

Next Day Inspect

Commercial Inspection Report



111 SAMPLE AVE, SAMPLE, VA 00001
Inspection prepared for: SAMPLE SAMPLE
Date of Inspection: 2/3/2025 Time: 1:00 PM
Year Built: 1988 Size (Sqft): 1000
Weather: Cloudy 44 degrees F

Inspector: Paulo Narduche
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Report Summary

Safety

Electrical

Page 10 Item: 4	Labeling	• Three breakers were not labeled. Recommend contacting an electrician to label the breakers for safety.
Page 10 Item: 5	Circuit Breakers	• Neutral wire noted being used as a hot wire. Recommend labeling the wire by a licensed electrician.

Fire Safety

Page 21 Item: 4	Exit Signage	• Illuminated exit sign was missing. Recommend repair. • Directional sign was missing at supply room door. Recommend repair.
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Bathroom

Page 25 Item: 9	GFCI	• No GFCI outlet noted. Recommend installing to meet current safety standards.
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Office

Page 31 Item: 7	Outlets	• Wall outlet was missing its cover. Recommend installing cover for safety.
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Supply Room

Page 35 Item: 8	Outlets	• No GFCI present at outlet under sink. GFCI outlets are required near water sources. Recommend repair.
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Utilities Room

Page 39 Item: 6	Electrical	• Loose electrical cables noted. Recommend securing for safety.
Page 41 Item: 11	Dryer Vent	• Flexible dryer vent observed. Flexible vent should not exceed a 6' run or penetrate walls. Recommend replacing at least a portion of the flexible vent with a smooth duct vent for safety. • Lint noted at the exterior portion of the vent. Recommend cleaning.

Repair

Roof

Page 7 Item: 4	Eaves and Rakes	• Gaps and minor wood deterioration noted at soffit area. Recommend contacting the property manager to review and repair as needed.
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Water Heater

Page 13 Item: 3	Plumbing	• Expansion tank was not installed. An expansion tank is required on closed water systems. Recommend repair by a licensed plumber.
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Page 14 Item: 5	TPR Overflow	<ul style="list-style-type: none"> • Small hole observed near the end of the discharge pipe. Recommend repair by a licensed plumber.
Page 15 Item: 6	Base	<ul style="list-style-type: none"> • Overflow pan and drain were missing. Recommend installing to prevent damage to finished areas.
HVAC System		
Page 16 Item: 1	HVAC Compressor	<ul style="list-style-type: none"> • The AC disconnect boxes were not labeled. Recommend asking property manager or HVAC technician to label boxes. • The unit was connected to a 60 amp breaker. The manufacturer specified that the unit be connected to a 45 amp breaker for proper overcurrent protection. Recommend repair.
Page 16 Item: 2	Refrigerant Line	<ul style="list-style-type: none"> • Torn insulation noted on the interior and exterior refrigerant lines. Recommend repair by a licensed HVAC technician.
Bathroom		
Page 25 Item: 10	Sinks	<ul style="list-style-type: none"> • Sink stopper was inoperable. Repair or replace as needed.
Page 26 Item: 12	Plumbing	<ul style="list-style-type: none"> • Improper "S" trap noted below sink. This trap configuration may cause the trap to siphon dry, allowing sewer gas and odor to enter the dwelling. Recommend repair.
Supply Room		
Page 35 Item: 8	Outlets	<ul style="list-style-type: none"> • Several extension cords and power strips in use at front of room. Recommend installing more outlets to meet current and future needs.
Page 36 Item: 11	Plumbing	<ul style="list-style-type: none"> • Unprofessional drain installation noted. Recommend review and repair as needed by a licensed plumber.
Utilities Room		
Page 39 Item: 5	Floor	<ul style="list-style-type: none"> • Overflow pan was missing at the washer. Recommend installing to prevent damage to floor.
Page 40 Item: 9	Sink	<ul style="list-style-type: none"> • Wash tub was loose. Recommend secure to the floor or wall to prevent damage to plumbing.

