



# INSPECTION REPORT

Inspector: Paulo Narduche

111 SAMPLE AVE, SAMPLE, VA 00001

Inspection prepared for: SAMPLE SAMPLE

Date of Inspection: 6/28/2025 Time: 9:00 AM

Year Built: 1985 Size (Sqft): 1628

Weather: Cloudy 75 degrees F



46179 WESTLAKE DR, SUITE 200B, STERLING VA 20165



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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.

Maintenance		
Out Building Structure		
Page 10 Item: 3	Electrical	• Light did not work. Replace bulb and check for operation. Repair or replace fixture as needed.
Roof		
Page 15 Item: 3	Vent Stack	• Exposed nails observed at flashing aprons. Recommend sealing all fastener heads.
Attic		
Page 16 Item: 1	Access	• Access cover was not insulated. Recommend insulating the access cover to minimize energy loss.
Kitchen		
Page 23 Item: 8	Vent Condition	• Light bulb was not working or missing. Replace bulb and check for operation. Repair or replace unit as needed.
HVAC Zone 1		
Page 43 Item: 1	AC Compressor Condition	• R22 <b>A/C</b> system noted. The production and use of R-22 (HCFC 22) has been banned in the US since Jan.1st, 2020. Recommend contacting HVAC specialist for options going forward.
Page 44 Item: 4	Indoor Unit	• HVAC system service date was over 12 months ago or unable to be determined. Recommend servicing by a licensed HVAC specialist. • R22 A/C system noted on the exterior unit. Indoor unit specified 410A refrigerant. Recommend review by a HVAC specialist.
Page 48 Item: 11	Registers	• The AC unit did not appear to be operating as efficiently as it should. Recommend review and repair as needed by a licensed HVAC specialist.

Repair		
Grounds & Exterior		
Page 8 Item: 2	Grounds Electrical	• Doorbell did not work. Repair or replace as needed.

**Out Building Structure**

Page 10 Item: 2	Structure	<ul style="list-style-type: none"> <li>• Door did not latch. Adjust or repair as needed.</li> <li>• Moisture damage noted on interior wall sheathing. Recommend repair or replace as needed.</li> </ul>
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**Out Building Roof**

Page 12 Item: 3	Gutters	<ul style="list-style-type: none"> <li>• Gutters and downspouts were not installed. Recommend installing to prevent water damage to structure.</li> </ul>
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**Roof**

Page 13 Item: 2	Gutter	<ul style="list-style-type: none"> <li>• Missing gutter fasteners observed. Gutter at the front of the house was detached. Recommend repair or replace as needed.</li> <li>• Standing water noted in the gutter at the back of the house. Recommend confirm proper sloping of the gutter system. Repair or replace as needed.</li> <li>• Downspout extender at the back of the house was detached. Recommend repair or replace as needed.</li> </ul>
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**Attic**

Page 16 Item: 2	Structure	<ul style="list-style-type: none"> <li>• Loose and peeling drywall tape noted on gypsum boards. Loose or sagging panel noted. Recommend repair by a qualified contractor.</li> <li>• Roof sheathing appeared loose. Recommend further review and repair as needed by a roofing contractor.</li> </ul>
Page 18 Item: 4	Ventilation	<ul style="list-style-type: none"> <li>• Soffit vents were blocked with insulation. Recommend installing baffles to keep insulation from blocking the soffit vents.</li> <li>• Ridge vent air slots were between 1/2" and 2" wide. May not be adequate for proper air flow. Recommend review by a qualified roofing contractor.</li> </ul>

**Kitchen**

Page 24 Item: 10	Oven	<ul style="list-style-type: none"> <li>• Error code noted on oven panel. Unable to operate oven. Recommend review and repair as needed.</li> </ul>
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**Bathrooms**

Page 27 Item: 7	Toilet	<ul style="list-style-type: none"> <li>• Toilets were loose. Recommend securing to floor and sealing all gaps.</li> </ul>
Page 29 Item: 10	Showers	<ul style="list-style-type: none"> <li>• Shower head leaked at mast connection. Recommend repair.</li> </ul>

