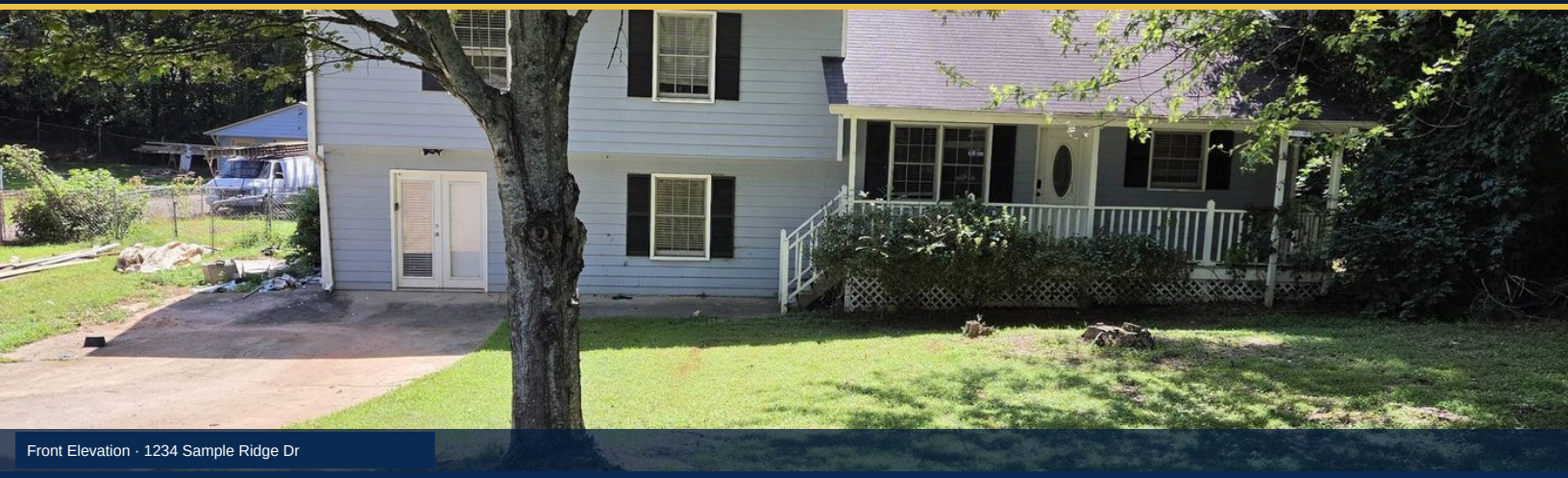


Front Elevation · 1234 Sample Ridge Dr

PROPERTY CONDITION INSPECTION REPORT — MOVE-IN INSPECTION

1234 Sample Ridge Dr

Sampleton, GA 30000

REPORT ID
BH-MIO-SAMPLE-001

INSPECTION DATE
August 19, 2026

CLIENT / ORDERED BY
Sample Property Group LLC

CLIENT TYPE
Property Manager

ASSESSOR
Joshua Flemming

CREDENTIAL
InterNACHI CPI NACHI26052734

PROPERTY TYPE
Single Family Residential

INSPECTION TYPE
Move-In Inspection

FINAL REPORT

1 EXECUTIVE SUMMARY

⚠️ **20 Deficiencies Found — Review Required**
2 high-severity items require immediate attention.

20	2	9	9
TOTAL DEFICIENCIES	HIGH SEVERITY	MODERATE SEVERITY	LOW SEVERITY

INSPECTOR GENERAL NARRATIVE

General interior condition: entire home needs cleaning throughout, with signs of pest activity observed. Recommend professional cleaning and pest control treatment prior to occupancy, in addition to the itemized repairs documented in this report.

HIGH-SEVERITY FINDINGS REQUIRING IMMEDIATE ATTENTION

HIGH **Kitchen** — Refrigerator: Refrigerator is in unsanitary condition — professional cleaning recommended.

HIGH **Kitchen** — Cooktop

Additionally: **9** moderate and **9** low severity items found. See **Section 14 — Deficiency Summary** for the complete itemized list.

2 PROPERTY DETAILS

STREET ADDRESS	1234 Sample Ridge Dr
CITY / STATE / ZIP	Sampleton, GA 30000
PROPERTY TYPE	Single Family Residential
BEDROOMS / BATHS	4 bd / 3 ba
SQUARE FOOTAGE	2,150 sq ft
YEAR BUILT	1998
INSPECTION TYPE	Move-In Inspection
ORDERED BY	Sample Property Group LLC
CLIENT TYPE	Property Manager

PROPERTY CONFIGURATION

— Garage: None | ✓ Basement: Finished | — Crawl Space | — Fireplace | — Pool / Spa | ✓ Laundry: Laundry Room

UTILITY STATUS AT TIME OF INSPECTION

ELECTRIC	On
GAS	On
WATER	On

3 SITE ACCESS & CONDITIONS

ACCESS METHOD	Lockbox
LOCKBOX TYPE	Rently / Oaks Smart Lockbox
LOCKBOX LOCATION	Front Door
OCCUPANCY STATUS	Vacant
NATURAL GAS OBSERVED	Yes
UTILITIES OBSERVED	All Utilities On
GPS — ARRIVAL	Not recorded
GPS — SUBMIT	Not recorded
INSPECTION START	—
INSPECTION END	—



