expected life 12 years	Model number WDF520PADM7
Brand Whirlpool	Age 6.17 years
Estimated remaining life 5.83 years	Serial number F92369409

Dishwasher photos / videos



Refrigerator

✓ No issues

Refrigerator Condition

Functional

Refrigerator Appliance Tag Photo

Refrigerator

Beta Feature

Recall status

No

Manufacture date

May 2019

Expected life

13.5 years

Model number

RF28R7351SRIAA

Brand

Samsung

Age

6.25 years

Estimated remaining life

7.25 years

Serial number

0B2F43AM500594P

Refrigerator photos / videos



Refrigerator Appliance Tag Photo



Refrigerator Appliance Tag Photo

Range

🚫 Not present

Range photos / videos

Cooktop

✓ No issues

Cooktop Condition

Functional

Cooktop Appliance Tag Photo

Cooktop

Recall status
No

Expected life
19 years

Brand
Whirlpool

Estimated remaining life
Unavailable

Manufacture date
2019

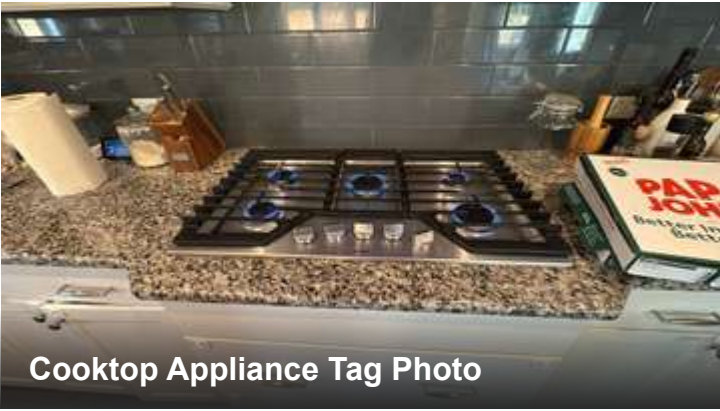
Model number
WCG55USEHSO0

Age
Unavailable

Serial number
D92404057

Beta Feature

Cooktop photos / videos



Wall Oven

✓

No issues

Wall Oven Condition

Functional

Wall Oven Appliance Tag Photo

Range / Stove / Oven

Recall status

No

Expected life

19 years

Brand

Whirlpool

Estimated remaining life

12.75 years

Manufacture date

May 2019

Model number

WOC75EC0HS01

Age

6.25 years

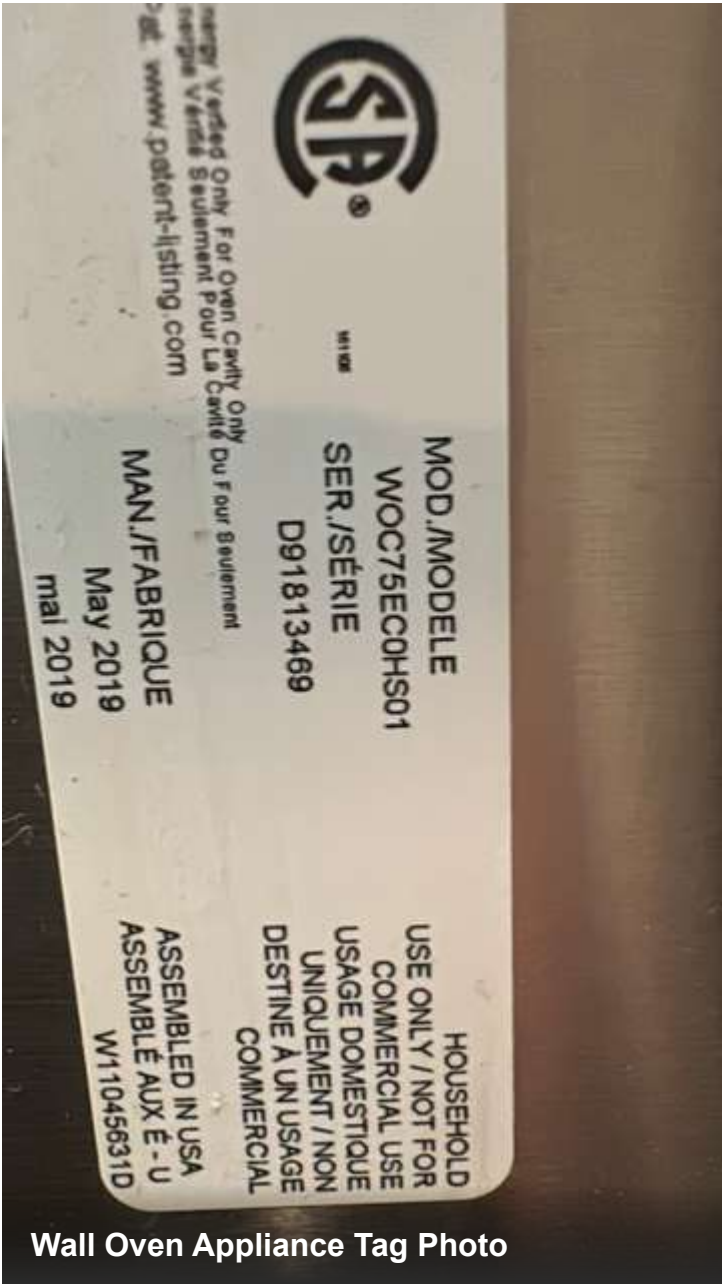
Serial number

D91813469



Beta Feature

Wall Oven photos / videos



Microwave

✓

No issues

Microwave Condition

Functional

Microwave Appliance Tag Photo

Microwave

Recall status

No

Expected life

11 years

Brand

Whirlpool

Estimated remaining life

4.75 years

Manufacture date

May 2019

Model number

WOC75EC0HS01

Age

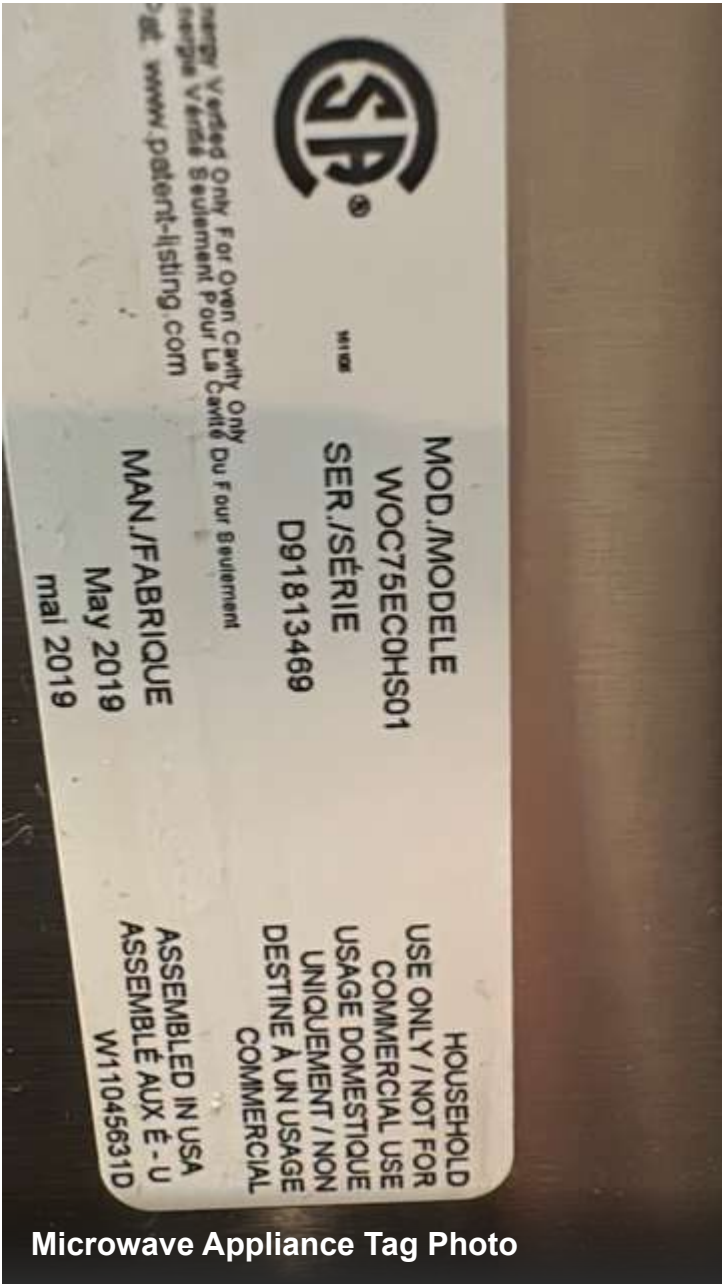
6.25 years

Serial number

D91813469

Beta Feature

Microwave photos / videos



Vent Hood

✓ No issues

Vent Hood Condition

Functional

Vent Hood photos / videos



Garbage Disposal

✓ No issues

Garbage Disposal Condition

Functional

Garbage Disposal photos / videos



Bedrooms

 8 Issues

Primary Bedroom

 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

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

Yes

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

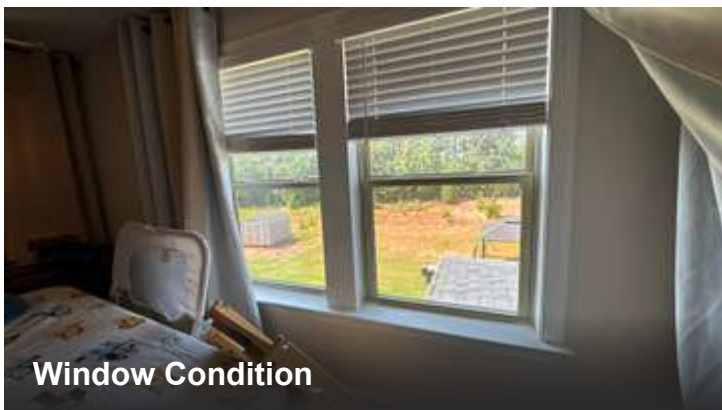
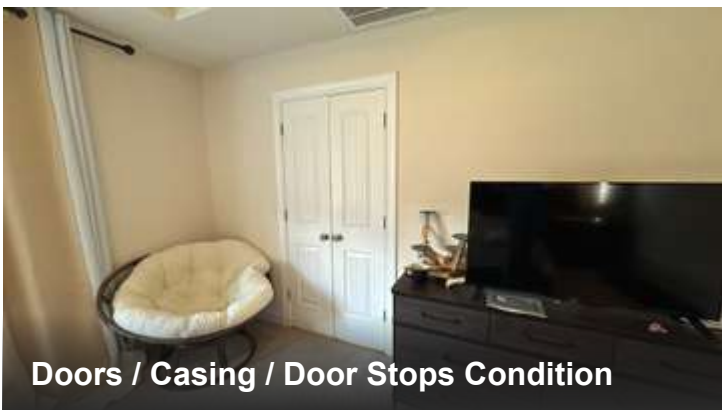
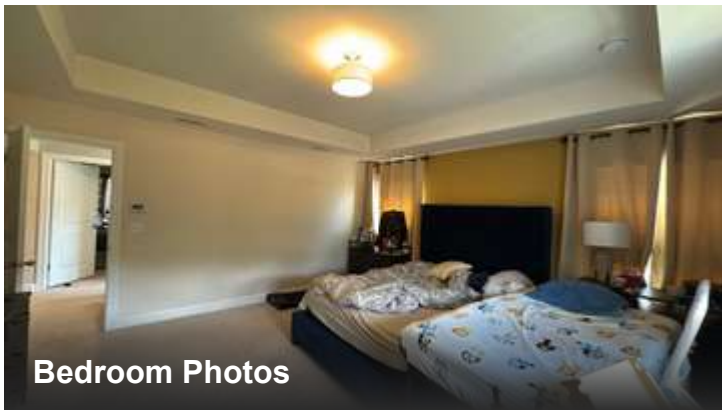
Electrical Condition

Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Primary Bedroom photos / videos





 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Walls / Ceilings Need Repainting

Yes

Primary Bedroom photos / videos



Bedroom 2

 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

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

Yes

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

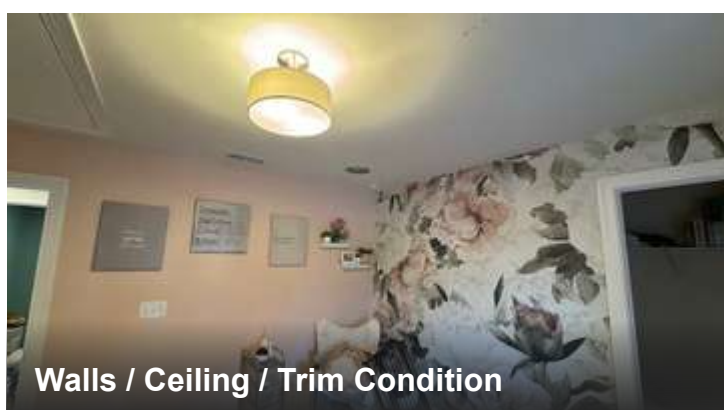
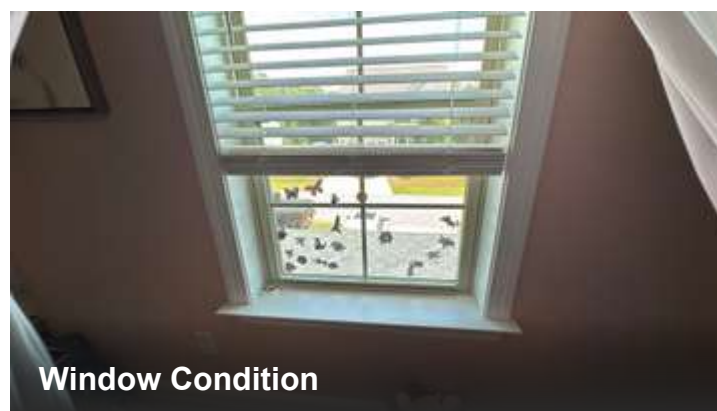
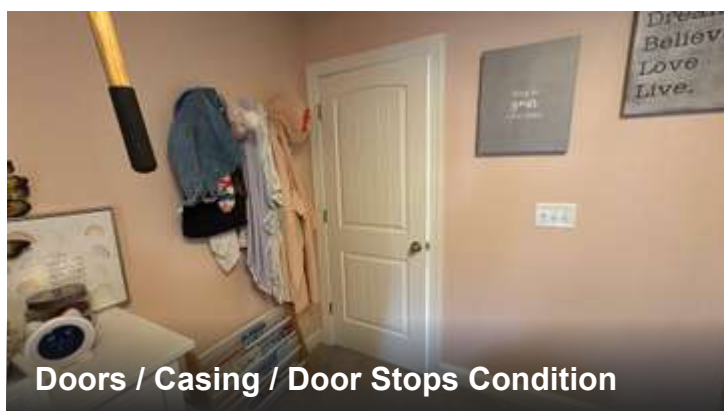
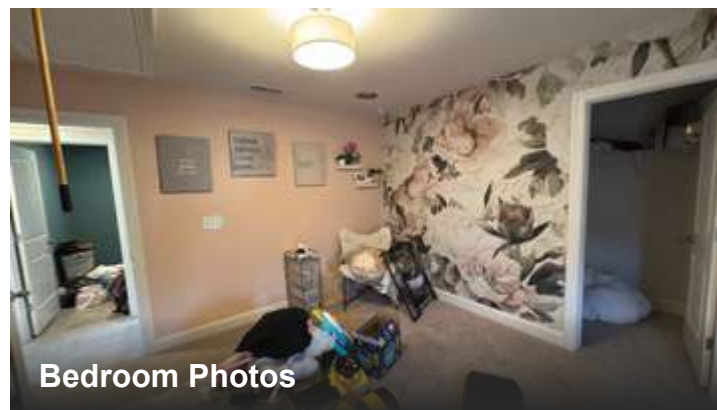
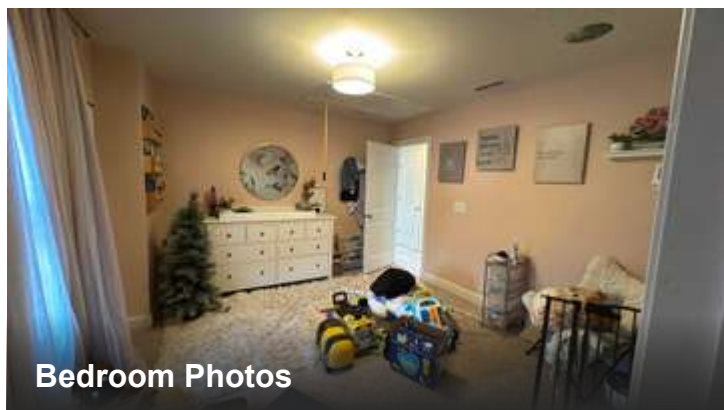
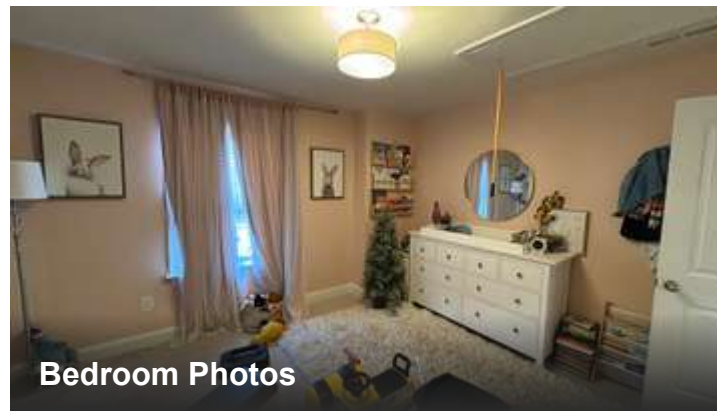
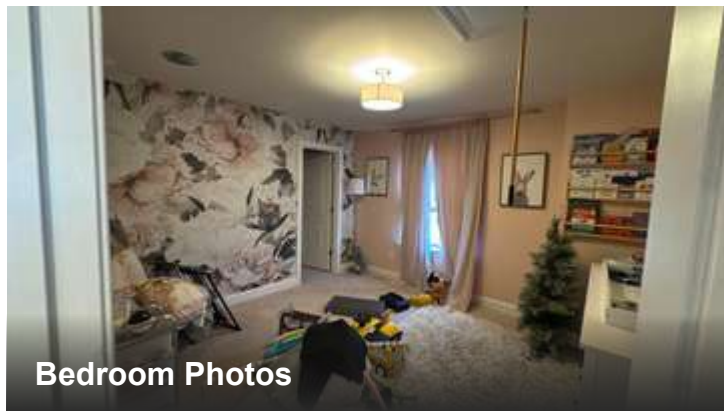
Electrical Condition

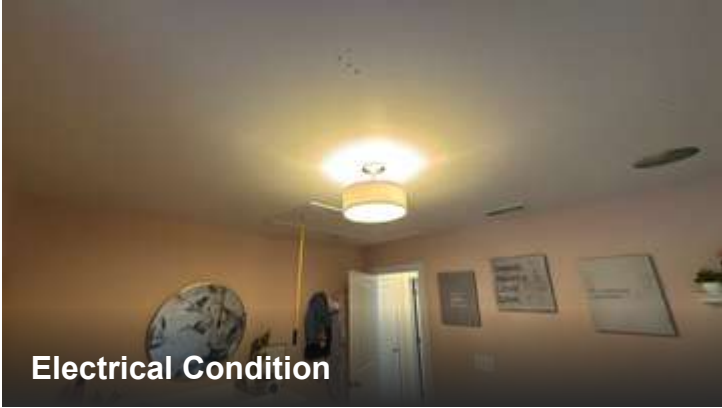
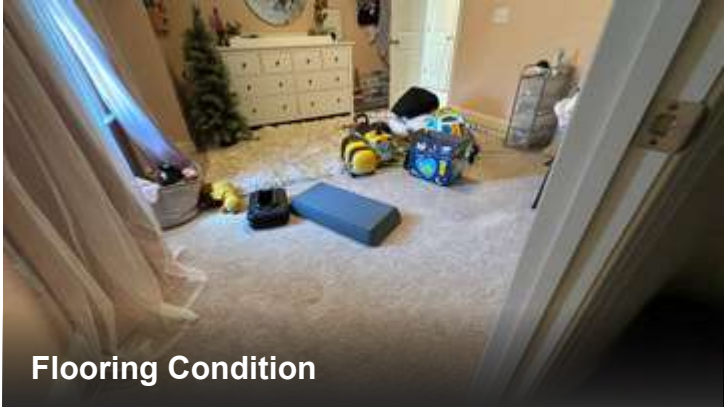
Good (Cosmetic Issues Only)

Walk-in Closet Observed

Yes

Bedroom 2 photos / videos





 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Walls / Ceilings Need Repainting

