



2026 Home Inspection Report

1234 VillaFact Court, Bestville, NC 27608

BEDROOMS	3	SCHEDULED	Aug 31, 2026, 9:00 AM MDT
BATHROOMS	2	COMPLETED	Aug 31, 2026, 1:11 PM MDT
SQUARE FOOTAGE	2,362 sqft	INSPECTED BY	Demo Home Inspections
YEAR BUILT	1963	INSPECTOR PHONE	(555) 555-0101



10

📅 UPCOMING TASKS

2

🛡️ SAFETY CONCERNS

1

⚠️ NEED ATTENTION

19

✅ NO ISSUES FOUND

UPCOMING TASKS

📅 Add CO Detector
N/A

📅 Missing Cover Plate
N/A

📅 Missing Smoke Detector(s)
N/A

📅 Door not installed
N/A

📅 Missing Railing
N/A

📅 Add First Aid Kit
N/A

📅 Exposed Wiring
N/A

📅 Exposed Wiring
N/A

📅 Open Ground Outlet(s)
N/A

📅 Inoperable Burners
N/A



APPLIANCES

Dishwasher

Bosch · 4y old

NO ISSUES FOUND

Dryer

Basement · LG · 0y old

MISSING DATA

Freezer

Whirlpool · 34y old

NO ISSUES FOUND

Microwave

Breville

MISSING DATA

Oven

MISSING DATA

Refrigerator

Samsung · 4y old

NO ISSUES FOUND

Stove

Kitchen

NEEDS ATTENTION

Washing Machine

LG · 4y old

NO ISSUES FOUND

SAFETY

Smoke in one area may not reach a smoke alarm in another, the National Fire Protection Association (NFPA) recommends placement of at least one smoke alarm on every level of the home (including basements), in every bedroom, and outside each sleeping area.

Carbon Monoxide Detector

Missing

SAFETY CONCERN

Fire Extinguisher

Garage · First Alert

PRESENT

First Aid Kit

Missing

SAFETY CONCERN

Main Gas Shutoff

front

PRESENT

Smoke Detectors (2)

Google

PRESENT



HVAC

Cooling

Rheem · 29y old

NO ISSUES FOUND

Cooling

Primary Bedroom · Hessaire

NO ISSUES FOUND

Heating

Rheem · 29y old

NO ISSUES FOUND

PLUMBING

Garbage Disposal

Kitchen

NO ISSUES FOUND

Sink

Bathroom 2

NO ISSUES FOUND

Sink

Bathroom 3

NO ISSUES FOUND

Sink

Kitchen · Blanco

NO ISSUES FOUND

Sink

Primary Bathroom

NO ISSUES FOUND

Water Heater

Rheem · 4y old

NO ISSUES FOUND

APPLIANCE FORECASTING

Projected replacement timing and costs to help plan appliance updates. Estimates are calculated using the age and average life expectancy of an appliance, and average costs for appliances in the category. Maintenance and usage can extend or shorten these timelines.

Past Life Expectancy

Cooling, Freezer, Heating

\$10,750

2027 Forecast

N/A

\$0

GENERAL OBSERVATIONS

One or more switches / outlets / receptacles are missing a cover plate.; There is exposed wiring, not in a conduit.; The amount of smoke detectors on the property does not meet the residential requirements.; Door not installed; One or more outlets do not have a connected ground wire.; There is no handrail for the staircase.; One or more burners are not turning on or are inoperable.

