



INSPECTION REPORT

Inspector: Paulo Narduche

License # 3380001301

1111 Sample Ave, Sample, VA Sample
Inspection prepared for: Sample Sample
Date of Inspection: 7/24/2025 Time: 2:00 PM
Year Built: 2021 Size (Sqft): 1522 sqft
Weather: Sunny 90 degrees F



46179 WESTLAKE DR, SUITE 200B, STERLING VA 20165



(703) 450-6398



INFO@NEXTDAYINSPECT.COM



WWW.NEXTDAYINSPECT.COM

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Monitor**Grounds & Exterior**

| | | |
|-----------------|--------------------|---|
| Page 17 Item: 8 | Cladding Condition | <ul style="list-style-type: none"> • Monitor: Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs. |
|-----------------|--------------------|---|

Maintenance**Grounds & Exterior**

| | | |
|------------------|------------------|---|
| Page 19 Item: 10 | Foundation Walls | <ul style="list-style-type: none"> • Settlement, or "hairline" crack(s) in foundation walls, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary. |
|------------------|------------------|---|

Living Areas Main Floor

| | | |
|-----------------|-----------|--|
| Page 25 Item: 6 | Fireplace | <ul style="list-style-type: none"> • Have a gas fireplace professional service/evaluate fireplace before operating. |
|-----------------|-----------|--|

Kitchen

| | | |
|-----------------|------------|--|
| Page 28 Item: 7 | Dishwasher | <ul style="list-style-type: none"> • No high drain loop noted. Dishwasher high drain loop is to prevent back flow of water into the dishwasher. |
|-----------------|------------|--|

| | | |
|------------------|----------------|--|
| Page 30 Item: 14 | Vent Condition | <ul style="list-style-type: none"> • Light bulb not working or missing. |
|------------------|----------------|--|

Basement

| | | |
|-----------------|---------|---|
| Page 36 Item: 3 | Columns | <ul style="list-style-type: none"> • Screw jacks are usually intended as temporary supports. Support posts may lack proper footings to disperse load bearing weight imposed at noted area. Recommend review of post and support structure by a qualified contractor. |
|-----------------|---------|---|

| | | |
|-----------------|------------|--|
| Page 37 Item: 4 | Slab Floor | <ul style="list-style-type: none"> • Common cracks noted. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process, Recommend sealing all cracks. |
|-----------------|------------|--|

HVAC Zone 1

| | | |
|-----------------|-----------------------|---|
| Page 46 Item: 1 | AC Compress Condition | <ul style="list-style-type: none"> • Recommend cleaning and servicing the HVAC system by a licensed HVAC specialist. |
|-----------------|-----------------------|---|

| | | |
|-----------------|------------------|---|
| Page 47 Item: 4 | Heater Condition | <ul style="list-style-type: none"> • Recommend the unit to be serviced by a qualified HVAC specialist. |
|-----------------|------------------|---|

| | | |
|-----------------|---------|--|
| Page 48 Item: 5 | Filters | • Filters appeared dirty at the time of inspection. Recommend replacement. |
|-----------------|---------|--|

Repair**Grounds & Exterior**

| | | |
|-----------------|---------------------------|---|
| Page 17 Item: 7 | Exterior Faucet Condition | • Back hose bib leaks at valve, repair as needed. |
|-----------------|---------------------------|---|

Safety**Garage**

| | | |
|-----------------|-----------|---|
| Page 22 Item: 5 | Fire Door | • No auto closure present. Recommend installing an auto closure for safety. |
|-----------------|-----------|---|

Laundry

| | | |
|-----------------|------|--|
| Page 33 Item: 6 | GFCI | • No GFCI protection present, suggest installing GFCI protected receptacles for safety. |
|-----------------|------|--|

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Detached • Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture, personal belongings, and/or household items. Any such items are excluded from this inspection report.

Inspection Type

1. Limitations

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| | | | ✓ | |

Materials: Residential Home Inspection

Observations:

- Disclaimer: A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

Roof

1. Roof Condition

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Materials: Inspected from ground level with extended "Eyestick" and camera.
Some areas of the roof may be visually restricted from inspection.
Materials: Asphalt shingles.
Observations:
• No major system safety or function concerns noted at the time of inspection.





2. Gutter

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Vent Stack

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- Appeared to be in good condition at the time of inspection.

4. Eave and rake

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- All visible rakes and eave appeared in functional condition.

Attic

1. Access

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

- Observations:
- Bedroom ceiling.
 - Appeared functional with adequate insulation.



2. Structure

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

- Observations:
- Visible structure of attic/roof sheathing appeared to be good, no issues observed at the time of inspection.





3. Insulation Condition

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Loose fill insulation.

Depth: Insulation averages about 12-14 inches in depth

Observations:

- Insulation appeared adequate and in good condition.



4. Ventilation

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Soffit and ridge vent.

5. Electrical

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- No deficiencies noted at the time of inspection.

6. Attic Plumbing

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- No deficiencies noted in plumbing vent piping at the time of the inspection.
- **PVC** plumbing vents

Attic 2

1. Access

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Garage ceiling.
- Appeared functional.



2. Structure

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- Visible structure of attic/roof sheathing appeared to be good, no issues observed at the time of inspection.

Grounds & Exterior

1. Driveway and Walkway Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Concrete driveway • Concrete walkway

Observations:

- No major system safety or function concerns noted at the time of inspection.



2. Grading

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No major system safety or function concerns noted at the time of inspection.

3. Vegetation Observations

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No major system safety or functional concerns noted at the time of inspection.

4. Deck

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No deficiencies noted.





5. Stairs & Handrail

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- No major deficiencies or safety issues noted at the time of inspection.



