



Inspection Report

Linda Marshall

Property Address:
5201 Old Drybridge Rd
Sandston VA 23150



Burgess Inspections Inc.

Marcus Stonestreet 3380000975 EXP. 6-30-2021
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Date: 6/7/2021	Time: 09:45:00 AM	Report ID: 060721MS
Property: 5201 Old Drybridge Rd Sandston VA 23150	Customer: Linda Marshall	Real Estate Professional: W. O. (Dubby) Isgett Isgett Auction Marketing

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.

Directional Words (Left and Right) = All directional words given in this report are done with the intention that you are facing the front of the home

Items in blue are defects and will be found grouped in their respective summary at the end of the report. See **TABLE OF CONTENTS**.

Note: Electrical, plumbing and HVAC items are generally described and grouped together in dedicated sections and summaries later in the report. Sometimes, smaller items, for outlets or faucets are described in their respective room section. Larger or system-related items like HVAC systems, electrical panels, water heaters, and such are described in dedicated sections. These items are then grouped back together at the end of the report in dedicated summaries.

All repairs are recommended to be completed by a qualified licensed contractor in the intended field of repair

Style of Home:

Colonial

Approx. Year Home Built:

1988

Client Is Present:

Yes

Weather:

Clear

App. Temperature:

80-85

Rain in last 3 days:

Unknown

1. ROOF COMPONENTS

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, Chimneys, Roof penetrations ; Roof structure; Ceiling structure; Attic ventilation and the operation of any readily accessible attic ventilation fans, and, when temperature permits, the operation of any readily accessible thermostatic controls; 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,. The home inspector is not required to report on: Concealed insulation and vapor retarders; The home inspector shall: Probe structural components where deterioration is suspected; Enter 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 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; 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.

See also interior, plumbing, heating and cooling, and electrical component sections for information not listed in this section.

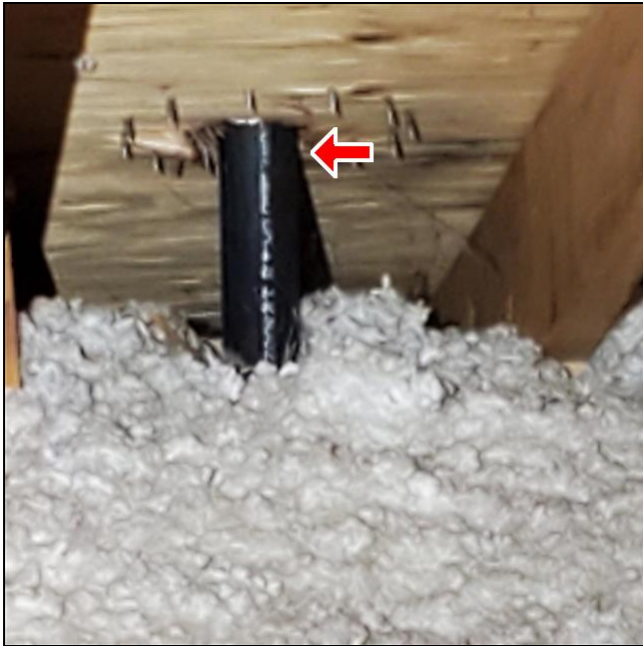
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Styles & Materials		
Roof Covering:	Viewed roof covering from:	Approximate age of roof:
Metal	Ground	1 - 5 Years
Sky Light(s):	Gutters:	Chimney (exterior):
None	None	Flue not viewed

Items
1.0 ROOF COVERINGS
Comments: Inspected
Roof covering was in good condition.
1.1 FLASHINGS (READILY VISIBLE)
Comments: Inspected
1.2 ROOF PENETRATIONS
Comments: Repair or Replace

 Daylight showing at the rear vent stack - unable to view if there is a compromised boot or if this was light shining through, but not compromised. Recommend a qualified roofing contractor correct as needed.

\$125-\$150



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.3 CHIMNEYS

Comments: Inspected

The flue could not be properly viewed. We recommend you having this evaluated and repaired as needed by a qualified person.

1.4 ROOF DRAINAGE SYSTEMS

Comments: Inspected

As a recommended upgrade I would add gutters around the home and drain them 4 - 5 feet from the foundation.

The Roof and attic components 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.

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2. ATTIC COMPONENTS

Styles & Materials		
Attic Insulation:	Ventilation:	Roof Structure:
Insulation OK	Gable vents	Stick-built
	Ridge vents	Plywood/OSB
	Thermostatically controlled fan	
Roof-Type:	Attic info:	Method used to observe attic:
Gable	Stairs	Walked

Items

2.0 ROOF STRUCTURE AND ATTIC

Comments: Inspected
(1) The attic is in good condition.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

(2) There were no signs of animals in the attic. Although we look for obvious openings/debris/ or damage, some may not have been viewed. Recommend viewing of attic periodically for signs and correct as needed.

(3) Water stains were noted in the attic. There was no moisture at this time and they appeared to be old, however it is beyond the scope of this inspection to determine this or if they will leak in the future. If you have any concerns I would recommend having them further examined by a licensed roofer and repair if needed.



2.0 Item 3(Picture)

(4) There are some moisture stains present in the attic at the area of the overflow pan for the air exchanger. The stains appear to be old, but is beyond the scope of this inspection to determine that. If there is further concern about these stains, I recommend consulting with a qualified licensed HVAC contractor.



2.0 Item 4(Picture)

2.1 INSULATION

Comments: Inspected

The attic insulation is in good condition.

some insulation has been compressed by stored items - recommend resetting the coverage as needed.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 VENTILATION OF ROOF/ATTIC

Comments: Inspected

 Gable screen in the attic is torn and could allow/pest/insects entry into the attic. Secure as needed.



2.2 Item 1(Picture)

2.3 VENTILATION FANS AND THERMOSTATIC CONTROLS

Comments: Inspected

Thermostatic fan in the attic operated at the time of the inspection.