**Utilities Room**

Page 30 Item: 3	Plumbing	<ul style="list-style-type: none"> <li>• Visible leak observed in the washer supply faucet valve. Recommend repair by a licensed plumber.</li> </ul>
Page 31 Item: 7	Sump Pump	<ul style="list-style-type: none"> <li>• No check valve observed. A check valve prevents the backflow of water. Recommend installing by a licensed plumber.</li> <li>• Sump pump drained into house waste pipe. It is illegal to drain sump pump groundwater into a sanitary sewer line. Recommend installing a drain to direct sump water outside where it can drain into a storm drain.</li> </ul>



**Electrical**

Page 34 Item: 5	Breakers	<ul style="list-style-type: none"> <li>• White wires connected to hot breaker switches observed. White wires are designated to neutral bus connection. Replace or label as needed.</li> </ul>
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**Water**

Page 39 Item: 2	Hose bib shut off valve	<ul style="list-style-type: none"> <li>• The hose bib shut off valve was not installed. Recommend repair by a licensed plumber.</li> </ul>
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**Water Heater**

Page 42 Item: 6	Base	<ul style="list-style-type: none"> <li>• No overflow pan and drain line noted. Recommend installing.</li> </ul>
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**HVAC Zone 1**

Page 43 Item: 1	AC Compressor Condition	<ul style="list-style-type: none"> <li>• The AC unit was connected to a 30 amp breaker. The manufacturer required a maximum 25 amp breaker size for proper over-current protection. Recommend repair by a licensed electrician or HVAC specialist.</li> </ul>
Page 43 Item: 2	Refrigerant Lines	<ul style="list-style-type: none"> <li>• Deteriorated insulation on the exterior refrigerant lines noted. Repair or replace as needed.</li> </ul>
Page 47 Item: 9	Plumbing	<ul style="list-style-type: none"> <li>• Condensation discharge pipe was missing a P-trap. Recommend the installation of P-trap by a licensed plumber or HVAC specialist.</li> </ul>

**Safety****Utilities Room**

Page 31 Item: 6	GFCI	<ul style="list-style-type: none"> <li>• No <b>GFCI</b> protection present at the washer. Recommend installing GFCI protected receptacles for safety.</li> </ul>
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**Electrical**

Page 34 Item: 5	Breakers	<ul style="list-style-type: none"> <li>• Double tapped breaker observed inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or an electrical fire. Recommend evaluation and repair by a licensed electrician.</li> </ul>
Page 36 Item: 7	Smoke Detectors	<ul style="list-style-type: none"> <li>• The smoke detector in the upper level hallway was loose and did not work. Recommend repair or replace as needed.</li> <li>• Smoke detectors were missing in the bedrooms. Recommend installing smoke detectors to meet current safety standards.</li> </ul>

# 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

2. Home Type

Home Type: Single Family, 3 Level Townhouse

3. Occupancy

Occupancy: Vacant - Staged

4. Comments

Note: 4 point inspection only.

## Disclaimer

### 1. General Inspection

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.

### 2. Unauthorized Third Party

If you are reading this report but did not hire us, NextDay Inspect, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Don't rely on old information about one of the biggest purchases you will ever make. Remember that the cost of a home inspection is insignificant compared to the value of the home. Protect your family and your investment, and please call us at (703) 450-6398 to discuss the report you are reading for this property so that we can arrange for a re-inspection.

Thank you!

## Grounds & Exterior

### 1. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
✓				

Location: Rear of the house

Observations:

- Appeared functional.



Back of house

### 2. Grounds Electrical

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Lights appeared functional at the time of inspection.
- Doorbell did not work. Repair or replace as needed.







Did not work

### 3. GFCI

Good	Fair	Poor	N/A	None
✓				

#### Observations:

- **GFCI** receptacles observed operational at the time of the inspection. Reset located in the half bathroom.



## Out Building Structure

### 1. Type of Structure(s)

Structure: Attached shed

### 2. Structure

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

Observations:

- Door did not latch. Adjust or repair as needed.
- Moisture damage noted on interior wall sheathing. Recommend repair or replace as needed.



Did not latch



Moisture damage

### 3. Electrical

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

Observations:

- Light did not work. Replace bulb and check for operation. Repair or replace fixture as needed.



Did not work



## Out Building Roof

### 1. Roofing Material

Materials: Asphalt Shingles

### 2. Roofing Condition

Good	Fair	Poor	N/A	None
✓				

Observations:

- Roofing material appeared functional.



### 3. Gutters

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Gutters and downspouts were not installed. Recommend installing to prevent water damage to structure.