Front Door



Lockbox

4 EXTERIOR ELEVATIONS

✓ All Items Pass

ELEVATION CONDITIONS

ELEVATION	CONDITION	NOTES
FRONT ELEVATION	Pass	
REAR ELEVATION	Pass	
LEFT ELEVATION	Pass	
RIGHT ELEVATION	Pass	



Front Elevation



Rear Elevation



Front Elevation — Additional Angle



Front Elevation — Additional Angle



Left Elevation



Right Elevation

5 ROOF, DRIVEWAY & METERS

⚠ 1 Deficiency Found

ROOF

ITEM	STATUS	NOTES
ROOF ACCESS METHOD	N/A	
OVERALL CONDITION	N/A	Roof system was outside the documented scope of this inspection engagement and was not separately evaluated.
GUTTERS & DOWNSPOUTS	N/A	
FASCIA & SOFFIT	N/A	
ROOF MATERIAL	Not Documented	
ESTIMATED AGE	Not Documented	

DRIVEWAY & WALKWAYS

ITEM	STATUS	NOTES
DRIVEWAY CONDITION	Fail	Significant cracks present throughout the driveway surface. Repair or replacement by a qualified professional recommended.
WALKWAY CONDITION	Pass	

DEFICIENCY — DRIVEWAY

LOW Fail

Significant cracks present throughout the driveway surface. Repair or replacement by a qualified professional recommended.



Driveway — Photo 1



Driveway — Photo 2



Electric Meter



Water Meter



Gas Meter



Water Meter — Additional Angle

6 LANDSCAPING & OUTDOOR STRUCTURES

⚠ 1 Deficiency Found

YARD AREAS

ITEM	STATUS	NOTES
FRONT YARD	Pass	
BACKYARD	Pass	
LEFT SIDE	Pass	
RIGHT SIDE	Pass	



Front Yard



Rear / Backyard



Side Yard



Side Yard — Additional Angle



Side Yard — Additional Angle

OUTDOOR STRUCTURES

STRUCTURE	CONDITION	NOTES
DECK	Fail	Erosion and settlement observed at the rear patio. Repair or replacement by a qualified professional recommended.

DEFICIENCY — DECK / PORCH / PATIO

MODERATE Fail

Erosion and settlement observed at the rear patio. Repair or replacement by a qualified professional recommended.



Deck / Porch / Patio — Photo 1



Deck / Porch / Patio — Photo 2



Deck / Porch / Patio — Photo 3



Deck / Porch / Patio — Additional Angle

7 STRUCTURAL

✓ All Items Pass

FOUNDATION

ITEM	STATUS	NOTES
FOUNDATION CONDITION	N/A	Foundation was not separately evaluated as a distinct system under this inspection's scope. Basement was fully accessible with no structural concerns, moisture, or movement noted during the walkthrough.

ATTIC

ITEM	STATUS	NOTES
ATTIC ACCESS	Accessible	
INSULATION PRESENT	Yes	
VISIBLE MOISTURE / STAINING	No	
ATTIC STRUCTURAL CONDITION	Pass	



Attic — Overview



Attic — Photo 2



Attic — Photo 3

BASEMENT — FINISHED

ITEM	STATUS	NOTES
BASEMENT CONDITION	Pass	
MOISTURE / STAINING	No	



Basement — Photo 1



Basement — Photo 2



Basement — Photo 3

8 ELECTRICAL

✓ All Items Pass

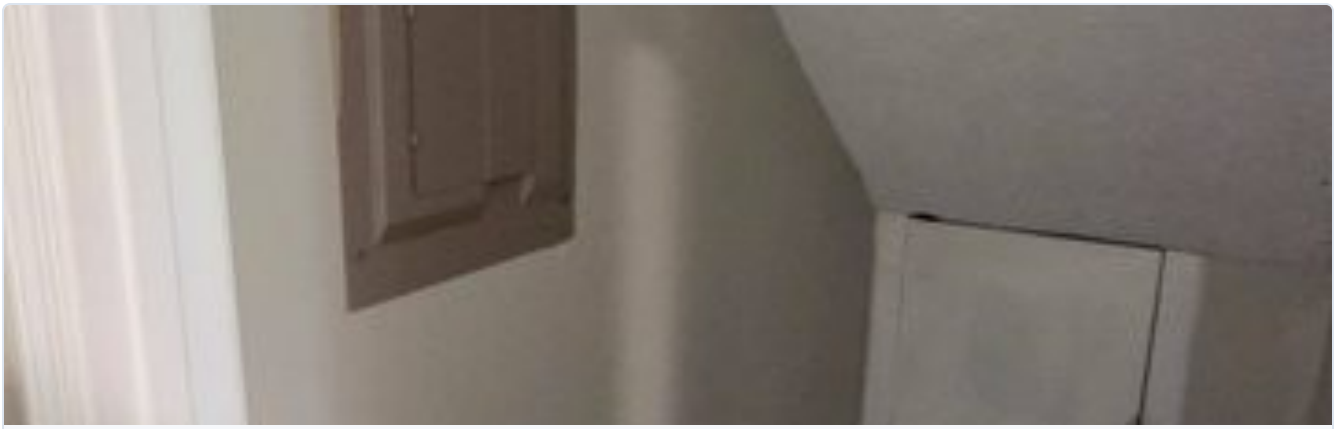
ELECTRICAL PANEL

PANEL LOCATION	Under-Stairs Utility Closet
BREAKERS LABELED	Not Documented

ITEM	STATUS	NOTES
PANEL CONDITION	N/A	Electrical panel, breaker, and GFCI-circuit testing were outside the documented scope of this inspection engagement. Smoke and CO detector presence and function were verified at the individual room level throughout the home — see each room's findings.
DOUBLE-TAPPED BREAKERS	N/A	
VISIBLE WIRING ISSUES	N/A	

PANEL & WIRING NOTES

Whole-house electrical panel and GFCI circuit testing were not part of this inspection's scope of work. Smoke and CO detectors were checked and passed in every room evaluated.



