



INSPECTION REPORT

Inspector: Paulo Narduche

License # 3380001301

111 SAMPLE AVE, SAMPLE, VA

Inspection prepared for: SAMPLE SAMPLE

Date of Inspection: 2/19/2025 Time: 12:00 PM

Year Built: 1984 Size (Sqft): 3060 sqft

Weather: Snowing 20 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.

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 not 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.

Inspection Type

1. Limitations

Good	Fair	Poor	N/A	None
			✓	

Materials: Thermal imaging Windows, skylights and sliding doors.

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.

Grounds & Exterior

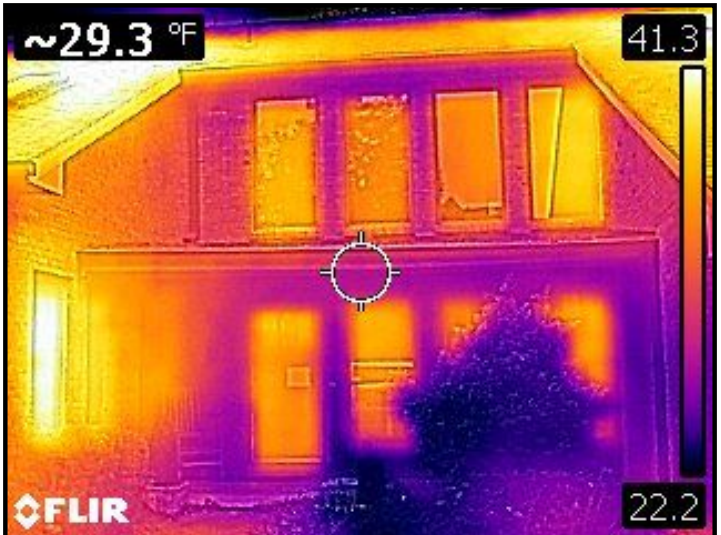
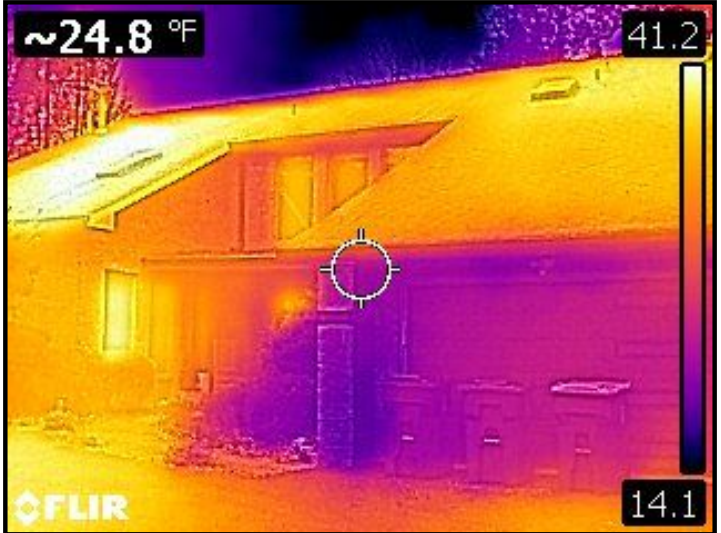
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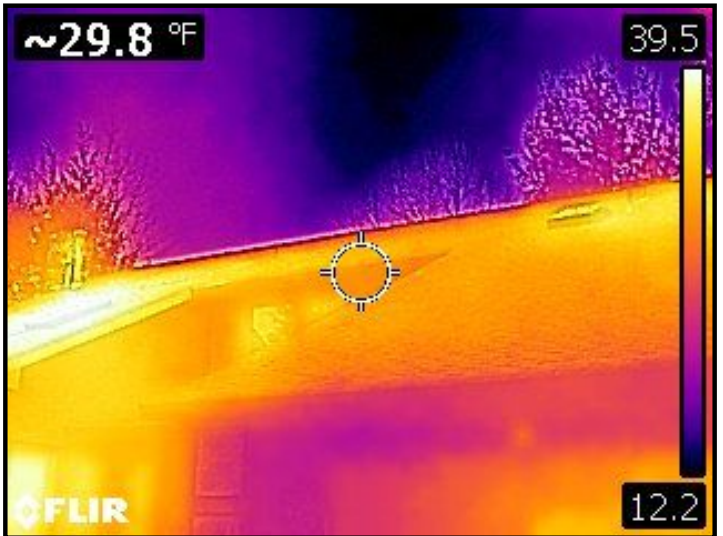
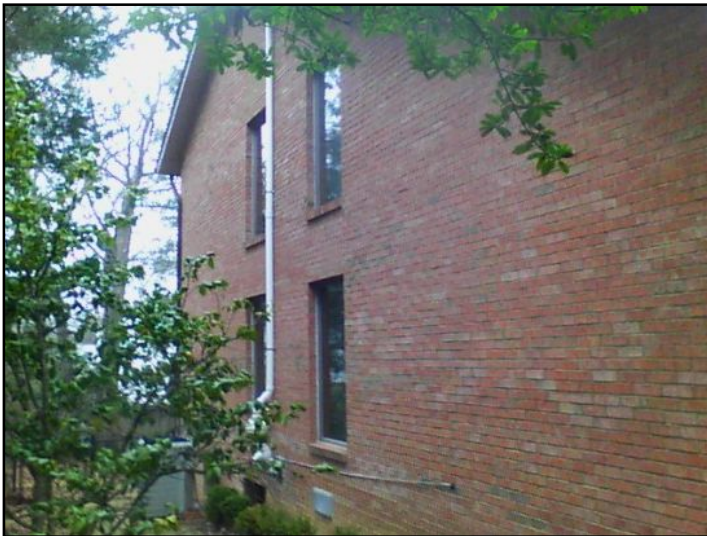
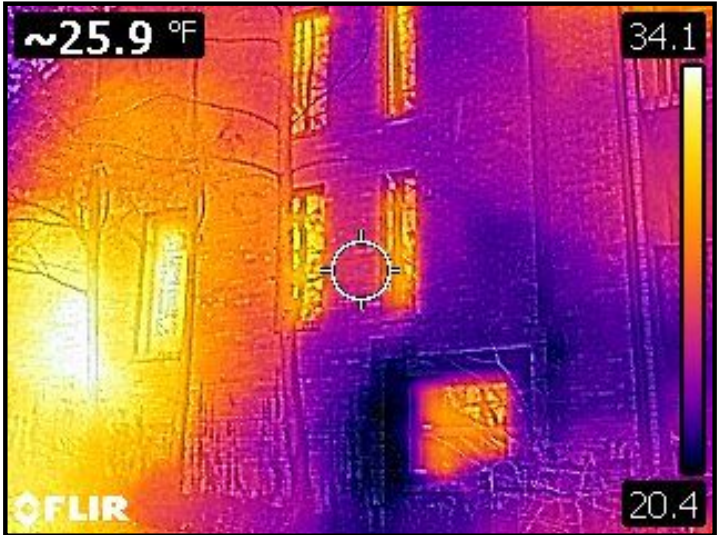
Good	Fair	Poor	N/A	None
✓				

