

# Periodic Smoke Alarm & Property Survey

**Property**

2250 Old Brick Rd  
Glen Allen VA 23060

**Inspector:** Xian Raposa

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

**Surveyed as:** 4 Beds, 1 Baths, Half baths

**Work Order#:** N/A

**Property Manager:** Demo P.

Sales Demo Firm

**Survey date:** 2025-02-25

**Est. date of next survey:**

**Next survey:** Periodic Smoke Alarm & Property Survey

**Invoice #:** N/A

## Survey notes:

Added a smoke alarm to each of the upstairs bedrooms, as there were none present upon arrival.

## Maintenance Report

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

- Kitchen Area: Is there grease buildup or damage? - Grease buildup.
- Full bathrooms: Light fixtures are in good working condition? - No.
- Full bathrooms: Condition of light fixtures - Light bulbs out or missing.
- Maintenance needs: Recommended Maintenance - Both bedrooms upstairs had some wall damage that should be addressed. In one bedroom directly above the doorframe, it appears that there was past damage, even possible burning? The other room has some cracking in the wall, potentially foundation settling. .

## Smoke detector compliance

- This property has **6** smoke detectors.
- Stop Loss tested **4** smoke detectors present during survey. Stop Loss installed and/or replaced **2** smoke detectors. We installed these smoke detectors in order to comply with all applicable building and fire codes.
  - Bedroom battery smoke detector was present. Detector was in good condition.
  - Bedroom battery smoke detector was present. Detector was in good condition.
  - Bedroom smoke detector was not present. **One SMI100 installed in order to comply with building and fire codes.**
  - Bedroom smoke detector was not present. **One SMI100 installed in order to comply with building and fire codes.**
  - Common area battery smoke detector was present. Detector was in good condition.
  - Common area battery smoke detector was present. Detector was in good condition.

# Carbon monoxide detector compliance

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- This property has **2** carbon monoxide detectors.
- Stop Loss tested **2** carbon monoxide detectors present during survey. Stop Loss installed and/or replaced **0** carbon monoxide detectors.
  - Common area battery co detector was present. Detector was in good condition. We replaced the old or low battery.
  - Common area battery co detector was present. Detector was in good condition. We replaced the old or low battery.

*NOTE: Carbon Monoxide is an odorless, tasteless, invisible gas that poses a serious risk to life, and health as well as pose a potential liability in residences with gas service. Carbon monoxide is produced by any fuel burning appliance or combustion process in the residence. Attached garages with living space above or beside can be a source of carbon monoxide due to vehicle parking and may be the exception for residences without gas service.*

*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 Detectors

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Bedroom battery smoke detector in good condition.



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Bedroom battery smoke detector in good condition.



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Common area battery co detector in good condition.



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Common area battery co detector in good condition.



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Bedroom battery smoke detector in good condition.



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Common area battery co detector in good condition.



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Bedroom smoke detector



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Bedroom smoke detector



Photo captured on 2025-02-26 04:12:15

Bedroom battery smoke detector in good condition.



Photo captured on 2025-02-26 04:12:00

Common area battery co detector in good condition.



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Bedroom smoke detector



Photo captured on 2025-02-26 04:12:12

Bedroom smoke detector



Photo captured on 2025-02-26 04:12:17



Common area battery smoke detector in good condition.



Photo captured on 2025-02-26 04:12:20

Common area battery smoke detector in good condition.



Photo captured on 2025-02-26 04:11:51

Common area battery smoke detector in good condition.



Photo captured on 2025-02-26 04:12:23

Common area battery smoke detector in good condition.



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# Inspected filters

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Dirty 14x20x1 in common area



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## Interior overview

Item:	Results:
Foyer/Entryway is in good condition?	Yes
Interior is free of foul odors?	Yes
Overall Impression during residence walk through?	Lived-in
Any evidence of pets present?	Yes
Number of dogs present and witnessed?	0
Number of cats present and witnessed?	1
Other animals present and witnessed?	N/A
Smoking material or ash trays present or obvious?	Smoking materials observed in the residence
Windows throughout property appear to be in good condition and are operable?	Yes
Residential Sprinkler system present?	No
Possible indoor grow located in the residence	No
Additional notes or findings:	--

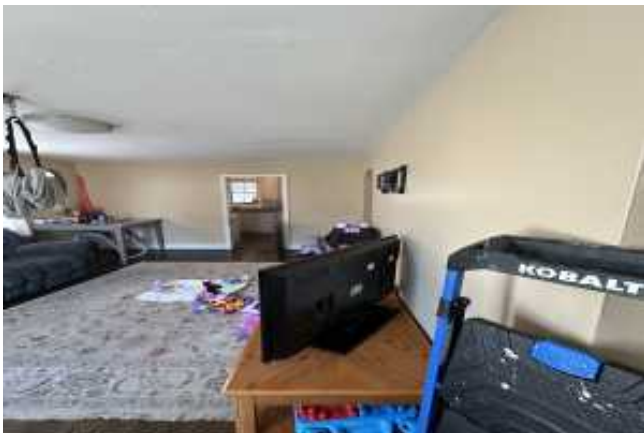


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Photo captured on 02/25/2025 18:11

