



# Inspection Report

**Leslie Phillip**

**Property Address:**  
8135 Shady Grove Rd  
Mechanicsville VA 23111



**Burgess Inspections Inc.**

**Mark Worsham 3380000809  
530 D Southlake Blvd  
N Chesterfield, VA 23236  
804-794-1423**

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<b>Date:</b> 11/16/2018	<b>Time:</b> 09:00:00 AM 11:21 AM	<b>Report ID:</b>
<b>Property:</b> 8135 Shady Grove Rd Mechanicsville VA 23111	<b>Customer:</b> Leslie Phillip	<b>Real Estate Professional:</b> SEAN PRIEST HOMETOWN REALTY

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Style of Home:**

Ranch

**Age Of Home:**

1952

**Client Is Present:**

Yes

**Weather:**

Clear

**App. temperature:**

45

**Rain in last 3 days:**

Yes

**1. Roofing**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**Styles & Materials**

**Roof Covering:**

3-Tab fiberglass

**Viewed roof covering from:**

Walked roof

**Chimney (exterior):**

Brick

**Gutters:**

Yes

**Items**

**1.0 ROOF COVERINGS**

**Comments:** Repair or Replace

 **Have a Licensed Roofer - repair/replace the roof as needed (EXAMINE ENTIRE ROOF) - the following items were noted -**

**1 - Wet sub roof noted on the right above the chimney**

**2 - Split pipe collars**

**3 - Loose flashings**

**4 - Shingle wear -**

**\$800+**



1.0 Item 1(Picture)



1.0 Item 2(Picture)





1.0 Item 3(Picture)



1.0 Item 4(Picture)

**1.1 FLASHINGS**

**Comments:** Repair or Replace

[See 1.0](#)

**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

**Comments:** Repair or Replace

[See 1.0](#)

**1.3 ROOF DRAINAGE SYSTEMS**

**Comments:** Inspected

**As regular maintenance keep gutters and downspouts clear to allow water to flow away from the home.**

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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**2. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

**Styles & Materials**

**Siding Material:**

Brick veneer

**Appurtenance:**

Covered porch  
Sidewalk

**Driveway:**

Asphalt

**Grade Steps:**

Brick

**Porch/Stoop:**

Brick

Concrete

**Items**

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**2.0 WALL CLADDING FLASHING AND TRIM**

**Comments:** Inspected

**2.1 DOORS (Exterior)**

**Comments:** Repair or Replace

 **Have a Licensed Carpenter -**

**A - Install proper weatherstripping on the rear kitchen and front entry doors**

**B - Install the master closet doors**

**C - Install attachment screws where missing in the attic door and install missing hardware**

**\$300-\$500**



2.1 Item 1(Picture)



2.1 Item 2(Picture)

**2.2 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

**Comments:** Repair or Replace



 **Have a Brick Mason -**

**A - Correct the stoops as needed - the following items were noted -**

**1 - Missing mortar on the front steps and stoop**

**2 - Loose rails at the front stoop**

**3 - Missing mortar, loose/missing bricks and settled concrete at the kitchen stoop -**

**\$500+**



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)

**2.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS**

**Comments:** Repair or Replace

 **Have the deflected sidewalk (trip hazards) corrected by a qualified person -**

**\$300-\$500**



2.3 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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**3. Interiors**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**Styles & Materials**

**Ceiling Materials:**

Sheetrock

**Wall Material:**

Wood

Sheetrock

**Window Types:**

Thermal/Insulated

Single pane

**Items**

**3.0 CEILINGS**

**Comments:** Repair or Replace

 **(1) The hall bath ceiling is damaged -**

**\$150-\$300**

(2) Normal cracks

**3.1 WALLS**

**Comments:** Inspected

Normal cracks

**3.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Comments:** Repair or Replace



 See 2.1

**3.3 FLOORS**

Comments: Inspected

**3.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS**

Comments: Inspected

**3.5 DOORS (REPRESENTATIVE NUMBER)**

Comments: Repair or Replace

 See 2.1

**3.6 WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Repair or Replace

 During the inspection we looked for windows with bad seals and noted those on the report. However sometimes when the light hits the window at a different angle others may show up. Burgess Inspections will not be held liable for any additional windows.