EXTERIOR

NO ISSUES FOUND



Cover Photo



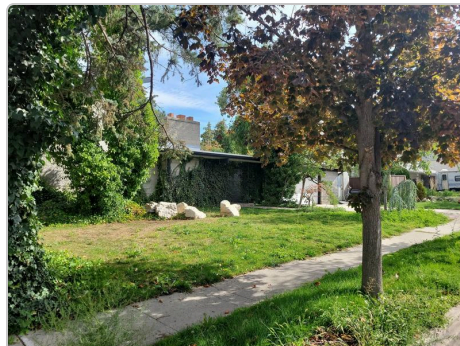
Back of the House Photos



Back of the House Photos



Back of the House Photos



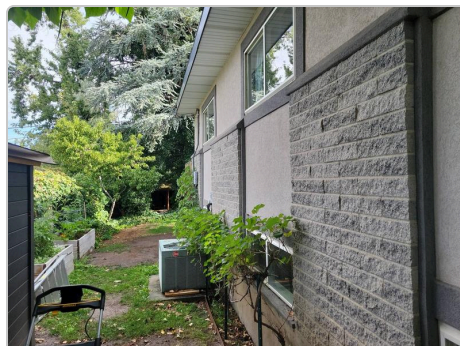
Front of the House Photos



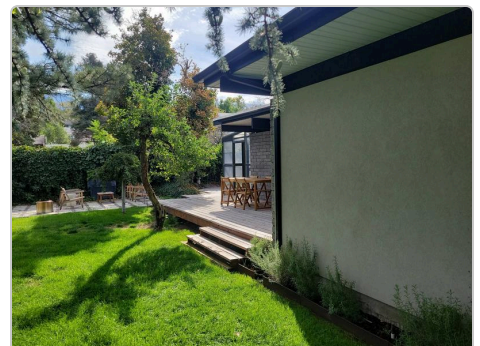
Left Side of the House Photos



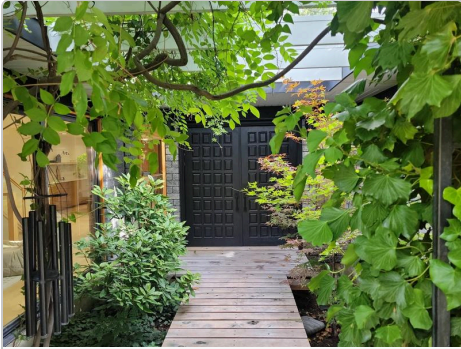
Left Side of the House Photos



Left Side of the House Photos



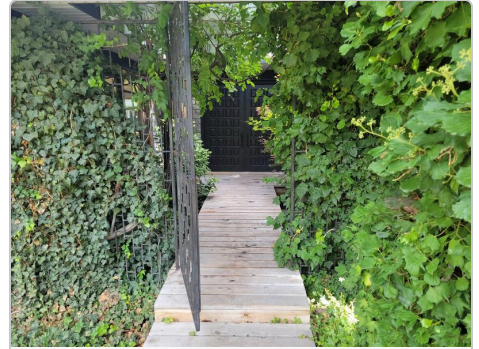
Patio / Porch Photos



Patio / Porch Photos



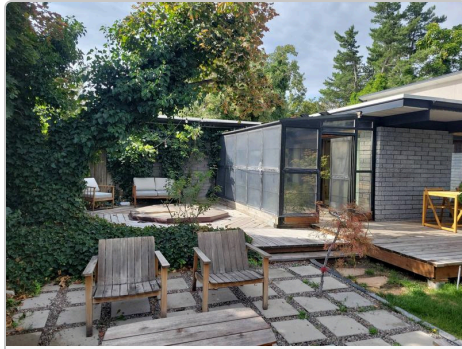
Patio / Porch Photos



Patio / Porch Photos



Patio / Porch Photos



Right Side of the House Photos



Roof Photos



Roof Photos



Roof Photos

APPLIANCES 8 Items • 4 Flagged • 0 Recalls

DISHWASHER

NO ISSUES FOUND

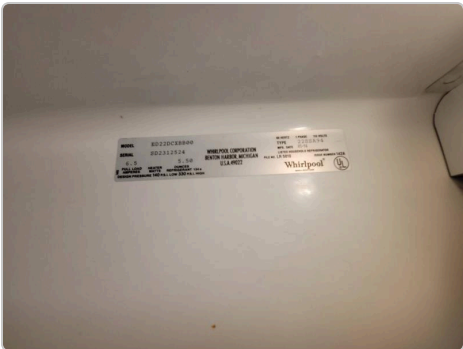
RISK OF FAILURE Low		REMAINING LIFE 9 years		OVERALL CONDITION Good		REPAIR THRESHOLD \$800	
Manufacturer Bosch				Certifications California Energy Commission			
Model Number SHVM4AYB3N/28				Type Built In			
Manufacture Date 2022-06							



FREEZER

NO ISSUES FOUND

RISK OF FAILURE	REMAINING LIFE	OVERALL CONDITION	REPAIR THRESHOLD
High	0 years	Good	\$175
Manufacturer	Whirlpool	Dimensions	33" W x 34" D x 66" H
Model Number	ED22DCXBB00	Certifications	California Energy Commission
Manufacture Date	1991-11	Type	Upright
Capacity	21.6 cu. ft.		



