



Aug 3rd, 2026

123 Central Street, Alexandria, VA 22302

Residential Home Inspection

PREPARED FOR:

Client Name

INSPECTED BY:

Jeffrey Middleton / Casa 360 Home Inspections



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RESIDENTIAL HOME INSPECTION

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Inspection Details

INSPECTOR 1

Jeffrey Middleton

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CLIENT

Client Name

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BUYERS AGENT

Agent Name

Phone (703) 111-2222

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ADDITIONAL INFO

 Inspection date Aug 3rd, 2026

• Others Present Buyer

• Property Occupied Vacant

• Building Type Condo

• Weather Clear

• Temperature 85 °F

• Year Built 2004

• Water Source City

• Sewage/Disposal City

RESIDENTIAL HOME INSPECTION

Definitions

- 
Safety Concern
 The item or component appears to be unsafe and should be corrected as soon as possible by a qualified contractor.
- 
Requires Attention
 At the time of inspection the component does not function as intended. Repair or replacement is recommended and/or further technical or invasive evaluation by a qualified contractor.
- 
Recommendation
 The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
- 
Information
 Information relavent to this observation and provided solely for informational purposes.
- 
Monitor
 At the time of inspection the component function as intended but it should be monitored for future issues.
- 
Maintenance
 The Item or component requires regular maintenance for continued optimal performance.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

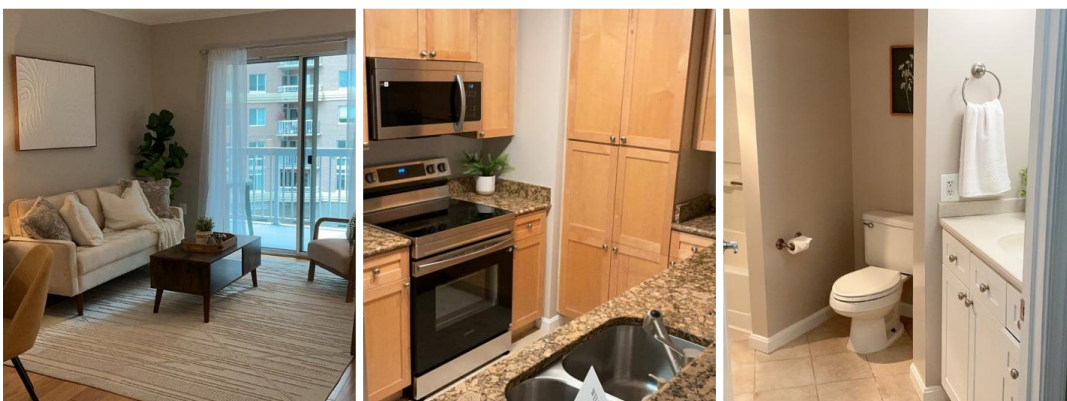
Flagged items will show up in summary view.

1. Property Photos

Property photos are for your information.

1.1 OVERVIEW

PROPERTY PHOTOS:



2. Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

2.1 TYPE

DESCRIPTION: Brick

TRIM: Metal

CONDITION: Satisfactory

MEDIA:



2.2 EXTERIOR DOORS

DESCRIPTION: Metal

CONDITION: Satisfactory

LOCATION: Entrance Door

2.3 DOOR BELL

DESCRIPTION: Hard wired

CONDITION: Satisfactory

LOCATION: Living room

MEDIA:



Interior doorbell chime.

2.4 PATIO DOOR

DESCRIPTION: Metal

CONDITION: Marginal

:



COMMENTS:

Patio door does not lock

The sliding glass patio door would not lock. This is a safety concern for unauthorized entrance into the home. Recommend repair by a qualified handyman.

 Safety Concern

3. Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets as per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

3.1 SERVICE

DESCRIPTION: Copper

CONDITION: Satisfactory

SERVICE AMPS AND VOLTS: 200 amps

3.2 MAIN PANEL

DESCRIPTION: Siemens

CAPACITY: 200 amps

CONDITION: Satisfactory

LOCATION: Behind front entrance door.

MEDIA:



Main Panel labels.