A - Correct the following glass items -

1 - Replace the glass on the rear right porch that have failed thermal seals -

\$800+

2 - The single strength windows have missing glazing and the utility room window is broken -

\$400-\$600

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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**4. Structural Components**

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

**Styles & Materials**

<p><b>Foundation Type:</b> Crawlspace</p>	<p><b>Foundation Materials:</b> Brick Block</p>	<p><b>Method used to observe Crawlspace:</b> Limited access</p>
<p><b>Floor Structure:</b> Wood joists</p>	<p><b>Wall Structure:</b> Masonry</p>	<p><b>Columns or Piers:</b> Masonry block</p>
<p><b>Ceiling Structure:</b> Wood</p>	<p><b>Roof Structure:</b> Stick-built</p>	<p><b>Roof-Type:</b> Hip</p>
<p><b>Method used to observe attic:</b> Walked</p>	<p><b>Attic info:</b> Pull Down stairs</p>	

Items

4.0 FOUNDATION/COLUMNS/PIERS

Comments: Inspected

Due to standing water and wet ground the entire crawl was not viewed. No foundation defects were noted in the observed areas at this time.

4.1 CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

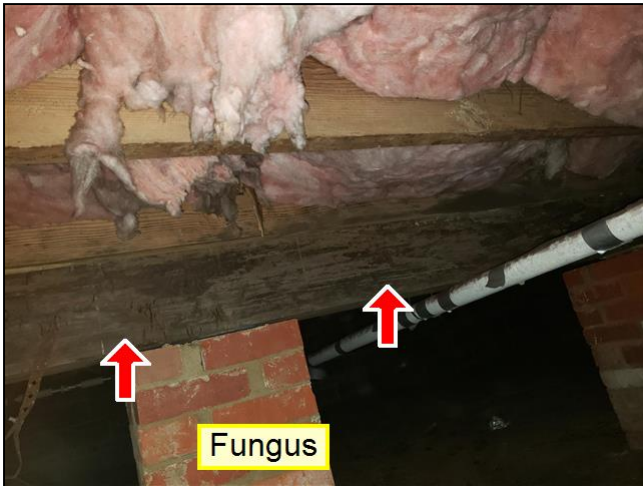
Comments: Repair or Replace

 (1) 1 - Have the high moisture, standing water and fungus noted in the crawl corrected by a licensed, qualified person.

2 - Correct the high moisture and fungus in the attic - Treat as needed and cure the cause.

3 - Repair any structure damage discovered -

See Contractor



4.1 Item 1(Picture)



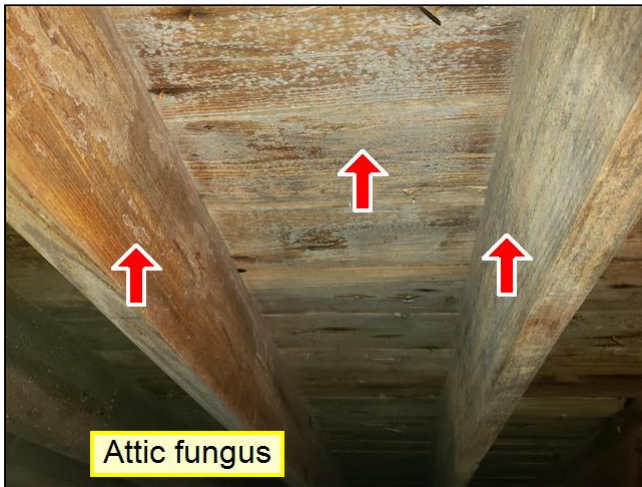
4.1 Item 2(Picture)



4.1 Item 3(Picture)



4.1 Item 4(Picture)



4.1 Item 5(Picture)



4.1 Item 6(Picture)

(2) All crawl spaces have mold to some degree. During this inspection, I did not see anything other than "normal" levels. I put normal in quotation marks because there are no threshold limits on mold as to what is too much or no problem. If you have any further concerns I would recommend having evaluated by a qualified professional in this field, corrected if needed and its cause corrected.