Gutter and downspout missing

# Roof

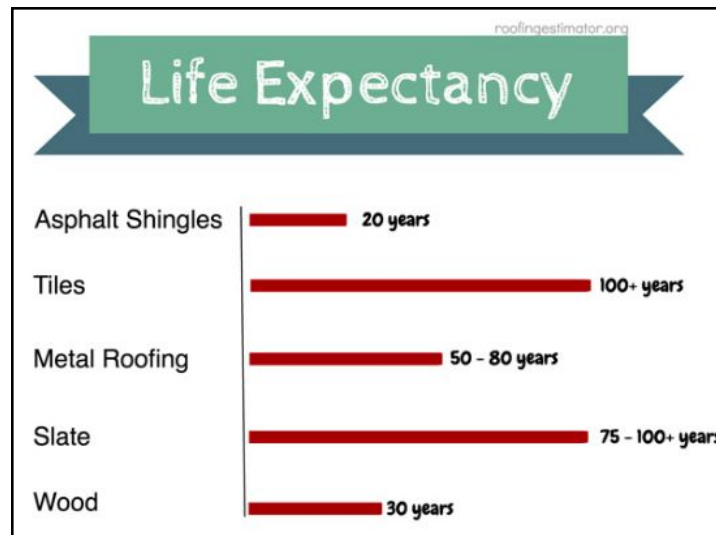
## 1. Roof Condition

Good	Fair	Poor	N/A	None
✓				

Inspection View: Inspected from ground level with extended "Eyestick" and camera. Some areas of the roof may be visually restricted from inspection.  
Materials: Asphalt shingles

Observations:

- Roof appeared to be in functional condition.



## 2. Gutter

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Missing gutter fasteners observed. Gutter at the front of the house was detached. Recommend repair or replace as needed.
- Standing water noted in the gutter at the back of the house. Recommend confirm proper sloping of the gutter system. Repair or replace as needed.
- Downspout extender at the back of the house was detached. Recommend repair or replace as needed.





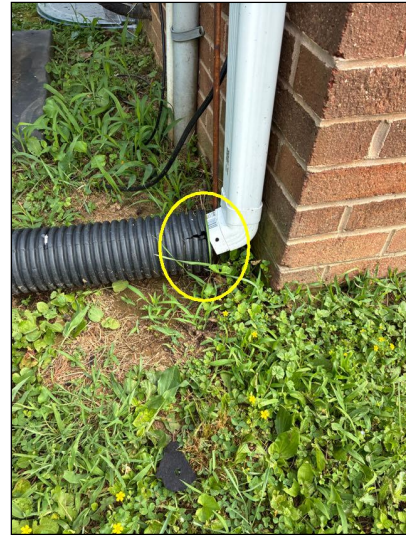
Fasteners missing



Loose



Standing water



Detached





**3. Vent Stack**

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Exposed nails observed at flashing aprons. Recommend sealing all fastener heads.



Unsealed fasteners



Plumbing vent

**4. Flashing**

Good	Fair	Poor	N/A	None
✓				

Observations:

- Visible portions of flashing appeared adequate and functional at the time of inspection.

**5. Eave and rake**

Good	Fair	Poor	N/A	None
✓				

Materials: Wood with aluminum cladding

Observations:

- All visible rakes and eaves appeared in functional condition.



Soffit vents

Attic

1. Access

Good	Fair	Poor	N/A	None
	✓			

- Observations:
- Access at hallway ceiling.
  - Access cover was not insulated. Recommend insulating the access cover to minimize energy loss.



2. Structure

Good	Fair	Poor	N/A	None
	✓			

- Observations:
- Loose and peeling drywall tape noted on gypsum boards. Loose or sagging panel noted. Recommend repair by a qualified contractor.
  - Roof sheathing appeared loose. Recommend further review and repair as needed by a roofing contractor.







Peeling drywall tape / loose panel



Peeling drywall tape



Loose sheathing

### 3. Insulation Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Fiberglass batts.

Depth: Insulation averaged about 10-12 inches in depth

Observations:

- Insulation appeared adequate and in good condition.