3.3 GFCI/AFCI

DESCRIPTION: At GFCI receptacle(s) only

CONDITION: Satisfactory

3.4 BRANCH CIRCUITS

DESCRIPTION: Copper

CONDITION: Satisfactory

3.5 SMOKE DETECTORS

DESCRIPTION: Hard wired with battery back up

CONDITION: Satisfactory

3.6 CARBON MONOXIDE DETECTORS

DESCRIPTION: Hard wired with battery back up

CONDITION: Satisfactory

4. Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

4.1 SERVICE LINE

DESCRIPTION: Copper

CONDITION: Satisfactory

4.2 MAIN WATER SHUTOFF

DESCRIPTION: Building managed

CONDITION: Satisfactory

4.3 WATER LINES

DESCRIPTION: Copper

CONDITION: Satisfactory

4.4 DRAIN PIPES

DESCRIPTION: PVC

CONDITION: Satisfactory

4.5 FUEL SERVICE LINES

DESCRIPTION: Copper

CONDITION: Satisfactory

5. Laundry

5.1 OVERVIEW

LAUNDRY PHOTO(S):



5.2 LOCATION

DESCRIPTION: Bathroom closet

COMMENTS:

Laundry closet door handle incorrectly installed.

The door for the laundry room closet (in the bathroom) was installed incorrectly or has become loose over time. Recommend correction by a handyman.

 Recommendation



5.3 DRYER VENT

DESCRIPTION: Metal flex

CONDITION: Satisfactory

MEDIA:



5.4 WASHER HOSE BIB

DESCRIPTION: Ball

CONDITION: Satisfactory

MEDIA:

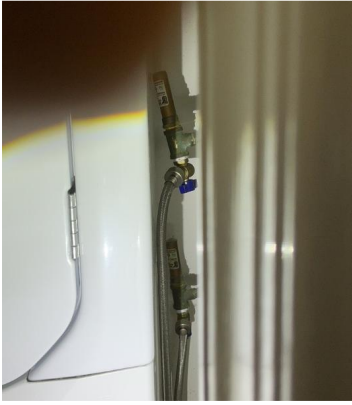


COMMENTS:

Unable to access washing machine shut-off valve.

Based on the position of the stacked washer/dryer unit, it is difficult, if not impossible, to operate the shut-off valve for the washing machine. This can be an issue if the water to the machine ever needs to be turned off in an emergency. Recommend contacting a licensed plumber for evaluation.

 Recommendation



Unable to verify GFCI for laundry closet.

Modern building standards now recommend GFCI protection for ALL laundry room circuits. Based on the position of the stacked washer/dryer unit, I was unable to verify GFCI was present at the time of inspection. GFCI provided protection because this area of the home is susceptible to moisture. Recommend verifying that the indicated location has, or install if not present, an appropriate GFCI device installed by a qualified electrical contractor.

 Recommendation

5.5 WASHER DRAIN

DESCRIPTION: Wall mounted drain

CONDITION: Satisfactory

5.6 ELECTRICAL

DESCRIPTION: 220 volts

CONDITION: Satisfactory

5.7 FLOOR DRAIN/PAN

DESCRIPTION: Not visible

CONDITION: Satisfactory

6. Heating/Cooling

The heating and colling system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

6.1 THERMOSTAT(S)

DESCRIPTION: Individual, Programmable

CONDITION: Satisfactory

MEDIA:



6.2 HEATING SYSTEM

DESCRIPTION: Forced air

CONDITION: Satisfactory

MANUFACTURER: Carrier

FUEL TYPE: Electric

6.3 DISTRIBUTION

DESCRIPTION: Metal duct

CONDITION: Satisfactory

6.4 CONTROLS

DESCRIPTION: Service disconnect switch

CONDITION: Satisfactory

INFORMATION:

HVAC Unit is located in a closet between the kitchen and living room.