MICROWAVE

MISSING DATA

OVERALL CONDITION

Good

Manufacturer

Breville

Type

Countertop

🔍 Microwave Appliance Tag Photo: Not Present – The object / room is not present.



OVEN

MISSING DATA

OVERALL CONDITION

Good

Type **Single** Fuel Source **Electric**

🔍 Wall Oven Appliance Tag Photo: Not Present — The tag does not have the model or serial number.



REFRIGERATOR

NO ISSUES FOUND

RISK OF FAILURE Low	REMAINING LIFE 9 years	OVERALL CONDITION Good	REPAIR THRESHOLD \$975
------------------------	---------------------------	---------------------------	---------------------------

Manufacturer	Samsung	Capacity	28.9 cu. ft.
Model Number	RF29BB8200QLAA	Dimensions	35.8" W x 35" D x 70" H
Manufacture Date	2022-02	Certifications	ENERGY STAR, California Energy Commission



WASHING MACHINE

NO ISSUES FOUND

RISK OF FAILURE Low		REMAINING LIFE 9 years		OVERALL CONDITION Good		REPAIR THRESHOLD \$900	
Manufacturer				LG			
Model Number				WKEX200HBA			
Capacity				4.5 cu. ft.			
Certifications				ENERGY STAR, California Energy Commission			
Type				Front Load			
Manufacture Date				2022-05			



DRYER

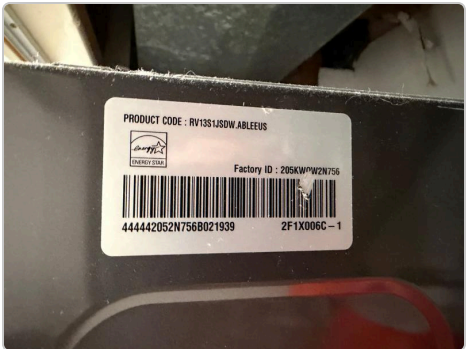
MISSING DATA

OVERALL CONDITION

Good

Manufacturer	LG	Type	Heat Pump
Model Number	RV13S1JSDW		

🔍 Dryer Appliance Tag Photo: No Access – I cannot access the object / room.



STOVE

NEEDS ATTENTION

OVERALL CONDITION

Poor

Type Cooktop Only Fuel Source Gas

⚠ This item is in poor condition and needs repair.

🔍 Cooktop Appliance Tag Photo: No Access – The tag is not accessible.