Panel — Wide Shot

GFCI TESTING RESULTS

LOCATION	RESULT	NOTES
KITCHEN	N/A	
BATHROOMS	N/A	
GARAGE	N/A — No Garage	
EXTERIOR	N/A	

SAFETY DEVICES

DEVICE	STATUS	NOTES
SMOKE DETECTORS	Pass	
CO DETECTORS	Pass	

9 HVAC

✓ All Items Pass

HEATING SYSTEM

BRAND / MODEL	Goodman GMES800803BNAA
SERIAL NUMBER	2110151920
MANUFACTURE DATE	October 2021
FUNCTIONAL	Limitation

COOLING SYSTEM

BRAND / MODEL	Goodman GSX140241LE
SERIAL NUMBER	2110668163
MANUFACTURE DATE	October 2021
FUNCTIONAL	Pass

AIR HANDLER & CONTROLS

FILTER CONDITION	Pass
FILTER SIZE	14×25×1
SUPPLY TEMP (°F)	66
RETURN TEMP (°F)	75
OUTDOOR TEMP (°F)	—
THERMOSTAT	Pass

> **HVAC NOTES**
>
> Heating system functional status: Limitation. Outdoor ambient temperature at time of inspection was approximately 85°F, which posed a weather-related risk to full heating-system function testing per standard safety protocol. Cooling system fully functional — supply 66°F, return 75°F, 9°F differential, within normal range. Both systems manufactured October 2021 (Goodman).



Heating Unit



Cooling Unit



Cooling Unit — Appliance Tag



Thermostat

10 PLUMBING

✓ All Items Pass

WATER HEATER

PRESENT	Yes
BRAND / MODEL	— —
SERIAL NUMBER	—
MANUFACTURE DATE	—
CONDITION	N/A



Water Heater



Water Heater Tag

PLUMBING STRESS TEST

TEST	RESULT	NOTES
CONCURRENT WATER & DRAINAGE	Pass	
TUB PROPERLY DRAINS	Pass	
VISIBLE PIPE CONDITION	Pass	
VISIBLE LEAKS OBSERVED	No	

PLUMBING NOTES

Plumbing stress test passed — concurrent hot/cold water and drainage, tub drainage, toilet flush and fixtures, and visible leak check all passed with no issues noted.

ENTRY / FOYER

ITEM	STATUS	NOTES
CEILING / WALLS / BASEBOARDS	Pass	
PAINT / WALLPAPER	Pass	
DOORS / CASING	Pass	
DOOR LOCKS / KNOBS	Fail	Front door deadbolt battery is dead — lock non-functional at time of inspection. Battery replacement required.
FLOORING CONDITION	Fail	Entry flooring condition documented for move-in baseline record.
LIGHT FIXTURES	Pass	
WINDOWS / SCREENS	Pass	
WINDOW LATCHES	Pass	
SMOKE / CO DETECTOR	Pass	

> Front door deadbolt battery depleted — replace before tenant move-in.

DEFICIENCY — ENTRY / FOYER — DOOR LOCKS / KNOBS

LOW Fail

Front door deadbolt battery is dead — lock non-functional at time of inspection. Battery replacement required.



Entry / Foyer — Door Locks / Knobs — Photo 1

DEFICIENCY — ENTRY / FOYER — FLOORING CONDITION

MODERATE Fail

Entry flooring condition documented for move-in baseline record.



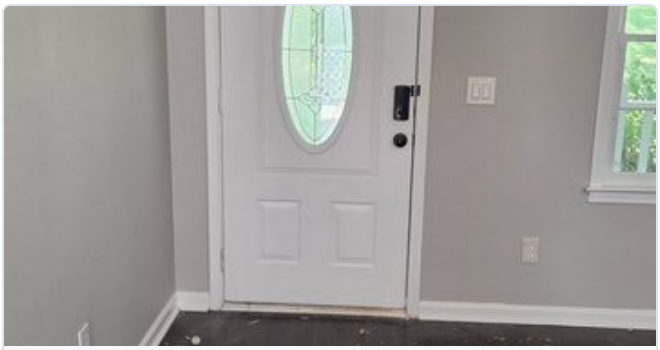
Entry / Foyer — Flooring Condition — Photo 1



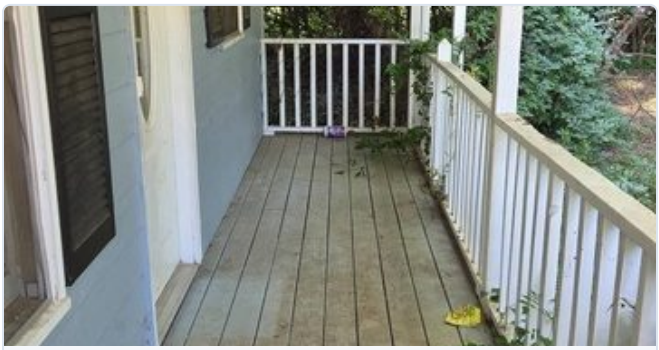
Entry / Foyer — Flooring Condition — Photo 2



Entry / Foyer — Flooring Condition — Photo 3



Entry / Foyer — Photo 1



Entry / Foyer — Photo 2



Entry / Foyer — Photo 3

LIVING ROOM

ITEM	STATUS	NOTES
CEILING / WALLS / BASEBOARDS	Pass	
PAINT / WALLPAPER	Pass	
DOORS / CASING	Pass	
DOOR LOCKS / KNOBS	Pass	
FLOORING CONDITION	Fail	Gaps and other damage have developed on the laminate floors. Repair or replacement by a qualified professional recommended.
LIGHT FIXTURES	Pass	
WINDOWS / SCREENS	Pass	
SMOKE / CO DETECTOR	Pass	

> Stairwell / multiple levels present in common areas.