Yes

Bedroom 2 photos / videos



Bedroom 3

 1 Issue

Odor Strength

No Odor Detected

Odor Source

Not Present

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

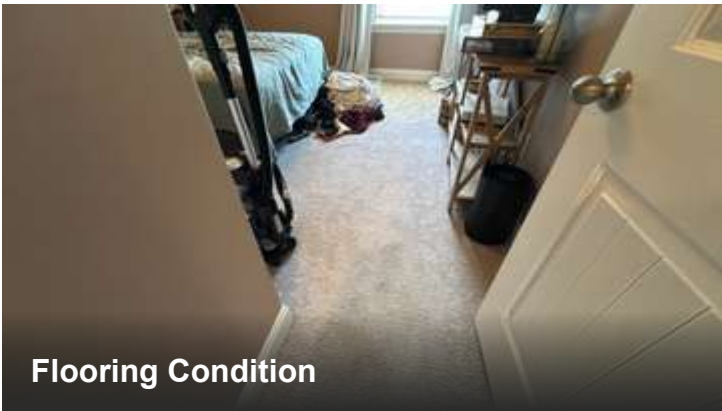
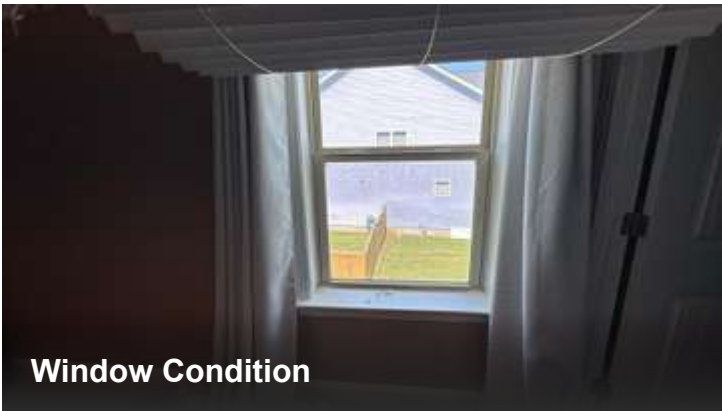
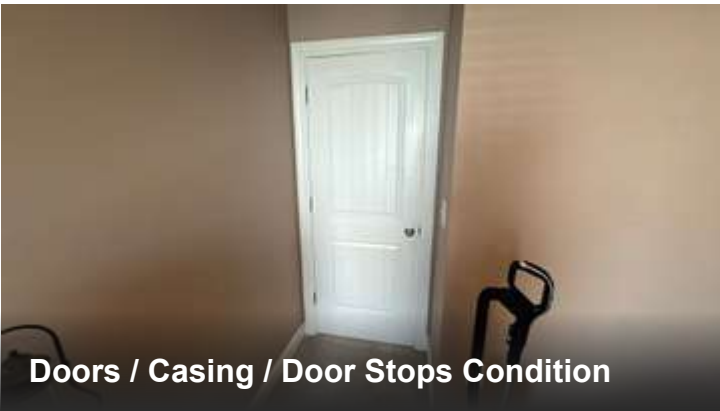
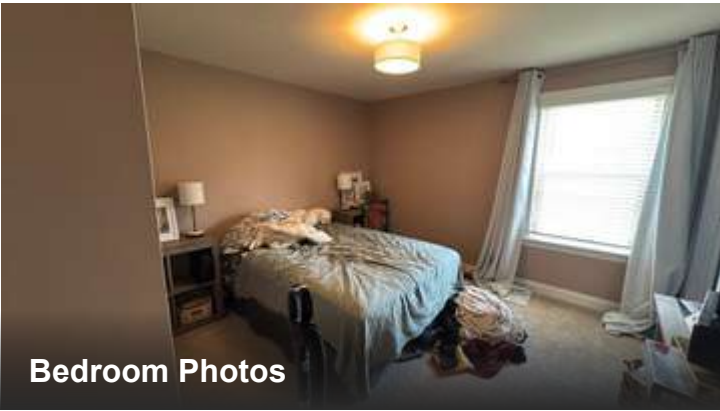
Electrical Condition

Great (No Repairs)

Walk-in Closet Observed

Yes

Bedroom 3 photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

Bedroom 4

 3 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bedroom Location

First 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

Noticeable Wear (Fading / Scuffs / Minor Damage)

Walls / Ceilings Need Repainting

Yes

Flooring Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Flooring Beyond Repair

No Flooring Concerns Observed

Flooring Material(s)

Carpet

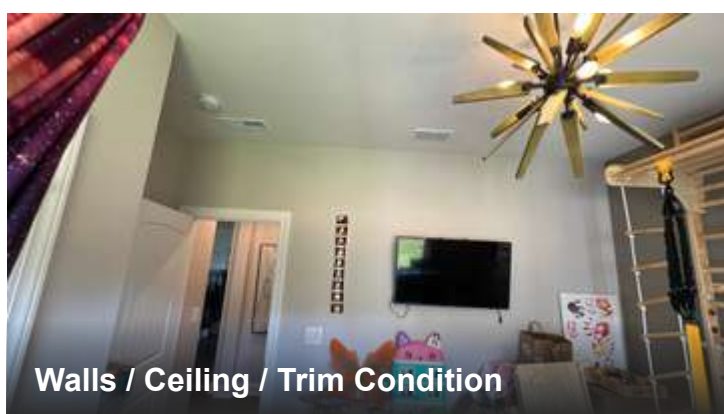
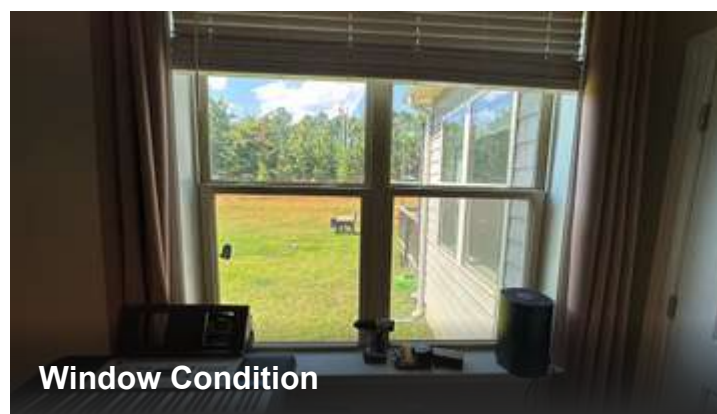
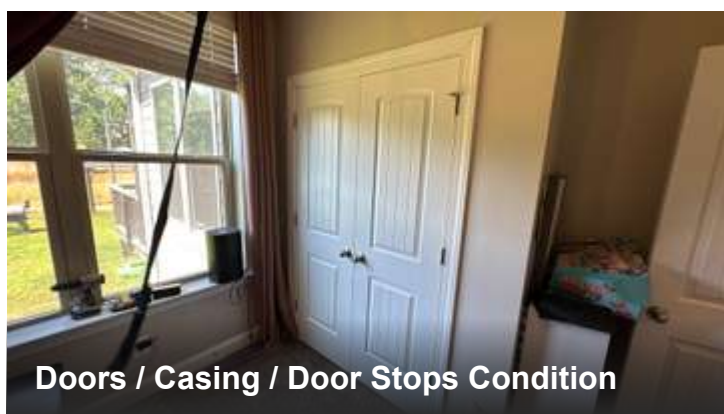
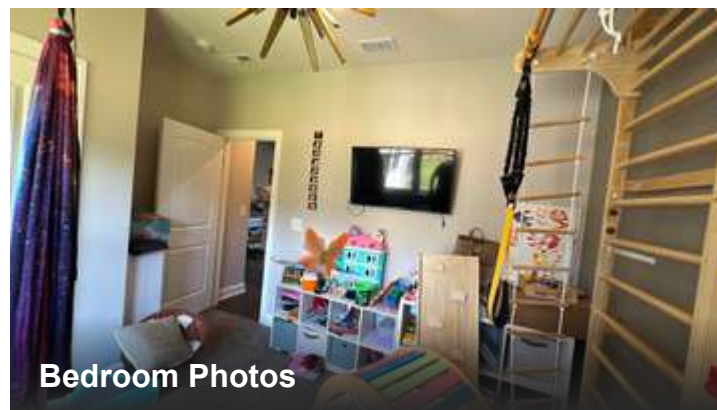
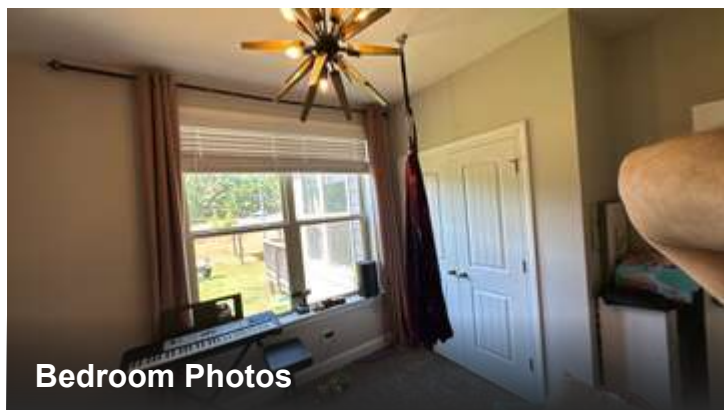
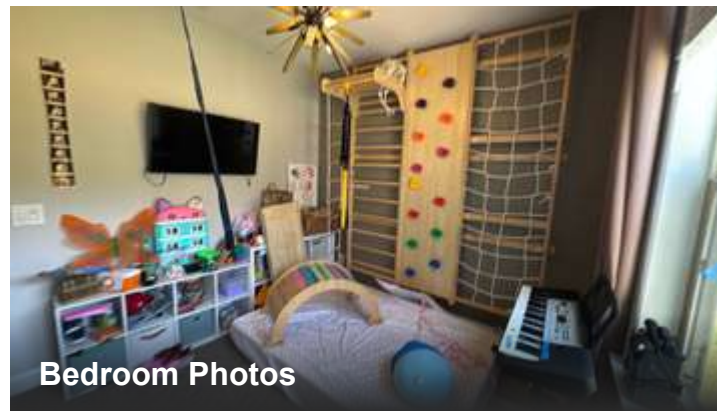
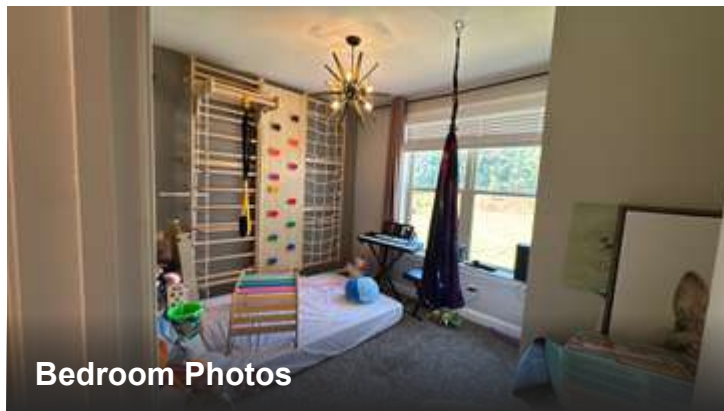
Electrical Condition

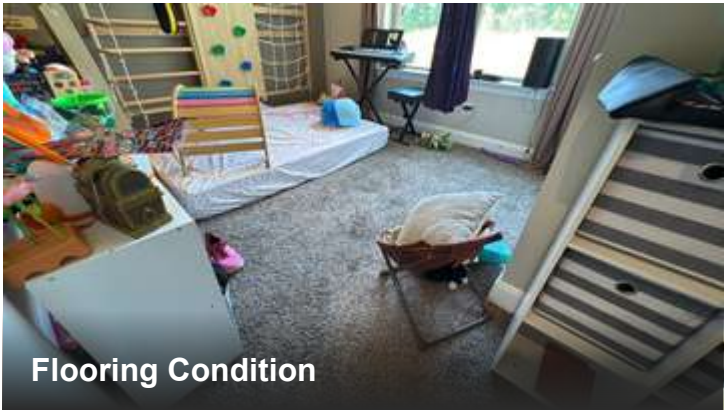
Good (Cosmetic Issues Only)

Walk-in Closet Observed

No

Bedroom 4 photos / videos





 Repair deficiency

Damaged Drywall

The drywall is damaged.