2.3 Item 1(Picture)

2.4 ELECTRICAL

Comments: Repair or Replace

 Junction wires at the attic thermostatic fan should be boxed. \$75



2.4 Item 1(Picture)

3. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and readily accessible 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 readily accessible 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: Security locks/devices/systems, 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.

See also plumbing, heating and cooling, and electrical component sections for information not listed in this section.

All repairs are recommended to be completed by a qualified licensed contractor in the intended field of repair.

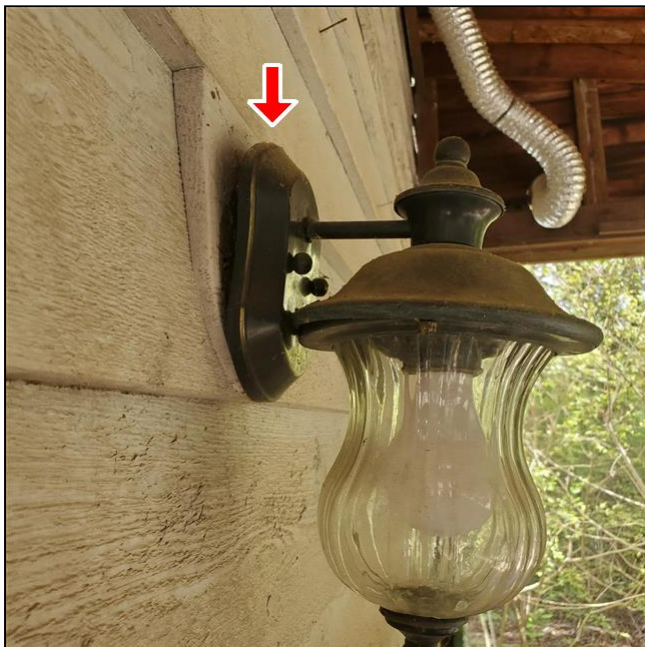
Styles & Materials		
Siding Material: Wood	Eaves/Soffits and Fascias: Wood	Exterior Entry Doors: Wood Metal Insulated glass
Appurtenance: Deck with steps Covered porch Sidewalk	Driveway: Gravel	Deck/Porch Railings: Wood
Porch/Stoop: Wood		
Items		

3.0 WALL CLADDING, FLASHING AND TRIM

Comments: Inspected

(1) Normal splitting/knot were noted in the wood siding.

- 🏠 (2) Have a qualified person apply a sealant around the base of the light fixture(s) to prevent any moisture from entering behind the base of the fixture. \$75



3.0 Item 1(Picture)

3.1 EAVES, SOFFITS AND FASCIA

Comments: Inspected

3.2 ROOF DRAINAGE SYSTEMS

Comments: Inspected

3.3 EXTERIOR DOORS

Comments: Inspected

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

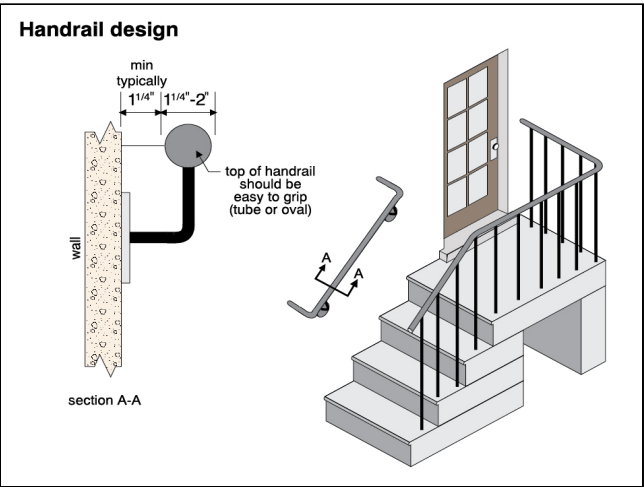
Comments: Inspected

(1) We probed to determine if any rot was present on the support posts - not all were probed. No rot was noted but it is beyond the scope of this inspection to determine if any exists.

(2) As a safety upgrade to bring up to today's current standards I recommend to add a graspable handrail at the steps pictured.



3.4 Item 1(Picture)



3.4 Item 2(Picture) Grasbable Handrail Design

(3) As a recommended safety upgrade, I would reduce the spindle spacing on the porch/deck so that openings are no larger than 4 inches at any place along the guardrail. This separation of the pickets has changed over the years and it is beyond the scope of this report to determine what the separation was when the home was built.



3.4 Item 3(Picture)

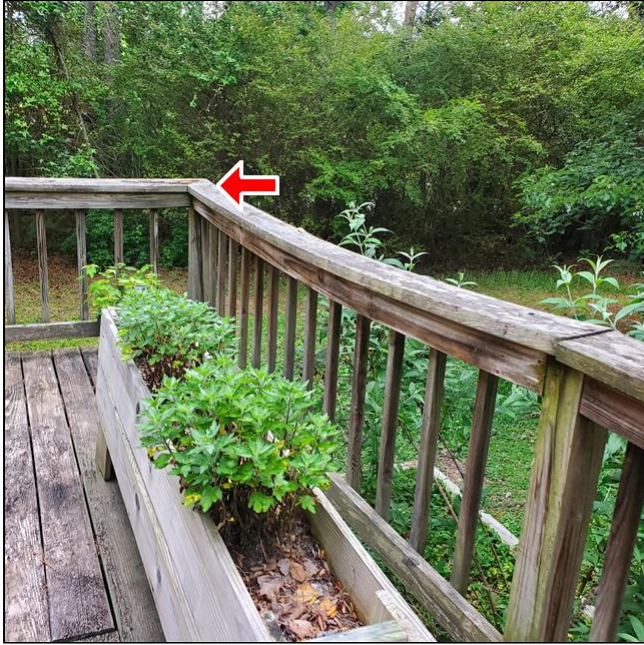
🏠 (4) The top rail at the rear deck is damaged.

Split handrail at the front porch Correct all damaged rails as needed.