6. Patio

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- Appeared in satisfactory and functional condition with normal wear for its age. Appeared to be sound structure.



7. Exterior Faucet Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

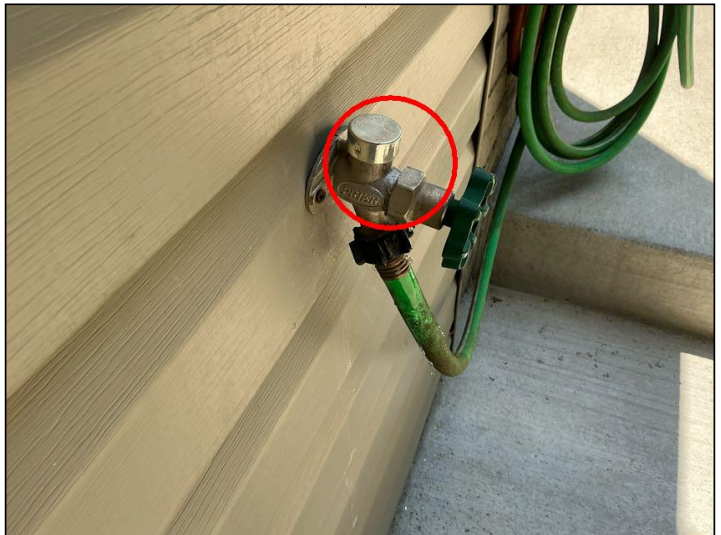
Location: Rear of the house • Right side of house.

Observations:

- Back hose bib leaks at valve, repair as needed.



Right side



Back leaks at valve

8. Cladding Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Stone veneer. • Vinyl siding. • Wood frame construction. • Poured concrete foundation.

Observations:

- No major system or safety concerns noted.
- Monitor: Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.

**9. GFCI**

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- All exterior **GFCI** receptacles observed operational at the time of the inspection.





10. Foundation Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Materials: Poured concrete foundation

Observations:

- Settlement, or "hairline" crack(s) in foundation walls, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.



Right side



Right side



Left side



Left side

Garage

1. General Condition

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Materials: Attached 2-car garage
Observations:
• Crowded with limited view at the time of the inspection



2. Garage Door Condition

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Materials: One 16' Newer steel door.
Observations:
• No deficiencies observed at the time of the inspection.



3. Garage Opener Status

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Chain drive opener.
- Appeared functional using normal controls at the time of inspection.



4. Garage Door's Reverse Status

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- The garage door auto-reverse/eye beam systems were functional at the time of inspection.

5. Fire Door

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- No auto closure present. Recommend installing an auto closure for safety. Fire doors and auto closure are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses.
- No auto closure present. Recommend installing an auto closure for safety.



6. Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:
• Good condition

7. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Concrete floors.

Observations:
• Inspector was not able to check the entire ground due to personal items stored in the garage; however, the visible portion appeared to be in good condition.

8. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:
• GFCI in place and operational.



9. Rafters & Ceiling

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:
• Good condition

Living Areas Main Floor

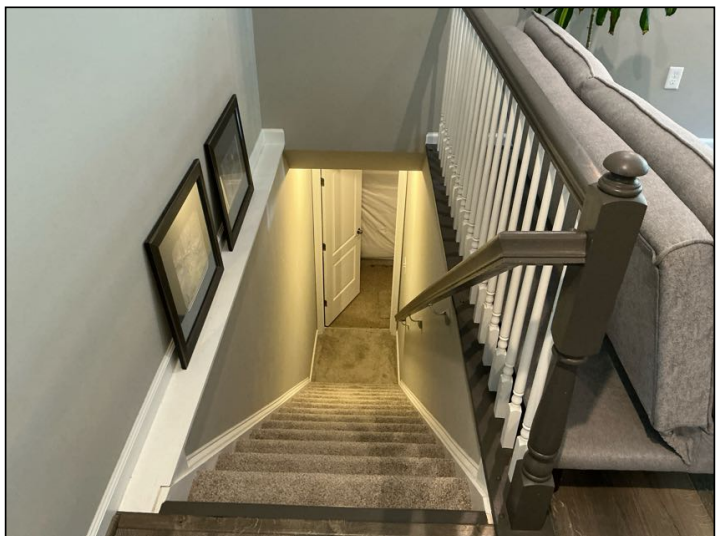
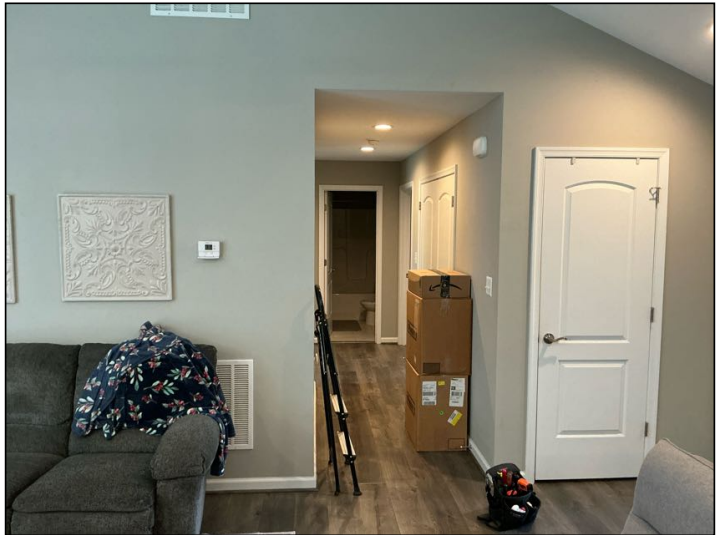
1. General View Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Main Level

Observations:

- Acceptable





2. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- All doors and locks appeared functional and operated normally at the time of inspection.

3. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall ceilings.

Observations:

- Ceiling appeared to be in good condition at the time of inspection.

4. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall.

Observations:

- Appeared to be in good condition at the time of inspection.

5. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Engineer Hardwood flooring.

Observations:

- Flooring appeared in serviceable condition at the time of inspection.

6. Fireplace

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | ✓ | |

Materials: Living Room

Materials: Gas Fireplace

Observations:

- The fireplace appears to be in fair visual condition. Was not operated because the gas pilot was turned off.
- Have a gas fireplace professional service/evaluate fireplace before operating.



7. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Vinyl • Double Hung Windows, Fixed Windows • Double pane

Observations:

- All tested windows were functional.

8. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- All tested electrical outlets were functional at the time of inspection.
- Some outlets not accessible due to furniture and or stored personal items.

9. Ceiling Fans

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Operated normally when tested at the time of inspection.

10. Smoke Detectors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Present on the Main Floor

11. Stairs & Handrail

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Stairs and handrail appeared in good condition at the time of inspection.

12. Door Bell

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Operated normally when tested.

13. Patio Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- The patio door was functional during the inspection.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: First Floor

Observations:

- Condition: Acceptable

**2. Ceiling Condition**

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall ceilings.

Observations:

- No signs of damage or leaks at the time of inspection.

3. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall.

Observations:

- Walls were in good shape at time of inspection

4. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Laminate flooring.

Observations:

- No damage noted at the time of inspection.

5. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No major system safety or function concerns noted at the time of inspection.

6. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- GFCI in place and operational.

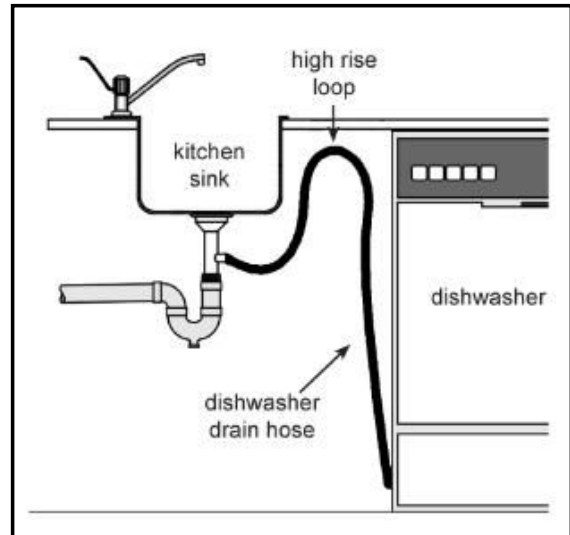
**7. Dishwasher**

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Observations:

- Operated normally at the time of inspection.
- No high drain loop noted. Dishwasher high drain loop is to prevent back flow of water into the dishwasher.





8. Garbage Disposal

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Appeared functional when operated at the time of inspection.

9. Sinks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Sink appeared to be in good condition at the time of inspection..



10. Spray Wand

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- The spray wand was operated and was functional.

11. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No active leaks in supply or drain lines observed at the time of inspection.

12. Microwave

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Microwave was functioning at the time of the inspection

**13. Oven & Range**

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Oven(s): Electric
- All heating elements operated when tested.
- Oven(s) operated when tested.

**14. Vent Condition**

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Materials: Exterior Vented

Observations:

- Tested exhaust fan was operational at the time of inspection.
- Light bulb not working or missing.

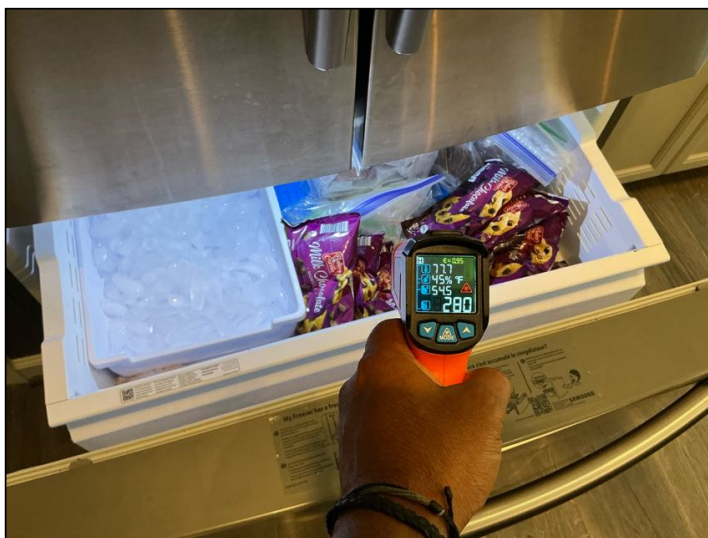
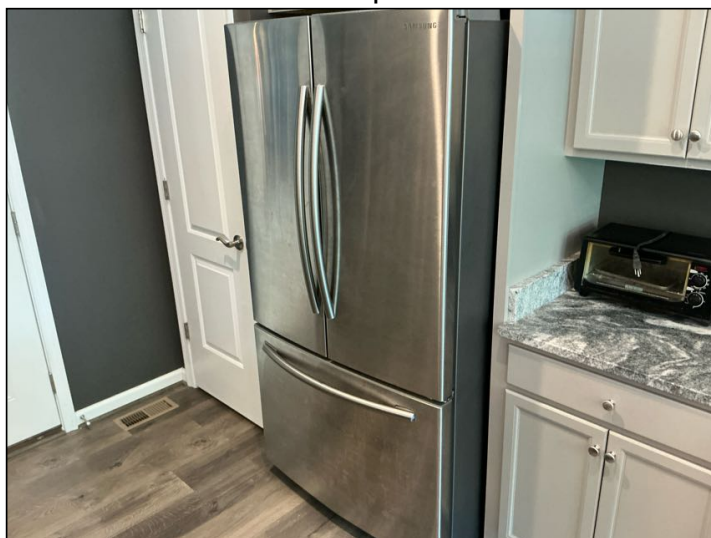


15. Refrigerator Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Overall condition of refrigerator appeared functional at the time of inspection.