DEFICIENCY — LIVING ROOM — FLOORING CONDITION

MODERATE Fail

Gaps and other damage have developed on the laminate floors. Repair or replacement by a qualified professional recommended.



Living Room — Flooring Condition — Photo 1



Living Room — Flooring Condition — Photo 2



Living Room — Flooring Condition — Photo 3



Living Room — Photo 1



Living Room — Photo 2



Living Room — Photo 3



Living Room — Photo 4

HALLWAY

ITEM	STATUS	NOTES
CEILING / WALLS / BASEBOARDS	Pass	
PAINT / WALLPAPER	Pass	
DOORS / CASING	Pass	
DOOR LOCKS / KNOBS	Pass	
FLOORING CONDITION	Pass	
LIGHT FIXTURES	Pass	
SMOKE / CO DETECTOR	Pass	



Hallway — Photo 1



Hallway — Photo 2



Hallway — Photo 3

LAUNDRY AREA

ITEM	STATUS	NOTES
CEILING / WALLS / BASEBOARDS	Pass	
PAINT / WALLPAPER	Pass	
DOORS / CASING	Pass	
DOOR LOCKS / KNOBS	Pass	
FLOORING CONDITION	Fail	Unsanitary condition observed — professional cleaning recommended.
LIGHT FIXTURES	Pass	
WINDOWS / SCREENS	N/A	Windows/blinds/screens not present in this space.

> Washer and dryer appliance(s) missing from the property at time of inspection. Recommend repair/replacement (i.e., providing the appliances) prior to occupancy.

DEFICIENCY — LAUNDRY AREA — FLOORING CONDITION

MODERATE Fail

Unsanitary condition observed — professional cleaning recommended.



Laundry Area — Flooring Condition — Photo 1



Laundry Area — Flooring Condition — Photo 2



Laundry Area — Photo 1



Laundry Area — Photo 2



Laundry Area — Photo 3

PRIMARY BEDROOM

ITEM	STATUS	NOTES
CEILING / WALLS / BASEBOARDS	Fail	Graffiti observed on mirror — professional cleaning recommended. Mirror at sliding closet doors is also cracked — repair or replacement recommended.
PAINT / WALLPAPER	Pass	
DOORS / CASING	Pass	
DOOR LOCKS / KNOBS	Pass	
FLOORING CONDITION	Pass	
LIGHT FIXTURES	Pass	
WINDOWS / SCREENS	Pass	
SMOKE / CO DETECTOR	Pass	

> Graffiti on mirror and cracked mirror at sliding closet doors documented for move-in baseline; professional cleaning or replacement recommended before occupancy.

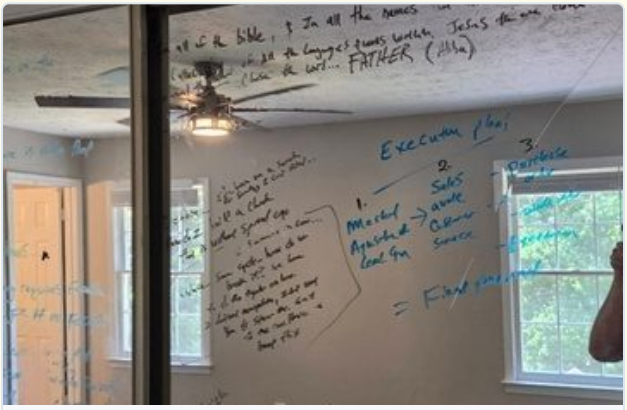
DEFICIENCY — PRIMARY BEDROOM — CEILING / WALLS / BASEBOARDS

MODERATE Fail

Graffiti observed on mirror — professional cleaning recommended. Mirror at sliding closet doors is also cracked — repair or replacement recommended.



Primary Bedroom — Ceiling / Walls / Baseboards — Photo 1



Primary Bedroom — Ceiling / Walls / Baseboards — Photo 2



Primary Bedroom — Ceiling / Walls / Baseboards — Photo 3



Primary Bedroom — Photo 1



Primary Bedroom — Photo 2



Primary Bedroom — Photo 3

BEDROOM 2

ITEM	STATUS	NOTES
CEILING / WALLS / BASEBOARDS	Pass	
PAINT / WALLPAPER	Pass	
DOORS / CASING	Pass	
DOOR LOCKS / KNOBS	Pass	
FLOORING CONDITION	Pass	
LIGHT FIXTURES	Pass	
CEILING FAN	Fail	Ceiling fan is unbalanced. Repair or replacement by a qualified professional recommended.
WINDOWS / SCREENS	Pass	
SMOKE / CO DETECTOR	Pass	

> Ceiling fan unbalanced — repair recommended before tenant occupancy.