Bedroom 4 photos / videos



 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Walls / Ceilings Need Repainting

Yes

Bedroom 4 photos / videos



Bathrooms

 6 Issues

Primary Bathroom

 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

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)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Great (No Repairs)

Sink Type

Double 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

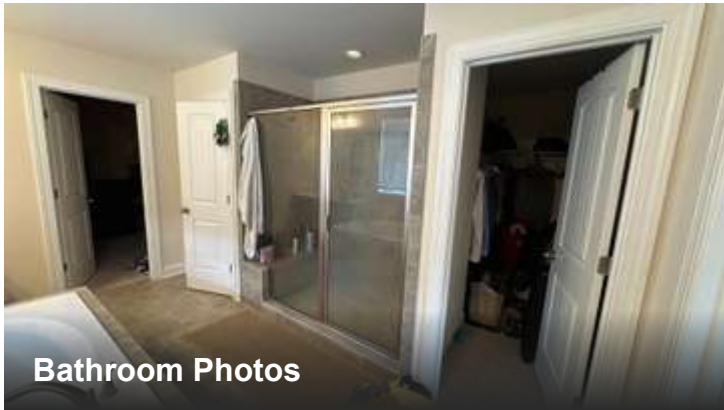
Exhaust Fan Condition

Good (Cosmetic Issues Only)

