

Property 789 Example St Richmond VA 23114 Inspector: Xian Raposa Filter sizes: 14x20x1 (1) 10x20x1 (1) Surveyed as: 2 Beds, 2 Baths, 1 Half baths Work Order#: N/A	Property Manager: Demo P. Sales Demo Firm Survey date: 2025-04-02 Est. date of next survey: Next survey: Move In (New)/Intake Invoice #: N/A
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Survey notes:

Maintenance Report

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

- Kitchen Area: Condition of cabinets? - Damaged cabinet or cabinet doors.
- Exterior of residence: Exterior landscaping? - .
- Exterior of residence: Negative landscape findings: - Trees are overhanging the roof line.

Smoke detector compliance

- This property has **4** smoke detectors.
- Stop Loss tested **4** smoke detectors present during survey. Stop Loss installed and/or replaced **0** smoke detectors.
 - Bedroom Battery smoke detector was present. Detector was in good condition.
 - Bedroom Battery smoke detector was present. Detector was in good condition.
 - Common area hardwired combination smoke/CO detector was present. Detector was in good condition. We replaced the old or low battery.
 - Common area hardwired combination smoke/CO detector was present. Detector was in good condition.

Carbon monoxide detector compliance

- 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 hardwired Combination smoke/co detector was present. Detector was in good condition. We replaced the old or low battery.
 - Common area hardwired Combination smoke/co detector was present. Detector was in good condition.

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

Bedroom Battery smoke detector in good condition.



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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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Bedroom Battery smoke detector in good condition.



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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 hardwired combination smoke/co detector in good condition.



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Common area hardwired combination smoke/co detector in good condition.



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Common area hardwired combination smoke/co detector in good condition.



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Common area hardwired combination smoke/co detector in good condition.



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Common area hardwired combination smoke/co detector in good condition.



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Inspected filters

Dirty 14x20x1 in common area



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Dirty 10x20x1 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?	Clean
Any evidence of pets present?	No
Smoking material or ash trays present or obvious?	No smoking materials found
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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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?	Good - Moderate Wear
Additional notes or findings:	--



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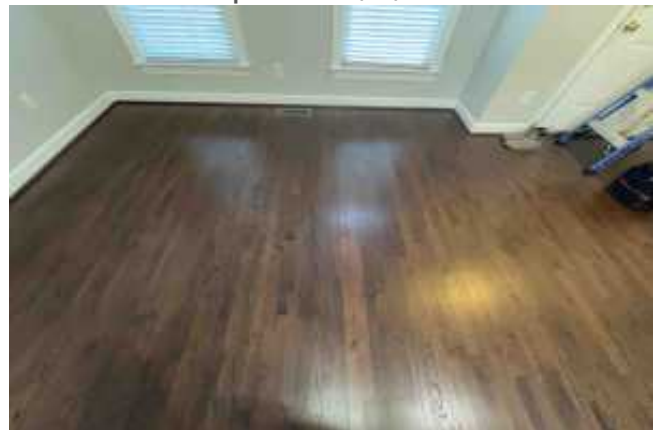


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Kitchen Area

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?	Good - Moderate Wear
Walls and Ceiling condition?	Good - Moderate Wear
Kitchen Cabinets are in good condition with no obvious damage or missing hardware?	No
Condition of cabinets?	Damaged cabinet or cabinet doors
Any signs of water damage in the kitchen?	No
Additional notes or findings:	--



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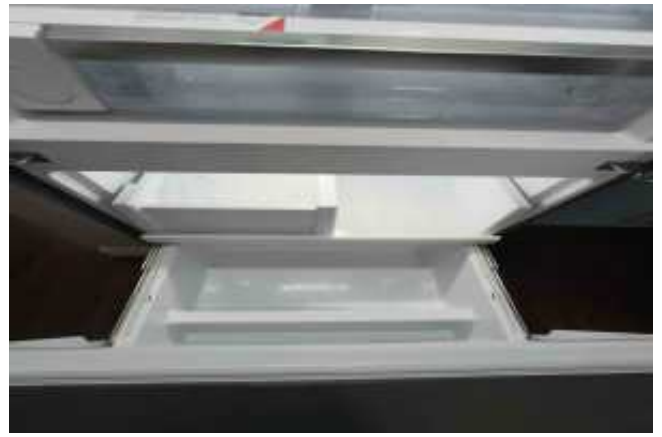


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Garage

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?	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 floor covering?	Great
Walls and Ceiling condition?	Great
Additional notes or findings:	--