DEFICIENCY — BEDROOM 2 — CEILING FAN

LOW Fail

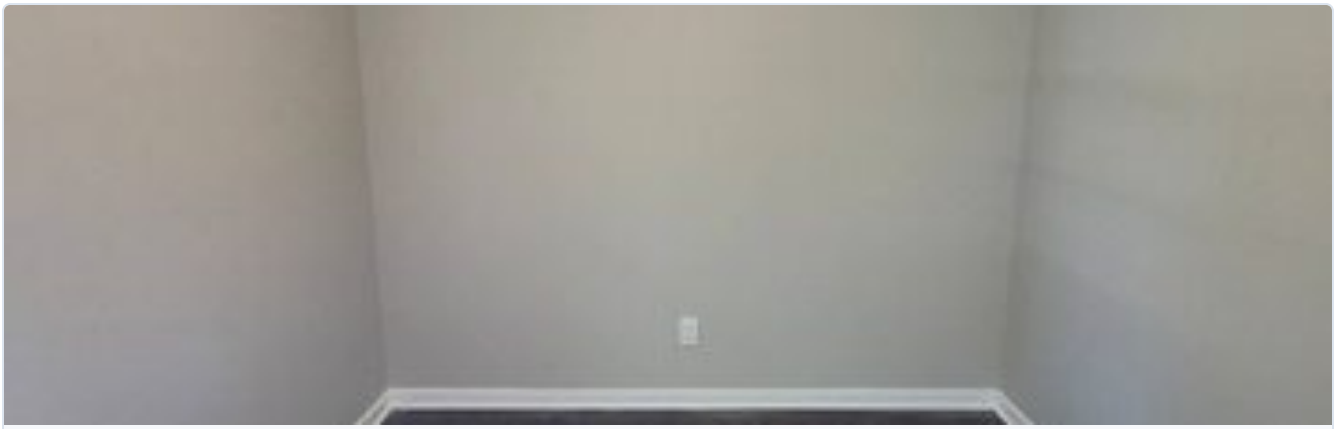
Ceiling fan is unbalanced. Repair or replacement by a qualified professional recommended.



Bedroom 2 — Photo 1



Bedroom 2 — Photo 2



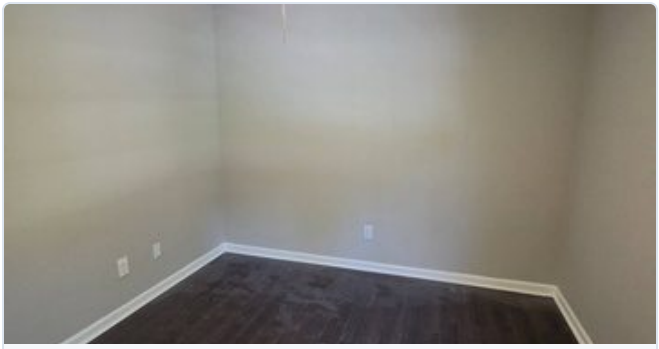
Bedroom 2 — Photo 3

BEDROOM 3

ITEM	STATUS	NOTES
CEILING / WALLS / BASEBOARDS	Pass	
PAINT / WALLPAPER	Pass	
DOORS / CASING	Pass	
DOOR LOCKS / KNOBS	Pass	
FLOORING CONDITION	Pass	
LIGHT FIXTURES	Pass	
WINDOWS / SCREENS	Pass	
SMOKE / CO DETECTOR	Pass	



Bedroom 3 — Photo 1



Bedroom 3 — Photo 2



Bedroom 3 — Photo 3

BEDROOM 4

ITEM	STATUS	NOTES
CEILING / WALLS / BASEBOARDS	Pass	
PAINT / WALLPAPER	Pass	
DOORS / CASING	Pass	
DOOR LOCKS / KNOBS	Pass	
FLOORING CONDITION	Fail	Gaps and other damage have developed on the laminate floors. Repair or replacement by a qualified professional recommended.
LIGHT FIXTURES	Pass	
WINDOWS / SCREENS	Pass	
SMOKE / CO DETECTOR	Pass	

Damaged laminate flooring documented for move-in baseline.

DEFICIENCY — BEDROOM 4 — FLOORING CONDITION

MODERATE Fail

Gaps and other damage have developed on the laminate floors. Repair or replacement by a qualified professional recommended.



Bedroom 4 — Flooring Condition — Photo 1



Bedroom 4 — Flooring Condition — Photo 2



Bedroom 4 — Photo 1



Bedroom 4 — Photo 2



Bedroom 4 — Photo 3

12 KITCHEN

⚠ 7 Deficiencies Found

APPLIANCES

APPLIANCE	STATUS	NOTES
REFRIGERATOR	Fail	Brand: Insignia · Model: NS-RTM21SS7 VER B · Refrigerator is in unsanitary condition — professional cleaning recommended.
RANGE / STOVE	Pass	Brand: GE · Model: JBS360RR1SS
COOKTOP	Fail	Brand: GE · Model: JBS360RR1SS · Cooktop is part of the same GE slide-in range/oven unit listed above (shared model/serial). Warming drawer beneath the oven is damaged. Repair or replacement by a qualified professional recommended.
DISHWASHER	Fail	Brand: Amana · Model: ADB1400AGS3 · Dishwasher door seal has failed and is leaking when in use. Repair or replacement by a qualified professional recommended.
MICROWAVE	Fail	Brand: Samsung · Model: ME17R7021ES · Unsanitary condition — professional cleaning recommended.
VENT HOOD	Pass	
WALL OVEN	Not Present	