Primary Bathroom photos / videos



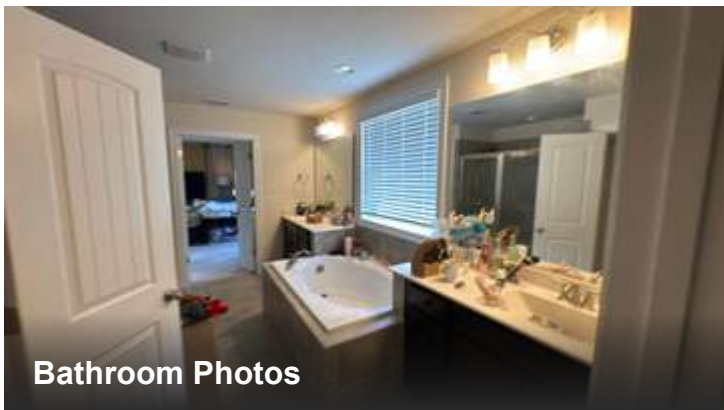
Bathroom Photos



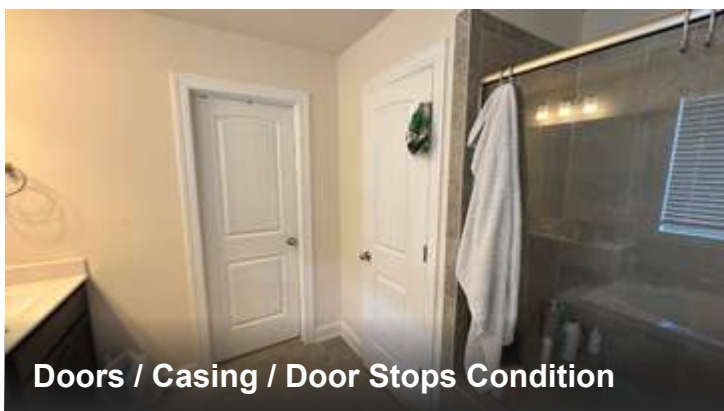
Bathroom Photos



Bathroom Photos



Bathroom Photos



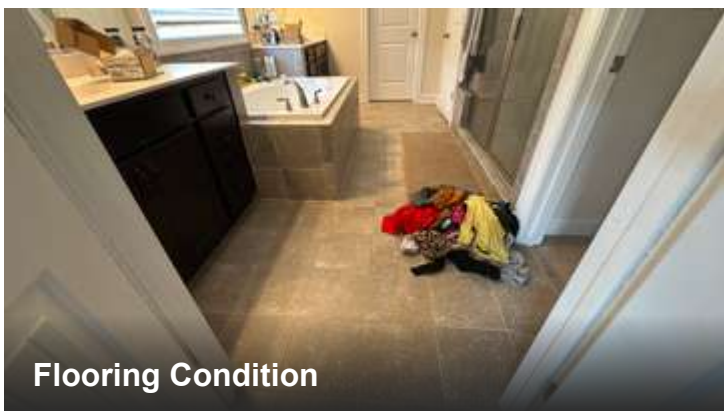
Doors / Casing / Door Stops Condition



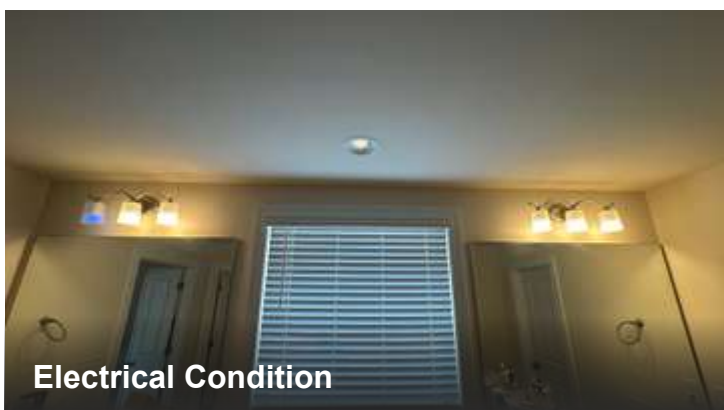
Window Condition



Walls / Ceiling / Trim Condition



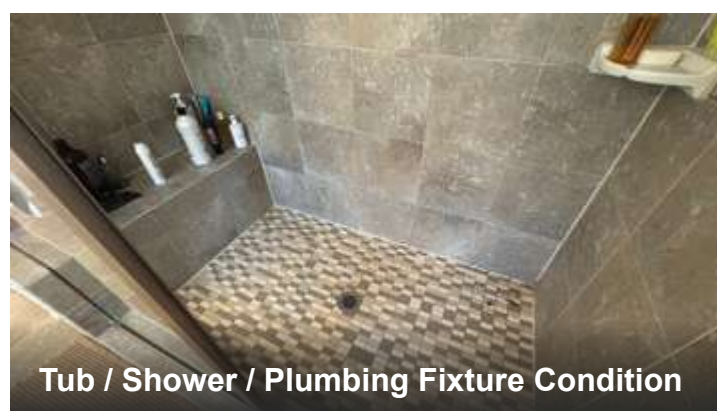
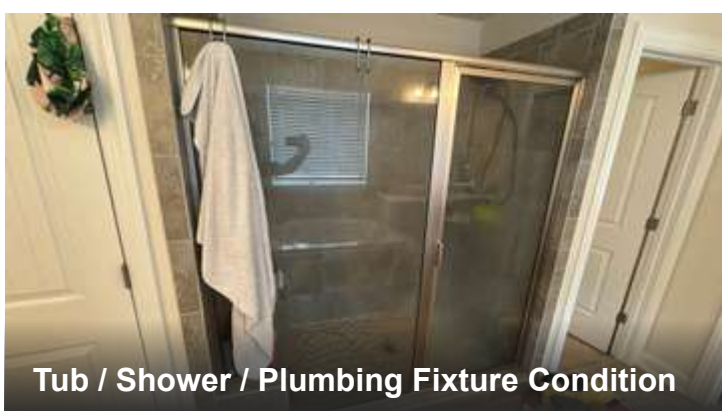
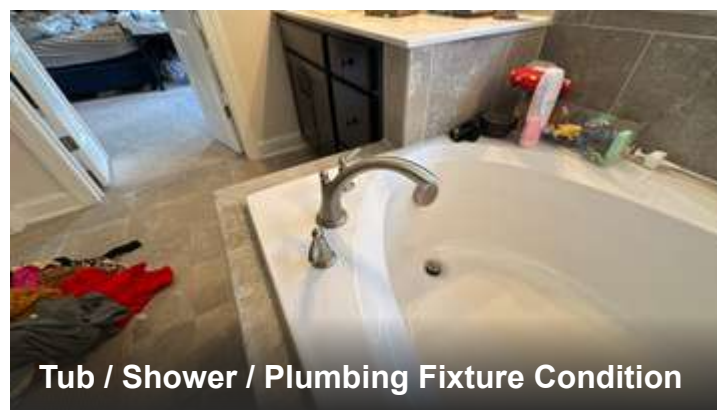
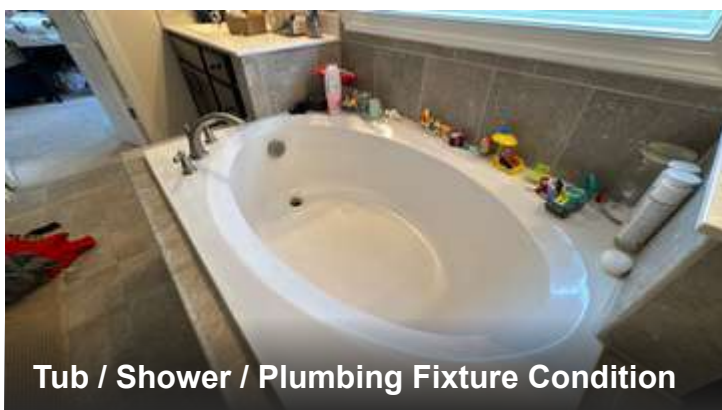
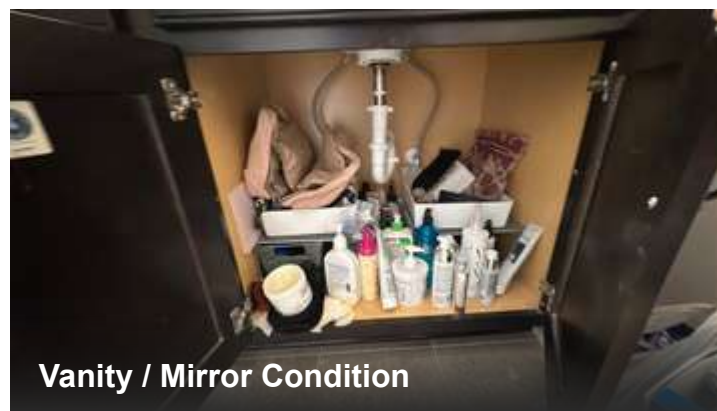
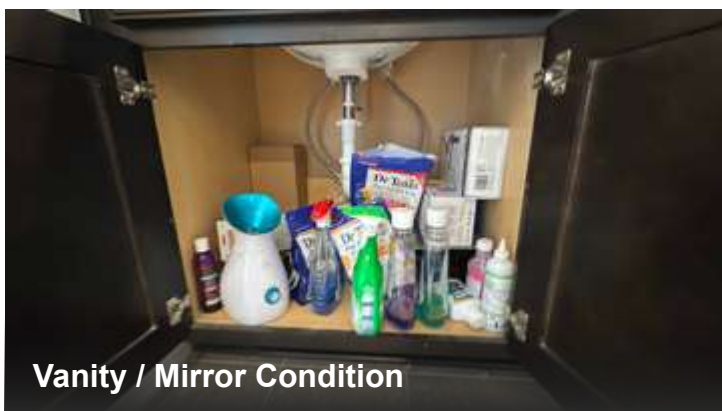
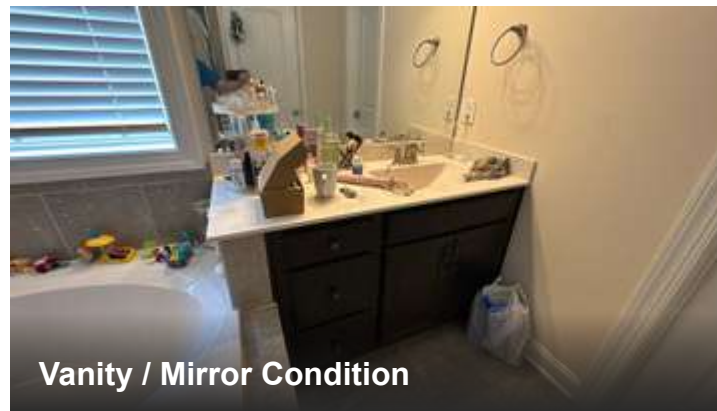
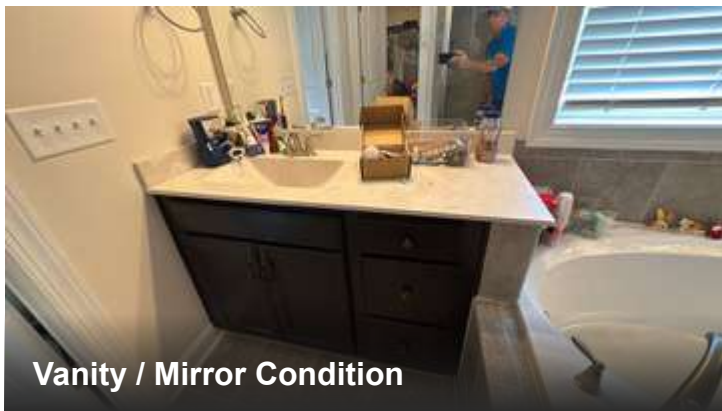
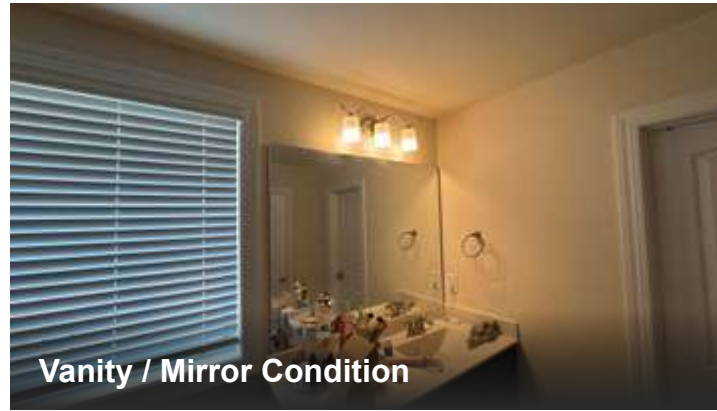
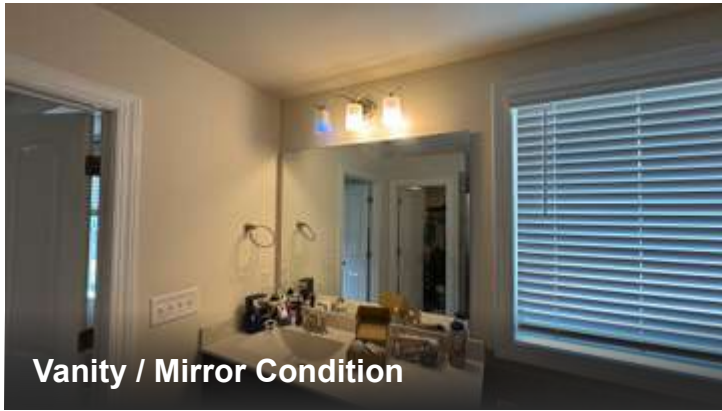
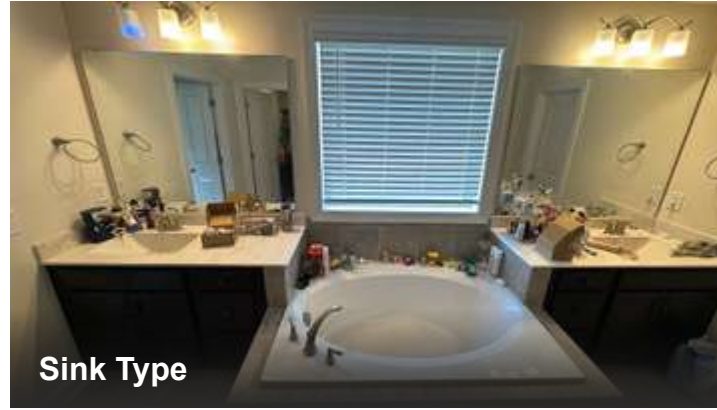
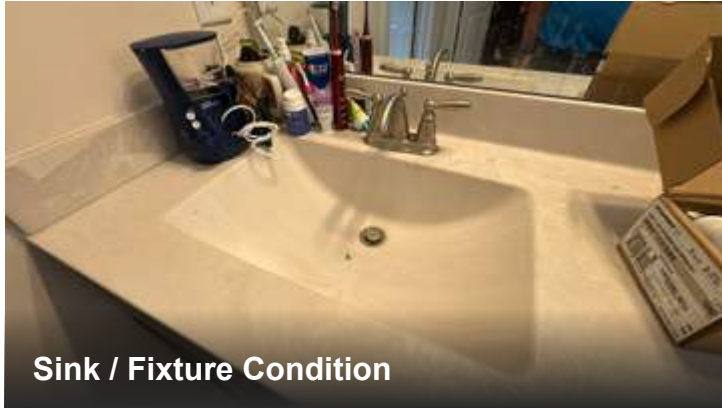
Flooring Condition

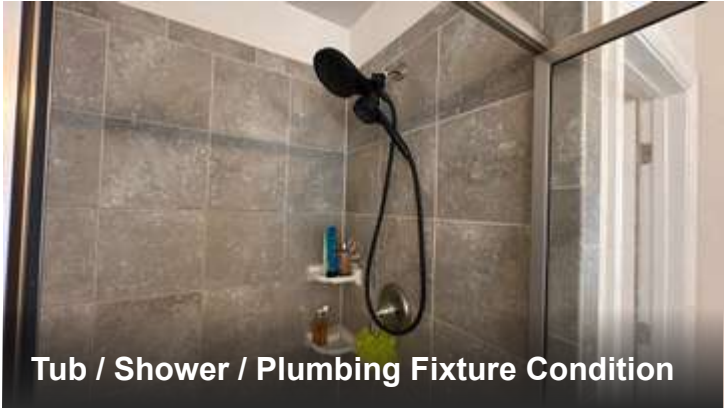


Electrical Condition



Sink / Fixture Condition





 Repair deficiency

Interior Paint Needs Touch-Up

The interior paint needs to be touched up.

Primary Bathroom photos / videos



Note

Primary bathroom walk-in closet.

 Limitation

Odor Source: Not Present

The object / room is not present.