Maintenance

HVAC System

Page 19 Item: 7	HVAC Filter	<ul style="list-style-type: none"> • The filter was dirty. Recommend replacing and inspecting monthly.
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Property & Building Exterior

1. Parking

Good	Fair	Poor	N/A	None
✓				

Observations:

- Parking appeared adequate and well-marked.



2. Walkways

Good	Fair	Poor	N/A	None
✓				

Observations:

- Concrete sidewalk noted.
- No deficiencies observed.



3. Cladding

Good	Fair	Poor	N/A	None
✓				

Materials: Brick veneer**Observations:**

- No deficiencies observed.



4. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:
• No deficiencies noted.



5. Windows

Good	Fair	Poor	N/A	None
✓				

Observations:
• No deficiencies noted.



Roof

1. Roofing Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Asphalt shingles noted.

Observations:

- No deficiencies observed in the visible roofing material.



2. Structure

Good	Fair	Poor	N/A	None
			✓	

Observations:

- Unable to access attic. Unable to inspect roof structure.

3. Gutters / Drainage

Good	Fair	Poor	N/A	None
✓				

Observations:

- Gutters and downspouts appeared functional.



4. Eaves and Rakes

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Gaps and minor wood deterioration noted at soffit area. Recommend contacting the property manager to review and repair as needed.



Gaps and deterioration

Electrical

1. Service Entrance Equipment

Good	Fair	Poor	N/A	None
✓				

Observations:

- Transformer located at the back of the structure.



2. Main Disconnect

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Main disconnect and meter were located in the electrical closet on the lower level. Door was locked. Unable to access.



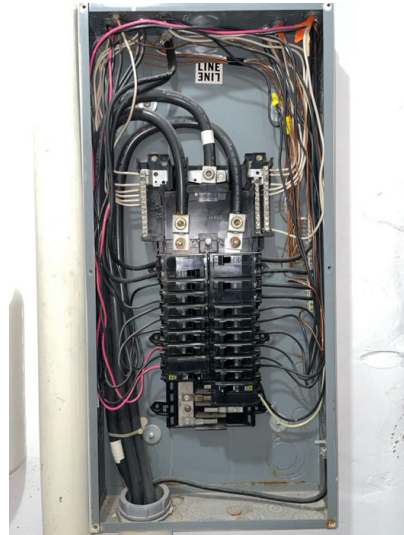
Meter / main disconnect location

3. Panelboards

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.



4. Labeling

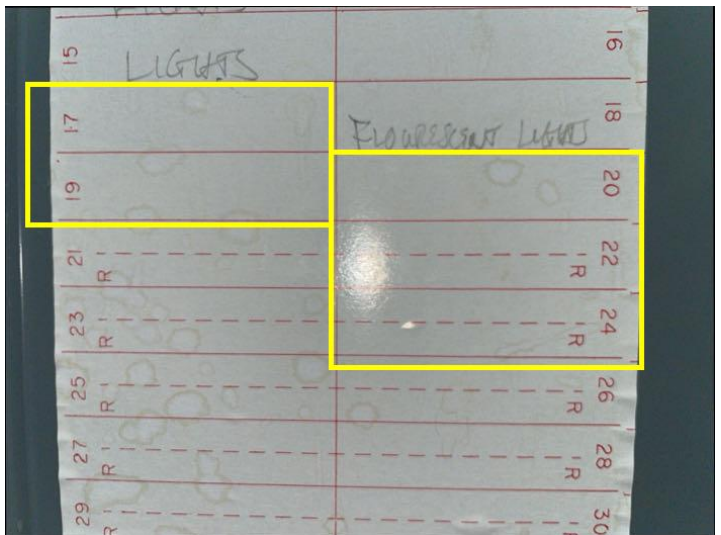
Good	Fair	Poor	N/A	None
	✓			

Observations:

- Three breakers were not labeled. Recommend contacting an electrician to label the breakers for safety.