COOLING

NO ISSUES FOUND

REPAIR THRESHOLD
\$1,125

SHREEM AIR CONDITIONER
SARA - GADJIA

MODEL NO. 6A52P110710882
SERIAL NO. 7739 PM8182
S2A18

1. MOTOR 270W PHASE 1
2. MOTOR R.L.P. 1/2 3/4
3. 220V 50HZ 1.5 A 2.0

4. 220V 50HZ 1.5 A 2.0
5. 220V 50HZ 1.5 A 2.0
6. 220V 50HZ 1.5 A 2.0
7. 220V 50HZ 1.5 A 2.0
8. 220V 50HZ 1.5 A 2.0
9. 220V 50HZ 1.5 A 2.0
10. 220V 50HZ 1.5 A 2.0
11. 220V 50HZ 1.5 A 2.0
12. 220V 50HZ 1.5 A 2.0
13. 220V 50HZ 1.5 A 2.0
14. 220V 50HZ 1.5 A 2.0
15. 220V 50HZ 1.5 A 2.0
16. 220V 50HZ 1.5 A 2.0
17. 220V 50HZ 1.5 A 2.0
18. 220V 50HZ 1.5 A 2.0
19. 220V 50HZ 1.5 A 2.0
20. 220V 50HZ 1.5 A 2.0
21. 220V 50HZ 1.5 A 2.0
22. 220V 50HZ 1.5 A 2.0
23. 220V 50HZ 1.5 A 2.0
24. 220V 50HZ 1.5 A 2.0
25. 220V 50HZ 1.5 A 2.0
26. 220V 50HZ 1.5 A 2.0
27. 220V 50HZ 1.5 A 2.0
28. 220V 50HZ 1.5 A 2.0
29. 220V 50HZ 1.5 A 2.0
30. 220V 50HZ 1.5 A 2.0
31. 220V 50HZ 1.5 A 2.0
32. 220V 50HZ 1.5 A 2.0
33. 220V 50HZ 1.5 A 2.0
34. 220V 50HZ 1.5 A 2.0
35. 220V 50HZ 1.5 A 2.0
36. 220V 50HZ 1.5 A 2.0
37. 220V 50HZ 1.5 A 2.0
38. 220V 50HZ 1.5 A 2.0
39. 220V 50HZ 1.5 A 2.0
40. 220V 50HZ 1.5 A 2.0
41. 220V 50HZ 1.5 A 2.0
42. 220V 50HZ 1.5 A 2.0
43. 220V 50HZ 1.5 A 2.0
44. 220V 50HZ 1.5 A 2.0
45. 220V 50HZ 1.5 A 2.0
46. 220V 50HZ 1.5 A 2.0
47. 220V 50HZ 1.5 A 2.0
48. 220V 50HZ 1.5 A 2.0
49. 220V 50HZ 1.5 A 2.0
50. 220V 50HZ 1.5 A 2.0
51. 220V 50HZ 1.5 A 2.0
52. 220V 50HZ 1.5 A 2.0
53. 220V 50HZ 1.5 A 2.0
54. 220V 50HZ 1.5 A 2.0
55. 220V 50HZ 1.5 A 2.0
56. 220V 50HZ 1.5 A 2.0
57. 220V 50HZ 1.5 A 2.0
58. 220V 50HZ 1.5 A 2.0
59. 220V 50HZ 1.5 A 2.0
60. 220V 50HZ 1.5 A 2.0
61. 220V 50HZ 1.5 A 2.0
62. 220V 50HZ 1.5 A 2.0
63. 220V 50HZ 1.5 A 2.0
64. 220V 50HZ 1.5 A 2.0
65. 220V 50HZ 1.5 A 2.0
66. 220V 50HZ 1.5 A 2.0
67. 220V 50HZ 1.5 A 2.0
68. 220V 50HZ 1.5 A 2.0
69. 220V 50HZ 1.5 A 2.0
70. 220V 50HZ 1.5 A 2.0
71. 220V 50HZ 1.5 A 2.0
72. 220V 50HZ 1.5 A 2.0
73. 220V 50HZ 1.5 A 2.0
74. 220V 50HZ 1.5 A 2.0
75. 220V 50HZ 1.5 A 2.0
76. 220V 50HZ 1.5 A 2.0
77. 220V 50HZ 1.5 A 2.0
78. 220V 50HZ 1.5 A 2.0
79. 220V 50HZ 1.5 A 2.0
80. 220V 50HZ 1.5 A 2.0
81. 220V 50HZ 1.5 A 2.0
82. 220V 50HZ 1.5 A 2.0
83. 220V 50HZ 1.5 A 2.0
84. 220V 50HZ 1.5 A 2.0
85. 220V 50HZ 1.5 A 2.0
86. 220V 50HZ 1.5 A 2.0
87. 220V 50HZ 1.5 A 2.0
88. 220V 50HZ 1.5 A 2.0
89. 220V 50HZ 1.5 A 2.0
90. 220V 50HZ 1.5 A 2.0
91. 220V 50HZ 1.5 A 2.0
92. 220V 50HZ 1.5 A 2.0
93. 220V 50HZ 1.5 A 2.0
94. 220V 50HZ 1.5 A 2.0
95. 220V 50HZ 1.5 A 2.0
96. 220V 50HZ 1.5 A 2.0
97. 220V 50HZ 1.5 A 2.0
98. 220V 50HZ 1.5 A 2.0
99. 220V 50HZ 1.5 A 2.0
100. 220V 50HZ 1.5 A 2.0

HEATING

NO ISSUES FOUND

RISK OF FAILURE High		REMAINING LIFE 0 years	OVERALL CONDITION Good	REPAIR THRESHOLD \$800
Manufacturer	Rheem	Certifications	California Energy Commission	
Model Number	RGPH-10EBRJR	Type	Furnace	
Manufacture Date	1997-02	Fuel Source	Natural Gas	