Limitation photos / videos

2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

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)

Tile

Electrical Condition

Good (Cosmetic Issues Only)

Sink / Fixture Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Great (No Repairs)

Sink Type

Double Sink

Vanity / Mirror Condition

Good (Cosmetic Issues Only)

Tub / Shower Type

Tub & Shower

Tub / Shower / Plumbing Fixture Condition

Good (Cosmetic Defects Only)

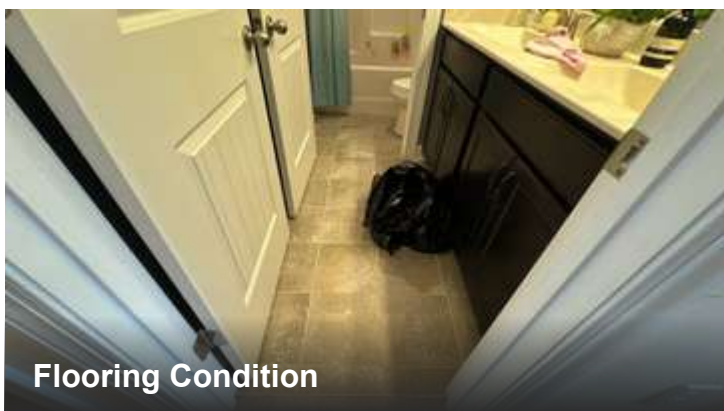
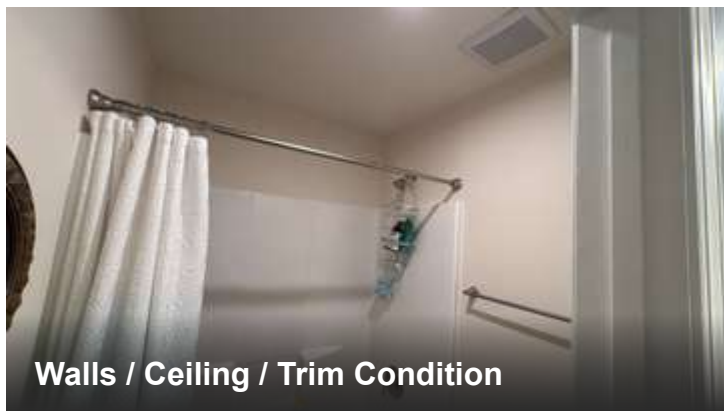
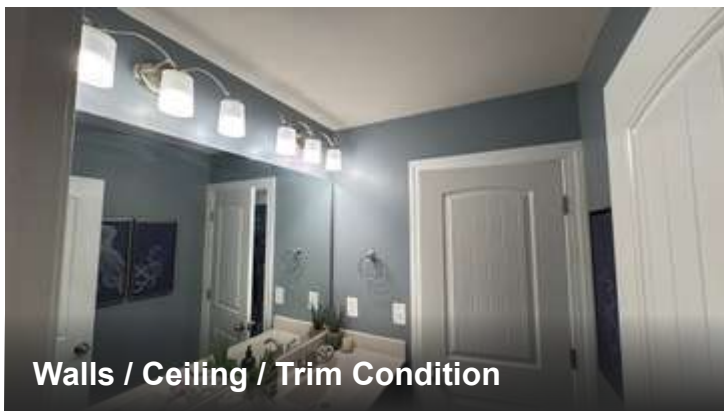
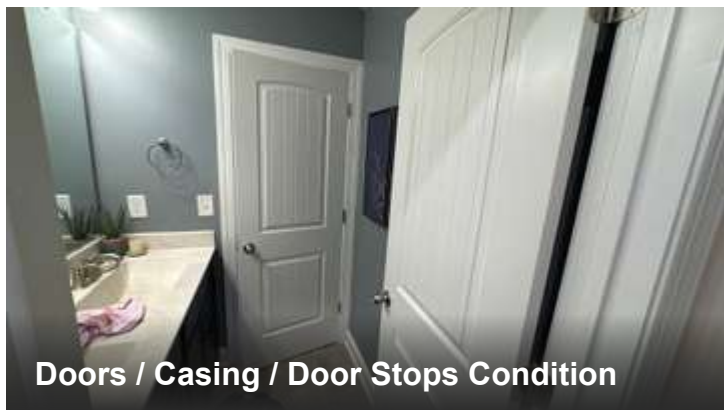
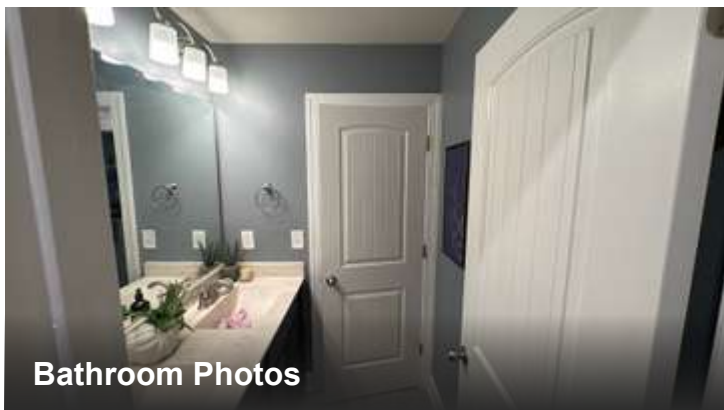
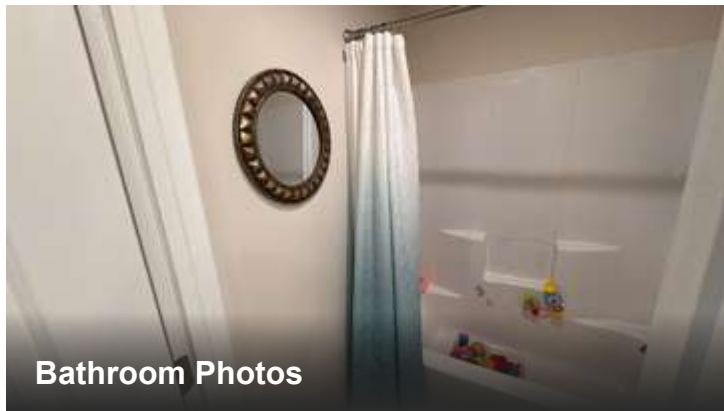
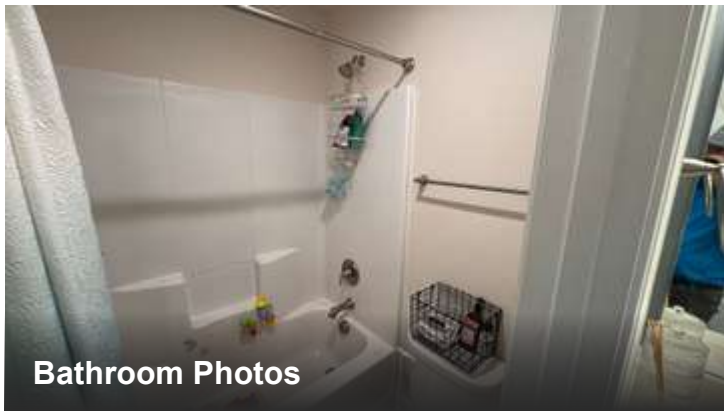
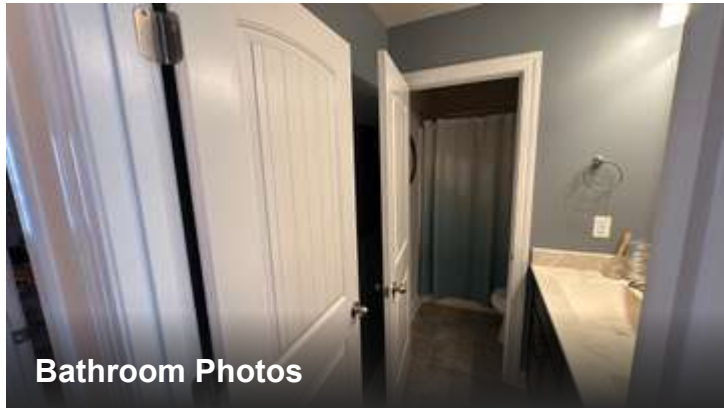
Toilet Condition

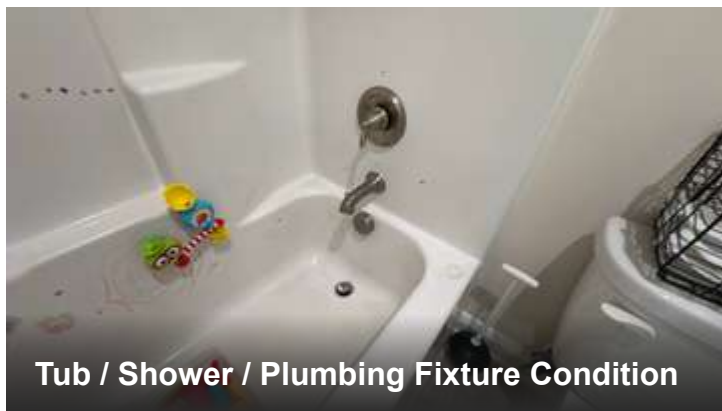
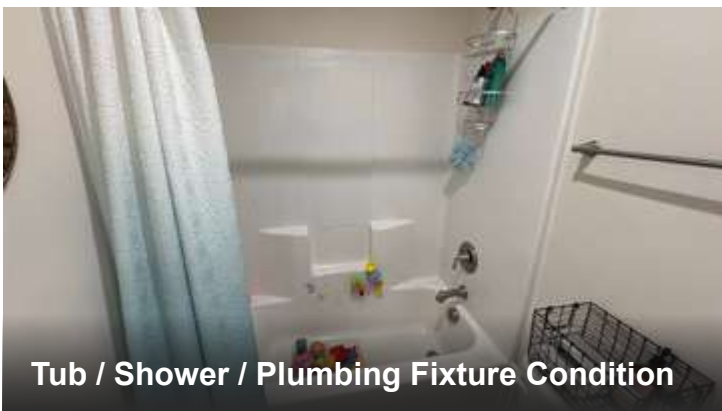
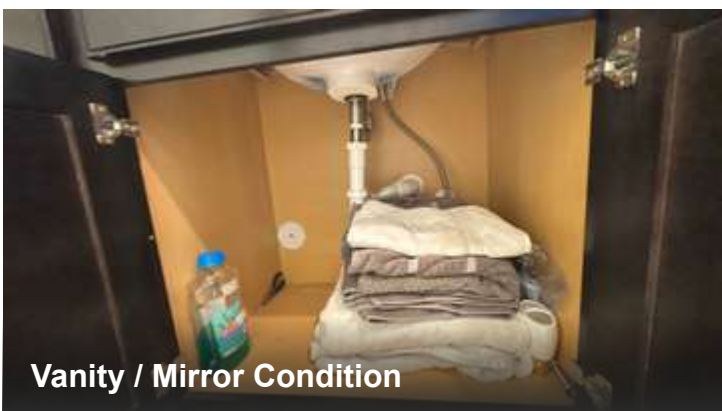
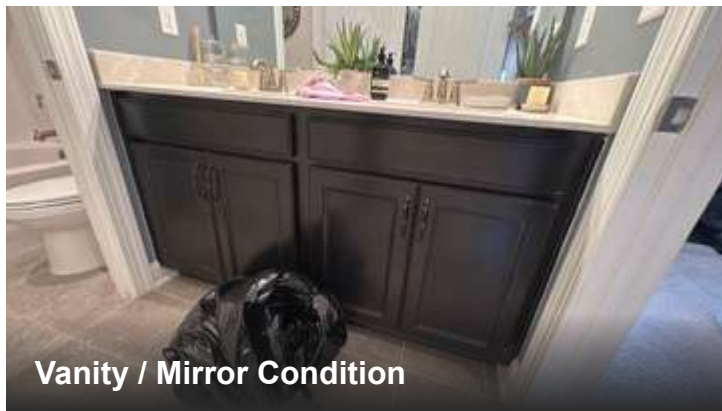
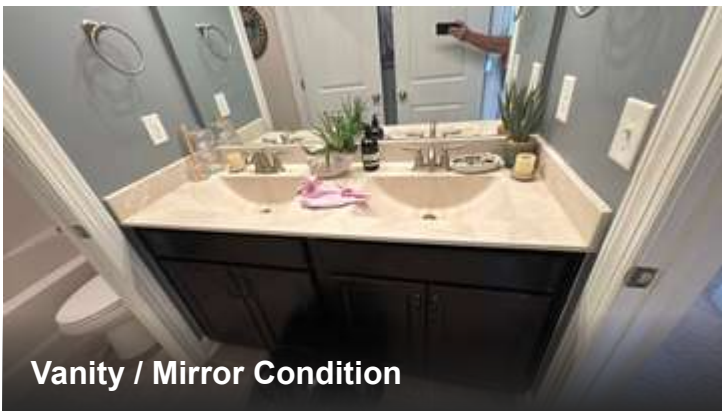
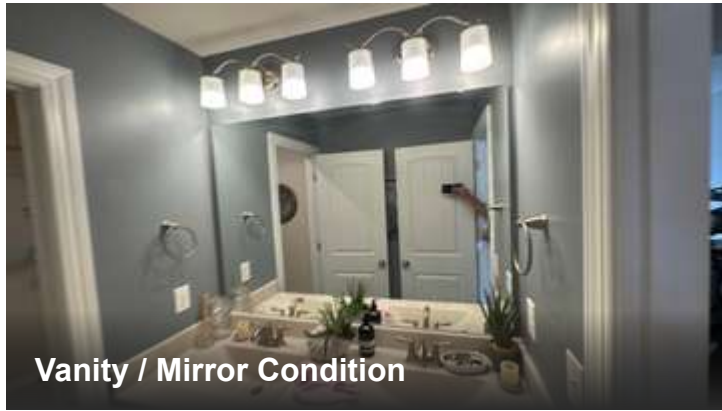
Operational