Not labeled



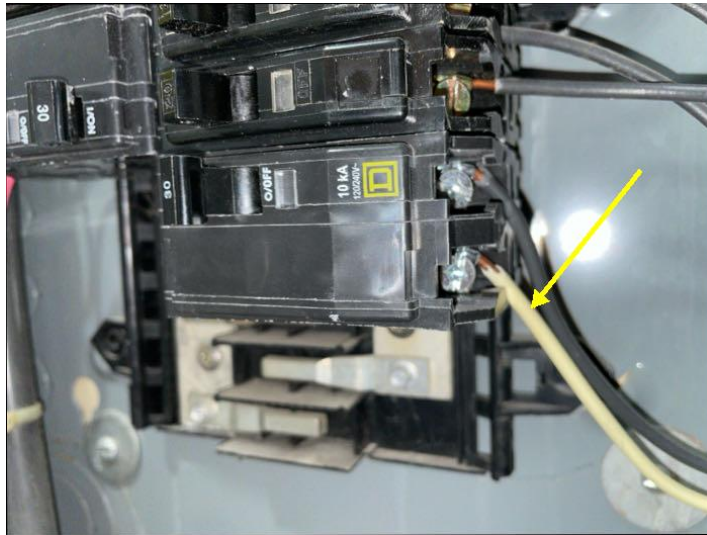
Blank

5. Circuit Breakers

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Neutral wire noted being used as a hot wire. Recommend labeling the wire by a licensed electrician.



Neutral as hot

Plumbing

1. Main Shut Off Valve

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed in the main water shut off valve.



Main water shut off valve

Water Heater

1. Enclosure

Good	Fair	Poor	N/A	None
✓				

Materials: Copper pipes • Stainless steel tubing.

Observations:

- Manufacture date: 2016. Life expectancy around 12 years.
- Tank appeared functional at the time of inspection.



MFD: 2016

2. Tank Capacity

Good	Fair	Poor	N/A	None
✓				

Observations:

- 50 Gallons



50 Gallons

3. Plumbing

Good	Fair	Poor	N/A	None
	✓			

Materials: Copper pipes • Stainless steel tubing.

Observations:

- **Expansion tank** was not installed. An expansion tank is required on closed water systems. Recommend repair by a licensed plumber.



Water shut off valve

4. TPR Valve

Good	Fair	Poor	N/A	None
✓				

Observations:

- **TPR valve** was present and appeared functional.



TPR valve

5. TPR Overflow

Good	Fair	Poor	N/A	None
	✓			

Materials: Copper pipe

Observations:

- Small hole observed near the end of the discharge pipe. Recommend repair by a licensed plumber.



Overflow discharge pipe



Hole

6. Base

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

Observations:

- Overflow pan and drain were missing. Recommend installing to prevent damage to finished areas.



Overflow pan and drain missing

HVAC System

1. HVAC Compressor

Good	Fair	Poor	N/A	None
	✓			

Observations:

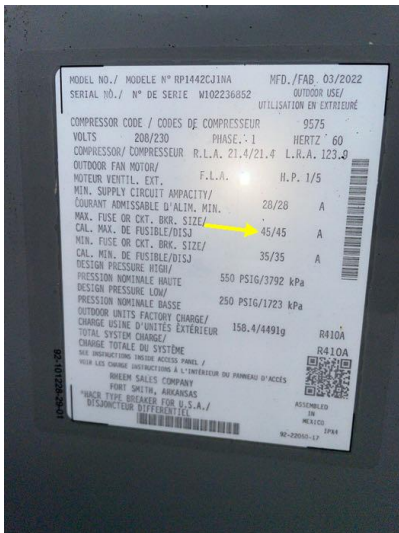
- Date of manufacture was 2022. Life expectancy around 20 years.
- The condenser was at the back of the building.
- Unit was not operated due to the exterior temperature below 64 degrees F.
- The AC disconnect boxes were not labeled. Recommend asking property manager or HVAC technician to label boxes.
- The unit was connected to a 60 amp breaker. The manufacturer specified that the unit be connected to a 45 amp breaker for proper overcurrent protection. Recommend repair.