Laundry

1. General View Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Main Level

Observations:

- Functional



2. Washer

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Appeared functional at the time of inspection.

3. Dryer

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Appeared functional at the time of inspection.

4. Dryer Vent

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No deficiencies noted.

5. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Appeared to be in good shape at the time of inspection, access limited.

6. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | ✓ |

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.



Basement

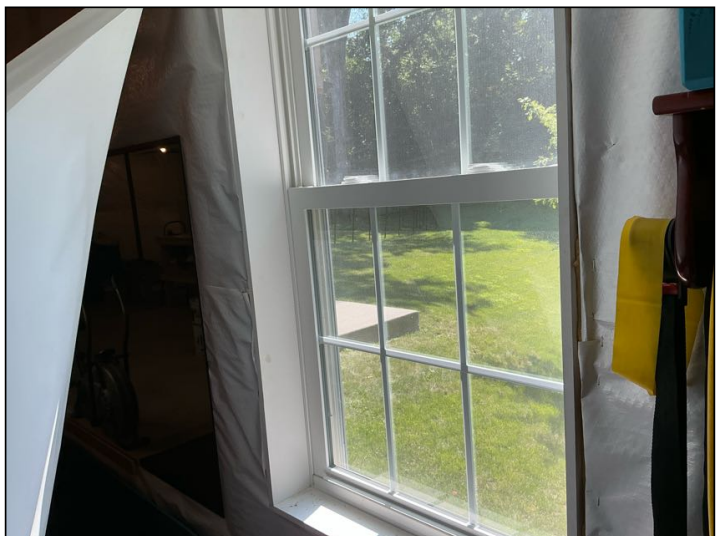
1. General Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Walk-out • Unfinished

Observations:

- Appears in serviceable condition.





2. Access

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Exterior entrance is in serviceable condition.

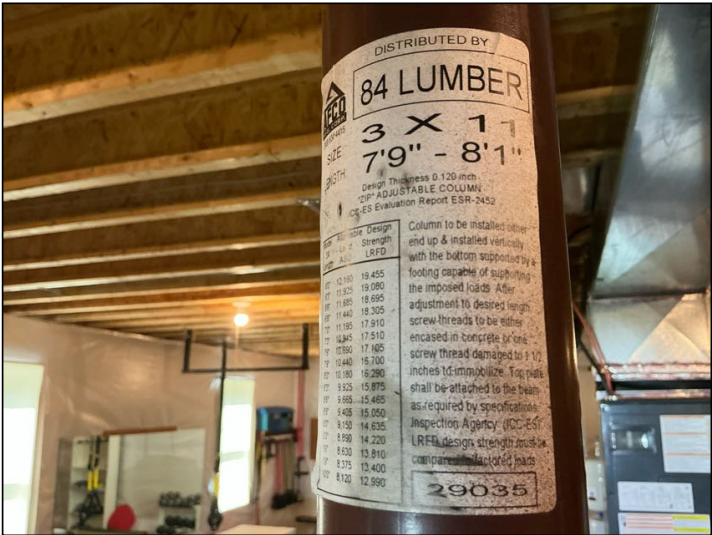


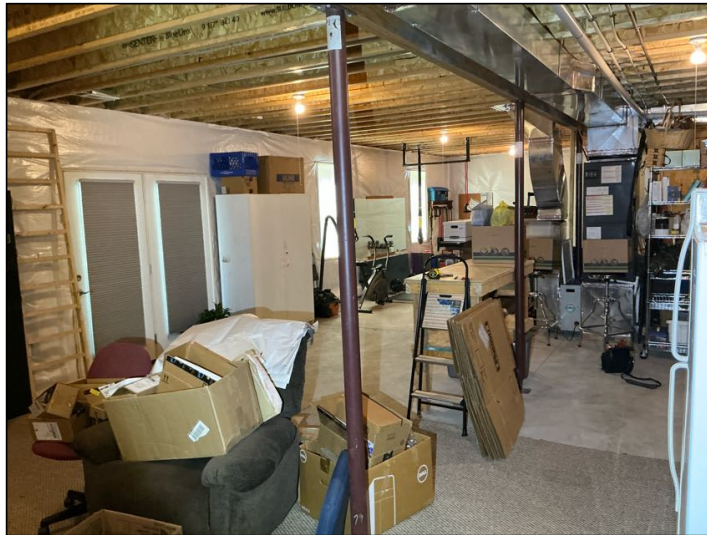
3. Columns

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| | ✓ | | | |

Observations:

- Screw jacks are usually intended as temporary supports. Support posts may lack proper footings to disperse load bearing weight imposed at noted area. Recommend review of post and support structure by a qualified contractor.





4. Slab Floor

| Good | Fair | Poor | N/A | None |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Common cracks noted. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process, Recommend sealing all cracks.



5. Insulation

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Functional

6. Electrical condition

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Appeared functional at the time of inspection.

7. Framing

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- Floor joist appear in good condition.

8. Stairs

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Stairs appeared functional at the time of inspection. No deficiencies noted.