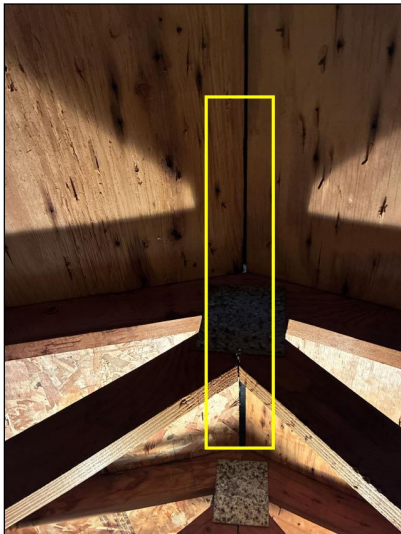


#### 4. Ventilation

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

##### Observations:

- Soffit and ridge vent.
- Gable louver vents.
- Soffit vents were blocked with insulation. Recommend installing baffles to keep insulation from blocking the soffit vents.
- Ridge vent air slots were between 1/2" and 2" wide. May not be adequate for proper air flow. Recommend review by a qualified roofing contractor.



Ridge vent



Small air slot





5. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies noted at the time of inspection.



6. Exhaust Vent

Good	Fair	Poor	N/A	None
✓				

Observations:

- Functional. No deficiencies noted.



## 7. Attic Plumbing

Good	Fair	Poor	N/A	None
✓				

### Observations:

- **PVC** plumbing vents observed.
- No deficiencies noted.



Plumbing vent

## Kitchen

### 1. Condition

Good	Fair	Poor	N/A	None
	✓			

Location: Main Level

Observations:

- Acceptable. Some repairs recommended.

### 2. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- Lighting appeared functional.



### 3. GFCI

Good	Fair	Poor	N/A	None
✓				

Observations:

- GFCI in place and operational.



### 4. Dishwasher

Good	Fair	Poor	N/A	None
✓				

Observations:

- Operated normally at the time of inspection.



5. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

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



6. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies noted.



### 7. Microwave

Good	Fair	Poor	N/A	None
✓				

#### Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at the time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician, prior to closing.



### 8. Vent Condition

Good	Fair	Poor	N/A	None
	✓			

Type: Recirculating vent

#### Observations:

- Tested exhaust fan was operational at the time of inspection.
- Light bulb was not working or missing. Replace bulb and check for operation. Repair or replace unit as needed.





Lights did not work

**9. Cooktop Condition**

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

**Observations:**

- Electric cooktop noted.
- All heating elements operated when tested.

**10. Oven**

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

**Observations:**

- Electric burner
- Error code noted on oven panel. Unable to operate oven. Recommend review and repair as needed.



Did not work



Error message

**11. Refrigerator Condition**

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

**Observations:**

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



## Bathrooms

### 1. Location

Location: Upper Level • Main Level

### 2. General View

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

Type: Full Bath • Half Bath

Observations:

- Functional. Repairs recommended.

### 3. Exhaust Fan

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

Observations:

- The bathroom fans were functional.



### 4. Electrical

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

Observations:

- Lighting appeared functional.





**5. GFCI**

Good	Fair	Poor	N/A	None
✓				

Observations:

- GFCI in place and operational.

**6. Sinks**

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

**7. Toilet**

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Toilets were loose. Recommend securing to floor and sealing all gaps.



Loose



Loose

**8. Plumbing**

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

Observations:

- Plumbing was functional.



**9. Bath Tub**

Good	Fair	Poor	N/A	None
✓				

**Observations:**

- Bathtub appeared functional at the time of inspection.

**10. Showers**

Good	Fair	Poor	N/A	None
	✓			

**Observations:**

- Shower head leaked at mast connection. Recommend repair.



Leaked



## Utilities Room

### 1. Condition

Good	Fair	Poor	N/A	None
	✓			

Location: Lower Level

Observations:

- Acceptable. Some repairs recommended.

### 2. Washer

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional at the time of inspection.



### 3. Plumbing

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Visible leak observed in the washer supply faucet valve. Recommend repair by a licensed plumber.



Leaked

### 4. Dryer

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional at the time of inspection.

**5. Electrical**

Good	Fair	Poor	N/A	None
✓				

Observations:

- Lighting appeared functional.

**6. GFCI**

Good	Fair	Poor	N/A	None
		✓		

Observations:

- GFCI protected receptacles may not have been required when the house was built. Recommend upgrading with GFCIs at all receptacles near water sources.

- No GFCI protection present at the washer. Recommend installing GFCI protected receptacles for safety.