MFD: 2022



Unmarked disconnect boxes



45 amp breaker maximum



60 amp breaker

2. Refrigerant Line

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Torn insulation noted on the interior and exterior refrigerant lines. Recommend repair by a licensed HVAC technician.



Gaps



Torn insulation

3. Thermostat

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

Type: Digital thermostat noted.

Observations:

- Functional at the time of inspection.



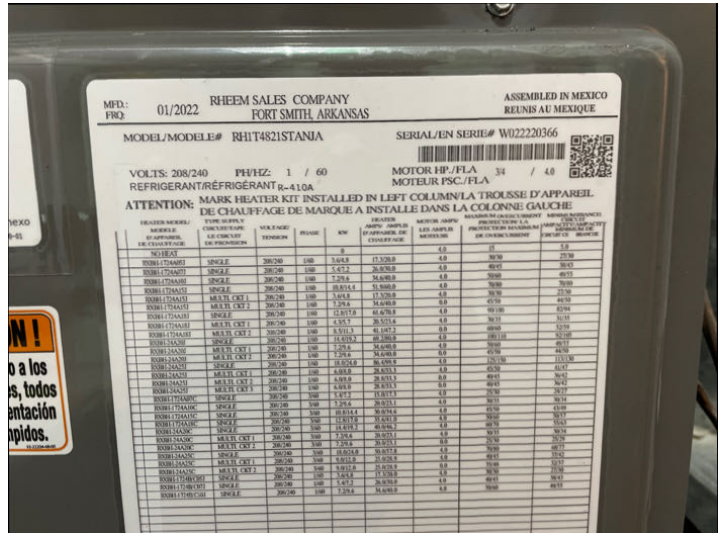
4. HVAC Condition

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

Type: Electric

Observations:

- Date of manufacture was 2022. Life expectancy around 20 years.
- Furnace operated properly using normal controls.



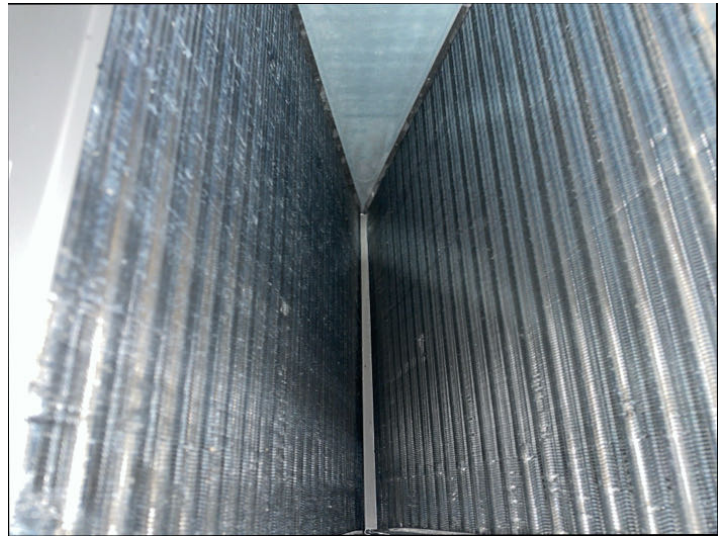
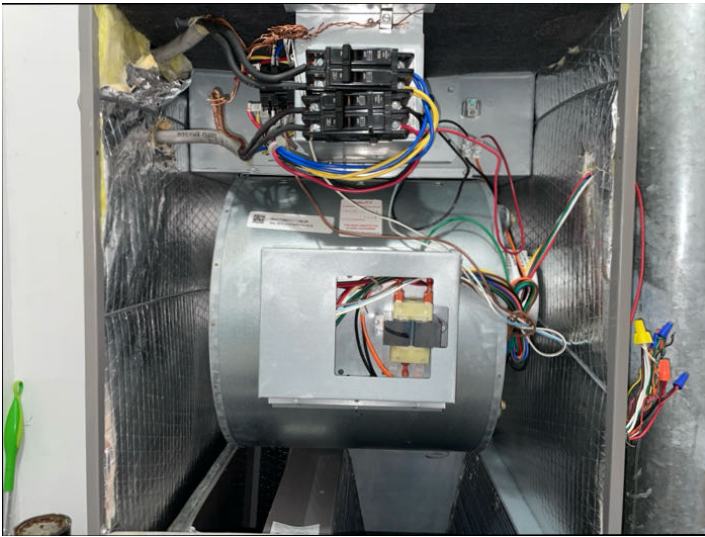
MFD: 2022