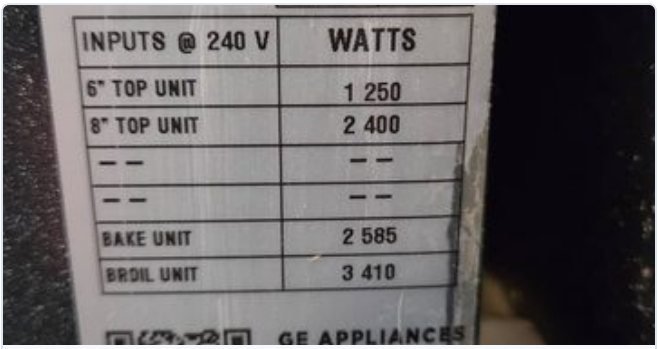
Refrigerator



Refrigerator — Appliance Tag



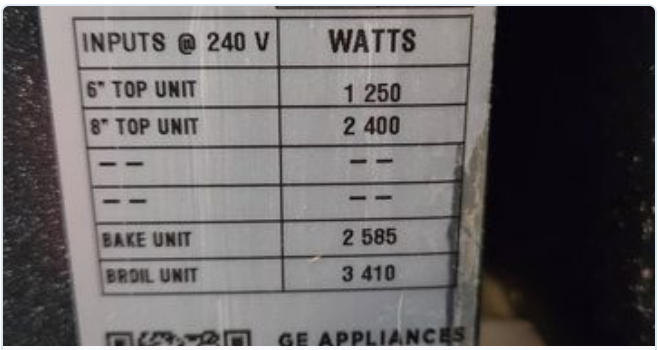
Range / Stove



Range — Appliance Tag



Cooktop



Cooktop — Appliance Tag



Vent Hood



Vent Hood — Appliance Tag



Dishwasher



Dishwasher — Appliance Tag



Microwave



Microwave — Appliance Tag



Kitchen Flooring — Additional Angle

KITCHEN CONDITION

ITEM	STATUS	NOTES
SINK WATER (HOT)	Pass	
SINK WATER (COLD)	Pass	
CEILING / WALLS	Pass	
FLOORING	Fail	Floors are damaged, with water-damage swelling observed. Repair or replacement by a qualified professional recommended.
LIGHT FIXTURES	Pass	
CABINET EXTERIOR	Fail	Cabinets in unsanitary condition — professional cleaning recommended.
COUNTERTOP	Pass	
DOORS / CASING	Fail	Closet door rubs the floor. Repair or replacement by a qualified professional recommended.

> **KITCHEN NOTES**
>
> Closet door rubs floor. Floors damaged with water-damage swelling observed. Cabinets in unsanitary condition — professional cleaning recommended.



Kitchen — Overview



Kitchen — Photo 2



Kitchen — Photo 3

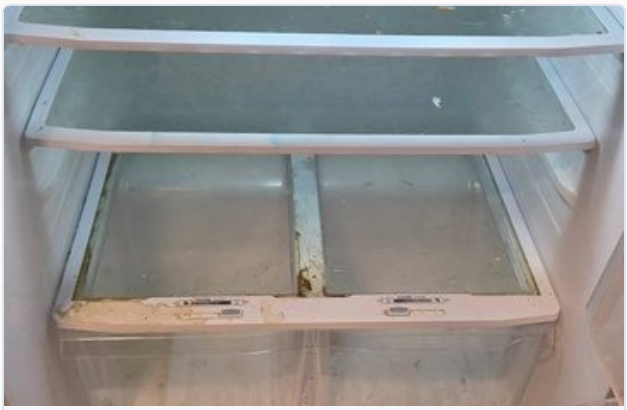


Kitchen Sink

DEFICIENCY — KITCHEN — REFRIGERATOR

⚠ HIGH Fail

Refrigerator is in unsanitary condition — professional cleaning recommended.



Kitchen — Refrigerator — Photo 1



Kitchen — Refrigerator — Photo 2



Kitchen — Refrigerator — Photo 3

DEFICIENCY — KITCHEN — COOKTOP

⚠ HIGH Fail

Cooktop is part of the same GE slide-in range/oven unit listed above (shared model/serial). Warming drawer beneath the oven is damaged. Repair or replacement by a qualified professional recommended.



Kitchen — Cooktop — Photo 1

DEFICIENCY — KITCHEN — DISHWASHER

MODERATE Fail

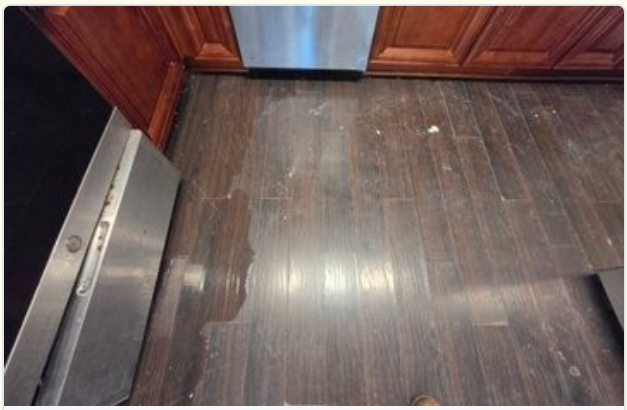
Dishwasher door seal has failed and is leaking when in use. Repair or replacement by a qualified professional recommended.



Kitchen — Dishwasher — Photo 1



Kitchen — Dishwasher — Photo 2



Kitchen — Dishwasher — Photo 3

DEFICIENCY — KITCHEN — MICROWAVE

LOW Fail

Unsanitary condition — professional cleaning recommended.



Kitchen — Microwave — Photo 1

DEFICIENCY — KITCHEN — FLOORING

MODERATE Fail

Floors are damaged, with water-damage swelling observed. Repair or replacement by a qualified professional recommended.



Kitchen — Flooring — Photo 1



Kitchen — Flooring — Photo 2



Kitchen — Flooring — Photo 3

DEFICIENCY — KITCHEN — CABINET EXTERIOR

LOW Fail

Cabinets in unsanitary condition — professional cleaning recommended.