**4.2 BASEMENTS**

**Comments:** Not Present

**4.3 SLAB**

**Comments:** Not Present

**4.4 FLOORS (Structural)**

**Comments:** Repair or Replace



 **Have a Licensed General contractor -**

**A - Repair the rotted floor system noted under the hall bath and any other damage discovered by the moisture company**

**B - Repair any roof structure damage discovered by the moisture company -**

**\$800+**



4.4 Item 1(Picture)



4.4 Item 2(Picture)

**4.5 WALLS (Structural)**

**Comments:** Inspected

**4.6 CEILINGS (structural)**

**Comments:** Inspected

**4.7 ROOF STRUCTURE AND ATTIC**

**Comments:** Repair or Replace

 **(1) See 4.4**

**The roof system has been very wet at some point. Fungus noted throughout. High moisture levels above 40% were noted in various areas. Some evidence of structure damage.**

(2) As a recommended upgrade, I would insulate the attic pull down steps.

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

#### Water Source:

Well

#### Water Filters:

Filtering system

#### Plumbing Water Supply (into home):

Plastic

#### Plumbing Water Distribution (inside home):

Copper

#### Plumbing Waste:

Cast iron  
Galvanized

#### Water Heater Power Source:

Electric

#### Water Heater Capacity:

50 Gallon

#### Water Heater age:

7 years

#### Waste disposal:

Private




#### Life expectancy water heater:

12 - 15 years

### Items

#### 5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Repair or Replace

-  (1) Part of the drain line was cast iron. This was laying on the ground and was partially buried. Sometimes these can rust where in contact with the ground, but could not be observed during this inspection. If you have any concerns we recommend you have them further evaluated by a qualified person.
-  (2) Galvanized pipes were noted on the drain system. These pipes can sometimes rust themselves shut. The pipes may drain properly at the time of the inspection but when you take possession they may not drain the same. That could be a result of additional load put on the drainage system or simply the pipes failed between the time of the inspection and when you took possession. We will not be held liable for any pipes that fail.
-  (3) The septic system or its location was not part of this inspection. The condition of the pipe between the home and the septic tank could not be determined. If you have any concerns, we recommend you have it further evaluated by a qualified person and corrected if needed.

Have a Licensed Plumber -

**A - Correct the kitchen sink dripping fixture**

**B - Secure the loose mud sink**

**C - Replace the broken hall bath float valve -**

**\$200-\$400**

**Note - The master bath is not in use and is shut down - not inspected in the bath or in the crawl (crawl not viewed due to standing water and mud).**

#### 5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Repair or Replace

 See 5.0

**5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

Comments: Inspected

Water heater



5.2 Item 1(Picture)

**5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)**

Comments: Inspected

**5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**

Comments: Repair or Replace

 [See 7.10](#)
**5.5 MAIN FUEL SHUT OFF (Describe Location)**

Comments: Inspected

**5.6 SUMP PUMP**

Comments: Not Present

**5.7 WATER FILTRATION SYSTEM**

Comments: Not Inspected



We do not inspect filtering systems or their operation. If you have any concerns we recommend you have it further evaluated by a qualified person and corrected if needed.



5.7 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; exterior lighting, ground lights, Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Electrical Service Conductors:**

Overhead service

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Alarm System:

No

GFCI:

No

ARC Fault:

No

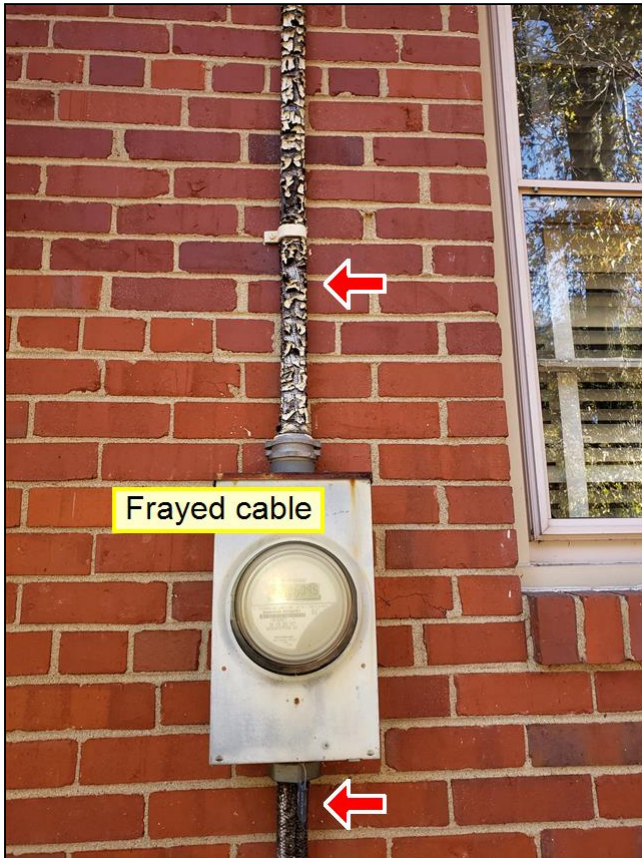
**Items**

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**6.0 SERVICE ENTRANCE CONDUCTORS**

Comments: Repair or Replace

 The electrical service conductors are frayed at wire sheathing outside and needs repair or replace.



6.0 Item 1(Picture)

**6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

Comments: Inspected

**6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

Comments: Inspected

**6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Comments: Repair or Replace

🏠 Have a Licensed Electrician -

A - Protect the cooktop feed wire in conduit

B - Replace the hall bath fan and light

C - Correct the open ground outlets throughout

D - Correct the loose outlet in the hall bath

E - Staple up all hanging wires in the crawl

F - Correct the attic fan

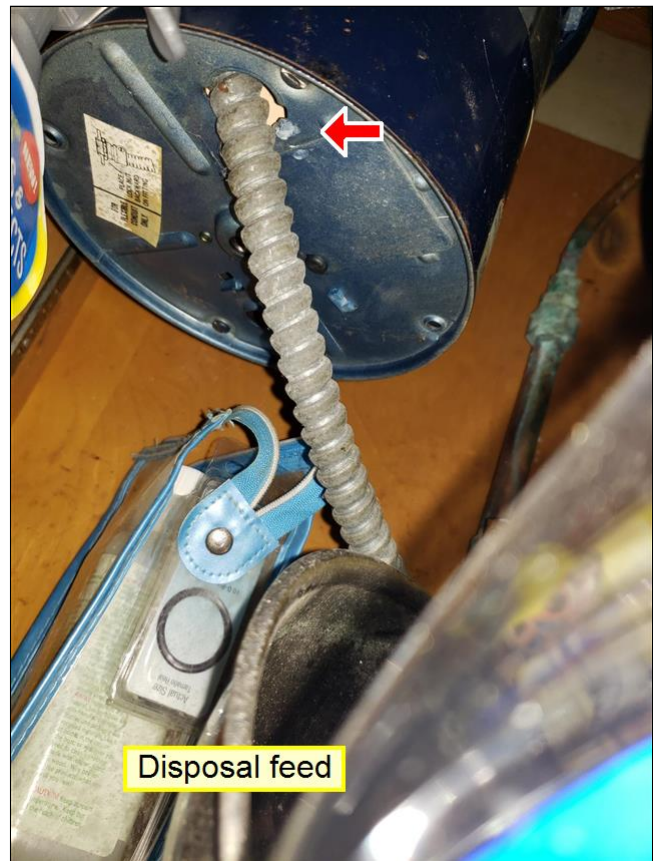
G - Secure the loose conduit on the disposal