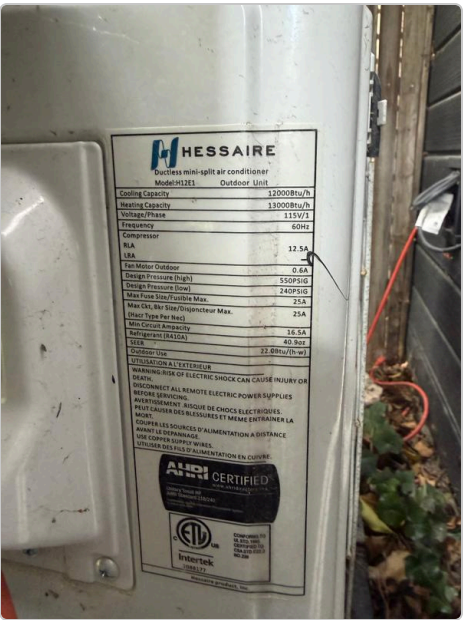
COOLING

NO ISSUES FOUND

OVERALL CONDITION

Good

Manufacturer	Hessaire	Type	Split
Model Number	H12E1		

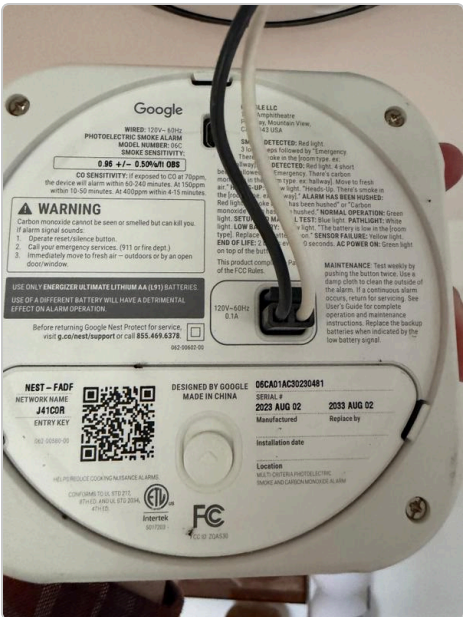


SAFETY

SMOKE DETECTOR

PRESENT

Manufacturer	Google	Manufacture Date	2023-08-02
Model Number	06C	Type	Hardwired With Battery



MAIN GAS SHUTOFF

PRESENT



FIRE EXTINGUISHER

PRESENT

Manufacturer	First Alert	Type	Dry Powder
Model Number	FE3A40GR		



SMOKE DETECTOR

PRESENT

Manufacturer	Google	Manufacture Date	2019-03-19
Model Number	06C	Type	Hardwired With Battery



FIRST AID KIT

SAFETY CONCERN

 First Aid Kit missing

CARBON MONOXIDE DETECTOR

SAFETY CONCERN

 Carbon Monoxide Detector missing

PLUMBING

WATER HEATER

NO ISSUES FOUND

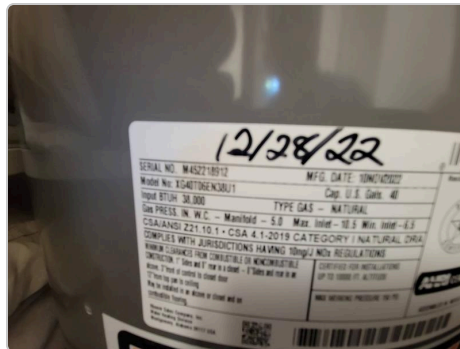
RISK OF FAILURE
Low

REMAINING LIFE
10 years

OVERALL CONDITION
Good

REPAIR THRESHOLD
\$1,625

Manufacturer	Rheem	Certifications	California Energy Commission
Model Number	XG40T06EN38U1	Type	Gas
Manufacture Date	2022-11		



SINK

NO ISSUES FOUND

OVERALL CONDITION

Good

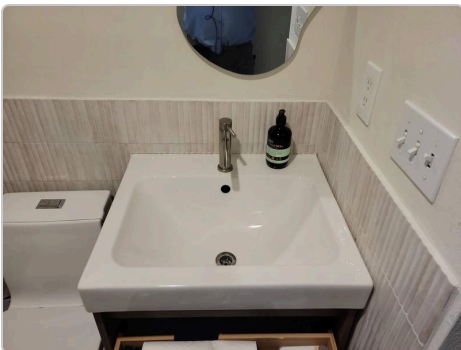


SINK

NO ISSUES FOUND

OVERALL CONDITION

Good



GARBAGE DISPOSAL

NO ISSUES FOUND

OVERALL CONDITION

Good



SINK

NO ISSUES FOUND

OVERALL CONDITION

Good

Manufacturer

Blanco



SINK

NO ISSUES FOUND

OVERALL CONDITION

Good



KITCHEN

NO ISSUES FOUND



Kitchen Photos



Kitchen Photos

BEDROOMS

2 ISSUES FOUND

- Door not installed
- Open Ground Outlet(s) – One or more outlets do not have a connected ground wire.