Split treads at the deck stairs

Screen and trim damaged at the rear porch exterior

\$225- \$275 +/-



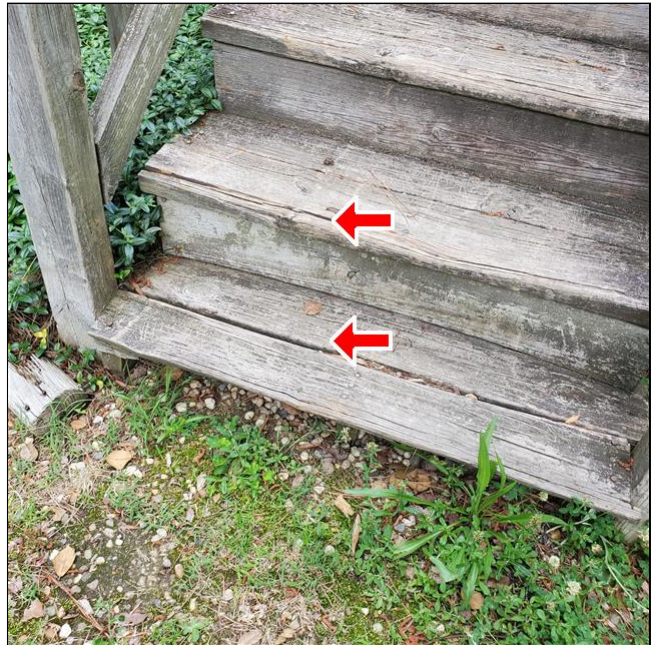
3.4 Item 4(Picture)



3.4 Item 5(Picture)



3.4 Item 6(Picture)



3.4 Item 7(Picture)



3.4 Item 8(Picture)



3.4 Item 9(Picture)

3.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS

Comments: Inspected

- (1) The tree limbs that are in contact with roof or hanging near roof should be trimmed.
- (2) Shrubs should be cut back from the side of the home to allow for air flow. A good rule of thumb is to cut them back enough so you can walk between the shrubs and home.

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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4. KITCHEN & LAUNDRY COMPONENTS AND 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. See also interior section overview, plumbing section overview, heating and cooling section overview and electrical section overview.

See also interior, plumbing, heating and cooling, and electrical component sections for information not listed in this section.

All repairs are recommended to be completed by a qualified licensed contractor in the intended field of repair.

Styles & Materials

Range top:	Range/Oven Power Source:	Exhaust/Range hood:
Glass Top	Electric	Vented
Countertop:	Dryer Power Source:	Dryer Vent:
Laminate	220 Electric	Flexible Metal

Items

4.0 DISHWASHER

Comments: Inspected


I ran the dishwasher through its cycle, I did not see any leaks or defects at the time of the inspection. After the cycle was complete I checked that the dishwasher drained completely.

4.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

(1) I turned on all of the heat elements and the oven element. All of the elements and lights worked at the time of inspection. The ratings of the actual oven temperatures were not tested to verify the actual temperatures represented by the settings.



- 4.1 Item 1(Picture)
- (2) At the time of the inspection there were no cracks noted on the range top.
-  (3) I was able to tip the appliance forward representing that there is not an anti tip bracket present. There could possibly one, just that it might not be assembled or connected properly. \$125 - \$150

4.2 RANGE HOOD

Comments: Inspected

Recommend cleaning of the filter and inside the vent as needed.



4.2 Item 1(Picture)

4.3 GARBAGE DISPOSAL

Comments: Not Present

4.4 MICROWAVE COOKING EQUIPMENT

Comments: Not Inspected

Countertop microwave was not tested

4.5 REFRIGERATOR

Comments: Inspected

(1) The refrigerator / freezer was working fine at the time of the inspection.

(2) The Icemaker was off at the time of the inspection and there was not enough time to determine if it was working or not.

4.6 WASHER - APPLIANCE ONLY

Comments: Inspected

(1) The washer was run through a normal cycle during the inspection and it operated and drained properly. No leaks were noted at the time of the inspection. We did not test any of the other settings.

(2) The washer / water heater pan has rust in it and indicates a prior problem - I am unable to determine if the pan is compromised and recommend replacement.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

4.7 DRYER - APPLIANCE ONLY

Comments: Inspected

(1) As a recommended upgrade, I would use metal duct for the dryer and keep it as straight as possible.



4.7 Item 1(Picture)

(2) I recommend cleaning the dryer duct once per year.

(3) We did not test any of the other settings other than to run the dryer to make sure it heated.

(4) The dryer receptacle is a 3 prong outlet. Newer dryers require a 4 prong outlet.

4.8 COUNTERS, CABINETS AND HARDWARE

Comments: Inspected

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.

5. INTERIOR ROOMS AND HALLWAYS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; A representative number of doors and windows; The operation of a representative number of installed lighting fixtures, switches and receptacles; and Heating and cooling components. The home inspector shall: Operate a representative number of windows and 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.

See also interior, plumbing, heating and cooling, and electrical component sections for information not listed in this section.

All repairs are recommended to be completed by a qualified licensed contractor in the intended field of repair.

Styles & Materials

Ceiling Materials: Gypsum Board (Drywall)	Wall Material: Gypsum Board (Drywall)	Floor Covering(s): Wood Vinyl
Interior Doors: Wood	Window Types: Thermal/Insulated Double-hung Tilt feature	Smoke Detector: Present and OK
Types of Fireplaces: Masonry Wood Burning with Damper	Interior Stair Railings: Wood	

Items

- 5.0 DOORS (READILY ACCESSIBLE)
Comments: Inspected
- 5.1 WINDOWS (READILY ACCESSIBLE)
Comments: Inspected
(1) 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.
(2) Window screens are installed and in good condition
- 5.2 OUTLETS, SWITCHES, FIXTURES
Comments: Inspected
- 5.3 HEATING & COOLING
Comments: Inspected
- 5.4 CEILINGS
Comments: Inspected
Normal cracks
- 5.5 WALLS
Comments: Inspected
Normal cracks
- 5.6 FLOORS
Comments: Inspected
- 5.7 PRESENCE OF SMOKE DETECTORS
Comments: Inspected
(1) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

(2) 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.