H - Protect the wires in the utility room in conduit -

\$800+

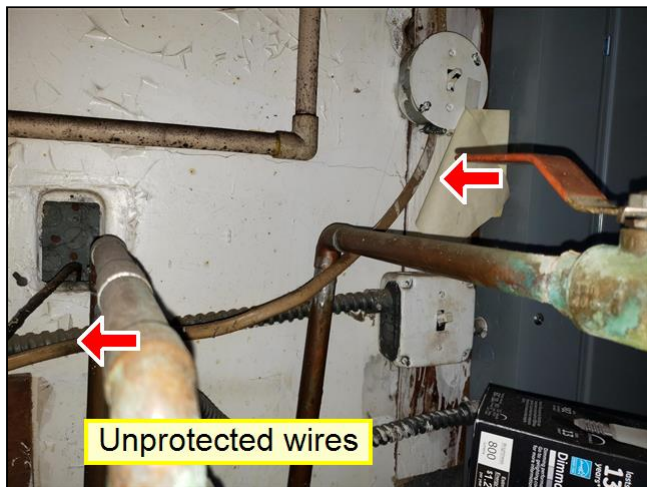


6.3 Item 1(Picture)



6.3 Item 2(Picture)





6.3 Item 3(Picture)

#### 6.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) AND ARC FAULT BREAKERS

**Comments:** Not Present

- (1) **As a recommended upgrade, I would add GFCI protection where it is required by today's standards.**
- (2) **As a recommended upgrade and not a defect, I would add Arc Fault Protection where required by today's standards.**

#### 6.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

#### 6.6 SMOKE DETECTORS

**Comments:** Not Inspected

**The smoke detector should be tested at common hallway to bedrooms upon moving in to home.**

**Take care of your smoke alarms according to the manufacturer's instructions. Replace the batteries at least once every year. Replace the entire smoke alarm every 10 years.**

**As an upgrade, I recommend installing smoke detectors as required by today's standards.**

#### 6.7 CARBON MONOXIDE DETECTORS

**Comments:** Not Present

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

**Styles & Materials**

<b>Outside Temperature (Less than 65F):</b> Yes	<b>Heat Type:</b> Heat Pump Forced Air (with electric backup) Circulating boiler	<b>Heating Equipment Energy Source:</b> Electric Oil
<b>Number of Heat Systems (excluding wood):</b> One	<b>Heat System Brand:</b> TRANE	<b>Ductwork:</b> Partially insulated
<b>Filter Type:</b> Disposable	<b>Types of Fireplaces:</b> Conventional	<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)
<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> TRANE	<b>Number of AC Only Units:</b> None
<b>Age of cooling:</b> 4 years	<b>Life expectancy air conditioning:</b> 8 - 12 years	<b>Age of heat:</b> 4 years
<b>Life expectancy heat:</b> 8 - 12 years	<b>Approximate size of heat:</b> 3 tons	<b>Approximate size of AC:</b> 3 tons

**Items**

**7.0 HEATING EQUIPMENT**

**Comments:** Inspected

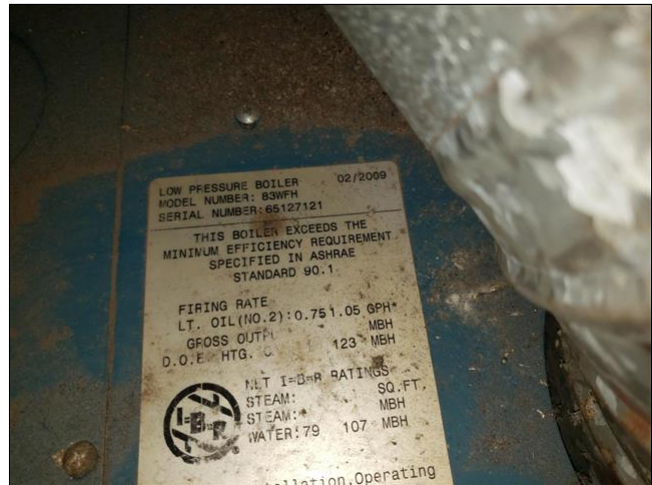
(1) We do not "size" HVAC equipment for homes. There are too many variables to determine this. If you have any concerns recommend having evaluated by a licensed HVAC contractor.