Kitchen — Cabinet Exterior — Photo 1

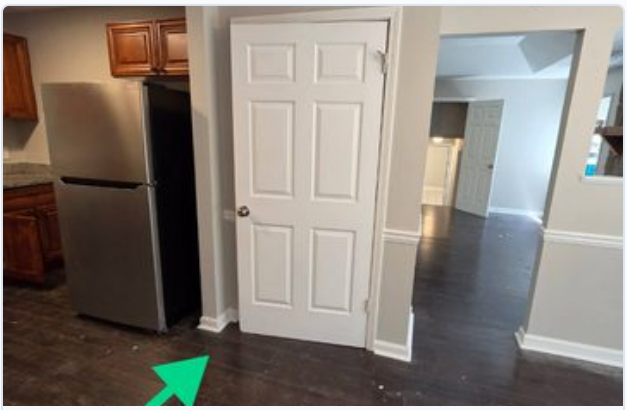
DEFICIENCY — KITCHEN — DOORS / CASING

LOW Fail

Closet door rubs the floor. Repair or replacement by a qualified professional recommended.



Kitchen — Doors / Casing — Photo 1



Kitchen — Doors / Casing — Photo 2

13 BATHROOMS

⚠ 4 Deficiencies Found

PRIMARY BATHROOM

ITEM	STATUS	NOTES
SINK WATER (HOT)	Pass	
SINK WATER (COLD)	Pass	
CEILING / WALLS	Pass	
FLOORING	Pass	
LIGHT FIXTURES	Pass	
WINDOWS / SCREENS	Pass	

> No issues identified. All items passed at time of inspection.



Primary Bathroom — Photo 1



Primary Bathroom — Photo 2



Primary Bathroom — Photo 3



Primary Bathroom — Sink

BATHROOM 2

ITEM	STATUS	NOTES
SINK WATER (HOT)	Pass	
SINK WATER (COLD)	Pass	
CEILING / WALLS	Pass	
FLOORING	Pass	
LIGHT FIXTURES	Pass	
VANITY CABINET	Fail	Bathroom was in unsanitary condition. Professional cleaning recommended.
TUB SPOUT CONDITION	Fail	Tub spout is unsecured. Repair by a qualified professional recommended.
WINDOWS / SCREENS	N/A	Windows/blinds/screens not present in this bathroom.

> Bathroom in unsanitary condition — professional cleaning required. Tub spout loose and unsecured — repair required.

DEFICIENCY — BATHROOM 2 — VANITY CABINET

LOW Fail

Bathroom was in unsanitary condition. Professional cleaning recommended.

DEFICIENCY — BATHROOM 2 — TUB SPOUT CONDITION

LOW Fail

Tub spout is unsecured. Repair by a qualified professional recommended.



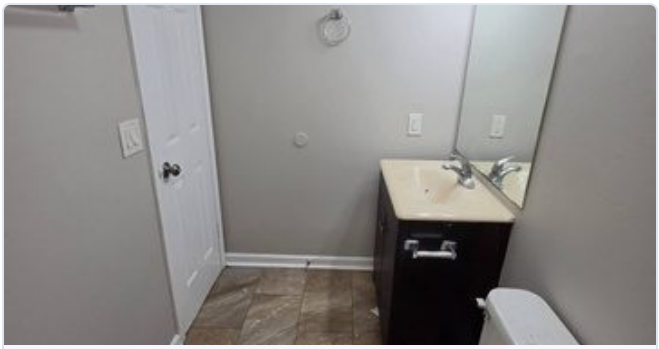
Bathroom 2 — Tub Spout Condition — Photo 1



Bathroom 2 — Tub Spout Condition — Photo 2



Bathroom 2 — Photo 1



Bathroom 2 — Photo 2



Bathroom 2 — Photo 3



Bathroom 2 — Sink



Bathroom 2 — Tub/Shower



Bathroom 2 — Toilet

BATHROOM 3

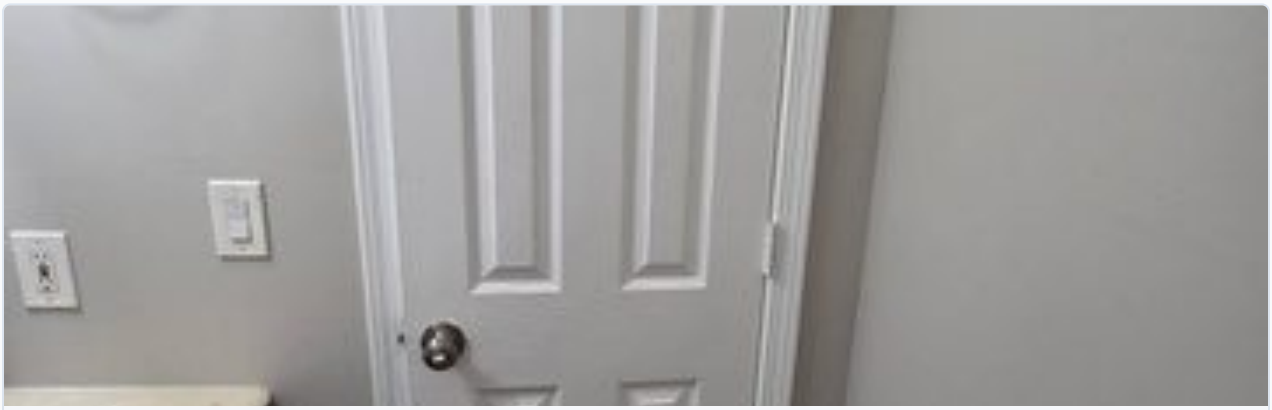
ITEM	STATUS	NOTES
SINK WATER (HOT)	Pass	
SINK WATER (COLD)	Pass	
CEILING / WALLS	Pass	
DOORS / CASING	Fail	Door is sagging / rubbing when opening and closing. Repair or replacement by a qualified professional recommended.
FLOORING	Pass	
LIGHT FIXTURES	Pass	
WINDOWS / SCREENS	Fail	One or more windows are painted shut. Recommend monitoring / addressing for egress and operability.