Materials: Brick veneer. • Wood frame construction.

Observations:

- No major system or safety concerns noted.





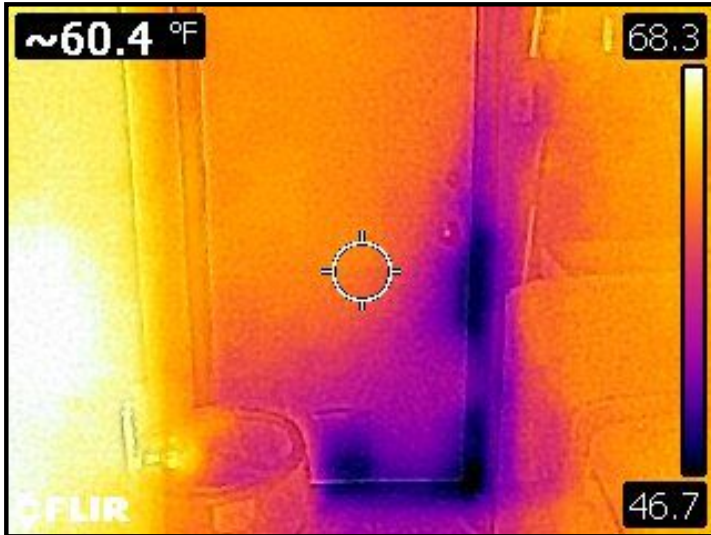
Garage

1. Fire Door

Good	Fair	Poor	N/A	None
✓				

Observations:

- Infrared images did not show any significant loss of energy through the garage door.