Recommend annual service for the HVAC system for the best efficiency and longevity.

The oil boiler is not running due to the underground tank having water in it.



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture)

(2) This heat pump has electric strip heat built in as a supplemental or emergency heat.

**7.1 NORMAL OPERATING CONTROLS**

Comments: Inspected

We do not comment on the location of the thermostat. Many times this is up to the individual that installed it or the current owner may have requested it.

**7.2 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

Comments: Inspected

**7.3 COOLING AND AIR HANDLER EQUIPMENT**

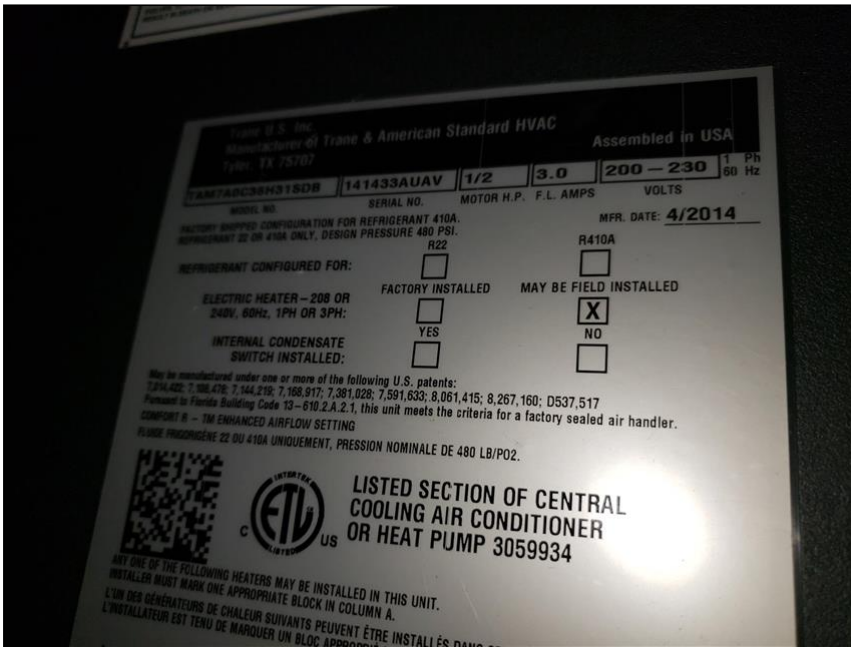
Comments: Not Inspected



The temperature was too cool to test the AC. There is a chance that the compressor could be damaged operating the AC unit. If you have any concerns, recommend having the AC further evaluated by a qualified person in this field.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

**7.4 NORMAL OPERATING CONTROLS**

Comments: Inspected

We do not comment on the location of the thermostat. Many times this is up to the individual that installed it or the current owner may have requested it.

**7.5 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

Comments: Inspected

**7.6 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Comments: Inspected

**7.7 CHIMNEYS, FLUES AND VENTS (for fireplaces or heat systems)**

Comments: Not Inspected

**7.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

Comments: Not Inspected

**7.9 GAS FIREPLACES**

**Comments:** Not Present

**7.10 BURIED OIL TANK**

**Comments:** Repair or Replace

 **A buried oil tank was noted. I recommend having it tested and corrected by a licensed company in this field.**

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Any estimated prices are just that, estimated prices. Most of the time we will be close to the range we give but that is not always the case. Sometimes the price can be off by a large amount. We recommend that all prices be used be obtained by a qualified person in this field. We will not be held responsible for inaccurate prices