LOCATION: Kitchen

MEDIA:



6.5 COOLING SYSTEM

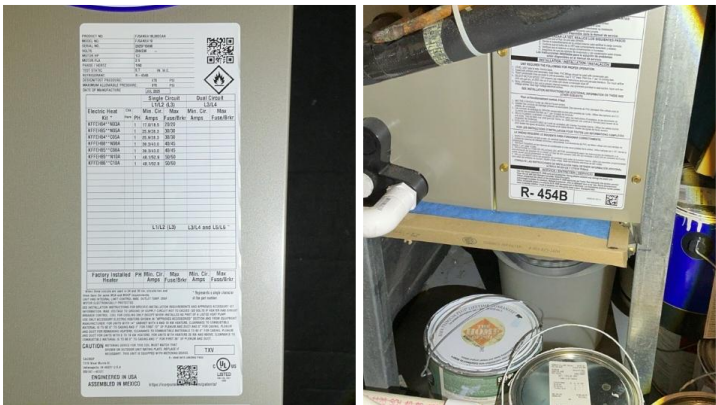
DESCRIPTION: Central A/C, Window unit

CONDITION: Satisfactory

MANUFACTURER: Carrier

FUEL TYPE: 220 VAC

MEDIA:



Interior unit was manu-
factured July, 2025.

6.6 EXTERIOR UNIT

DESCRIPTION: Pad mounted

CONDITION: Satisfactory

LOCATION: Garage

MEDIA:



The exterior units are located throughout the garage parking area.

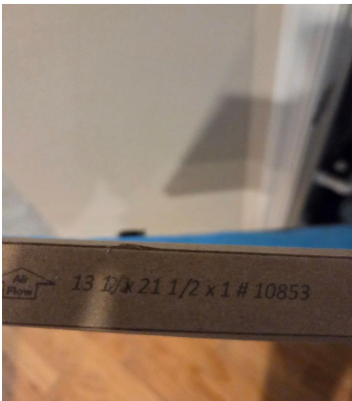
6.7 BLOWER FAN/FILTERS

DESCRIPTION: Disposable filter

CONDITION: Satisfactory

LOCATION: Closet between kitchen and living room.

MEDIA:



Current filter size: 13.5 x
21.5 x 1

COMMENTS:

Wrong Size Filter

The return air filter of the indicated HVAC unit was not properly sized. It is crucial to the indoor air quality of the home and the overall functionality/lifespan of the HVAC unit that the air filters be properly maintained. Although the filter was too long, it does allow for the filter to be grabbed in order to remove it from the unit.

☒ Information



6.8 CONDENSATE REMOVAL

DESCRIPTION: PVC

CONDITION: Satisfactory

COMMENTS:

Clean HVAC P-trap cleaning and maintenance kit brush

The brush used to clean the HVAC P-trap cleaning and maintenance kit (most commonly known as a condensate trap kit or a smart trap kit) needs to be cleaned of debris. The clear plastic and PVC assembly feature a removable cap, cleaning brush, and optional shut-off float switches to allow for cleaning of the HVAC condensate p-trap. Recommend routing cleaning of the p-trap as well.

 Maintenance

Location - In HVAC Closet



7. Kitchen

7.1 OVERVIEW

KITCHEN PHOTO(S):



7.2 ELECTRICAL

DESCRIPTION: 110 volts

CONDITION: Satisfactory

:



COMMENTS:

Replace faulty GFCI outlet

Replace faulty GFCI outlet in kitchen to the left of sink. Showed 'Open Neutral' at the time of testing as shown in photo.

 Requires Attention



7.3 COUNTERTOPS

DESCRIPTION: Quartz

CONDITION: Satisfactory

7.4 CABINETS

DESCRIPTION: Wood

CONDITION: Satisfactory

MEDIA:



7.5 SINK

DESCRIPTION: Double, Stainless steel

CONDITION: Satisfactory

MEDIA:



COMMENTS:

Previous leak under sink and cabinet damage.

Evidence of a previous leak and damage to the cabinet bottom seen inside the kitchen cabinet under the sink at the time of the inspection. This does not appear to be an active leak. Rec-

ommend evaluation by a plumber or handyman for the p-trap and sink drain connection and monitoring for future leaks. Recommend repairing current damage to the bottom of the cabinet to restore the paint barrier for future protection for items placed within the cabinet.

 Requires Attention

Location - Kitchen



Water at sink not hot or slow to get hot.

The hot water at the kitchen faucet took at least 5 minutes to get hot. After running the water for 5 minutes, the temperature stayed below 83 degrees F. After testing again and letting it run, it reached normal temperature.