Thermal Imaging Basement

1. General View Condition

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Observations:
• Acceptable



Basement bedroom



Utility room



Basement bedroom

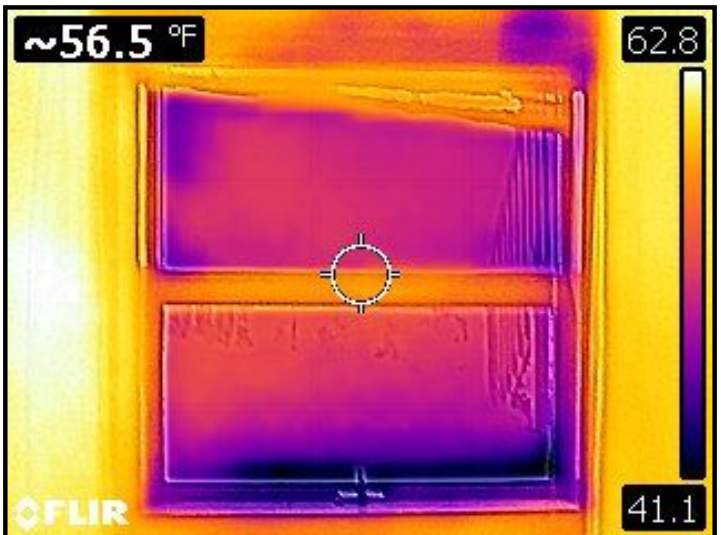
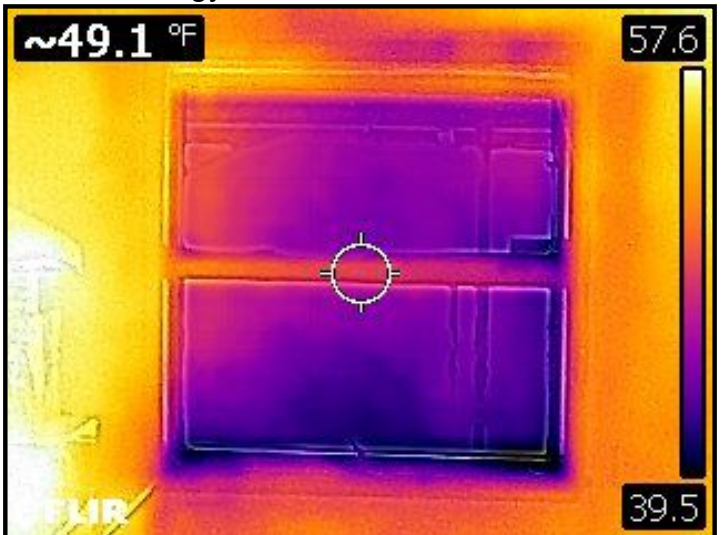
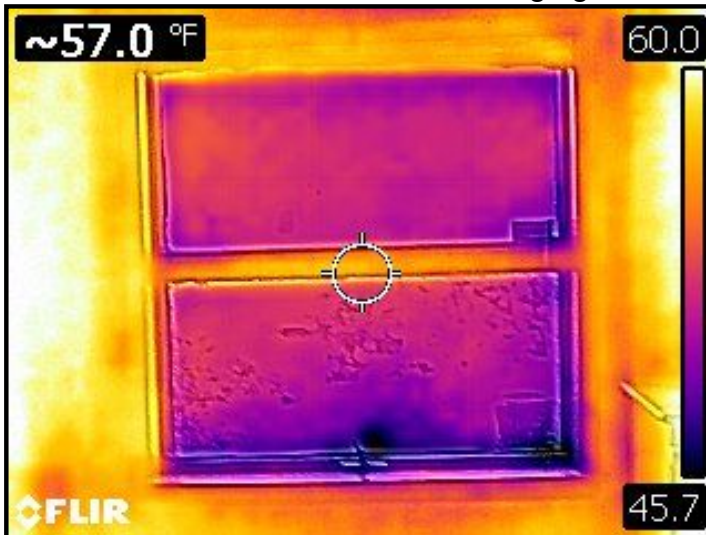
2. Window Condition