**8. Insulation and Ventilation**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

**Styles & Materials**

**Attic Insulation:**

Blown

**Attic Ventilation:**

Gable vents  
Turbines

**Crawlspace Ventilation:**

Manual vents

**Floor System Insulation:**

Batts

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Metal

**Vapor Barrier:**

No

**Items**

**8.0 INSULATION IN ATTIC**

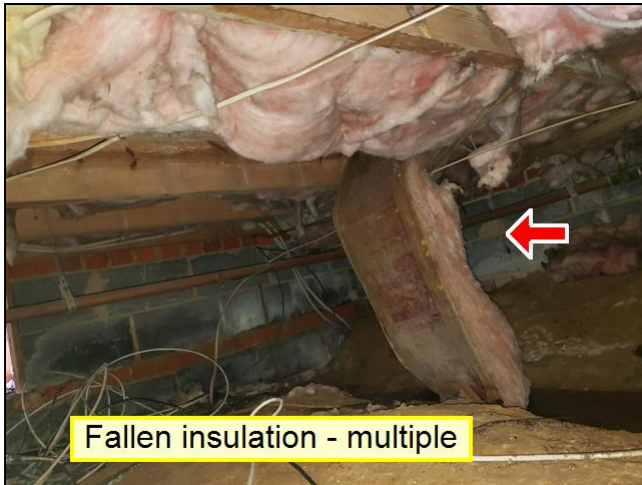
**Comments:** Inspected

**8.1 INSULATION UNDER FLOOR SYSTEM**

**Comments:** Repair or Replace

 **Have a Handyman install insulation where missing/fallen in the crawl -**

**\$150-\$300**



**Fallen insulation - multiple**

8.1 Item 1(Picture)

## 8.2 VAPOR BARRIER IN CRAWLSPACE

**Comments:** Not Present

**As a recommended upgrade, I would add a complete vapor barrier.**

## 8.3 VENTING SYSTEMS (Kitchens, Baths and Laundry)

**Comments:** Inspected

**Dryer vents should be cleaned on a regular schedule.**

## 8.4 VENTILATION OF ATTIC

**Comments:** Inspected

## 8.5 VENTILATION OF CRAWLSPACE

**Comments:** Inspected

## 8.6 THERMOSTATICALLY CONTROLLED FANS IN ATTIC AND WHOLE HOUSE FANS

**Comments:** Repair or Replace

 **See 6.3**

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Any estimated prices are just that, estimated prices. Most of the time we will be close to the range but that is not always the case. Sometimes the price can be off by a large amount. We recommend that all prices used be obtained by a qualified person in this field. We will not be held responsible for inaccurate prices

## 9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Items

#### 9.0 DISHWASHER

**Comments:** Not Inspected



**The dishwasher is not in use.**

**9.1 RANGES/OVENS/COOKTOPS**

**Comments:** Inspected

**9.2 RANGE HOOD**

**Comments:** Inspected

**9.3 GARBAGE DISPOSAL**

**Comments:** Inspected

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Any estimated prices are just that, estimated prices. Most of the time we will be close to the range we give but that is not always the case. Sometimes the price can be off by a large amount. We recommend that all prices used be obtained by a qualified person in this field. We will not be held responsible for inaccurate prices.

## General Summary



**Burgess Inspections Inc.**

**530 D Southlake Blvd  
N Chesterfield, VA 23236  
804-794-1423**

**Customer**  
Leslie Phillip

**Address**  
8135 Shady Grove Rd  
Mechanicsville VA 23111

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

**Please read the entire report.**

**In the body of the report you will find useful information that can be used to help you make an informed decision on the home. For example, but not limited to, the life expectancy and age of HVAC units, etc.**

### 1. Roofing

#### 1.0 ROOF COVERINGS

 **Have a Licensed Roofer - repair/replace the roof as needed (EXAMINE ENTIRE ROOF) - the following items were noted -**

**1 - Wet sub roof noted on the right above the chimney**

**2 - Split pipe collars**

**3 - Loose flashings**

**4 - Shingle wear -**

**\$800+**

**1.1 FLASHINGS** See 1.0**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS** See 1.0**2. Exterior****2.1 DOORS (Exterior)** Have a Licensed Carpenter -

A - Install proper weatherstripping on the rear kitchen and front entry doors

B - Install the master closet doors

C - Install attachment screws where missing in the attic door and install missing hardware

**\$300-\$500**

**2.2 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS** Have a Brick Mason -

A - Correct the stoops as needed - the following items were noted -

1 - Missing mortar on the front steps and stoop

2 - Loose rails at the front stoop

3 - Missing mortar, loose/missing bricks and settled concrete at the kitchen stoop -

