

Periodic Maintenance Survey

Property

123 Happy Tenant Rd
Richmond VA 23219

Inspector: Shaun Whiteley

Filter sizes: 12x18x1 (2)

Surveyed as: 3 Beds, 2 Baths, 1 Half baths

Work Order#: N/A

Property Manager: Irma Wayne

Demo Property Firm

Survey date: 2023-03-10

Est. date of next survey: 2024-02-29

Next survey: Periodic Maintenance Survey

Invoice #: N/A

Maintenance Report

In this section you will find an itemized list of findings in your report that may require your attention

No Maintenance Issues To Report!

Inspected filter(s)

Clean 12x18x1 in common area



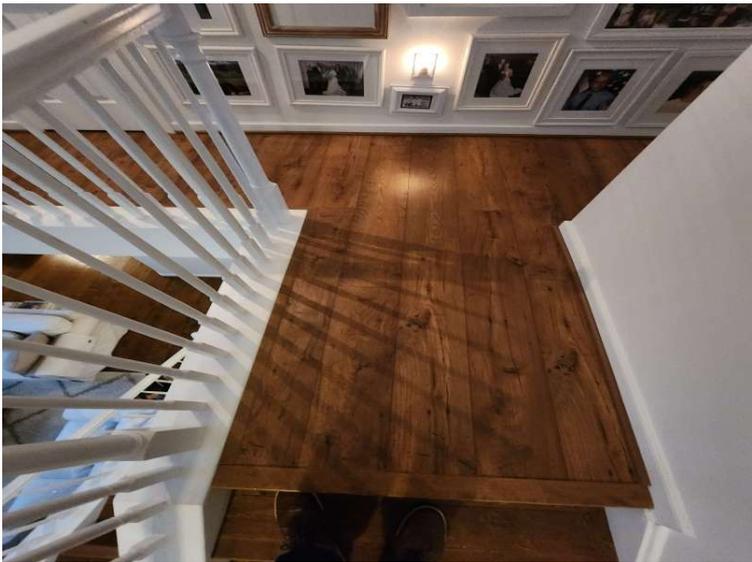
Clean 12x18x1 in common area



Interior of residence

Item:	Results:
Foyer/Entryway is in good condition?	Yes
Interior is free of foul odors?	Yes
Overall Impression during residence walk through?	Clean
Any evidence of pets present?	No
Smoking material or ash trays present or obvious?	No smoking materials found





Living/Den/Family room/s

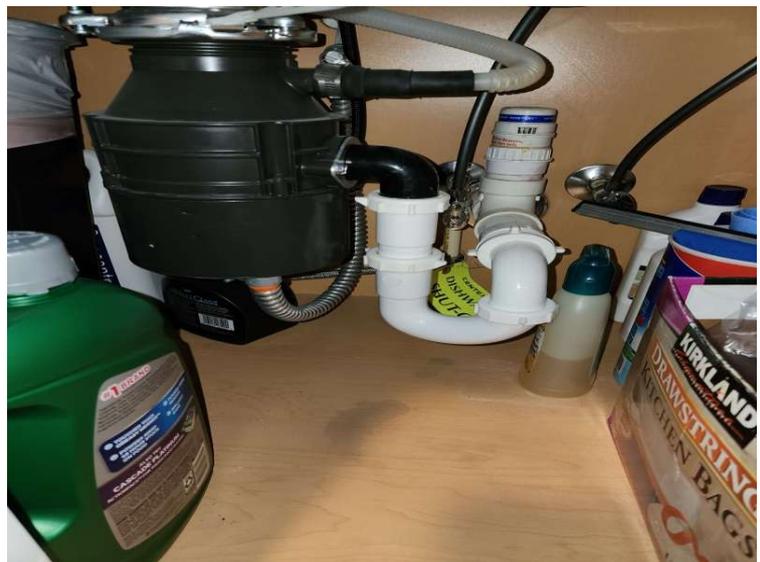
Item:	Results:
Area is clean and not cluttered?	Yes
Fireplace is present?	Yes
Fireplace type	Fuel fired
Fireplace Usage	Tenant reports using or intent to use the fireplace'
Fireplace Issues	None
Floor covering?	Wood, laminate or linoleum
Condition of floor covering?	Great
Walls and Ceiling condition?	Great



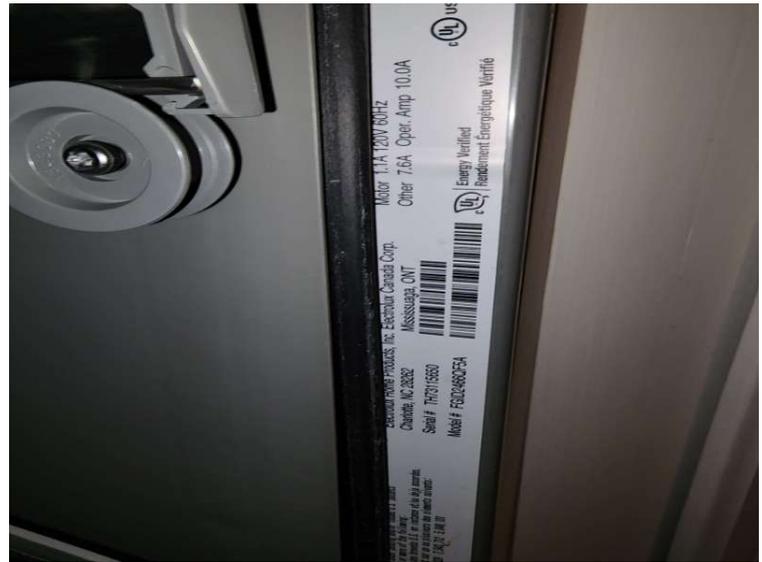


Kitchen Area

Item:	Results:
Appliances are clean and free of excess grease and in good working condition?	Yes
Range hood or over the range microwave appears/reported to be in good working condition and free of excess grease?	Yes
Small appliances are unplugged when not in use?	Yes
Things that can burn are not stored on the cooktop or in the range?	Yes
Floor covering condition including kitchen, dining area or eat in kitchen?	Great
Walls and Ceiling condition?	Great
Kitchen Cabinets are in good condition with no obvious damage or missing hardware?	Yes
Any signs of water damage in the kitchen?	No







Garage

Item:	Results:
The residence has an attached garage?	Yes
Garage is/has?	Clean



Exterior attached storage

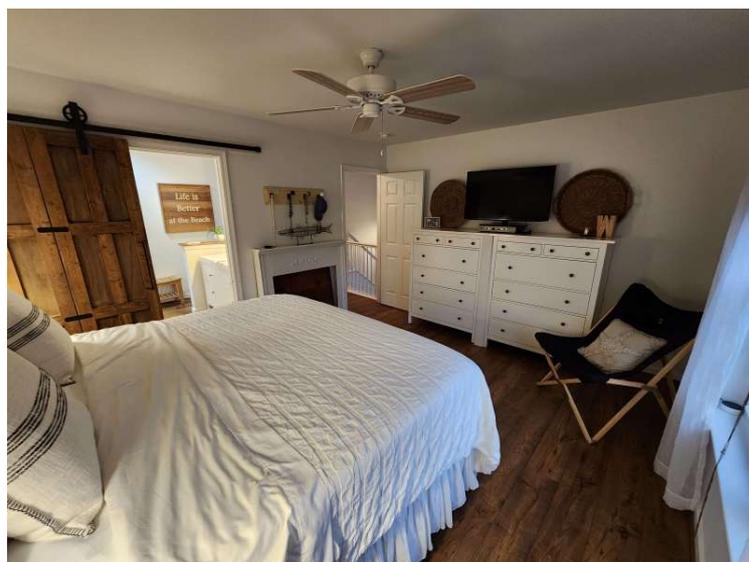
Item:	Results:
The residence has an attached exterior shed?	No

Basement

Item:	Results:
Does the residence have a basement?	No

Bedrooms

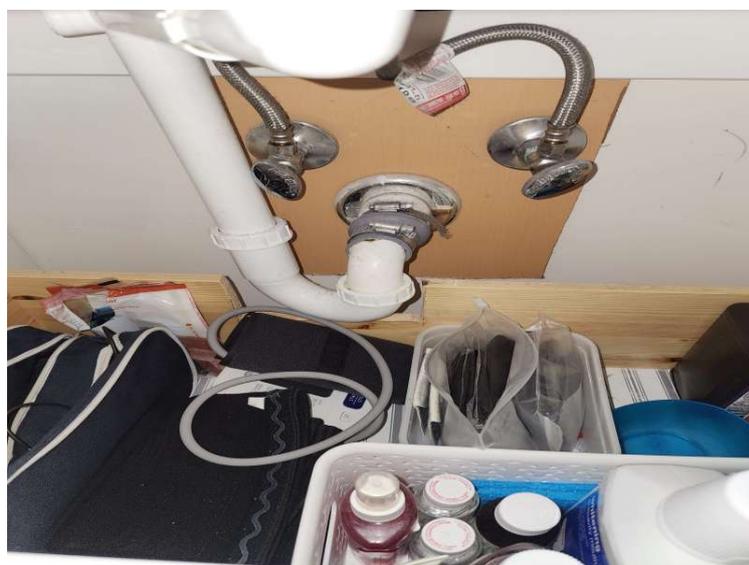
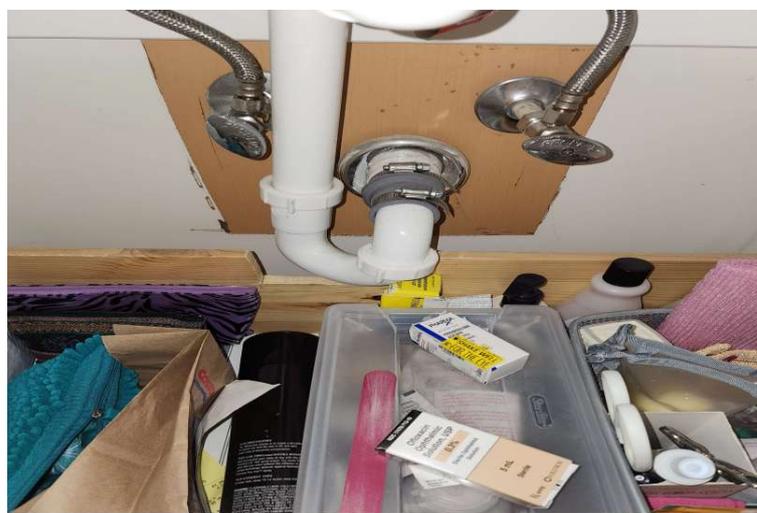
Item:	Results:
Total bedrooms	3
Bedroom has two operational and clear means of egress to separate locations inside or outside of the residence?	Yes
Floor covering?	Wood, laminate or linoleum
Condition of floor covering?	Great
Walls and Ceiling condition?	Great





Full bathrooms

Item:	Results:
Total full bathrooms	2
Water Sources?	Stainless Braided Cables
Bathroom issues found?	No
Bathroom vent fan is?	Clean and operational
Shower or tub present?	Yes
Shower or tub condition?	Good condition









Half bathrooms

Item:	Results:
Half bathroom(s) present?	Yes
Total half bathrooms	1
Water Sources?	Stainless Braided Cables
Bathroom issues found?	No
Bathroom vent fan is?	Clean and operational

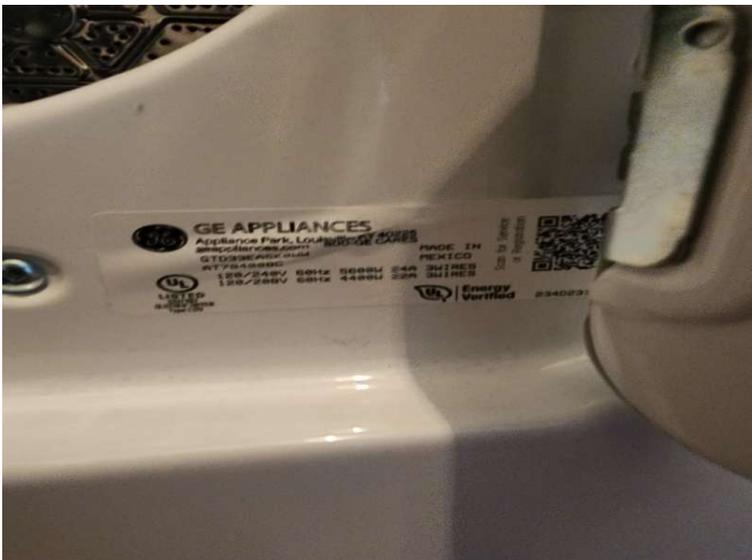
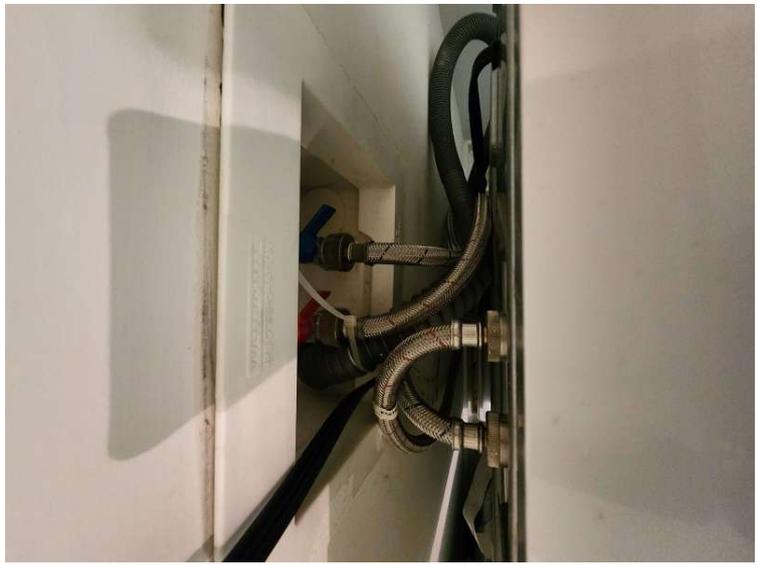




Laundry/Utilities/Storage Area

Item:	Results:
Does the residence have an installed washer and dryer?	Yes
Internal lint trap is clean and free of lint and appears or is reported to be cleaned after each use?	No
Exterior of clothes dryer is free of obvious lint/dirt/dust buildup with the appropriate installed dryer vent?	Yes
Laundry washer has braided stainless hoses?	Yes
Washer and storage area is clean and clutter free and does not have excessive fire loading due to contents?	Yes
HVAC System type	Heat pump/Central air Gas Furnace
HVAC appears in good working condition?	Yes
Area around the HVAC system is clear?	Yes
Has water heater?	Yes
Water heater type?	Gas
Electrical panel is accessible and in good condition?	Yes
Electrical sources throughout the residence found to be/have?	In good condition







Exterior of residence

Item:	Results:
Overall Impression during exterior walk around of residence?	Great
Address clearly visible from street?	Yes
Exterior siding condition?	Great - No Issues
Does the residence have gutters or downspouts	Yes
Condition of gutters oir downspouts	Great - No Issue
Property has a fence?	Yes
Condition of fence	Good
Has outdoor grill or fireplace?	Yes - Good condition
Has pool or hot tub?	No
Has exterior patio deck or balcony?	Yes
Patio deck or balcony in good condition?	Yes
Exterior roof condition?	Good







Tenant reported maintenance needs

Stoploss inspector was unable to capture photos for the *tenant reported maintenance needs* section.

Item:	Results:
Any maintenance issues reported by the tenant?	--

General property notes

End Of Periodic Maintenance Survey

123 Happy Tenant Rd, Richmond, VA 23219



Shaun Whiteley (Inspector) On Mar 01, 2023