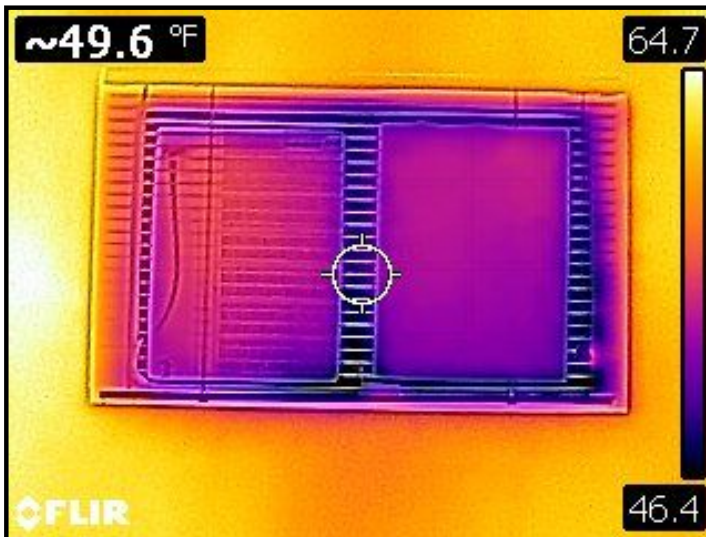
Good	Fair	Poor	N/A	None
✓				

Materials: Wood • Double pane

Observations:

- Thermal imaging show no unusual energy loss.





3. Patio Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

- Thermal imaging show no unusual energy loss.



Thermal Imaging First Floor

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Main Level

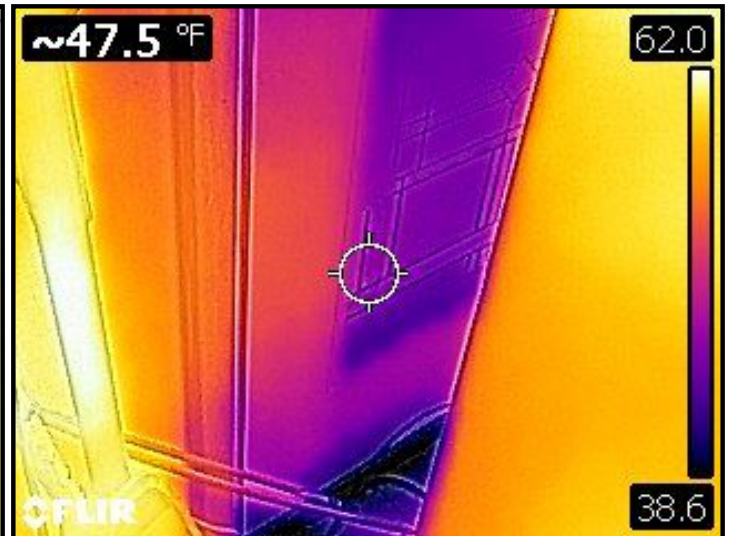
Observations:

- Acceptable

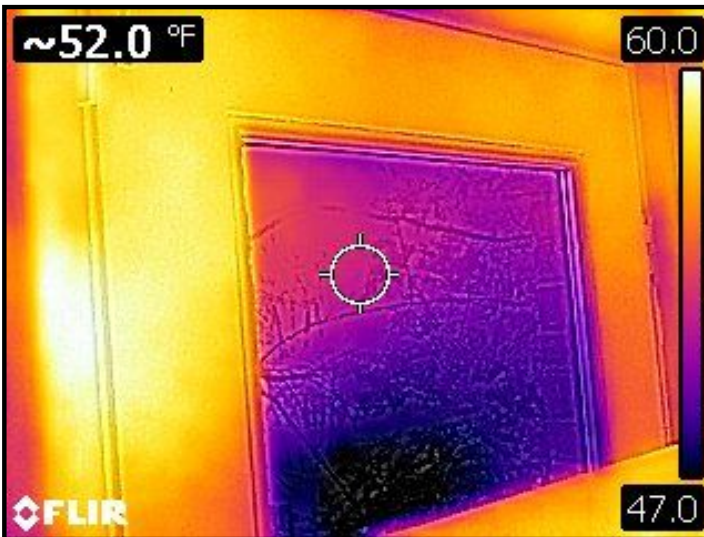


2. Doors

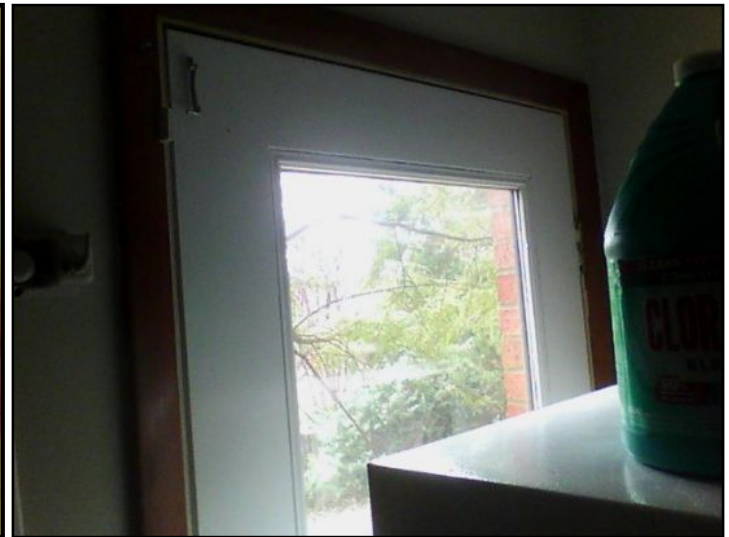
Good	Fair	Poor	N/A	None
☐	☐	☐	☐	☐



Laundry room



Laundry room



Laundry room

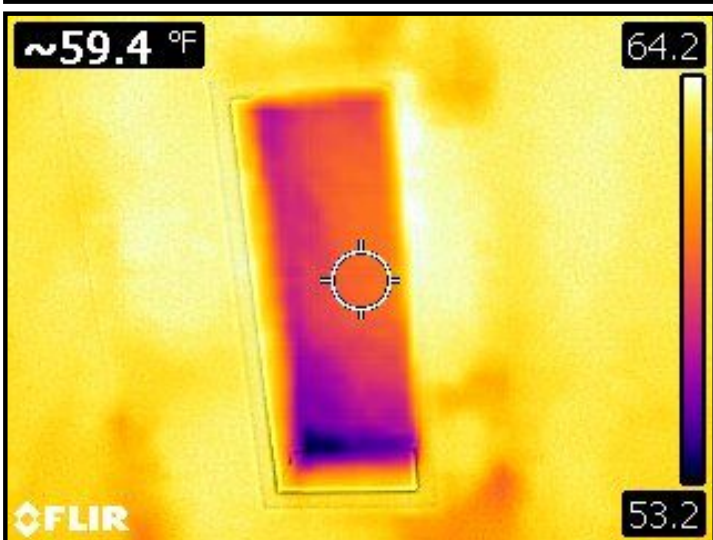
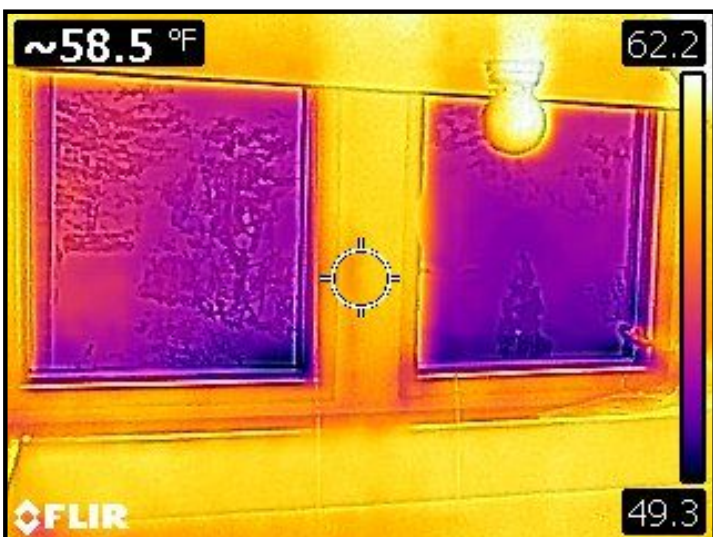