**\$500+**

**2.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS** Have the deflected sidewalk (trip hazards) corrected by a qualified person -


**\$300-\$500**

**3. Interiors****3.0 CEILINGS** (1) The hall bath ceiling is damaged -

**\$150-\$300**

**3.2 STEPS, STAIRWAYS, BALCONIES AND RAILINGS** See 2.1**3.5 DOORS (REPRESENTATIVE NUMBER)** See 2.1**3.6 WINDOWS (REPRESENTATIVE NUMBER)**



-  During the inspection we looked for windows with bad seals and noted those on the report. However sometimes when the light hits the window at a different angle others may show up. Burgess Inspections will not be held liable for any additional windows.

A - Correct the following glass items -

1 - Replace the glass on the rear right porch that have failed thermal seals -

\$800+

2 - The single strength windows have missing glazing and the utility room window is broken -

\$400-\$600

#### 4. Structural Components

- 4.1 CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

-  (1) 1 - Have the high moisture, standing water and fungus noted in the crawl corrected by a licensed, qualified person.

2 - Correct the high moisture and fungus in the attic - Treat as needed and cure the cause.

3 - Repair any structure damage discovered -

See Contractor

- 4.4 FLOORS (Structural)


-  Have a Licensed General contractor -

A - Repair the rotted floor system noted under the hall bath and any other damage discovered by the moisture company

B - Repair any roof structure damage discovered by the moisture company -

\$800+


- 4.7 ROOF STRUCTURE AND ATTIC


-  (1) See 4.4

The roof system has been very wet at some point. Fungus noted throughout. High moisture levels above 40% were noted in various areas. Some evidence of structure damage.

#### 5. Plumbing System

- 5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

-  (1) Part of the drain line was cast iron. This was laying on the ground and was partially buried. Sometimes these can rust where in contact with the ground, but could not be observed during this inspection. If you have any concerns we recommend you have them further evaluated by a qualified person.

-  (2) Galvanized pipes were noted on the drain system. These pipes can sometimes rust themselves shut. The pipes may drain properly at the time of the inspection but when you take possession they may not drain the same. That could be a result of additional load put on the drainage system or simply the pipes failed

between the time of the inspection and when you took possession. We will not be held liable for any pipes that fail.



(3) The septic system or its location was not part of this inspection. The condition of the pipe between the home and the septic tank could not be determined. If you have any concerns, we recommend you have it further evaluated by a qualified person and corrected if needed.

Have a Licensed Plumber -

A - Correct the kitchen sink dripping fixture

B - Secure the loose mud sink

C - Replace the broken hall bath float valve -

\$200-\$400

Note - The master bath is not in use and is shut down - not inspected in the bath or in the crawl (crawl not viewed due to standing water and mud).

#### 5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES



See 5.0

#### 5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)



See 7.10

## 6. Electrical System

#### 6.0 SERVICE ENTRANCE CONDUCTORS



The electrical service conductors are frayed at wire sheathing outside and needs repair or replace.

#### 6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)



Have a Licensed Electrician -

A - Protect the cooktop feed wire in conduit

B - Replace the hall bath fan and light

C - Correct the open ground outlets throughout

D - Correct the loose outlet in the hall bath

E - Staple up all hanging wires in the crawl

F - Correct the attic fan

G - Secure the loose conduit on the disposal

H - Protect the wires in the utility room in conduit -

\$800+

## 7. Heating / Central Air Conditioning

### 7.10 BURIED OIL TANK

 A buried oil tank was noted. I recommend having it tested and corrected by a licensed company in this field.

## 8. Insulation and Ventilation

### 8.1 INSULATION UNDER FLOOR SYSTEM

 Have a Handyman install insulation where missing/fallen in the crawl -

**\$150-\$300**

### 8.6 THERMOSTATICALLY CONTROLLED FANS IN ATTIC AND WHOLE HOUSE FANS

 See 6.3

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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