(3) 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.

(4) Smoke detector was present and power source was tested

5.8 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

5.9 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

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

Comments: Not Inspected

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.

6. BATHROOM AND COMPONENTS

The home inspector shall observe: Fixtures and faucets; functional flow; leaks; and cross connections; Traps; drain, waste, and vent piping; piping supports; The operation of a representative number of installed lighting fixtures, switches and receptacles; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures; Heating and cooling components; Ventilation systems; Walls, ceiling, and floors; Counters; a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall operate all plumbing fixtures, including their faucets. The home inspector is not required to: Operate any valve except water closet flush valves and fixture faucets; 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.

See also interior, plumbing, heating and cooling, and electrical component sections for information not listed in this section.

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Styles & Materials

Exhaust Fans:

Fan with light

Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

The jet powered bath tub worked properly at time of inspection, And there were no signs of any leaks.



6.1 Item 1(Picture)

6.2 OUTLETS, SWITCHES, FIXTURES

Comments: Inspected

6.3 EXHAUST FAN

Comments: Inspected

It is recommended to have the bathroom and dryer vents vacuumed on a regular basis as needed.



6.3 Item 1(Picture)

6.4 COUNTERS, CABINETS AND HARDWARE

Comments: Inspected

The bathrooms in 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. 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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7. STRUCTURAL & CRAWLSPACE 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. See also plumbing section overview, heating and cooling section overview and electrical section overview.

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Styles & Materials		
Foundation Type - Crawlspace: Microbial growth normal	Foundation Materials: Masonry block	Method used to observe Crawlspace: Crawled Could not access Unsafe conditions
Floor Structure: Wood joists	Interior Stairs: Wood	Wall Structure: Wood
Columns or Piers: Masonry block	Ceiling Structure: Wood	Floor System Insulation: Feathered insulation
Crawlspace Ventilation: Manual Vents	Vapor Barrier: Vapor barrier - missing in some areas	

Items
7.0 FOUNDATION/COLUMNS/PIERS
Comments: Inspected

There were hairline cracks noted in the foundation mainly at front and left sides. These appear to be from normal settlement, however it is beyond the scope of this inspection to determine this. There was no displacement. If you have any concerns I would recommend having them further evaluated by a licensed person in this field and corrected if needed.



7.0 Item 1(Picture)

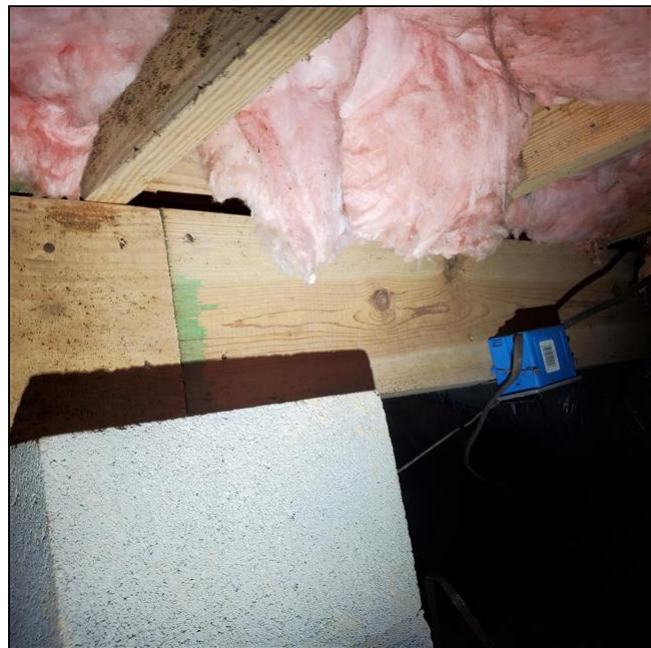


7.0 Item 2(Picture)

7.1 CRAWLSPACES

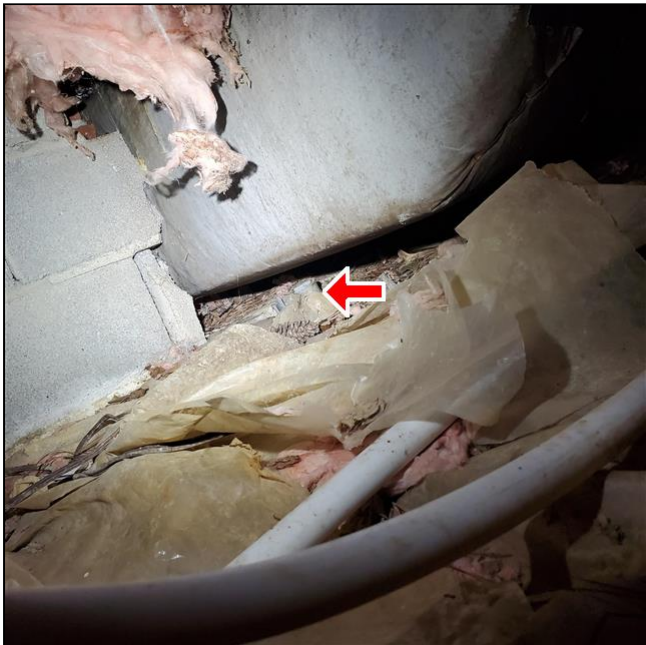
Comments: Inspected

(1) All crawl spaces have microbial growth to some degree and this one is no exception. People are effected by microbial growth differently, depending on a persons immune system. If you have any concerns there are companies that specialize in this and I suggest you consult with them.



7.1 Item 1(Picture)

🏠 (2) There are signs of an animal living in the crawl space. There are feces on the surface of the crawl space in random areas. Have a qualified person or company to remove the feces and research the source of a possible rodent living in the crawl space area.