9. Windows Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Vinyl • Single Hung Windows

Observations:

- All tested windows were functional at the time of the inspection

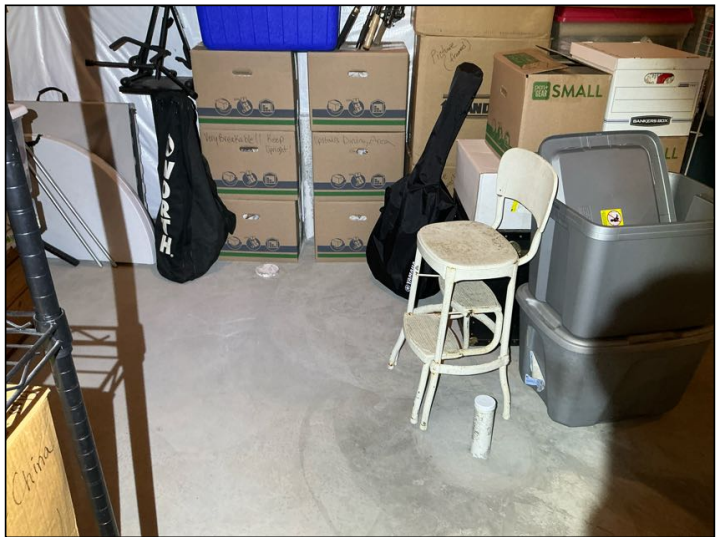
10. Rough-in Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Full Bath

Observations:

- Serviceable condition

**11. Smoke Detector Condition**

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Present on the basement

Electrical

1. Electrical Panel

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Location: Garage

Observations:

- No major system safety or function concerns noted at the time of inspection on main panel box.

**2. Cable Feeds**

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Underground service lateral. Left side of the building



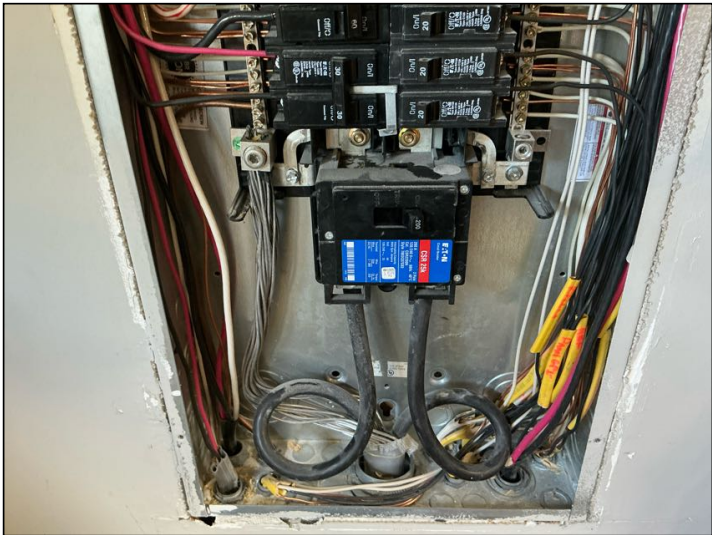
Left side of the building.

3. Main Amp Breaker

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- 200 amp

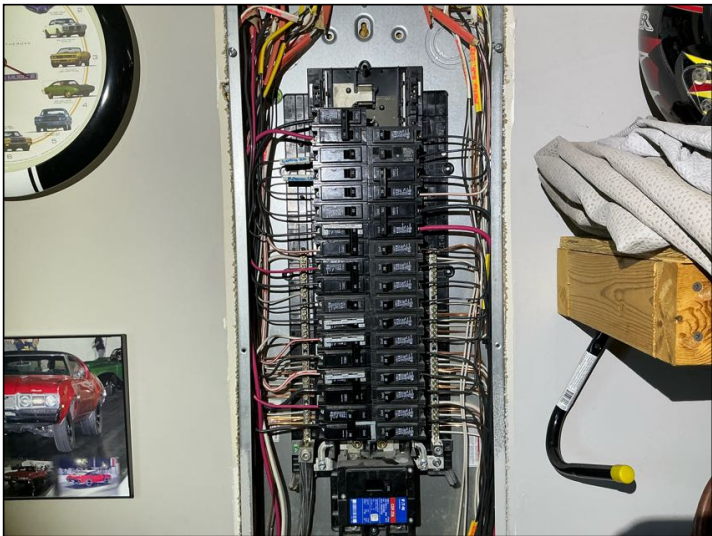


4. Breakers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Copper non-metallic sheathed cable.
Observations:

- All of the circuit breakers appeared serviceable.



Gas

1. Main Gas Valve Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Location: Left side of the building.

Observations:

- Appeared in good shape at the time of inspection.



Water & Sewer

1. Water Main

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Location:

- Public Water
- 3/4 inch
- No deficiencies noted.



2. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

- Materials: PVC waste piping noted. • Aquapex piping noted.
- Observations:
- No deficiencies noted.