Not GFCI protected

**7. Sump Pump**

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Sump pump was installed. Pump motor was not visible and the float not accessible due to sealed cover. Pump was not tested. Recommend installation of a battery backup to prevent flooding in case of power disruption.

- No check valve observed. A check valve prevents the backflow of water. Recommend installing by a licensed plumber.

- Sump pump drained into house waste pipe. It is illegal to drain sump pump groundwater into a sanitary sewer line. Recommend installing a drain to direct sump water outside where it can drain into a storm drain.



Drained to waste stack

# Electrical

## 1. Cable Feeds

Good	Fair	Poor	N/A	None
✓				

Observations:

- Underground service lateral.
- Appeared functional.



Service entrance

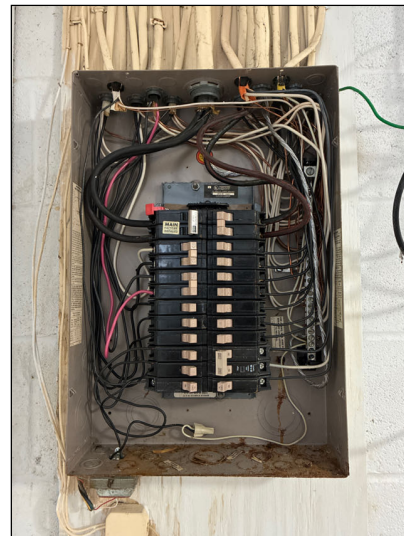
## 2. Electrical Panel

Good	Fair	Poor	N/A	None
✓				

Location: Utilities room

Observations:

- Service panel appeared in functional condition.



## 3. Main Amp Breaker

Good	Fair	Poor	N/A	None
	✓			

Observations:

- 100 amp
- Consider updating to a 200 amp service to accommodate modern electrical needs.





Main amp breaker

#### 4. Breakers in off position

Good	Fair	Poor	N/A	None
✓				

Observations:

• 0



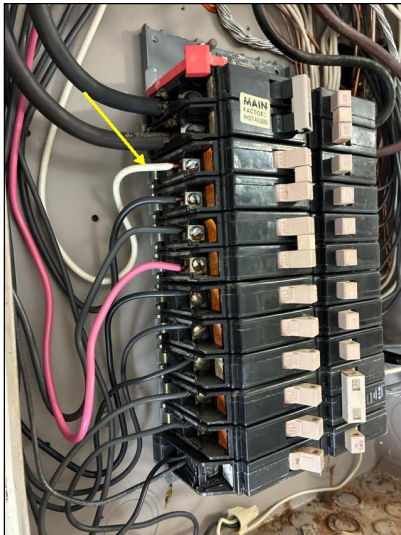
#### 5. Breakers

Good	Fair	Poor	N/A	None
	✓			

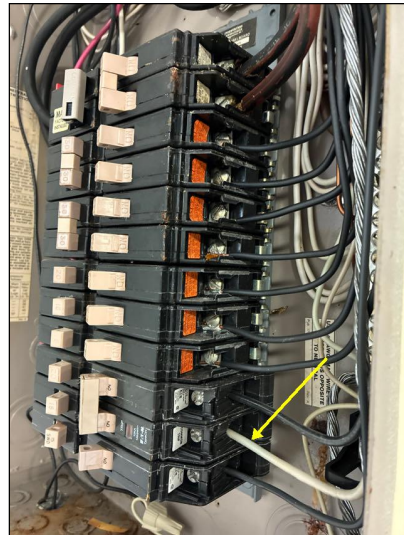
Materials: Copper non-metallic sheathed cable. • Aluminum non-metallic sheathed cable.

Observations:

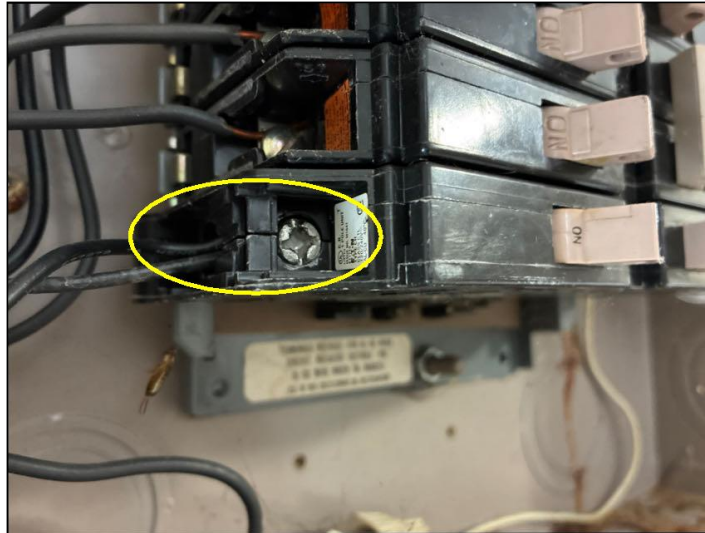
- White wires connected to hot breaker switches observed. White wires are designated to neutral bus connection. Replace or label as needed.
- Double tapped breaker observed inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or an electrical fire. Recommend evaluation and repair by a licensed electrician.