7.1 Item 2(Picture)



7.1 Item 3(Picture)



7.1 Item 4(Picture)

7.2 FLOORS (Structural)

Comments: Inspected

7.3 WALLS (Structural)

Comments: Inspected

7.4 CEILINGS (structural)

Comments: Inspected

7.5 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected

🏠 The condition of the insulation indicates that moisture has effected the insulation and has caused it to hang/drop. Have a qualified/licensed contractor in this field correct the cause of the moisture problem. Repairs may include replacing the damaged insulation when the cause is corrected.

There was a strong urine odor in the crawlspace and evidence of pests - nesting debris/feces etc.

Insulation may need to be replaced. Recommend getting a price quote from a qualified professional in this field.



7.5 Item 1(Picture)



7.5 Item 2(Picture)



7.5 Item 3(Picture)



7.5 Item 4(Picture)



7.5 Item 5(Picture)

7.6 VAPOR BARRIER IN CRAWLSPACE

Comments: Inspected

The vapor barrier is present in the crawl space but is missing in some areas or does not cover 100% of the ground. The vapor barrier should lap at least 6" or more and go to the foundation walls at all areas. Also, it helps keep the vapor barrier in place if the material is pinned down with landscaping pins, taped at the seams, taped at the walls and around all piers.

7.7 VENTILATION OF CRAWLSPACE (including appliances)

Comments: Inspected

Conventional thinking is to open foundation vents in the spring and close them before freezing. However to reduce condensation you may want to close at the end of May and open them back up in September. I would consult with a qualified person in this field.

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8. 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.

See also interior rooms, kitchen & laundry, bathrooms, structural & crawlspace, roof & attic, exterior, and garage component sections for information not listed in this section.

All repairs are recommended to be completed by a qualified licensed contractor in the intended field of repair.

Styles & Materials

Water Source: Well	Plumbing Water Supply (into home): Polyethylene (flexible black pipe)	Plumbing Water Distribution (inside home): PEX Copper
Plumbing Waste: ABS	Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon
Water Heater Location: Upper level Utility Room	Water Heater Age: 1 years	Waste Disposal: Unknown
Main Waste-line cleanout: Exterior	Life expectancy water heater: 12 - 15 years	

Items

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

(1) Based on the inspection industry’s definition of a recommended water test for “functional drainage” in a plumbing system, the plumbing drain pipes appear to be operational at this time. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior known and unknown drain problems or there are large trees on the grounds, it would be prudent to have the drain lines “video-scanned” with a sewer scope prior to closing. Burgess Inspections does offer this service for an additional fee.

All commodes were flushed several times. After flushing, we looked very closely below for water signs at the end of the inspection. None were noted.

After running water in the home we went back and looked under areas for water stains or leaks. If leaks are found they are noted in the report.

(2) ABS has been known to crack at the connections. No cracks were noted at the time of this inspection.

(3) All fiberglass tubs and showers were viewed very closely for cracks. We push on the bottom of the tubs looking for cracks and none were observed at this time.

(4) Shower pans were inspected visually for leaks and none were noted at this time. However, since some of these have finite life expectancy and can develop leaks, it is beyond the scope of this inspection to determine if or when they will leak

(5) We cannot determine the type of waste system or the condition of the underground pipe between the home and the system.

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

 (1) Leaks noted at the controls of the master bathroom sinks. \$150-\$300



8.1 Item 1(Picture)




8.1 Item 2(Picture)

(2) The water itself was not inspected. This can only be done by properly taking a sample and sending it to a qualified lab.

8.2 HOT WATER SYSTEMS - INCLUDING: CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

 (1) There was no pressure relief valve extension. This should be installed by a licensed plumber. Estimated cost \$75 - \$100



8.2 Item 1(Picture)

(2) The water heater was working properly at the time of inspection. There was no visible rust or defects to the appliance. There was no signs of electrical issues, deterioration, or arcing at the time of the inspection.



8.2 Item 2(Picture)

8.3 DESCRIPTION OF MAIN WATER SHUT-OFF DEVICE

Comments: Inspected
Main water shut off is located in the crawl space at the holding tank.



8.3 Item 1(Picture)

8.4 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.



8.4 Item 1(Picture)



8.4 Item 2(Picture)



8.4 Item 3(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.

Any estimate 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 prices 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. 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.

See also interior rooms, kitchen & laundry, bathrooms, structural & crawlspace, roof & attic, exterior, and garage component sections for information not listed in this section.

All repairs are recommended to be completed by a qualified licensed contractor in the intended field of repair.

Styles & Materials

Electrical Service Conductors: Below ground	Service Entrance Raceway: PVC conduit	Panel Type: Circuit breakers
Electric Panel Location: Kitchen	Panel Capacity: (2) 150 AMP service panel	Grounding Method: Unable to determine
Branch wire 15 and 20 AMP: Copper 3 Conductor	Wiring Methods: Non Metallic (NM) Cable	Receptacles: 3 Prong
GFCI: Yes	ARC Fault: No	Alarm System (Presence or absence only): Unknown

Items

- 9.0 SERVICE ENTRANCE CONDUCTORS
Comments: Inspected
- 9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS
Comments: Inspected
- 9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE
Comments: Inspected
- 9.3 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

🔧 (1) Missing outlet cover - closet in the kitchen.