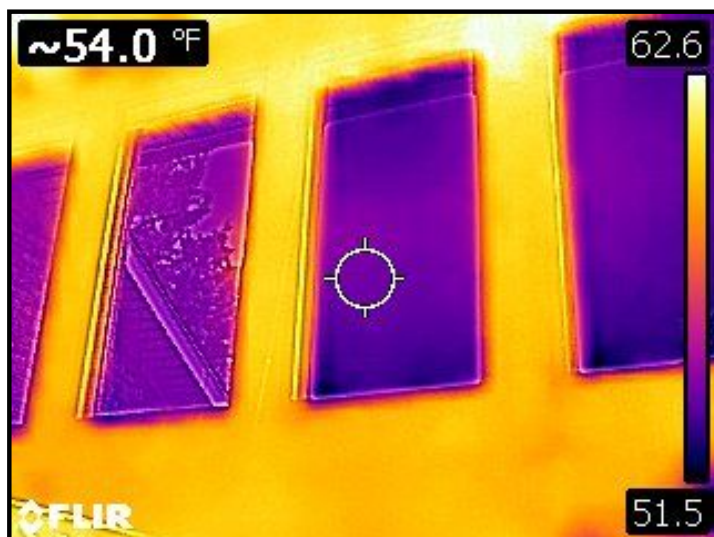
3. Window Condition

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

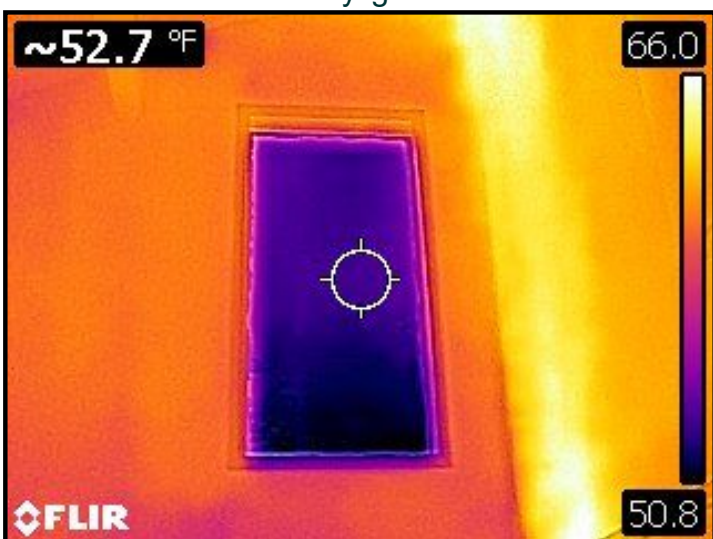
Materials: Wood • Double pane

Observations:

- Thermal imaging show no unusual energy loss.