5. HVAC Enclosure

Good	Fair	Poor	N/A	None
✓				

Observations:

- Functional. No deficiencies observed.



6. Condensate Drain

Good	Fair	Poor	N/A	None
✓				

Observations:

- Condensate drain appeared functional.



Condensate drain



Indirect discharge

7. HVAC Filter

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

Observations:

- The filter was dirty. Recommend replacing and inspecting monthly.



Filter location



Dirty filter

8. Registers & Returns

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

Observations:

- Registers and return grills appeared clean.
- There was adequate temperature difference between the return and supply air.



Heating mode - return



Heating mode - supply

Fire Safety

1. Fire Alarm System

Good	Fair	Poor	N/A	None
✓				

Observations:

- Unit's smoke detector appeared functional.



Smoke detector

2. Fire Extinguisher

Good	Fair	Poor	N/A	None
✓				

Observations:

- Portable fire extinguisher was within 75' travel distance. Unable to access due to locked room.

3. Emergency Lighting

Good	Fair	Poor	N/A	None
✓				

Observations:

- Emergency lighting system was present in the building stairwell.



4. Exit Signage

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Illuminated exit sign was missing. Recommend repair.
- Directional sign was missing at supply room door. Recommend repair.



Sign missing

5. Exit Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

- One exit door noted within a travel distance of 75 feet. Appeared functional.

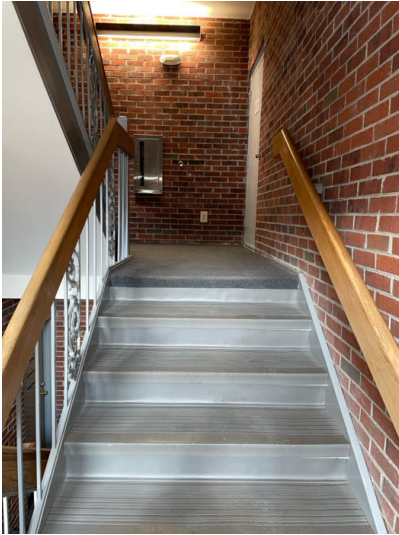


6. Exit Stairwells

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.



Bathroom

1. Bathroom Condition

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Acceptable. Some repairs required.



2. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

- Door was functional and latched properly.

3. Ceiling

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

4. Exhaust Fan

Good	Fair	Poor	N/A	None
✓				

Observations:

- Exhaust fan was present and functional.



5. Walls

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

6. Mirrors

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

7. Floor

Good	Fair	Poor	N/A	None
✓				

Observations:

- Hardwood flooring noted.
- No deficiencies observed.

8. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- Lighting appeared functional.

9. GFCI

Good	Fair	Poor	N/A	None
		✓		

Observations:

- No **GFCI** outlet noted. Recommend installing to meet current safety standards.

10. Sinks

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Sink stopper was inoperable. Repair or replace as needed.



Hot water



Inoperable stopper

11. Toilet

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.



12. Plumbing

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

Observations:

- Improper "S" trap noted below sink. This trap configuration may cause the trap to siphon dry, allowing sewer gas and odor to enter the dwelling. Recommend repair.



Improper connection

Salon Area

1. Salon

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Acceptable condition. Some repairs recommended.



2. Ceiling

Good	Fair	Poor	N/A	None
✓				

Observations:

- Ceiling appeared functional.

3. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

- Door was functional.