Neutral as hot



Neutral as hot



Double tapped

**6. Interior Electrical**

Good	Fair	Poor	N/A	None
✓				

**Observations:**

- All tested electrical outlets were functional at the time of inspection.
- Lighting appeared functional at the time of inspection.
- Ceiling fan operated normally when tested.



## 7. Smoke Detectors

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

### Observations:

- **Note:** Smoke alarms and CO detectors can save lives. Alarms and detectors should be installed on each level of the house and in each sleeping room, and tested frequently for proper operation.
- The smoke detector in the upper level hallway was loose and did not work. Recommend repair or replace as needed.
- Smoke detectors were missing in the bedrooms. Recommend installing smoke detectors to meet current safety standards.





Family room



Hallway

Gas

1. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
✓				

Location: Left side of the home.  
Observations:  
• Appeared in good shape at the time of inspection.



Main gas shut off valve

# Water

## 1. Water Main

Good	Fair	Poor	N/A	None
✓				

### Observations:

- Public water
- 1 inch
- Copper pipes
- Location: Family room
- No deficiencies noted.



## 2. Hose bib shut off valve

Good	Fair	Poor	N/A	None
		✓		

### Observations:

- The hose bib shut off valve was not installed. Recommend repair by a licensed plumber.



Shut off valve missing



# Water Heater

## 1. Water Heater Condition

Good	Fair	Poor	N/A	None
✓				

Heater Type: Electric

Location: The heater was located in the utilities room.

Observations:

- Manufacture date: 2014. Life expectancy around 12 years.
- Tank appeared to be in satisfactory condition.



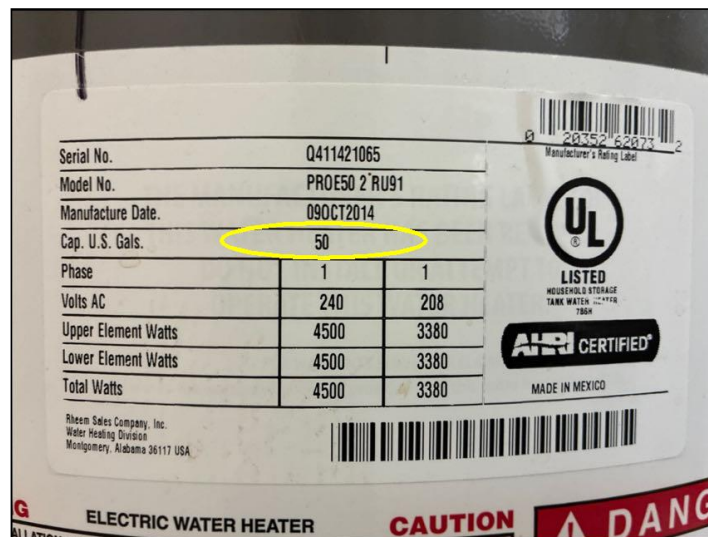
MFD: 2014

## 2. Number Of Gallons

Good	Fair	Poor	N/A	None
✓				

Observations:

- 50 gallons.



50 Gallons

## 3. Plumbing

Good	Fair	Poor	N/A	None
✓				

Materials: Copper • Aquapex

Observations:

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



Water shut off valve

**4. TPRV**

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

Observations:

- Appeared to be in satisfactory condition.



TPR valve

**5. Overflow Condition**

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:

- Appeared to be in satisfactory condition.



Overflow discharge pipe

**6. Base**

Good	Fair	Poor	N/A	None
	✓			

**Observations:**

- No overflow pan and drain line noted. Installation of an overflow pan with a drain line beneath the water heater tank is recommended, especially if the water heater is inside the home or basement. A leak could cause lots of water damage. Installing an overflow pan and a drain eliminate this possibility.
- No overflow pan and drain line noted. Recommend installing.