# Living/Den/Family room/s

Item:	Results:
Area is clean and not cluttered?	Yes
Fireplace is present?	No
Floor covering?	Wood, laminate or linoleum
Condition of floor covering?	Good - Moderate Wear
Walls and Ceiling condition?	Good - Moderate Wear
Additional notes or findings:	--



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# Kitchen Area

Item:	Results:
Appliances are clean and free of excess grease and in good working condition?	No
Is there grease buildup or damage?	Grease buildup
Range hood or over the range microwave appears/reported to be in good working condition and free of excess grease?	No
Select all that apply?	Grease buildup
Small appliances are unplugged when not in use?	No
Things that can burn are not stored on the cooktop or in the range?	No
Floor covering condition including kitchen, dining area or eat in kitchen?	Good - Moderate Wear
Walls and Ceiling condition?	Good - Moderate Wear
Kitchen Cabinets are in good condition with no obvious damage or missing hardware?	Yes
Any signs of water damage in the kitchen?	No
Additional notes or findings:	Advised tenant that leaving things such as dish towels, and medicines on the burners of the range poses a hazard if burners are accidentally left on. Also advised the tenant to maintain a clean range, and range hood filter to prevent any issues (safety, pest, etc.)



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## 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?	Yes
Area is clean and not cluttered?	No
Fireplace is present?	No
A bedroom is present in basement/lowest level	No
A bathroom is present in basement/lowest level	No
Additional notes or findings:	Lots of clutter in this area, but was able to walkthrough and access necessary areas for inspection.



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# Bedrooms

Item:	Results:
Total bedrooms	4
Bedroom has two operational and clear means of egress to separate locations inside or outside of the residence?	No - Lack of proper egress
Floor covering?	Wood, laminate or linoleum
Condition of floor covering?	Good - Moderate Wear
Walls and Ceiling condition?	Good - Moderate Wear
Additional notes or findings:	In the bedroom upstairs and to the left, the tenant has a bed blocking egress to one window, but has clear egress to another accessible window.



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## Full bathrooms

Item:	Results:
Total full bathrooms	1
Water Sources?	Stainless Braided Cables
Bathroom vent fan is?	Dirty
Shower or tub condition?	Good condition
Condition of floor covering?	Good - Moderate wear and tear
Condition of walls and ceiling?	Good
Vanity in good condition?	Yes
Light fixtures are in good working condition?	No
Condition of light fixtures	Light bulbs out or missing
Additional notes or findings:	--



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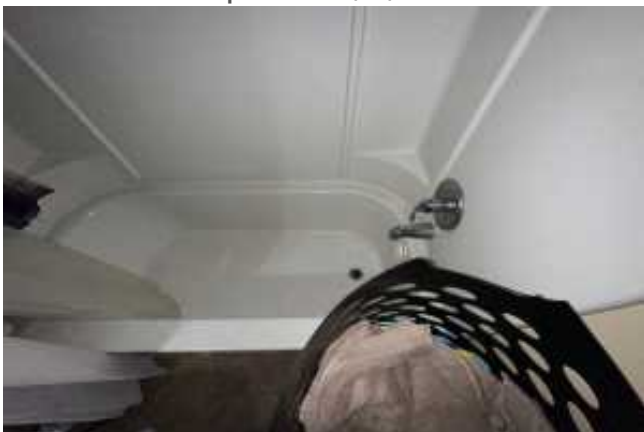


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# Half bathrooms

Item:	Results:
Half bathroom(s) present?	No

# Utilities (HVAC/Water/Electical)

Item:	Results:
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?	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
Main water shutoff located?	No
Additional notes or findings:	--



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# Laundry Room/Storage Area

Item:	Results:
Does the residence have a laundry area?	Yes
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?	Machine running, unable to locate
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?	No
Washer and storage area is clean and clutter free and does not have excessive fire loading due to contents?	Yes



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## Exterior of residence

Item:	Results:
Overall Impression during exterior walk around of residence?	Good
Address clearly visible from street?	Yes
Exterior siding condition?	Good - Dirty
Does the residence have gutters and downspouts	Yes
Condition of gutters and downspouts	Good - Dirty
Property has a fence?	No
Has outdoor grill or fireplace?	None
Has pool or hot tub?	No
Has exterior patio deck or balcony?	No
Ground level appearance of exterior roof condition?	Good
Exterior landscaping?	Exterior flower beds/lawn/trees/shrubs are maintained in good condition and well kept
Driveway/walkway/sidewalk	Driveway/sidewalk/walkway are in good condition with no signs of cracking, organic growth or safety concerns
Residence is a multi-family unit?	No
Additional notes or findings:	Front porch appeared to be a little cluttered, but overall walkthrough was good.



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# Maintenance needs

Item:	Results:
Any maintenance issues?	Yes
Recommended Maintenance	<p>Both bedrooms upstairs had some wall damage that should be addressed. In one bedroom directly above the doorframe, it appears that there was past damage, even possible burning?</p> <p>The other room has some cracking in the wall, potentially foundation settling.</p>



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**End Of Periodic Smoke Alarm & Property Survey**

2250 Old Brick Rd, Glen Allen, VA 23060

A handwritten signature in black ink, appearing to read 'Xian Raposa', is written over a light gray rectangular background.

Xian Raposa (Inspector)