Bedroom Photos



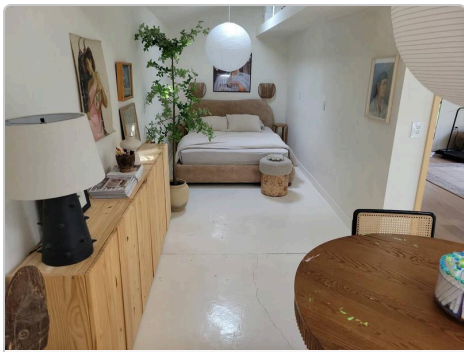
Bedroom Photos



Bedroom Photos



Bedroom Photos



Bedroom Photos



Bedroom Photos



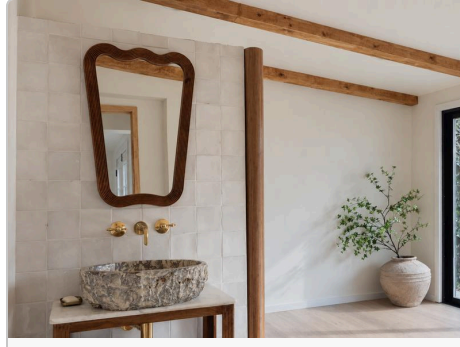
Bedroom Photos

BATHROOMS

NO ISSUES FOUND



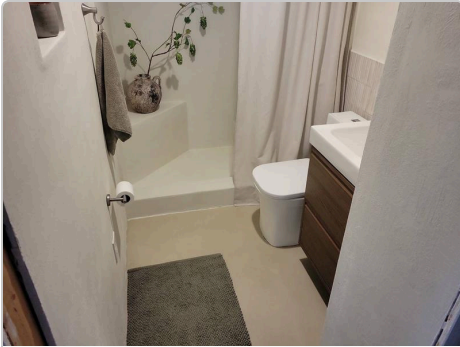
Bathroom Photos



Bathroom Photos



Bathroom Photos



Bathroom Photos



Bathroom Photos

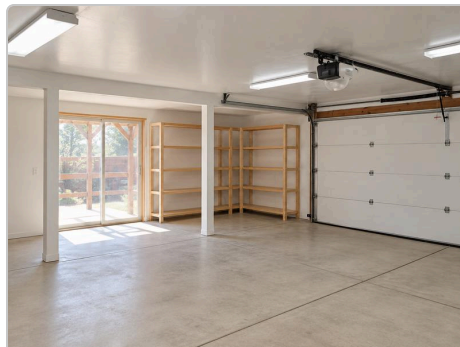
GARAGE

1 ISSUE FOUND

🚩 Exposed Wiring – There is exposed wiring, not in a conduit.



Garage Interior Photos



Garage Interior Photos

COMMON AREAS

COMMON ROOM

NO ISSUES FOUND



Common Room Photos



Common Room Photos



Common Room Photos

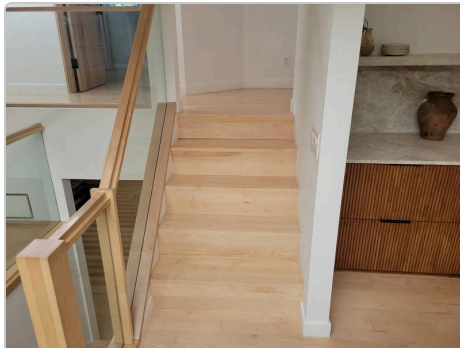
STAIRWAY

1 ISSUE FOUND

🚩 Missing Railing – There is no handrail for the staircase.



Stairway Photos



Stairway Photos



Stairway Photos

HALLWAY

NO ISSUES FOUND



Hallway Photos



Hallway Photos



Hallway Photos