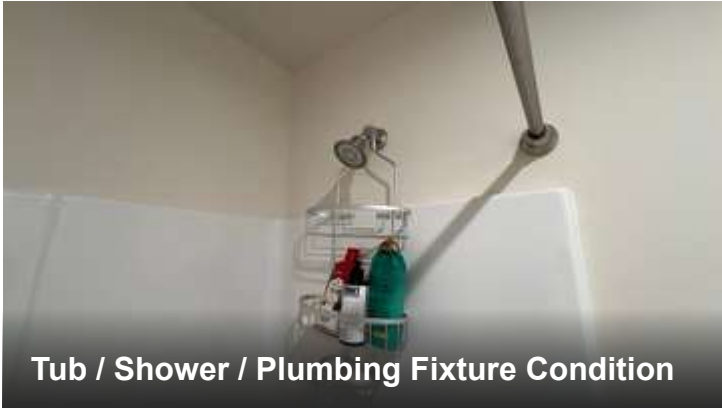
Exhaust Fan Condition

Good (Cosmetic Issues Only)

Bathroom 2 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

Bathroom 3

 2 Issues

Odor Strength

No Odor Detected

Odor Source

Not Present

Bathroom Location

First Floor

Doors / Casing / Door Stops Condition

Well Maintained (Only Minor Imperfections / Visible Wear)

Window Condition

Noticeable Wear (Fading / Scuffs / Minor Damage)

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)

Tile

Electrical Condition

Great (No Repairs)

Sink / Fixture Condition

Good (Cosmetic Issues Only)

Plumbing Condition

Great (No Repairs)

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)

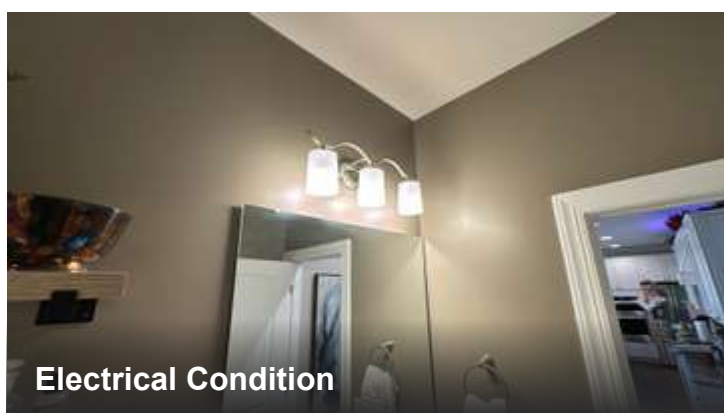
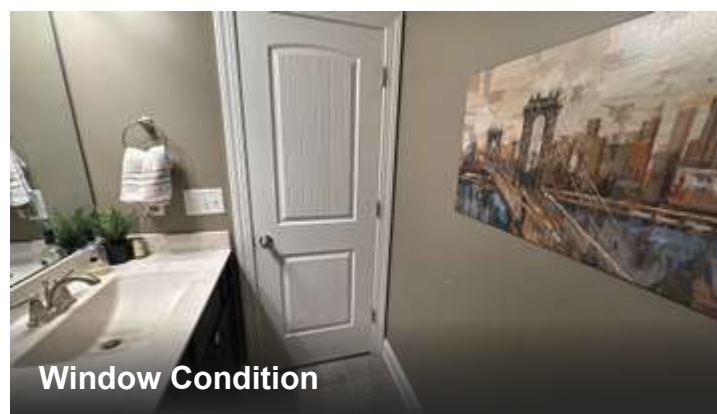
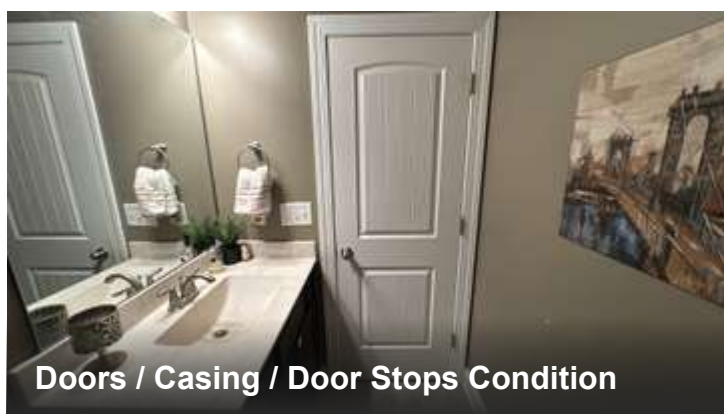
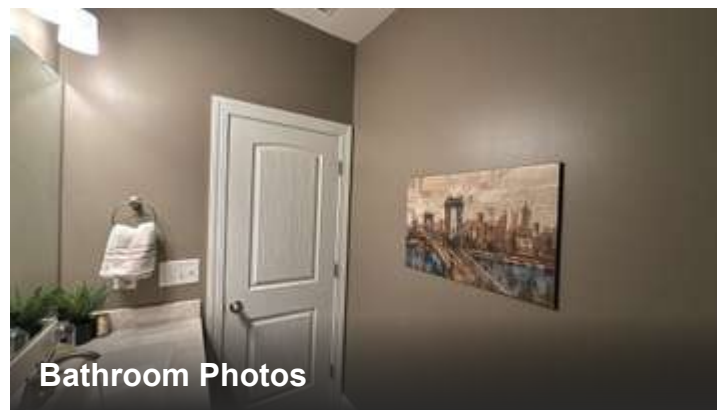
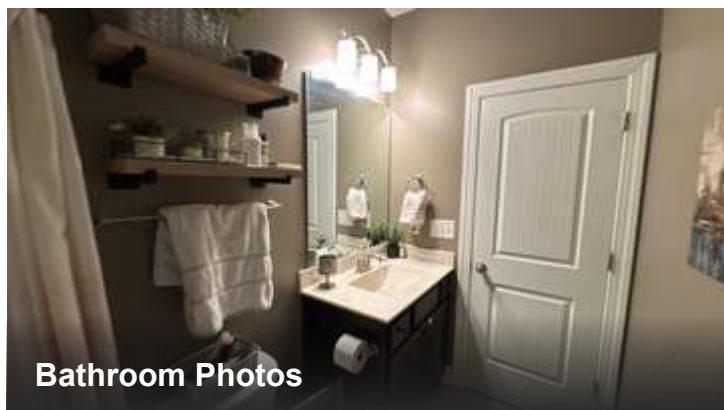
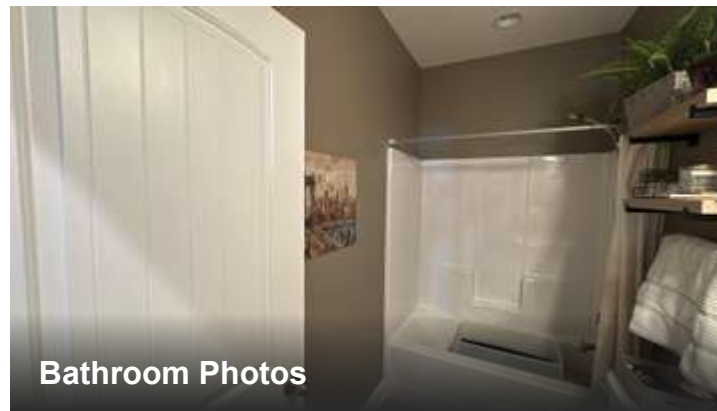
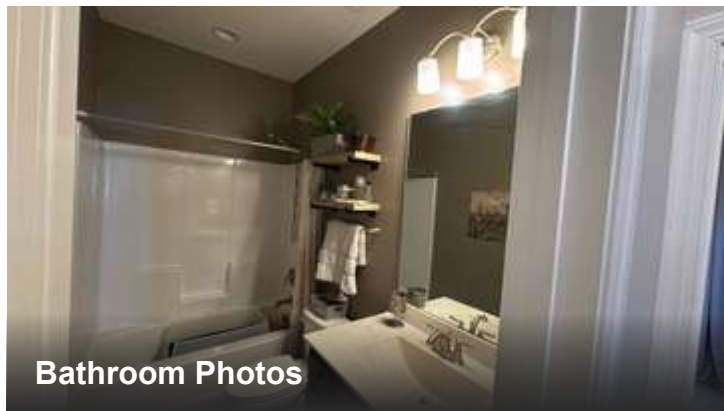
Toilet Condition