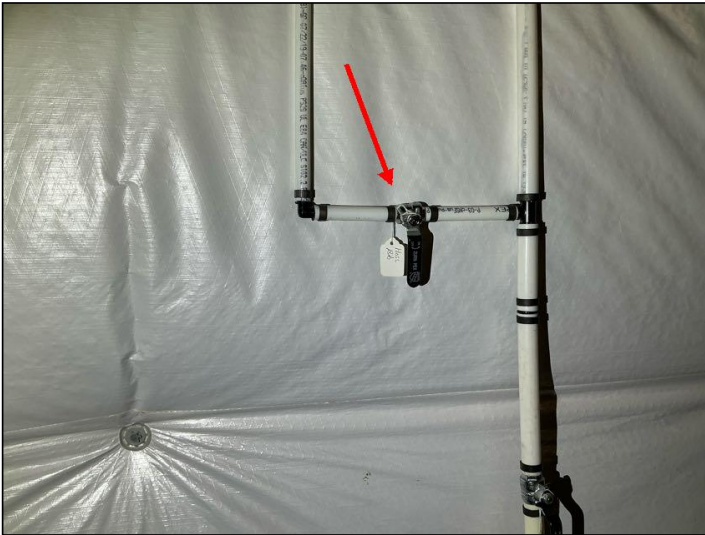


3. Hose bib shut off valve

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Located in basement (front)
- Under the kitchen sink (back)



Front



Back

Water Heater

1. Water Heater Condition

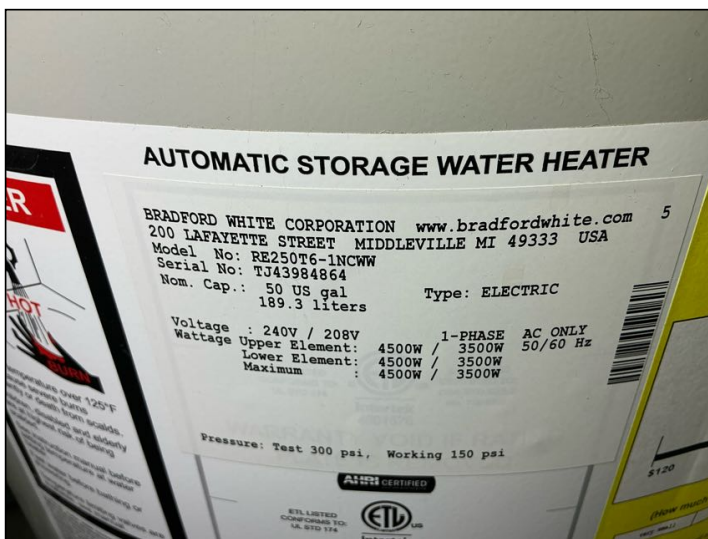
| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Heater Type: Electric

Location: The heater is located in the basement.

Observations:

- Tank appears to be in satisfactory condition.
- Manufacture date:(2019). Life expectancy around 12 years.



MFD 2019—50 gallons

2. Number Of Gallons

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

- 50 gallons.

3. Plumbing

| Good | Fair | Poor | N/A | None |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Materials: Aquapex

Observations:

- No deficiencies observed at the visible portions of the supply piping.

4. TPRV

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Temperature Pressure Release (TPR) valve and discharge pipe -- functional and in satisfactory condition.
- A Temperature Pressure Relief Valve (**TPR Valve**) is present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

HVAC Zone 1

1. AC Compress Condition

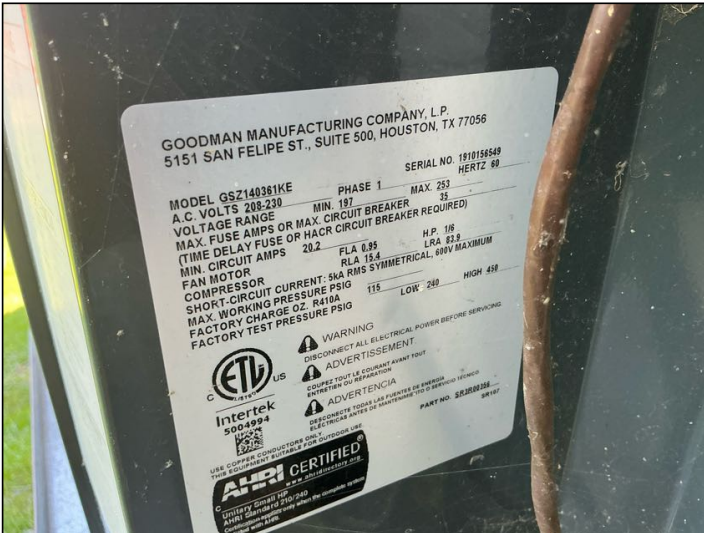
| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Compressor Type: Electric

Location: The compressor is located on the side yard.

Observations:

- Appeared functional at the time of inspection.
- Manufacture date:(2019). Life expectancy around 20 years.
- **Recommend cleaning and servicing the HVAC system by a licensed HVAC specialist.**



MFD 2019—R410A

2. Refrigerant Lines

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No deficiencies found.

3. Thermostats

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Located in the family room
- Digital - programmable type.
- Functional at the time of inspection.



Set to cool 71F

4. Heater Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

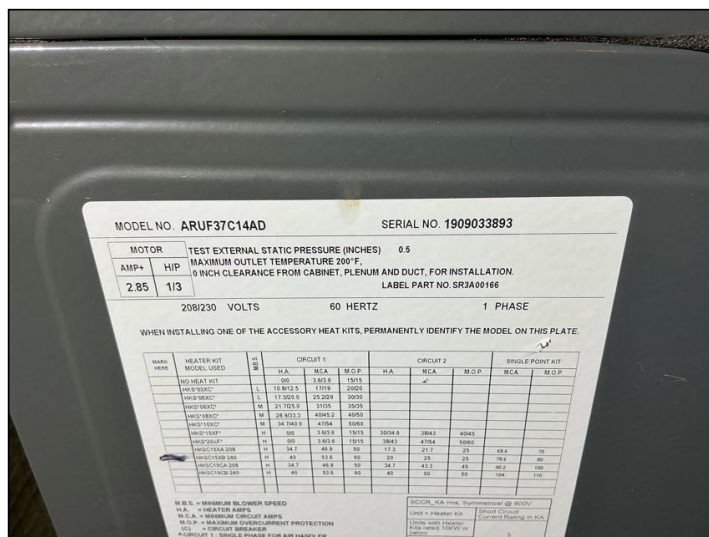
Location: The Heat pump is located in the basement

Type: Heat pump noted.