Entrance

4. Walls

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

5. Windows

Good	Fair	Poor	N/A	None
✓				

Observations:

- Fixed, vinyl framed, double pane windows noted.
- No deficiencies observed.

6. Floor

Good	Fair	Poor	N/A	None
✓				

Observations:

- Hardwood flooring noted.
- No deficiencies observed.

7. Lighting

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

8. Outlets

Good	Fair	Poor	N/A	None
✓				

Observations:

- Tested outlets were functional at the time of the inspection

**9. Plumbing**

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Appeared functional.
- No leaks observed. Limited view of plumbing.



Wash station



Hot water



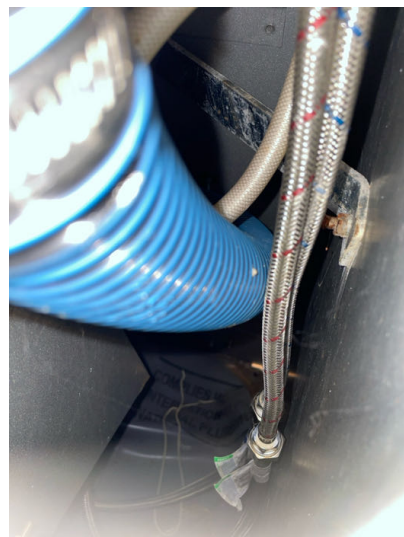
Limited view



Wash station



Hot water



Limited view

Office

1. Office

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

Observations:

- Acceptable condition. Some repairs recommended.



2. Ceiling

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

Observations:

- Ceiling appeared functional.

3. Doors

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

Observations:

- Door was functional.



4. Walls

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 observed.

5. Floor

Good	Fair	Poor	N/A	None
✓				

Observations:

- Hardwood flooring noted.
- No deficiencies observed.

6. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

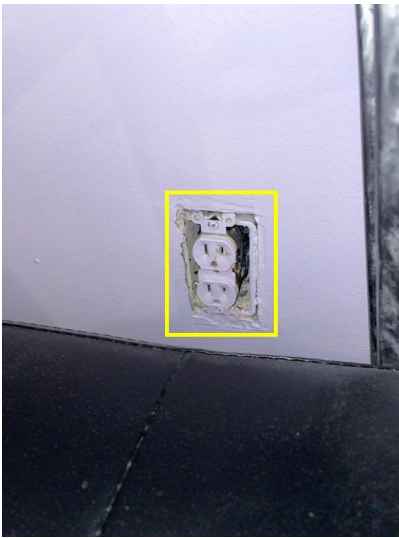
- No deficiencies observed.

7. Outlets

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Tested outlets were functional at the time of the inspection
- Wall outlet was missing its cover. Recommend installing cover for safety.



Cover missing



Locked Room

1. Locked Room

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Room was not accessible. Door was locked at the time of inspection.



2. Doors

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Door was locked at the time of inspection. Glass appeared to be tempered or safety glass.



Locked door

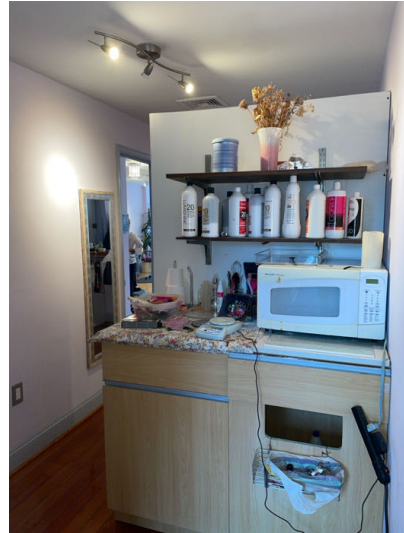
Supply Room

1. Supply Room

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

Observations:

- Acceptable condition. Some repairs recommended.



2. Ceiling

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

Observations:

- Ceiling appeared functional.

3. Doors

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

Observations:

- Door was not installed.