Missing junction cover - just inside the right rear crawlspace door

Power feed to the water heater is loose

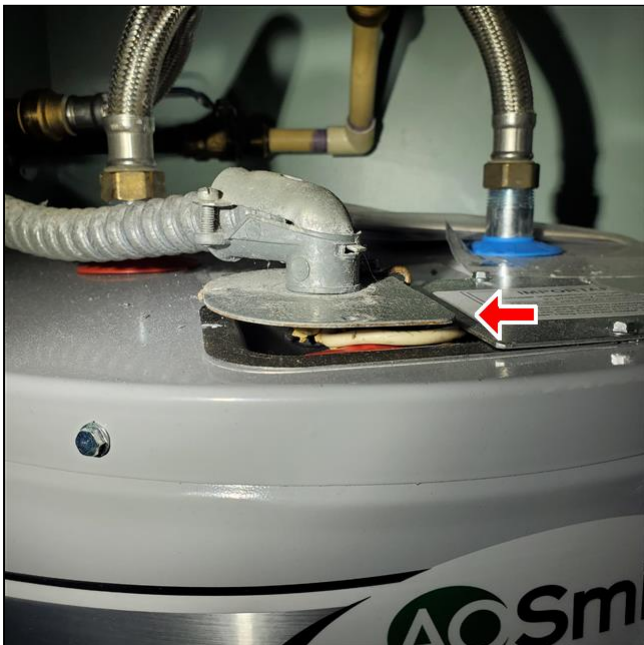
\$75



9.3 Item 1(Picture)



9.3 Item 2(Picture)



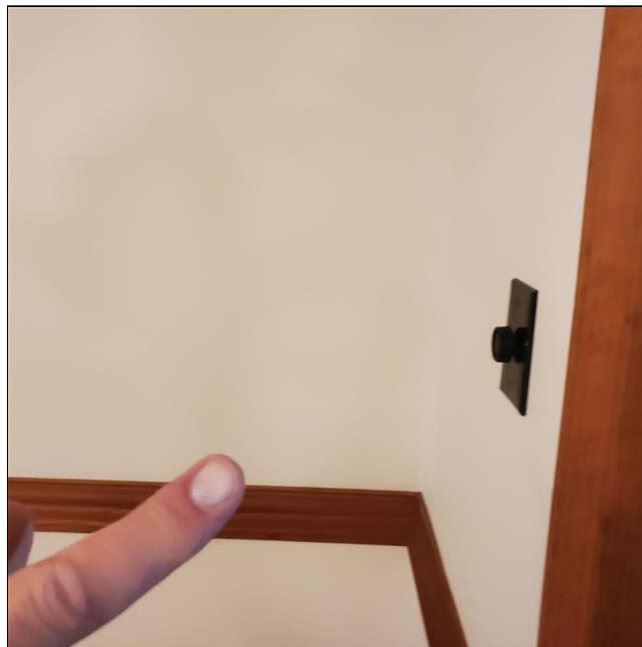
9.3 Item 3(Picture)

(2) Some of the exterior lights have motion or daylight sensors. These lights could not be tested.

- ⚡ (3) Dining room 3 way switch did not work as expected - there has been a dimmer installed which may compromise the intent of a 3 way switch.



9.3 Item 4(Picture)



9.3 Item 5(Picture)

- ⚡ (4) Light or fan missing at the rear porch ceiling

\$150-\$300



9.3 Item 6(Picture)

9.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

9.5 ARC FAULT BREAKERS

Comments: Not Present

As a recommended upgrade and not a defect, I would add Arc Fault Protection where required by today's standards.

9.6 LOCATION OF MAIN PANEL(S), SUB-PANEL(S) AND MAIN DISCONNECT(S)

Comments: Inspected
The main panel is located in the kitchen



9.6 Item 1(Picture)



9.6 Item 2(Picture)

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.

Any estimated prices given 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

10. 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.

See also interior rooms, kitchen & laundry, bathrooms, structural & crawlspace, roof & attic, exterior, and garage component sections for information not listed in this section.

All repairs are recommended to be completed by a qualified licensed contractor in the intended field of repair.


Styles & Materials

Heat type: Heat Pump Forced Air (with electric backup)	Heating Equipment Energy Source: Electric	Number of Heat Systems (excluding wood): Two
Heat System Brand: TRANE	Ductwork: Insulated	Filter Type: Disposable Filter dirty/clogged
Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: TRANE
Age of Cooling: Operating beyond normal life expectancy 15 years	Age of Heat: 15 years Operating beyond normal life expectancy	Life expectancy of air conditioning: 10 - 12 years (Heat Pump)
Life expectancy of heat: 10 - 12 years (Heat Pump)	HVAC Controls (Thermostat (s)): Digital - HVAC	Outside Temperature (More than 65F): Yes (Heat pump)
Outside Temperature (Less than 65F): No		