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Full bathrooms

Item:	Results:
Total full bathrooms	2
Water Sources?	Stainless Braided Cables
Bathroom vent fan is?	Clean and operational
Shower or tub condition?	Good condition
Condition of floor covering?	Great(Perfect property answer)
Condition of walls and ceiling?	Good
Vanity in good condition?	Yes
Light fixtures are in good working condition?	Yes
Additional notes or findings:	--



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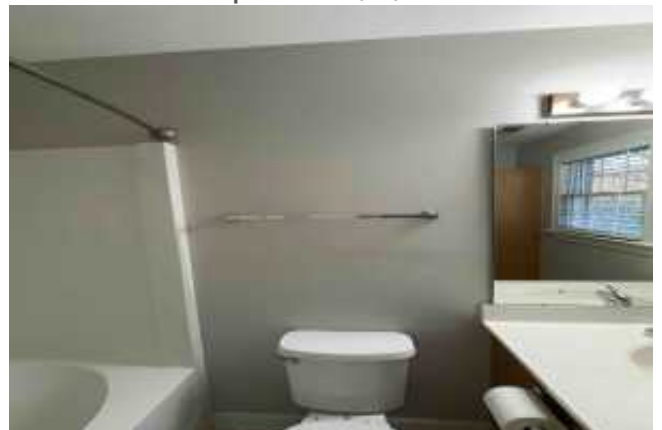


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Half bathrooms

Item:	Results:
Half bathroom(s) present?	Yes
Total half bathrooms	1
Water Sources?	Stainless Braided Cables
Bathroom vent fan is?	Clean and operational
Condition of floor covering?	Great
Vanity in good condition?	Yes
Light fixtures are in good working condition?	Yes
Walls and ceiling in good condition?	Yes



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Utilities (HVAC/Water/Electical)

Item:	Results:
HVAC System type:	Not accessible
HVAC appears in good working condition?	Not accessible
Area around the HVAC system is clear?	Not accessible
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
Main water shutoff located?	No
Additional notes or findings:	--



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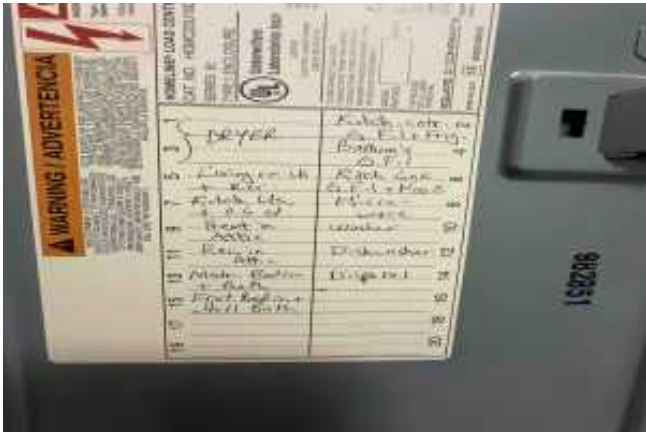


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Laundry Room/Storage Area

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?	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
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?	Great
Address clearly visible from street?	Yes
Exterior siding condition?	Great - No Issues
Does the residence have gutters and downspouts	Yes
Condition of gutters and 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
Ground level appearance of exterior roof condition?	Good
Exterior landscaping?	Negative findings found
Negative landscape findings:	Trees are overhanging the roof line
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:	--



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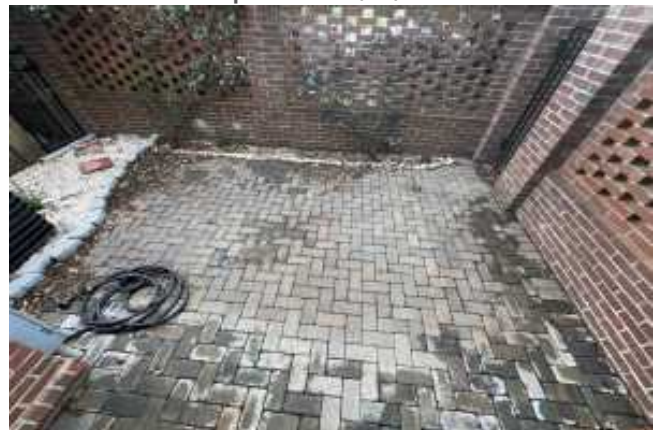


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Maintenance needs

Item:	Results:
Any maintenance issues?	No

Hallway/s

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



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Stairwell/s

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



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End Of Move In (New)/Intake

789 Example St, Richmond, VA 23114



Xian Raposa (Inspector)