> Bathroom door sagging/rubbing on open and close. Window painted shut — recommend addressing for proper egress and operability.

DEFICIENCY — BATHROOM 3 — DOORS / CASING

LOW Fail

Door is sagging / rubbing when opening and closing. Repair or replacement by a qualified professional recommended.



Bathroom 3 — Doors / Casing — Photo 1

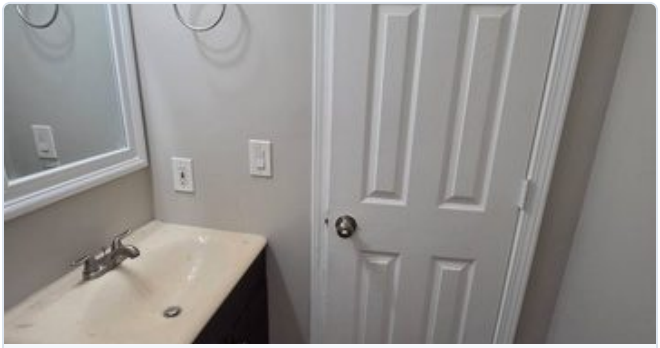
DEFICIENCY — BATHROOM 3 — WINDOWS / SCREENS

MODERATE Fail

One or more windows are painted shut. Recommend monitoring / addressing for egress and operability.



Bathroom 3 — Windows / Screens — Photo 1



Bathroom 3 — Photo 1



Bathroom 3 — Photo 2



Bathroom 3 — Photo 3



Bathroom 3 — Sink

14 DEFICIENCY SUMMARY

⚠ 20 Deficiencies Found

SECTION	ITEM	SEVERITY	FINDING / NOTES
Bathroom — Bathroom 3	Windows / Screens	MODERATE	One or more windows are painted shut. Recommend monitoring / addressing for egress and operability.
Interior — Bedroom 4	Flooring Condition	MODERATE	Gaps and other damage have developed on the laminate floors. Repair or replacement by a qualified professional recommended.

Interior — Entry / Foyer	Flooring Condition	MODERATE	Entry flooring condition documented for move-in baseline record.
Interior — Laundry Area	Flooring Condition	MODERATE	Unsanitary condition observed — professional cleaning recommended.
Interior — Living Room	Flooring Condition	MODERATE	Gaps and other damage have developed on the laminate floors. Repair or replacement by a qualified professional recommended.
Interior — Primary Bedroom	Ceiling / Walls / Baseboards	MODERATE	Graffiti observed on mirror — professional cleaning recommended. Mirror at sliding closet doors is also cracked — repair or replacement recommended.
Kitchen	Flooring	MODERATE	Floors are damaged, with water-damage swelling observed. Repair or replacement by a qualified professional recommended.
Kitchen	Refrigerator	HIGH	Refrigerator is in unsanitary condition — professional cleaning recommended.
Kitchen	Dishwasher	MODERATE	Dishwasher door seal has failed and is leaking when in use. Repair or replacement by a qualified professional recommended.
Kitchen	Cooktop	HIGH	—
Landscape	Deck / Porch / Patio	MODERATE	Erosion and settlement observed at the rear patio. Repair or replacement by a qualified professional recommended.
Bathroom — Bathroom 2	Vanity Cabinet	LOW	Bathroom was in unsanitary condition. Professional cleaning recommended.
Bathroom — Bathroom 2	Tub Spout Condition	LOW	Tub spout is unsecured. Repair by a qualified professional recommended.
Bathroom — Bathroom 3	Doors / Casing	LOW	Door is sagging / rubbing when opening and closing. Repair or replacement by a qualified professional recommended.
Driveway	Driveway	LOW	Significant cracks present throughout the driveway surface. Repair or replacement by a qualified professional recommended.
Interior — Bedroom 2	Ceiling Fan	LOW	Ceiling fan is unbalanced. Repair or replacement by a qualified professional recommended.
Interior — Entry / Foyer	Door Locks / Knobs	LOW	Front door deadbolt battery is dead — lock non-functional at time of inspection. Battery replacement required.
Kitchen	Cabinet Exterior	LOW	Cabinets in unsanitary condition — professional cleaning recommended.
Kitchen	Doors / Casing	LOW	Closet door rubs the floor. Repair or replacement by a qualified professional recommended.
Kitchen	Microwave	LOW	—

15 INSPECTOR CERTIFICATION

I, the undersigned inspector, certify that I personally conducted the on-site inspection of the above-referenced property on the date and time indicated below. The information contained in this report is based on my direct observation of the visible and accessible components of the property at the time of inspection. This report is prepared solely for the use of the client named on the cover page and reflects conditions at the time of inspection only. This report does not constitute a warranty or guarantee of any kind. Blue Hawk Inspection Services LC is an independent inspection company and has no financial interest in the property or any related transaction. **By submitting this report electronically, the assessor certifies the accuracy of all findings. The electronic submission timestamp and verified GPS coordinates constitute the assessor's electronic signature in accordance with applicable standards.**

ASSESSOR NAME	CREDENTIAL	INSPECTION DATE
Joshua Flemming	InterNACHI CPI NACHI26052734	August 19, 2026
GPS AT ARRIVAL	**ELECTRONICALLY SUBMITTED**	**REPORT ID**
Not recorded	August 19, 2026 at 09:51 PM	BH-MIO-SAMPLE-001

This report was submitted and certified electronically. Submission timestamp and GPS coordinates serve as the assessor's electronic certification.