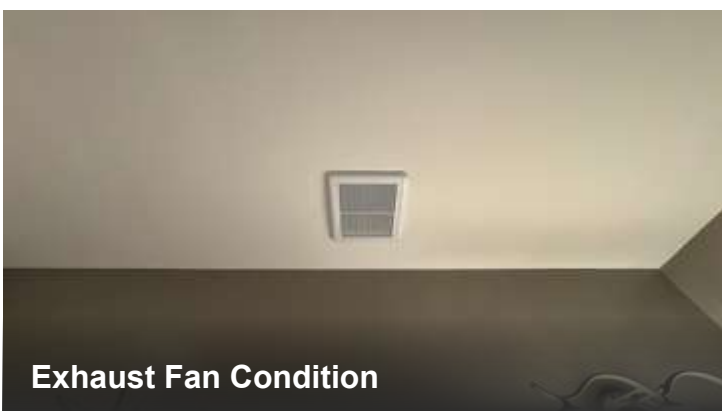
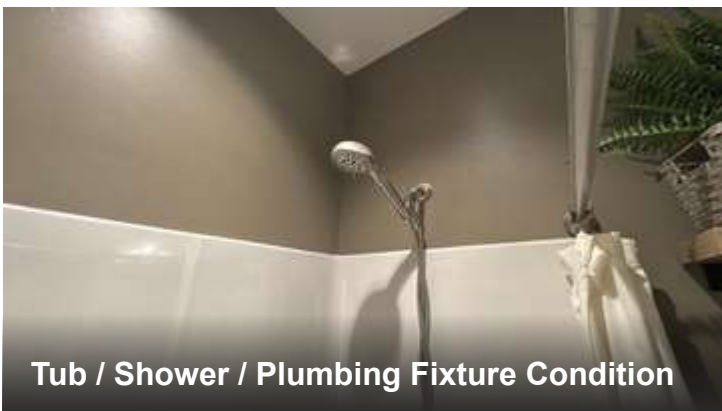
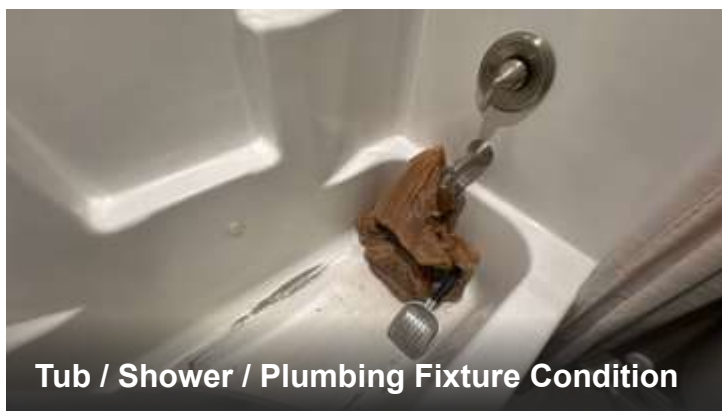
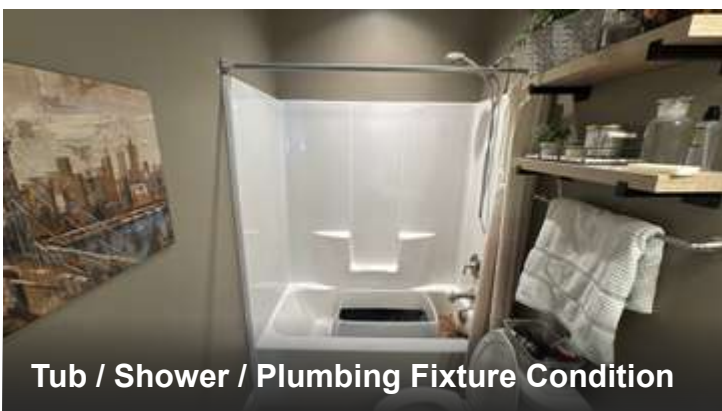
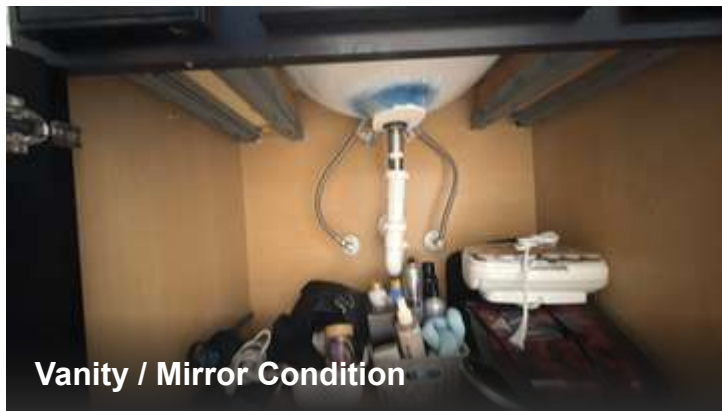
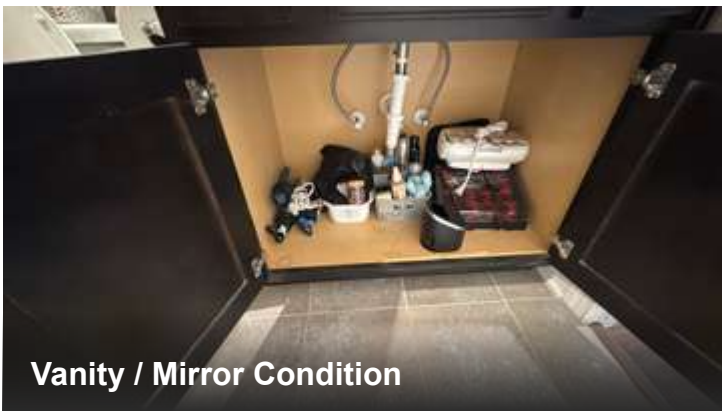
Operational

Exhaust Fan Condition

Good (Cosmetic Issues Only)

Bathroom 3 photos / videos







Repair deficiency

Missing / Damaged Door Stop(s)

Door stops are missing or damaged for an interior door.

Bathroom 3 photos / videos



Limitation

Odor Source: Not Present

The object / room is not present.

Limitation 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

Recall status

Yes

Expected life

23.6 years

Brand

Alumacoil

Estimated remaining life

17.18 years

Manufacture date

March 2019

Model number

CHPF4860D6DB

Age

6.42 years

Serial number

1903168686

Beta Feature

Heating photos / videos



Heating System Appliance Tag Photo



Heating System Appliance Tag Photo



Heating System Appliance Tag Photo

Cooling

 1 Issue

Cooling Equipment Condition

Functional

Cooling System Appliance Tag Photo

Heat Pump

Recall status

No

Expected life

18.43 years

Brand

Goodman

Estimated remaining life

12.18 years

Manufacture date

May 2019

Model number

GSX140481KD

Age

6.25 years

Serial number

1905437920

 Beta Feature

Cooling photos / videos



 **Repair deficiency**

Vegetation Too Close to HVAC

The vegetation is too close to the air conditioning compressor.

Cooling photos / videos



Thermostat

✓ No issues

Thermostat Location

Hallway

Thermostat photos / videos



Thermostat Location

Plumbing

Main Water Supply

✓ No issues

Water Source

Public

Water Pressure Sufficient

Yes

Clear Water Observed

Yes

Supply Plumbing Condition

Good (Cosmetic Issues Only)

Main Water Supply Plumbing Material(s)

PEX

Water Shut-off Location

Entry Closet

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

✓ No issues

Water Heater Brand

State

Water Heater Capacity

50 gal

Water Heater Location

Garage

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

Water Heater - Gas

Beta Feature

Recall status

No

Manufacture date

January 2010

Expected life

12.5 years

Model number

GS6-50-YBDS300

Brand

State

Age

15.58 years

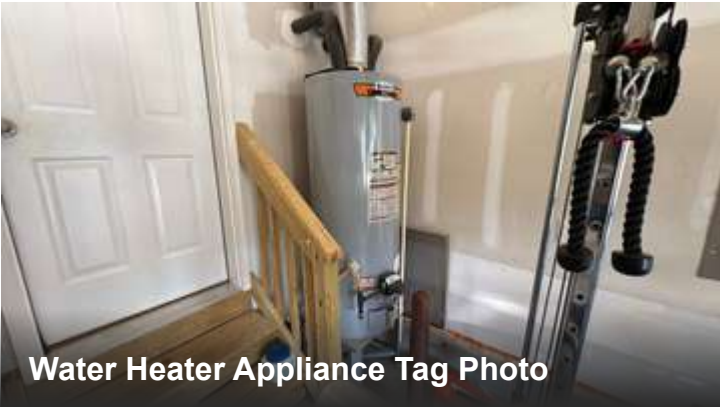
Estimated remaining life

-3.08 years

Serial number

100210254

Water Heater photos / videos



Electrical

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

Eaton

Electrical Main Panel Condition

Great (No Repairs)

Electrical Main Panel Location

Garage

Electrical Main Panel Wiring Type

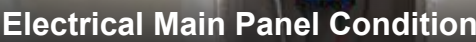
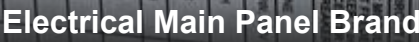
Aluminum

Electrical Main Panel Amperage Rating

225

Electrical Panels, Grounding, Main Overcurrent Device photos /

videos



Branch Wiring

✓ No issues

Branch Circuit Material(s)

Copper

Branch Wiring Condition

Great (No Repairs)

Branch Wiring photos / videos



Smoke / Carbon Monoxide Detectors

✓ No issues

Required CO / Smoke Detectors Observed

Yes

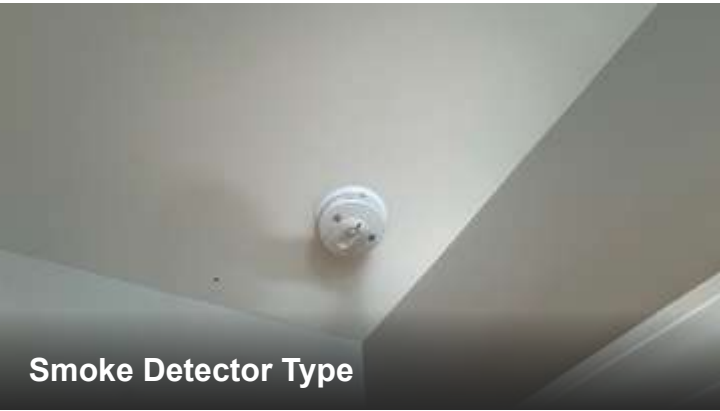
Smoke Detector Type

Wired

Carbon Monoxide Detector Type

Wired

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

 1 Issue

 1 Issue

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

Refer to limitations

Additional Information

None

Miscellaneous Property Information photos / videos

 Limitation

Homeowner Unavailable for Access: Other

NA

Limitation photos / videos

Signature

Johnny Hill

Signature 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.

7225 Rex Rd Holly Springs, North Carolina 27540 - August 25, 2025