Items

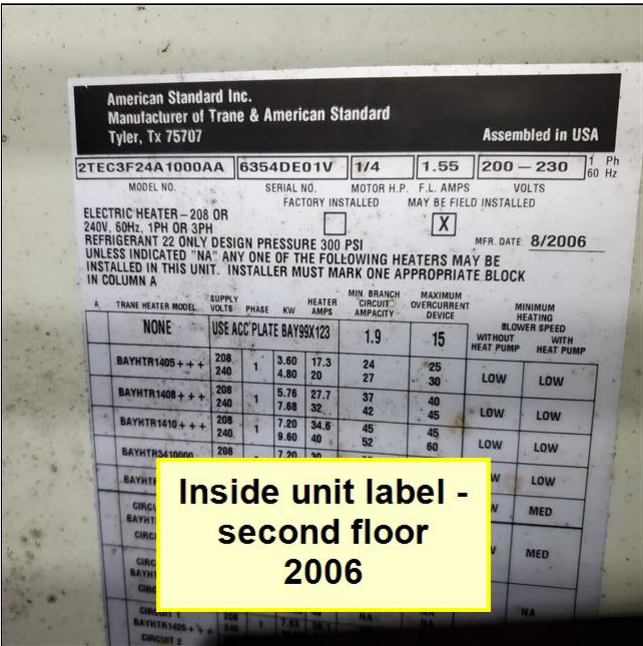
10.0 HEATING EQUIPMENT

Comments: Repair or Replace

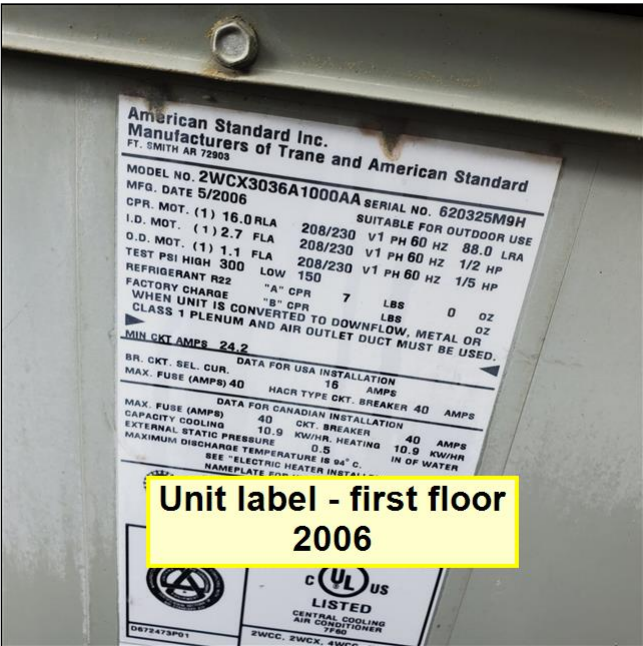
 (1) Have a licensed HVAC contractor repair or replace all HVAC items as needed

See section 10.3 and 10.4

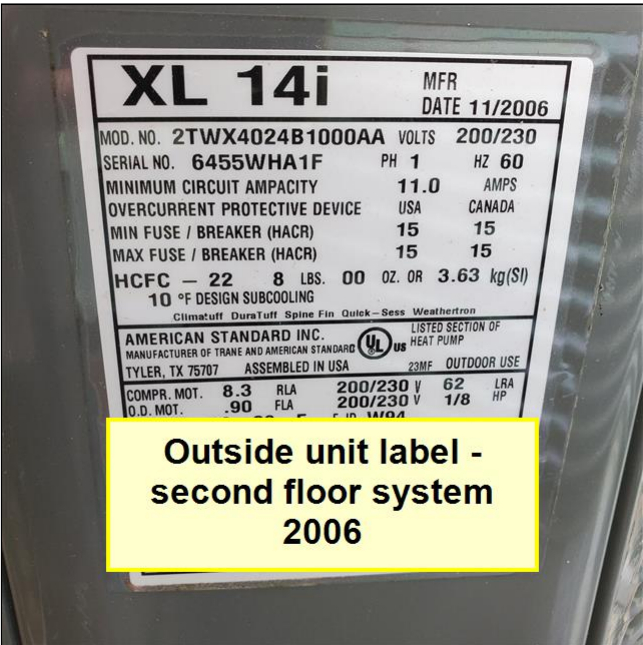
(2) Recommend annual service for the HVAC system for the best efficiency and longevity.



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)

- (3) We do not "size" HVAC equipment for homes. There are too many variables to determine this. If you have any concerns, it is recommended to have this evaluated by a licensed HVAC contractor.
- (4) This heat pump has electric strip heat built in as a supplemental or emergency heat.
- (5) The HVAC system appears to be older than what most manufactures specify as a normal life expectancy (12 - 15 years). The system(s) is operating in an extended life cycle. I am unable to determine how long it will continue to operate.

10.1 NORMAL OPERATING CONTROLS - HEAT/COOL

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.

10.2 HEAT/COOLING SOURCE IN EACH ROOM

Comments: Inspected

10.3 COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace

(1) The temperature was too hot to run the heat pump in the heating mode. There is a slight chance this can damage the compressor. With a heat pump the same components run if it is in cool or hot mode so normally if it works in one mode it will work in the other mode. If you have any concerns about this I recommend you have the system further evaluated by a qualified person.

(2) The temperature differential between the return air and the supply air was adequate. The difference should be between 14 and 22 degrees. The temperature difference was greater than 14 degrees - cooling.

(3) The condensers outside are very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.



(4) The foam sleeve on suction line is missing/damaged in area(s) at the outside unit. Missing foam on suction line can cause energy loss and condensation. Service or repair as needed by a qualified HVAC contractor. \$75-\$100



10.3 Item 1(Picture)



(5) The overflow pan has rust in it. This is an indication that the overflow line has stopped up. Recommend having the HVAC system serviced and repaired as needed by a licensed HVAC contractor.



10.3 Item 2(Picture)



(6) The inside coil was dirty and should be cleaned by a licensed professional in this field. \$300-\$500



10.3 Item 3(Picture)

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

Comments: Repair or Replace

(1) The disposable filters were clogged and dirty - both systems. The filters need to be replaced. I recommend replacing as needed using a qualified person.



10.4 Item 1(Picture)

(2) The ducts are dirty. Recommend having them cleaned by a qualified person in this field.



10.4 Item 2(Picture)



10.4 Item 3(Picture)



10.4 Item 4(Picture)

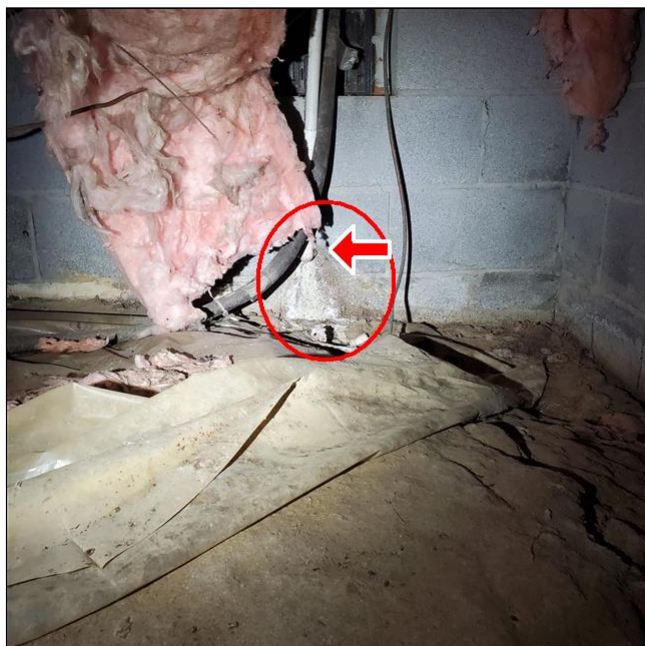
 (3) Duct in the crawlspace is detached - just inside the rear left crawlspace door



10.4 Item 5(Picture)



(4) Condensate line at the front left corner of the home is leaking - this should be discharging to the exterior.



10.4 Item 6(Picture)

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

Comments: Not Inspected

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.

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GENERAL SUMMARY



Burgess Inspections Inc.

**530 C Southlake Blvd
N Chesterfield V 23236
(804)794-1423**

Customer
Linda Marshall

Address
5201 Old Drybridge Rd
Sandston VA 23150

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.

All repairs are recommended to be completed by a qualified licensed contractor in the intended field of repair.

1. ROOF COMPONENTS

1.2 ROOF PENETRATIONS

Repair or Replace



Daylight showing at the rear vent stack - unable to view if there is a compromised boot or if this was light shining through, but not compromised. Recommend a qualified roofing contractor correct as needed.

\$125-\$150

2. ATTIC COMPONENTS

2.2 VENTILATION OF ROOF/ATTIC

Inspected



Gable screen in the attic is torn and could allow/pest/insects entry into the attic. Secure as needed.

3. EXTERIOR

3.0 WALL CLADDING, FLASHING AND TRIM

Inspected



(2) Have a qualified person apply a sealant around the base of the light fixture(s) to prevent any moisture from entering behind the base of the fixture. \$75

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

Inspected



(4) The top rail at the rear deck is damaged.

Split handrail at the front porch Correct all damaged rails as needed.

Split treads at the deck stairs

Screen and trim damaged at the rear porch exterior

\$225- \$275 +/-

4. KITCHEN & LAUNDRY COMPONENTS AND APPLIANCES

4.1 RANGES/OVENS/COOKTOPS

Inspected



(3) I was able to tip the appliance forward representing that there is not an anti tip bracket present. There could possibly one, just that it might not be assembled or connected properly. \$125 - \$150

7. STRUCTURAL & CRAWLSPACE COMPONENTS

7.1 CRAWLSPACES

Inspected



(2) There are signs of an animal living in the crawl space. There are feces on the surface of the crawl space in random areas. Have a qualified person or company to remove the feces and research the source of a possible rodent living in the crawl space area.

7.5 INSULATION UNDER FLOOR SYSTEM

Inspected



The condition of the insulation indicates that moisture has effected the insulation and has caused it to hang/drop. Have a qualified/licensed contractor in this field correct the cause of the moisture problem. Repairs may include replacing the damaged insulation when the cause is corrected.

There was a strong urine odor in the crawlspace and evidence of pests - nesting debris/feces etc.

Insulation may need to be replaced. Recommend getting a price quote from a qualified professional in this field.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Marcus Stonestreet

ELECTRICAL SUMMARY



Burgess Inspections Inc.

**530 C Southlake Blvd
N Chesterfield V 23236
(804)794-1423**

Customer
Linda Marshall

Address
5201 Old Drybridge Rd
Sandston VA 23150

All repairs are recommended to be completed by a qualified licensed electrician.

2. ATTIC COMPONENTS

2.4 ELECTRICAL

Repair or Replace



Junction wires at the attic thermostatic fan should be boxed. \$75

9. ELECTRICAL SYSTEM

9.3 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)

Repair or Replace



(1) Missing outlet cover - closet in the kitchen.

Missing junction cover - just inside the right rear crawlspace door

Power feed to the water heater is loose

\$75



(3) Dining room 3 way switch did not work as expected - there has been a dimmer installed which may compromise the intent of a 3 way switch.



(4) Light or fan missing at the rear porch ceiling

\$150-\$300

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PLUMBING SUMMARY



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(804)794-1423**

Customer
Linda Marshall

Address
5201 Old Drybridge Rd
Sandston VA 23150

All repairs are recommended to be completed by a qualified licensed plumber.

8. PLUMBING SYSTEM


8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected

 (1) Leaks noted at the controls of the master bathroom sinks. \$150-\$300

8.2 HOT WATER SYSTEMS - INCLUDING: CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected

 (1) There was no pressure relief valve extension. This should be installed by a licensed plumber. Estimated cost \$75 - \$100

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Marcus Stonestreet

HVAC SUMMARY



Burgess Inspections Inc.

**530 C Southlake Blvd
N Chesterfield V 23236
(804)794-1423**

Customer
Linda Marshall

Address
5201 Old Drybridge Rd
Sandston VA 23150

All repairs are recommended to be completed by a qualified licensed HVAC contractor.

10. HEATING / CENTRAL AIR CONDITIONING

10.0 HEATING EQUIPMENT


Repair or Replace


 (1) Have a licensed HVAC contractor repair or replace all HVAC items as needed

See section 10.3 and 10.4

10.3 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace


 (4) The foam sleeve on suction line is missing/damaged in area(s) at the outside unit. Missing foam on suction line can cause energy loss and condensation. Service or repair as needed by a qualified HVAC contractor. \$75-\$100




 (5) The overflow pan has rust in it. This is an indication that the overflow line has stopped up. Recommend having the HVAC system serviced and repaired as needed by a licensed HVAC contractor.

 (6) The inside coil was dirty and should be cleaned by a licensed professional in this field. \$300-\$500

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

Repair or Replace

 (1) The disposable filters were clogged and dirty - both systems. The filters need to be replaced. I recommend replacing as needed using a qualified person.

-  (2) The ducts are dirty. Recommend having them cleaned by a qualified person in this field.
 -  (3) Duct in the crawlspace is detached - just inside the rear left crawlspace door
 -  (4) Condensate line at the front left corner of the home is leaking - this should be discharging to the exterior.
-

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