



INSPECTION REPORT

Inspector: Aric Zaky
MD License: #33757
VA License #3380001769

1001 Sample Ave, Sample, MD 10101

Inspection prepared for:

Real Estate Agent: -

Date of Inspection: 4/17/2026 Time: 9:00 AM

Age of Home: 2006 Size: 3219 sq feet



46179 WESTLAKE DR, SUITE 200B, STERLING VA 20165



(703) 450-6398



INFO@NEXTDAYINSPECT.COM



WWW.NEXTDAYINSPECT.COM

Table Of Contents

Report Summary	2-4
Inspection Details	5
Inspection Type	6
Disclaimer	7
Roof	8-11
Attic	12-16
General Comments	17
Glossary	18

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**Roof**

Page 8 Item: 1	Roof Condition	• Roof appeared weathered, with damaged/lifted/stained shingles throughout. Recommend budgeting for new roof.
----------------	----------------	---

Maintenance**Roof**

Page 8 Item: 1	Roof Condition	• Clean roof areas: Significant amounts of organic debris evident. • Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.
Page 10 Item: 2	Gutter	• Downspout discharging near the foundation wall noted. It is recommended to install 6' downspout extensions on a slope to divert water away from structure foundation. • Debris noted in gutter. Recommend cleaning gutters so that water can properly drain. • Downspout drains from one roof section onto another roof section; this will lead to premature wear of the roofing materials and increase likelihood of water damage. Downspouts should drain directly into another gutter or away from the house. Recommend installing/modifying downspout to direct water directly into lower gutter or away from house.

Attic

Page 12 Item: 1	Access	• Access cover has no insulation. Recommended insulating the access cover to minimize energy loss.
-----------------	--------	--

Repair**Roof**

Page 8 Item: 1	Roof Condition	• Damaged/lifted shingles observed throughout. Recommend repair/replacement by roofing professional as needed to prevent leak.
----------------	----------------	--

Page 11 Item: 4	Flashing	• Poor roof flashing it appears there are no drip edges installed.
Attic		
Page 12 Item: 2	Structure	• Evidence of past leaks, mainly near the edges of the roof/attic. Roof is likely missing drip edge flashing. Recommend evaluation of roof areas for repair/replacement as needed by roofing professional.
Page 15 Item: 3	Insulation Condition	• Uninsulated areas/sparse insulation observed. Recommend insulating properly by qualified professional to reduce energy escape.
General Comments		
Page 17 Item: 1	Insect/Wildlife Comments	• Evidence of insects and/or rodents was observed throughout the home. Recommend evaluation and remediation by a licensed pest control professional to prevent damage and potential health concerns.

Safety**Attic**

Page 12 Item: 2	Structure	• Loose horizontal wood bracing was observed in the attic that does not appear to be securely fastened, and several nails were noted protruding outward from the boards. These conditions present a potential safety hazard for anyone accessing the attic and could damage nearby wiring or insulation. A licensed general contractor should further evaluate the attic framing and correct or remove the loose bracing and address the exposed nails as needed.
-----------------	-----------	---

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 Home

Inspection Type

1. Limitations

Good	Fair	Poor	N/A	None
			✓	

Roof Inspection

Disclaimer

1. General Inspection

Materials: 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. • 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 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!

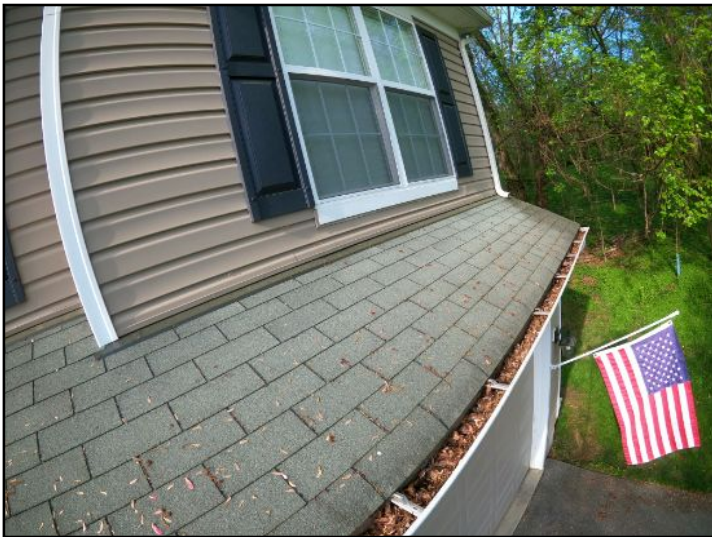
Roof

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:

- Damaged/lifted shingles observed throughout. Recommend repair/replacement by roofing professional as needed to prevent leak.
- Roof appeared weathered, with damaged/lifted/stained shingles throughout. Recommend budgeting for new roof.
- Clean roof areas: Significant amounts of organic debris evident.
- Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.





Tree branches next to roof





Life Expectancy	
Asphalt Shingles	20 years
Tiles	100+ years
Metal Roofing	50 - 80 years
Slate	75 - 100+ years
Wood	30 years

2. Gutter

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Downspout discharging near the foundation wall noted. It is recommended to install 6' downspout extensions on a slope to divert water away from structure foundation.
- Debris noted in gutter. Recommend cleaning gutters so that water can properly drain.
- Downspout drains from one roof section onto another roof section; this will lead to premature wear of the roofing materials and increase likelihood of water damage. Downspouts should drain directly into another gutter or away from the house. Recommend installing/modifying downspout to direct water directly into lower gutter or away from house.



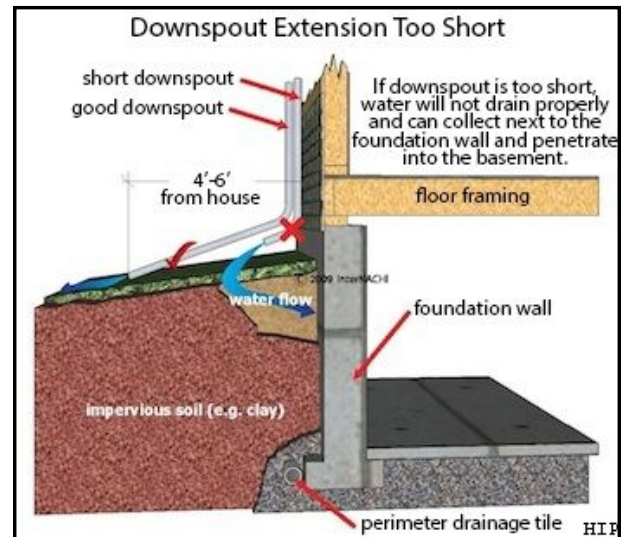
Terminates near foundation



Terminates on roof, causing staining



Terminates on roof, causing staining



3. Vents

Good	Fair	Poor	N/A	None
✓				

Observations:

- Vent(s) appeared to be in good condition at the time of inspection.

4. Flashing

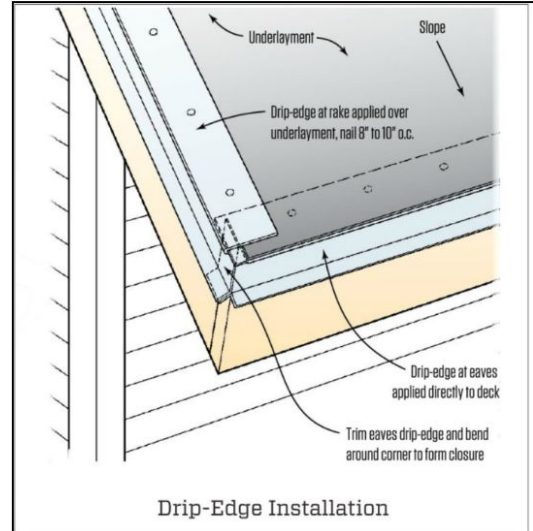
Good	Fair	Poor	N/A	None
		✓		

Observations:

- Poor roof flashing it appears there are no **drip edges** installed.



Missing drip edge



Attic

1. Access

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Access cover has no insulation. Recommended insulating the access cover to minimize energy loss.



2. Structure

Good	Fair	Poor	N/A	None
		✓		

Observations:

- The stained areas of the roof were scanned using a thermal imaging camera, the areas were dark, however it was difficult to determine if the stained areas were moist. The reason being the areas in which the attic was blackened were also near the soffit vents which are a cooler area possibly causing the area to appear darker using thermal imaging. It is likely this damage is active, the client reported no roof repairs since the home was first built.
- Evidence of past leaks, mainly near the edges of the roof/attic. Roof is likely missing drip edge flashing. Recommend evaluation of roof areas for repair/replacement as needed by roofing professional.
- Loose horizontal wood bracing was observed in the attic that does not appear to be securely fastened, and several nails were noted protruding outward from the boards. These conditions present a potential safety hazard for anyone accessing the attic and could damage nearby wiring or insulation. A licensed general contractor should further evaluate the attic framing and correct or remove the loose bracing and address the exposed nails as needed.



Signs of moisture intrusion



Signs of moisture intrusion



Loose bracing



Loose bracing; Nails sticking outwards



Stains noted



Daylight visible



Stains observed



Stains and some deterioration noted to sheathing



Dark areas noted



3. Insulation Condition

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Materials: Loose fill insulation. • Fiberglass batts.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- Uninsulated areas/sparse insulation observed. Recommend insulating properly by qualified professional to reduce energy escape.



Missing insulation in some areas



Missing/loose insulation



Low insulation

4. Ventilation

Good	Fair	Poor	N/A	None
✓				

Observations:
• Soffit and ridge vent.

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:
• Visible portions appeared functional.

General Comments

1. Insect/Wildlife Comments

Good	Fair	Poor	N/A	None
			✓	

Observations:

- Evidence of insects and/or rodents was observed throughout the home. Recommend evaluation and remediation by a licensed pest control professional to prevent damage and potential health concerns.



Insect nesting noted

Glossary

Term	Definition
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.