 Recommendation



7.6 PLUMBING/FIXTURES

DESCRIPTION: Stainless steel

CONDITION: Satisfactory

7.7 DISPOSAL

DESCRIPTION: General Electric

CONDITION: Satisfactory

MEDIA:

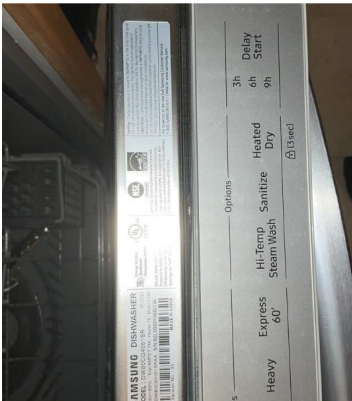


7.8 DISHWASHER

DESCRIPTION: Samsung

CONDITION: Satisfactory

MEDIA:



7.9 RANGE/OVEN

DESCRIPTION: Samsung

FUEL SOURCE: Electric

CONDITION: Satisfactory

MEDIA:

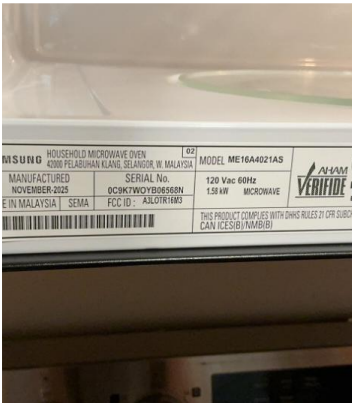


7.10 MICROWAVE

DESCRIPTION: Samsung

CONDITION: Satisfactory

NAMEPLATE:



MEDIA:



7.11 REFRIGERATOR

DESCRIPTION: Samsung

CONDITION: Satisfactory

MEDIA:



7.12 VENTILATOR

DESCRIPTION: Samsung

CONDITION: Satisfactory

8. Bedroom

8.1 OVERVIEW

BEDROOM PHOTO(S):



8.2 ELECTRICAL

DESCRIPTION: 110 volts

CONDITION: Satisfactory

MEDIA:



8.3 CEILING

DESCRIPTION: Texture paint, Drywall

CONDITION: Satisfactory

COMMENTS:

Debris on ceiling near vent.

Debris or dirt seen at the time of the inspection on the ceiling immediately next to the air conditioning vent in the bedroom ceiling. Recommend cleaning and monitoring.

☒ Monitor



8.4 WALLS

CONDITION: Satisfactory

8.5 FLOOR

DESCRIPTION: Carpet

CONDITION: Satisfactory

MEDIA:



8.6 DOORS

DESCRIPTION: Solid wood

CONDITION: Satisfactory

8.7 WINDOWS

DESCRIPTION: Aluminum

CONDITION: Satisfactory

MEDIA:



8.8 SMOKE DETECTOR

DESCRIPTION: Not in room

CONDITION: Poor

8.9 CARBON MONOXIDE DETECTOR

DESCRIPTION: Not in room

CONDITION: N/A

8.10 CLOSET

DESCRIPTION: Walk-in

CONDITION: Satisfactory

MEDIA:

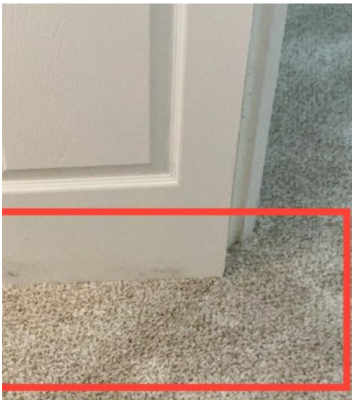


COMMENTS:

Closet Door rubs carpet when operating.

The indicated closet door (left door as seen from Bedroom) rubs the carpet when opening/closing. This can cause premature wear to the carpet over time. Recommend the bottom of the door be cut to allow for free movement along the carpet.

 Requires Attention



9. Bathroom

9.1 OVERVIEW

BATHROOM PHOTO(S):



9.2 ELECTRICAL

DESCRIPTION: 110 volts, GFCI

CONDITION: Satisfactory

MEDIA:



9.3 COUNTER/CABINET

DESCRIPTION: Quartz

CONDITION: Satisfactory

9.4 SINK/BASIN

DESCRIPTION: Single

CONDITION: Satisfactory

MEDIA:



9.5 FAUCETS/TRAPS

DESCRIPTION: Moen

CONDITION: Satisfactory

9.6 TOILETS

DESCRIPTION: 1.6 gallon tank

CONDITION: Satisfactory

MEDIA:



9.7 TUB/SHOWER/SURROUND

DESCRIPTION: Fiberglass tub, Fiberglass surround

CONDITION: Satisfactory

MEDIA:



9.8 VENTILATION

DESCRIPTION: Electric fan

CONDITION: Satisfactory

MEDIA:



In addition to the vent, a bathroom heat bulb is also present in the bathroom.