Observations:

- Heat pump was tested using normal operating controls. Unit appeared to operate properly at time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted prior to closing.
- Manufacture date:(2019). Life expectancy around 20 years.
- HVAC system service date was over 12 months or not being able to be determined. We recommend the HVAC system be serviced and cleaned by a licensed HVAC specialist.
- Recommend the unit to be serviced by a qualified HVAC specialist.







Supply



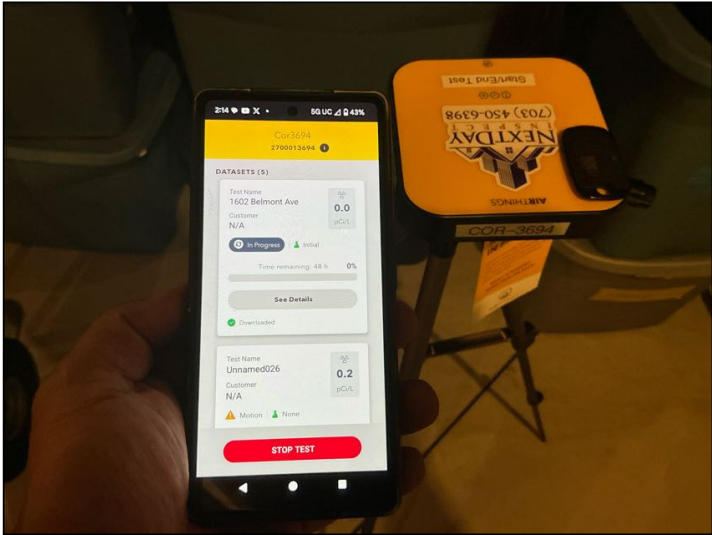
Return

Radon Unit Placement

1. Radon Placement

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Basement



Bathroom 01

1. Locations

Locations: Main Floor Master Bathroom

2. General View

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Materials: Full Bath
Observations:
• Acceptable







3. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- The doors were functional and latched properly at the time of inspection.

4. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Ceramic tile.

Observations:

- No deficiencies observed at the time of inspection.

5. Walls Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall walls.

Observations:

- No major deficiencies or concerns noted at the time of inspection.

6. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall ceilings.

Observations:

- No major deficiencies or concerns noted at the time of inspection.

7. Exhaust Fan

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- The exhaust fan operated normal at the time of the inspection.

8. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No major system safety or function concerns noted at the time of inspection.

9. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- GFCI in place and operational.
- GFCI in this bathroom resets other bathroom receptacles

10. Sinks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No deficiencies observed.

11. Plumbing

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- All fixtures tested and operated normally. No functional or safety concerns noted at the time of inspection.

12. Showers

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- Functional.

13. Shower Walls

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- Ceramic tile.
- Observed in good condition at the time of the inspection, recommend periodic checking for gaps in the grout and seal as needed.

14. Shower Door

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- The shower enclosure was functional at the time of the inspection.

15. Toilets

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- Observed functional and in good visual condition.

16. Window Condition

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Type: Vinyl • Double Hung Windows • Double pane

Observations:

- Appeared in good condition.

Bathroom 02

1. Locations

Locations: Main Floor hallway

2. General View

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Materials: Full bath, bathtub and shower combo
Observations:
• Acceptable





3. Doors

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- The doors were functional and latched properly at the time of inspection.

4. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Ceramic tile.

Observations:

- No deficiencies observed at the time of inspection.

5. Walls Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall walls.

Observations:

- No major deficiencies or concerns noted at the time of inspection.

6. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall ceilings.

Observations:

- No major deficiencies or concerns noted at the time of inspection.

7. Exhaust Fan

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- The exhaust fan operated normal at the time of the inspection.

8. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No major system safety or function concerns noted at the time of inspection.

9. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- GFCI in place and operational.
- Reset for the GFCI is in the master bath.

10. Sinks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- No deficiencies observed.

11. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- All fixtures tested and operated normally. No functional or safety concerns noted at the time of inspection.

12. Showers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Functional.

13. Shower Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Solid surface material noted.
- Observed in good condition at the time of the inspection, recommend periodic checking for gaps in the grout and seal as needed.

14. Bath Tubs

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Bathtubs appeared in good condition, water supply appeared adequate, and drainage was functional at the time of inspection.

15. Toilets

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Observations:

- Observed functional and in good visual condition.

Bedroom 01

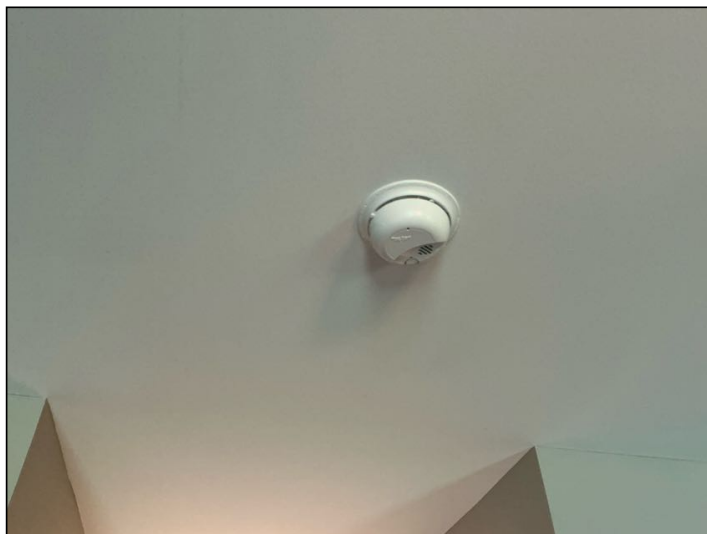
1. General View Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Main Floor

Observations:

- Acceptable



2. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- The door was functional and latched properly at the time of inspection.

3. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall ceilings.

Observations:

- No deficiencies or stains noted at the time of inspection.

4. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall.

Observations:

- No major defects noted at the time of inspection.

5. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Flooring Types: Carpet.

Observations:

- Floor appeared to be in fair condition with normal wear for its age at the time of inspection.

6. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Vinyl • Double Hung Windows • Double pane

Observations:

- Operational and no deficiencies noted.

7. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- All tested outlets in the bedrooms worked normally at the time of inspection.
- Some outlets not accessible due to furniture and/or stored personal items.

8. Ceiling Fans

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Operated normally when tested at the time of inspection.

9. Smoke Detectors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

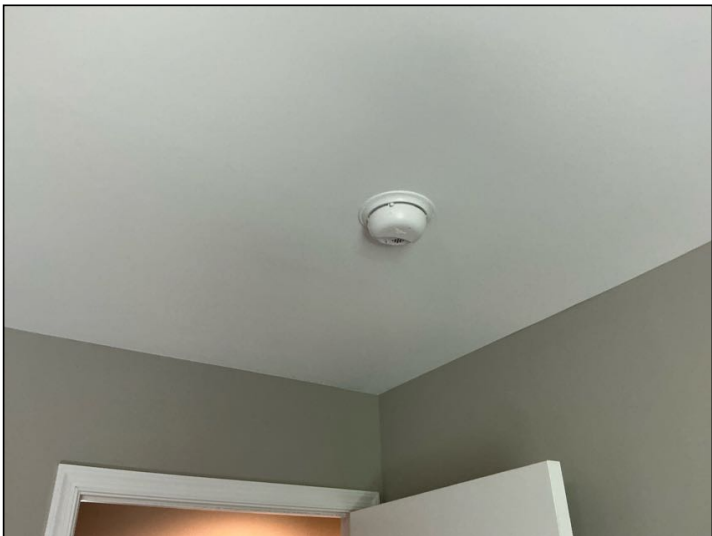
- Present on the bedroom

Bedroom 02

1. General View Condition

| | | | | |
|------|------|------|-----|------|
| Good | Fair | Poor | N/A | None |
| ✓ | | | | |

Materials: Main Floor
Observations:
• Acceptable



2. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- The door was functional and latched properly at the time of inspection.

3. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall ceilings.

Observations:

- No deficiencies or stains noted at the time of inspection.

4. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall.

Observations:

- No major defects noted at the time of inspection.

5. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Flooring Types: Carpet.

Observations:

- Floor appeared to be in fair condition with normal wear for its age at the time of inspection.

6. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Vinyl • Double Hung Windows • Double pane

Observations:

- Operational and no deficiencies noted.

7. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- All tested outlets in the bedrooms worked normally at the time of inspection.
- Some outlets not accessible due to furniture and/or stored personal items.

8. Ceiling Fans

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Operated normally when tested at the time of inspection.

9. Smoke Detectors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Present on the bedroom

Bedroom 03

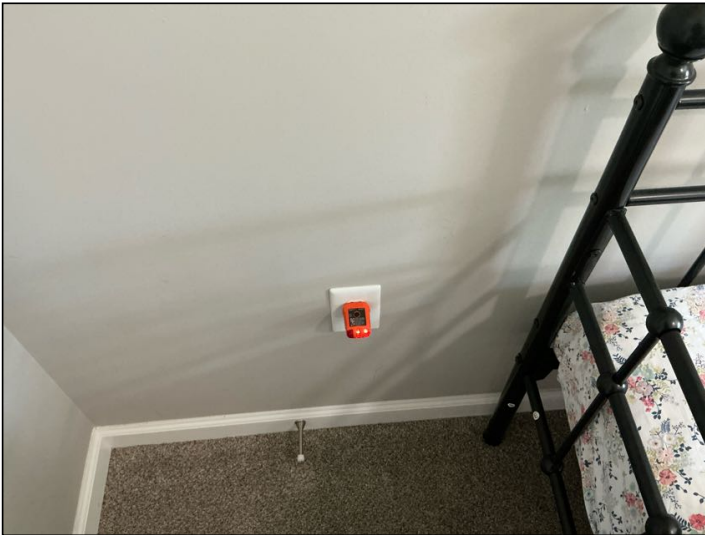
1. General View Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Main Floor

Observations:

- Acceptable



2. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- The door was functional and latched properly at the time of inspection.

3. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall ceilings.

Observations:

- No deficiencies or stains noted at the time of inspection.

4. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Drywall.

Observations:

- No major defects noted at the time of inspection.

5. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | ✓ | | | |

Flooring Types: Carpet.

Observations:

- Floor appeared to be in fair condition with normal wear for its age at the time of inspection.

6. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Materials: Vinyl • Double Hung Windows • Double pane

Observations:

- Operational and no deficiencies noted.

7. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- All tested outlets in the bedrooms worked normally at the time of inspection.
- Some outlets not accessible due to furniture and/or stored personal items.

8. Ceiling Fans

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Operated normally when tested at the time of inspection.

9. Smoke Detectors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| ✓ | | | | |

Observations:

- Present on the bedroom

Glossary

| Term | Definition |
|-----------|--|
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |
| PVC | Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines. |
| TPR Valve | The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves |