

# Move In - w/Compliance

## Property

13707 Village Mill Dr  
Hagerstown MD 21767

**Inspector:** Shaun Whiteley

**Filter sizes:** 10x20x1 (1) 14x20x1 (1)

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

**Work Order#:** N/A

**Property Manager:** Irma Wayne

Demo Property Firm

**Survey date:** 2023-05-05

**Est. date of next survey:** 2023-05-03

**Next survey:** Move In - w/Compliance

**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!

## Smoke detector compliance

- This property has **4** smoke detector(s).
- Stop Loss tested **2** detector(s) present during survey. Stop Loss installed **4** detector(s). We installed these detectors in order to comply with all applicable building and fire codes.
  - Bedroom smoke detector was not present. **One 9120LBL installed in order to comply with building and fire codes.**
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  - Common area hardwired combination smoke/CO detector was present. **Detector was in non-compliant condition. We replaced the existing detector that *was expired* with one **SC9120B.****
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*NOTE: Smoke detectors older than 10 years from manufacture date (expired), smoke detectors that fail the internal self-test or fail to operate at time of service will be replaced to maintain compliance. Current NFPA recommendations and building code compliance require smoke detectors to be installed inside of each bedroom as well as one per floor in the common space.*

*NOTE: As of December 27th, 2022, HUD (Department of Housing and Urban Development) began enforcing an initiative that required carbon monoxide (CO) alarms in certain residences. If your property is HUD or part of the Section 8 voucher program and Stop Loss has been notified of this, your property will be maintained as such.*

## **Installed / Inspected Detector(s)**

Common area hardwired combination smoke/co detector **in non-compliant** condition. Common area hardwired combination smoke/co detector **in non-compliant** condition.



Common area hardwired combination smoke/co detector **in non-compliant** condition. Common area hardwired combination smoke/co detector **in non-compliant** condition.



Common area hardwired combination smoke/co detector in non-compliant condition.



Bedroom smoke detector



Bedroom smoke detector



# Inspected filter(s)

Clean 10x20x1 in common area



Clean 14x20x1 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 |



# Hallway/s

| Item:                        | Results:                   |
|------------------------------|----------------------------|
| Floor covering?              | Wood, laminate or linoleum |
| Condition of floor covering? | Great                      |
| Walls and Ceiling condition? | Great                      |



# Stairwell/s

| Item:                                  | Results:          |
|--|-------------------|
| Stairwell(s) present?                  | Yes               |
| Stairwell railing condition?           | Great - No Issues |
| Stairwell walls and ceiling condition? | Great             |



# Living/Den/Family room/s

| Item:                            | Results:  |
|----------------------------------|---|
| Area is clean and not cluttered? | Yes   |
| Fireplace is present?            | Yes   |
| Fireplace type                   | Fuel fired  |
| Fireplace Usage                  | No tenant present but appears to be used or operational |
| Fireplace Issues                 | None  |
| Floor covering?                  | Wood, laminate or linoleum                              |
| Condition of floor covering?     | Great   |
| Walls and Ceiling condition?     | Great   |



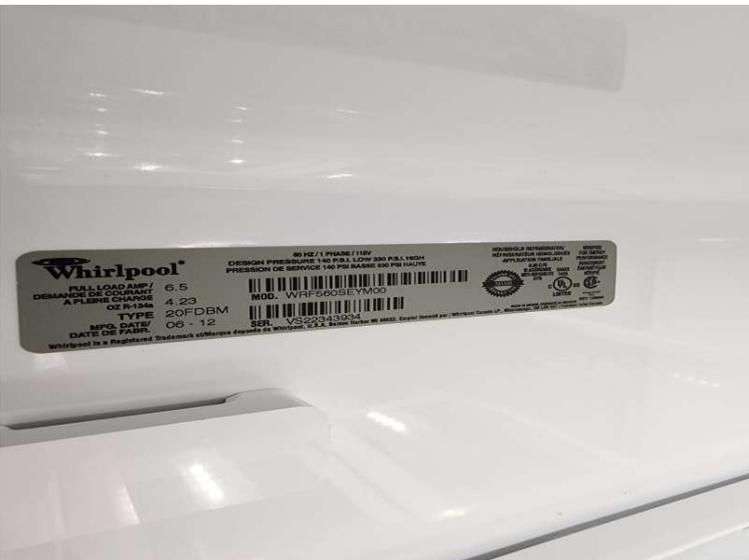


# Kitchen Area

| 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       |
| Condition of counter tops?   | Great    |









## Garage

| Item:                                 | Results: |
|---------------------------------------|----------|
| The residence has an attached garage? | No       |

## Exterior attached storage

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

## Basement

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

## Bedrooms

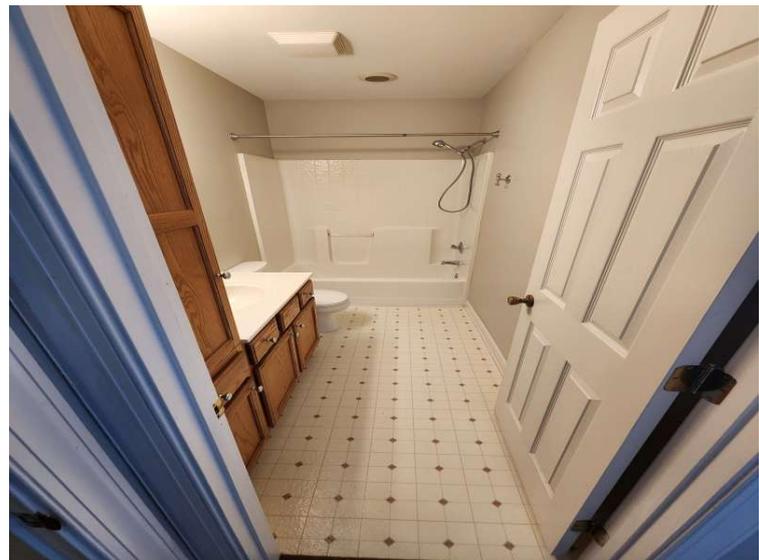
| Item:   | Results:                   |
|---|----------------------------|
| Total bedrooms  | 2                          |
| Bedroom has two operational and clear means of egress to separate locations inside or outside of the residence? | Yes                        |
| Floor covering?   | Wood, laminate or linoleum |
| Condition of closets?   | Great                      |
| 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

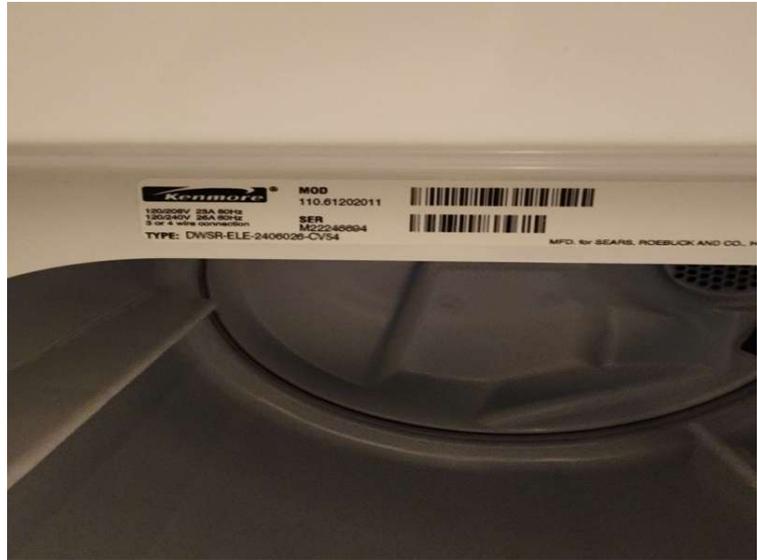
| Item:                     | Results:                      |
|---------------------------|-------------------------------|
| Half bathroom(s) present? | Yes                           |
| Total half bathrooms      | 1                             |
| Water Sources?            | Stainless Braided Cables      |
| Bathroom issues found?    | Yes                           |
| Bathroom vent fan is?     | Broken/disabled or inoperable |