9.9 CLOSET

DESCRIPTION: Single

CONDITION: Satisfactory

MEDIA:



Bathroom closet is being used as the laundry closet.

10. Living Room

10.1 OVERVIEW

LIVING ROOM PHOTO(S):



A residential fire suppression system installed throughout the home.

10.2 ELECTRICAL

DESCRIPTION: 110 volts

CONDITION: Satisfactory

MEDIA:



10.3 FLOOR

DESCRIPTION: Hardwood

CONDITION: Satisfactory

MEDIA:



10.4 WINDOWS

DESCRIPTION: Aluminum

CONDITION: Satisfactory

MEDIA:



10.5 CEILING

DESCRIPTION: Texture paint, Drywall

CONDITION: Satisfactory

MEDIA:



10.6 WALLS

DESCRIPTION: Drywall

CONDITION: Satisfactory

10.7 SMOKE DETECTORS

DESCRIPTION: Hard wired with battery back up

CONDITION: Satisfactory

10.8 CARBON MONOXIDE DETECTORS

DESCRIPTION: Hard wired with battery back up

CONDITION: Satisfactory

10.9 HVAC SOURCE

DESCRIPTION: Heating system register

CONDITION: Satisfactory

MEDIA:



Register in Living Room showing adequate cold air temperature from AC Unit.



Register in Living Room showing adequate cold air temperature from AC Unit.

Summary

RESIDENTIAL HOME INSPECTION

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.



Safety Concern

The item or component appears to be unsafe and should be corrected as soon as possible by a qualified contractor.



Requires Attention

At the time of inspection the component does not function as intended. Repair or replacement is recommended and/or further technical or invasive evaluation by a qualified contractor.



Recommendation

The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.



Maintenance

The Item or component requires regular maintenance for continued optimal performance.

2. Exterior

2.4 PATIO DOOR

COMMENTS:

Patio door does not lock

The sliding glass patio door would not lock. This is a safety concern for unauthorized entrance into the home. Recommend repair by a qualified handyman.

 Safety Concern

5. Laundry

5.2 LOCATION

COMMENTS:

Laundry closet door handle incorrectly installed.

The door for the laundry room closet (in the bathroom) was installed incorrectly or has become loose over time. Recommend correction by a handyman.

 Recommendation



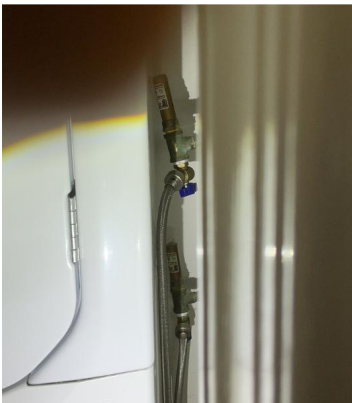
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6. Heating/Cooling

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 Maintenance

Location - In HVAC Closet



7. Kitchen

7.2 ELECTRICAL

COMMENTS:

Replace faulty GFCI outlet

Replace faulty GFCI outlet in kitchen to the left of sink. Showed 'Open Neutral' at the time of testing as shown in photo.

 Requires Attention



7.5 SINK

COMMENTS:

Previous leak under sink and cabinet damage.

Evidence of a previous leak and damage to the cabinet bottom seen inside the kitchen cabinet under the sink at the time of the inspection. This does not appear to be an active leak. Recommend evaluation by a plumber or handyman for the p-trap and sink drain connection and monitoring for future leaks. Recommend repairing current damage to the bottom of the cabinet to restore the paint barrier for future protection for items placed within the cabinet.

 Requires Attention

Location - Kitchen



Water at sink not hot or slow to get hot.

The hot water at the kitchen faucet took at least 5 minutes to get hot. After running the water for 5 minutes, the temperature stayed below 83 degrees F. After testing again and letting it run, it reached normal temperature.

 Recommendation



8. Bedroom

8.10 CLOSET

COMMENTS:

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 Requires Attention