Skylight





Kitchen

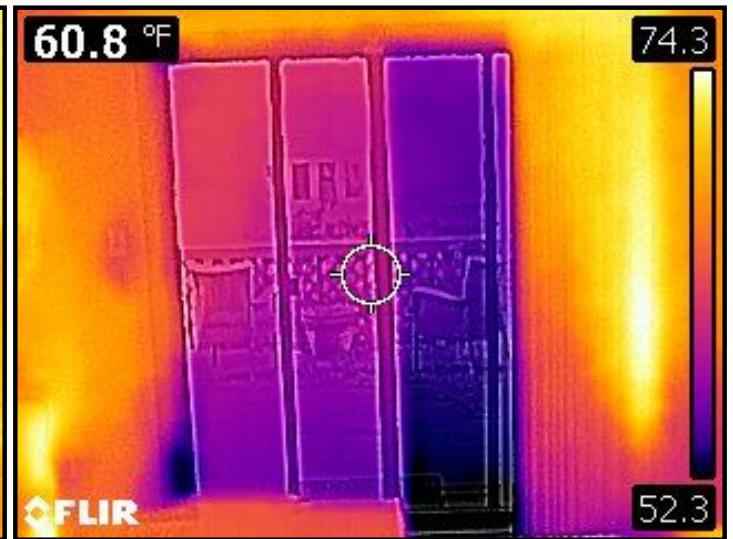


4. Patio Doors

Good	Fair	Poor	N/A	None
☐	☐	☐	☐	☐

Observations:

- Thermal imaging show no unusual energy loss.



Thermal Imaging Second Floor

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: 2nd Floor

Observations:

- Acceptable

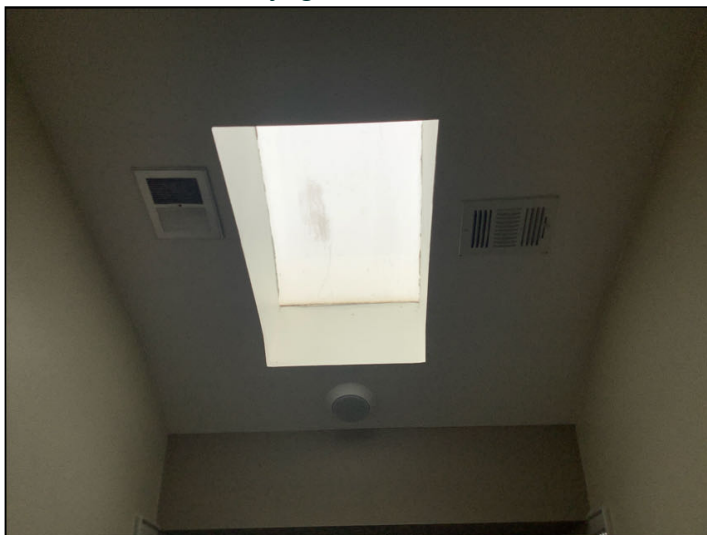




Bathroom



Skylight bathroom



Skylight bathroom



Closet door locked at the time of the inspection

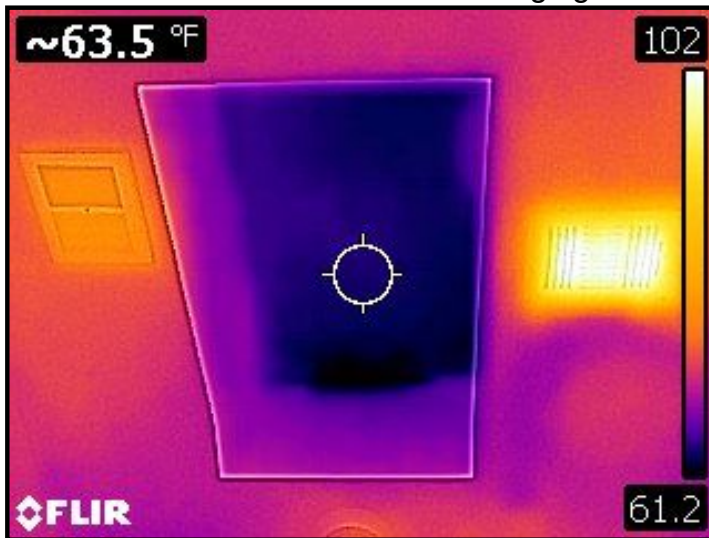
2. Window Condition

Good	Fair	Poor	N/A	None
✓				

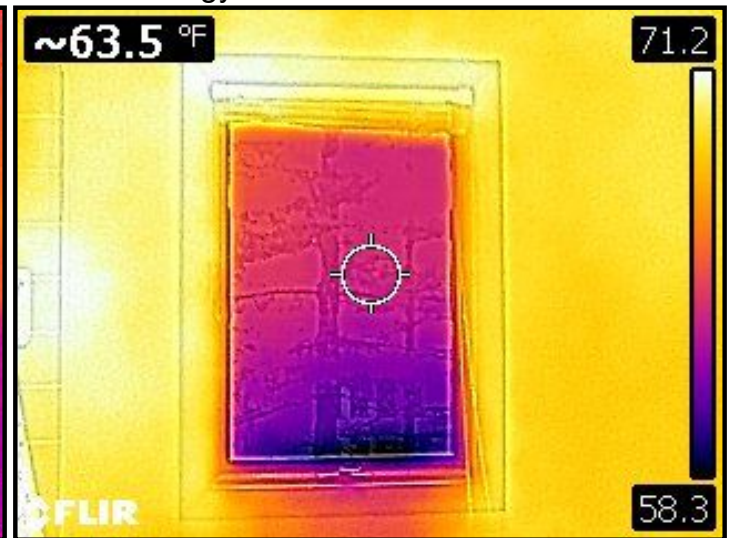
Materials: Wood • Double pane

Observations:

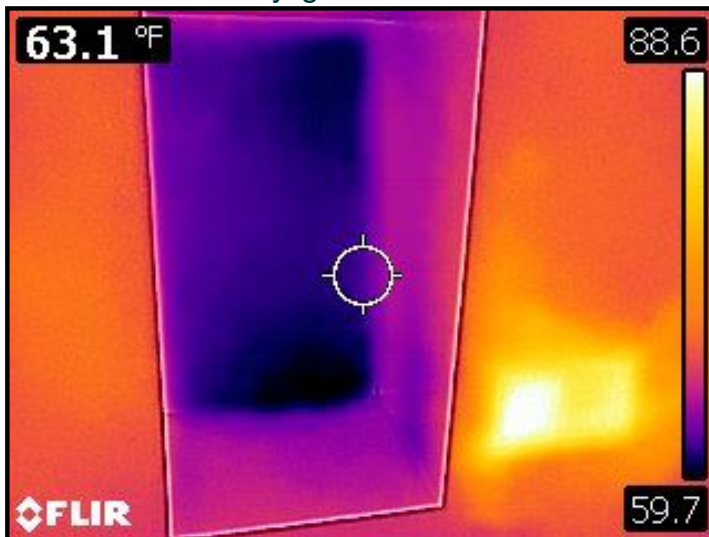
- Thermal imaging show no unusual energy loss.



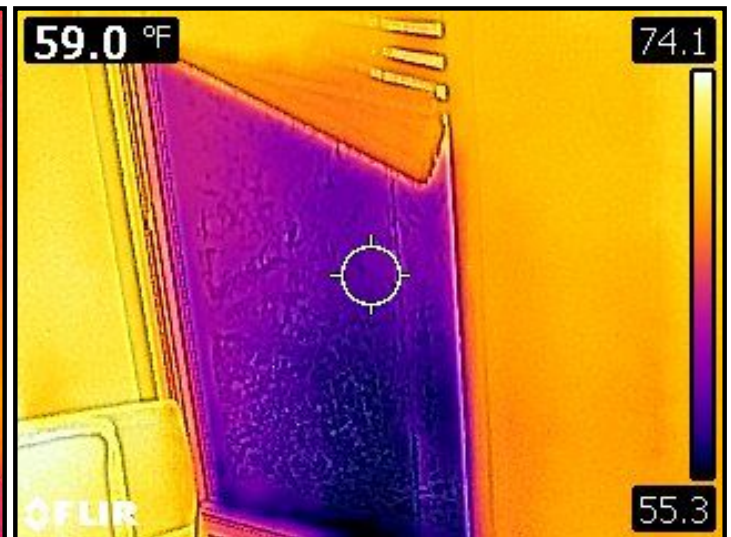
Skylight bathroom



Bathroom



Skylight bathroom





3. Patio Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

- Thermal imaging show no unusual energy loss.