Missing overflow pan and drain



## HVAC Zone 1

## 1. AC Compressor Condition

Good	Fair	Poor	N/A	None
	✓			

Compressor Type: Electric

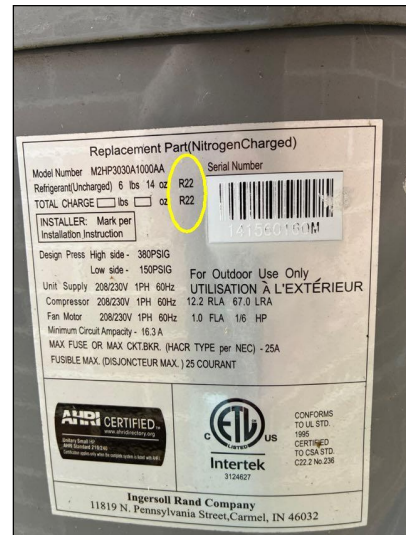
Location: The compressor was located at the back of the house.

Observations:

- Manufacture date: 2014. Life expectancy around 20 years.
- Appeared functional at the time of inspection.
- **R22 A/C** system noted. The production and use of R-22 (HCFC 22) has been banned in the US since Jan. 1st, 2020. Recommend contacting HVAC specialist for options going forward.
- The AC unit was connected to a 30 amp breaker. The manufacturer required a maximum 25 amp breaker size for proper over-current protection. Recommend repair by a licensed electrician or HVAC specialist.



MFD: 2014



R-22 noted



30 amp breaker

## 2. Refrigerant Lines

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Deteriorated insulation on the exterior refrigerant lines noted. Repair or replace as needed.



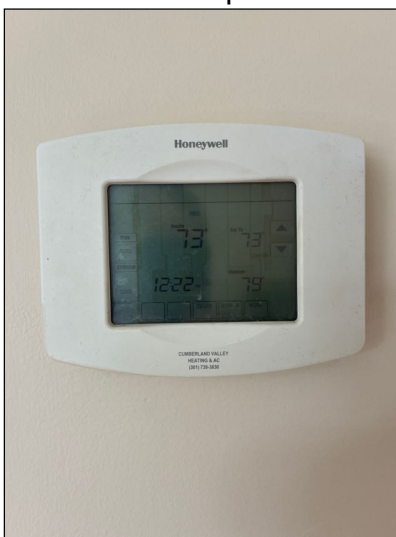
Deteriorated insulation

### 3. Thermostats

Good	Fair	Poor	N/A	None
✓				

#### Observations:

- Location: Living room
- Digital - programmable type.
- Functional at the time of inspection.



### 4. Indoor Unit

Good	Fair	Poor	N/A	None
	✓			

Location: The furnace was located in the utilities room.

Type: Gas fired forced hot air.

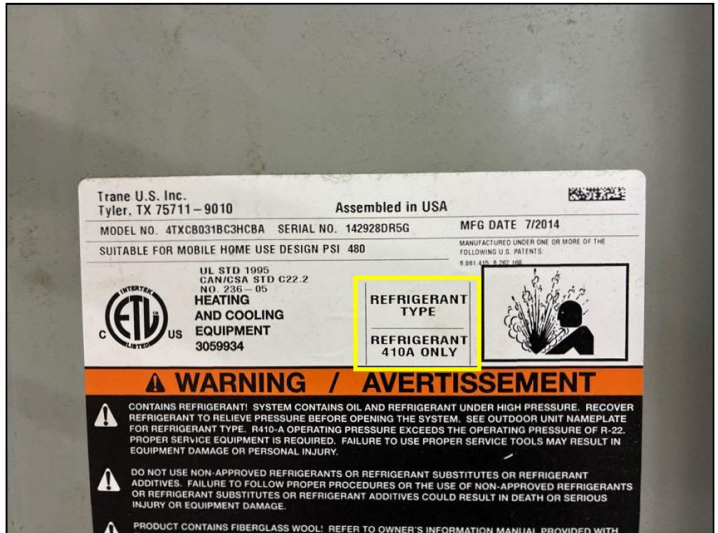
#### Observations:

- Manufacture date: 2014. Life expectancy around 20 years.
- Unit appeared to operate properly using normal operating controls at the time of inspection.
- HVAC system service date was over 12 months ago or unable to be determined. Recommend servicing by a licensed HVAC specialist.
- R22 A/C system noted on the exterior unit. Indoor unit specified 410A refrigerant. Recommend review by a HVAC specialist.