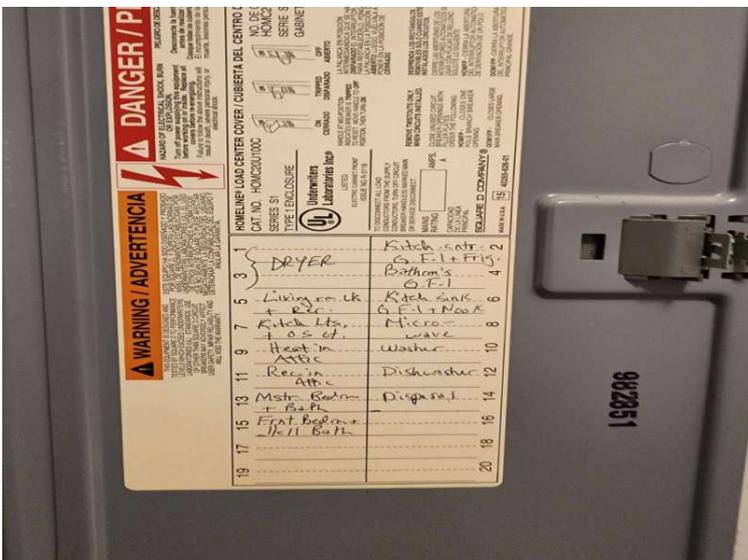




# Laundry/Utilities/Storage Area

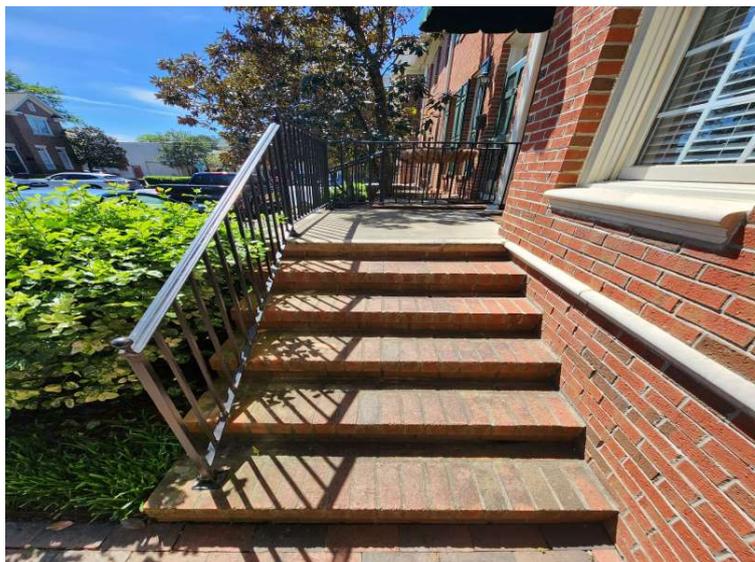
| Item:  | Results:              |
|--|-----------------------|
| Does the residence have an installed washer and dryer?   | Yes                   |
| Internal lint trap is clean and free of lint and appears or is reported to be cleaned after each use?          | Yes                   |
| Exterior of clothes dryer is free of obvious lint/dirt/dust buildup with the appropriate installed dryer vent? | Yes                   |
| Laundry washer has braided stainless hoses?  | Yes                   |
| Floor, Walls and Ceiling condition?  | Great                 |
| 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 |
| HVAC appears in good working condition?  | Yes                   |
| Area around the HVAC system is clear?  | Yes                   |
| Water heater accessible?   | No                    |
| Electrical panel is accessible and in good condition?  | Yes                   |
| Electrical sources throughout the residence found to be/have?  | In good condition     |

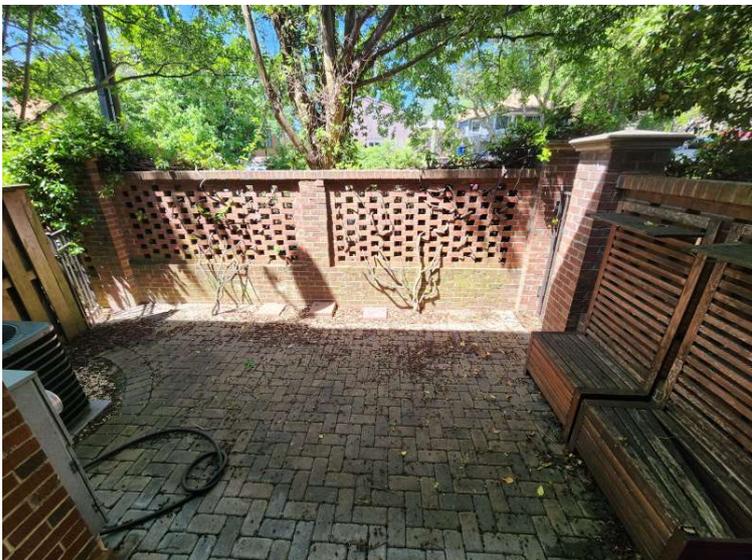


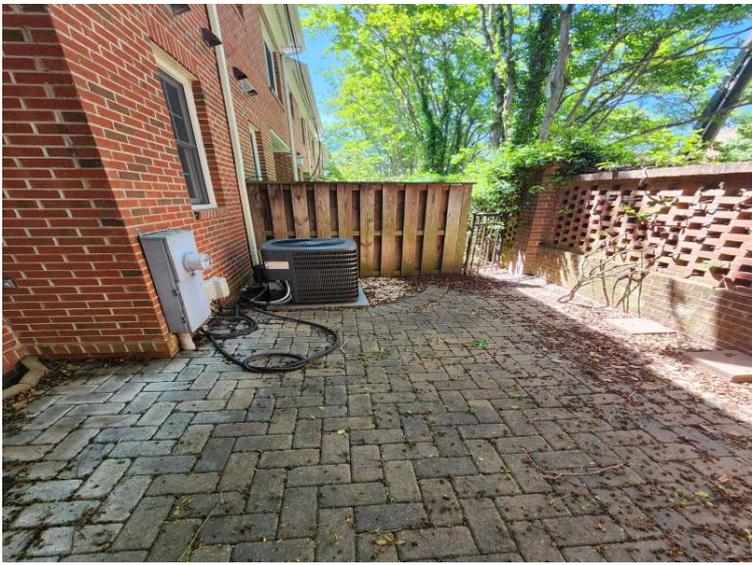


## Exterior of residence

| 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?                              | None              |
| 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              |







# Maintenance needs

| Item:  | Results:  |
|--|---|
| Any maintenance issues reported by the tenant? | Yes   |
| Any maintenance issues reported by the tenant? | <p>Broken window spring on rear window to right of rear door. Window does not open One light bulb out in dining fixture One light out in kitchen closest sink One recessed light out in living room Broken/rotten seat in rear yard</p> |





## General property notes

Residence is clean, broom swept and appears move in ready

End Of Move In - W/Compliance

13707 Village Mill Dr, Hagerstown, MD 21767

A handwritten signature in black ink, appearing to read 'S Whiteley', is centered on the page.

Shaun Whiteley (Inspector) On May 01, 2023