Door not installed

4. Walls

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

5. Windows

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.



6. Floor

Good	Fair	Poor	N/A	None
✓				

Observations:

- Hardwood flooring noted.
- No deficiencies observed.

7. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.



8. Outlets

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Several extension cords and power strips in use at front of room. Recommend installing more outlets to meet current and future needs.
- No GFCI present at outlet under sink. GFCI outlets are required near water sources. Recommend repair.



Power strip / extension cord



Not GFCI protected



9. Counters and Cabinets

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

10. Sink

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.



Hot water

11. Plumbing

Good	Fair	Poor	N/A	None
	✓			

Observations:

- One P trap is allowed for two or three like fixtures (sinks) as long as they're in the same room. In this configuration, two P traps are present which required the addition of an air admittance valve (in between the drains). This is an unprofessional installation.
- This drain connects with the bathroom drain in the adjacent room. Raising this drain may have eliminated the improper S trap plumbing noted in the bathroom.
- Unprofessional drain installation noted. Recommend review and repair as needed by a licensed plumber.



Unprofessional installation

Utilities Room

1. Utilities Room

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

Observations:

- Acceptable condition. Some repairs recommended.



2. Ceiling

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

Observations:

- Ceiling appeared functional.

3. Doors

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

Observations:

- Door was functional.



4. Walls

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 observed.

5. Floor

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Vinyl tiles noted.
- Overflow pan was missing at the washer. Recommend installing to prevent damage to floor.



Overflow pan missing

6. Electrical

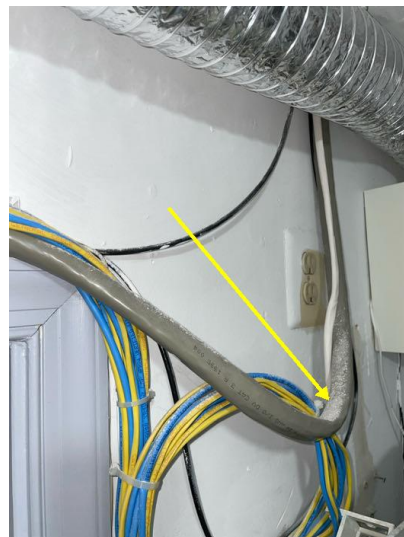
Good	Fair	Poor	N/A	None
	✓			

Observations:

- Loose electrical cables noted. Recommend securing for safety.



Unsecured cable



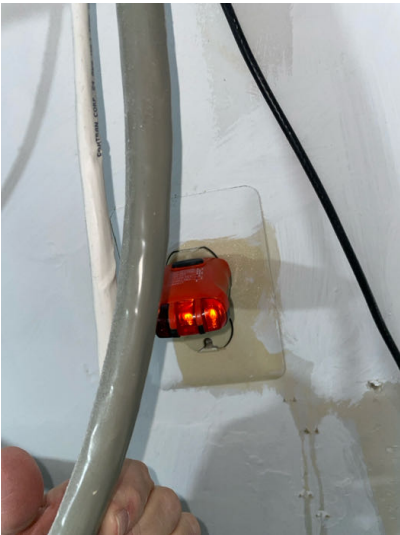
Unsecured cable

7. Outlets

Good	Fair	Poor	N/A	None
✓				

Observations:

- Tested outlets were functional at the time of the inspection



8. Washer / Dryer

Good	Fair	Poor	N/A	None
✓				

Observations:

- Functional at the time of inspection.



9. Sink

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Wash tub was loose. Recommend secure to the floor or wall to prevent damage to plumbing.



Unsecured basin



Hot water

10. 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 observed. Limited view due to appliances.



11. Dryer Vent

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

Observations:

- Flexible dryer vent observed. Flexible vent should not exceed a 6' run or penetrate walls. Recommend replacing at least a portion of the flexible vent with a smooth duct vent for safety.
- Lint noted at the exterior portion of the vent. Recommend cleaning.



Exceeded 6'



Lint

Glossary

Term	Definition
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
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.
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