MFD: 2014



410A refrigerant

## 5. Filters

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

Location: Located inside the unit.

Observations:

- **Maintenance:** The air filter should be inspected at least monthly and cleaned or replaced as required. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- Filter appeared clean at the time of inspection.



## 6. Venting

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

Observations:

- PVC pipe noted.
- Appeared functional.



Exhaust pipe



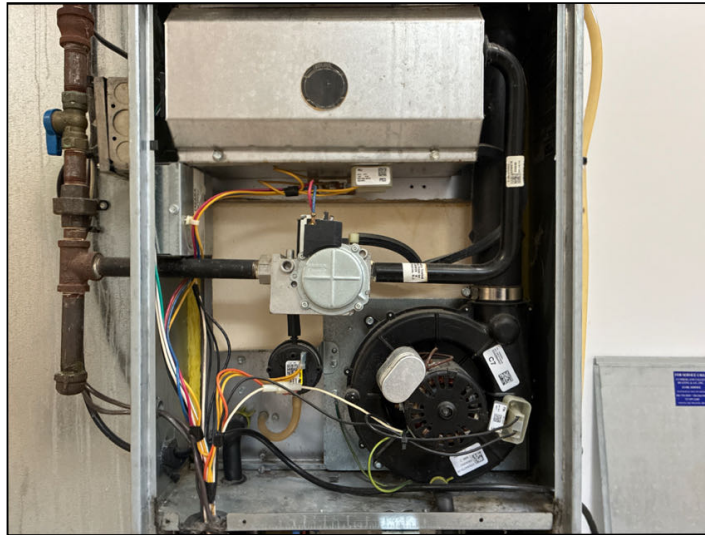
Exterior vent

**7. Enclosure**

Good	Fair	Poor	N/A	None
✓				

Observations:

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

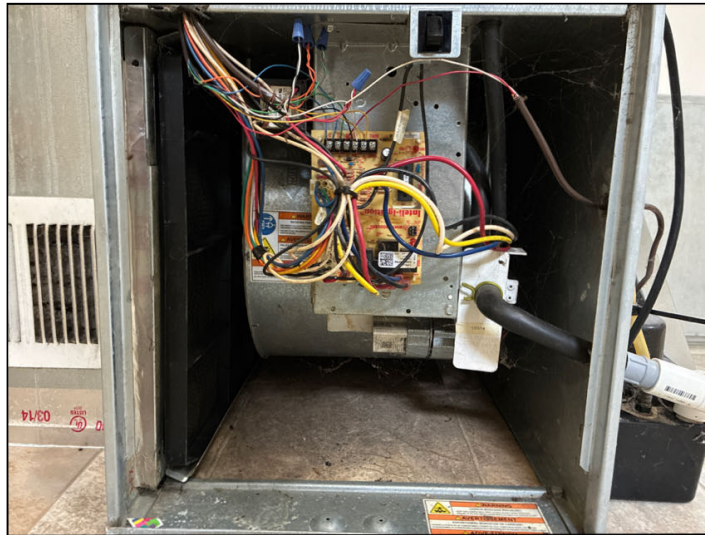
**8. Enclosure Base**

Good	Fair	Poor	N/A	None
✓				

Observations:

- The heater base appeared to be functional.





## 9. Plumbing

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

Materials: PVC plumbing.

Observations:

- Condensate drain pump noted.
- Condensation discharge pipe was missing a P-trap. Recommend the installation of P-trap by a licensed plumber or HVAC specialist.



Condensate drain



Condensate drain pump

## 10. Gas Valve

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

Observations:

- Gas shut off valve was present and functional.



Gas shut off valve

### 11. Registers

Good	Fair	Poor	N/A	None
	✓			

#### Observations:

- Average temperature differential between supply and return air is 12-15 degrees F. On high efficiency units, expect 16-22 degrees F difference.
- The AC unit did not appear to be operating as efficiently as it should. Recommend review and repair as needed by a licensed HVAC specialist.



Cooling mode - return



Cooling mode - supply

## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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