



## Inspection Report

**Phoniex Guthrie**

**Property Address:**  
5311 Hemlock Rd  
Quinton VA 23141



**Burgess Inspections Inc.**

**Marcus Stonestreet 3380000975 EXP. 6-31-2023**  
530 C Southlake Blvd  
N Chesterfield V 23236  
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<b>Date:</b> 7/15/2021	<b>Time:</b> 12:00 AM	<b>Report ID:</b> 071521MSp
<b>Property:</b> 5311 Hemlock Rd Quinton VA 23141	<b>Customer:</b> Phoniex Guthrie	<b>Real Estate Professional:</b> 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:**

Ranch

**Approx. Year Home Built:**

1994

**Client Is Present:**

Yes

**Weather:**

Clear

**App. Temperature:**

85-90

**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:
3-Tab fiberglass	Ground	15 - 20 years
	Ladder	
Sky Light(s):	Gutters:	Chimney (exterior):
None	Aluminum	N/A

Items

1.0 ROOF COVERINGS

Comments: Inspected

Roof covering is old. I recommend getting a qualified roofing company to provide a detailed price quote for a roof covering replacement.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 FLASHINGS (READILY VISIBLE)


Comments: Inspected



The flashing that was exposed for inspection appeared to be in good condition. I was not able to inspect the flashing that was concealed (not visible). It is beyond the scope of this inspection to determine the condition of the concealed flashing and if those areas will leak in the future.

## 1.2 ROOF PENETRATIONS

**Comments:** Repair or Replace

 The plumbing boot (s) have tape wrapped around the pipe and do not appear to be standard vent boot repairs. Correct all as needed. Refer to photos for examples. \$300- \$400



1.2 Item 1(Picture)

## 1.3 ROOF DRAINAGE SYSTEMS

**Comments:** Inspected

- (1) As regular maintenance keep gutters and downspouts clear to allow water to flow away from the home.
- (2) Recommend draining gutters 4 - 5 feet from the foundation.
- (3) Some of the gutters drain underground. It is beyond the scope of this inspection to determine how well they function.

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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.

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

2. ATTIC COMPONENTS

Styles & Materials		
Attic Insulation:	Ventilation:	Roof Structure:
Cellulose Loose- Fill	Gable vents	Plywood/OSB
	Soffit Vents	Engineered wood trusses
Roof-Type:	Attic info:	Method used to observe attic:
Gable	Pull Down stairs	Walked
Items		

2.0 ROOF STRUCTURE AND ATTIC

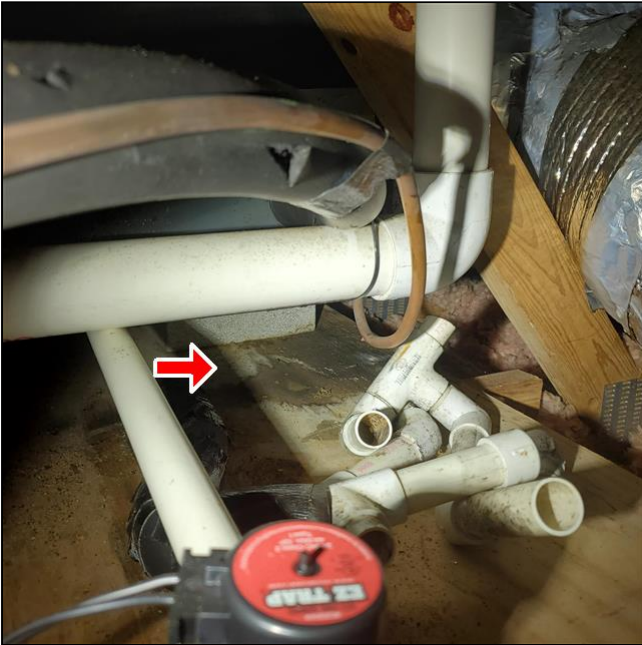
**Comments:** Inspected  
(1) The attic is in good condition.



2.0 Item 1(Picture)

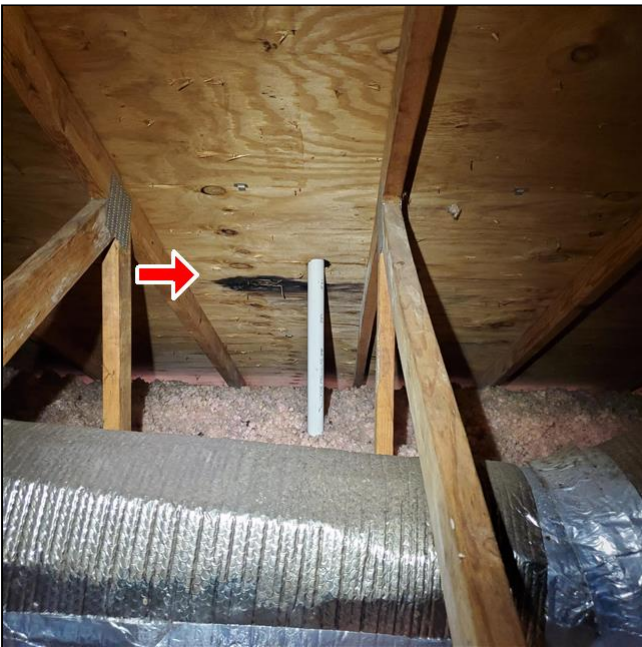
(2) There were no signs of animals in the attic. Although we look for obvious openings/debris/ or damage, some may not have been viewed. Recommend viewing of attic periodically for signs and correct as needed.

(3) 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 2(Picture)

(4) There are signs of leaks on the roof. It appears to be old, but it is beyond the scope of this inspection to determine if this correct. Sometimes a roof will not leak until the wind blows the water in a certain direction. If you have concerns about this roof leaking in the future, I recommend having it checked by a qualified person.



2.0 Item 3(Picture)

## 2.1 INSULATION

**Comments:** Inspected

The attic insulation is in good condition.

## 2.2 VENTILATION OF ROOF/ATTIC

**Comments:** Inspected

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.*

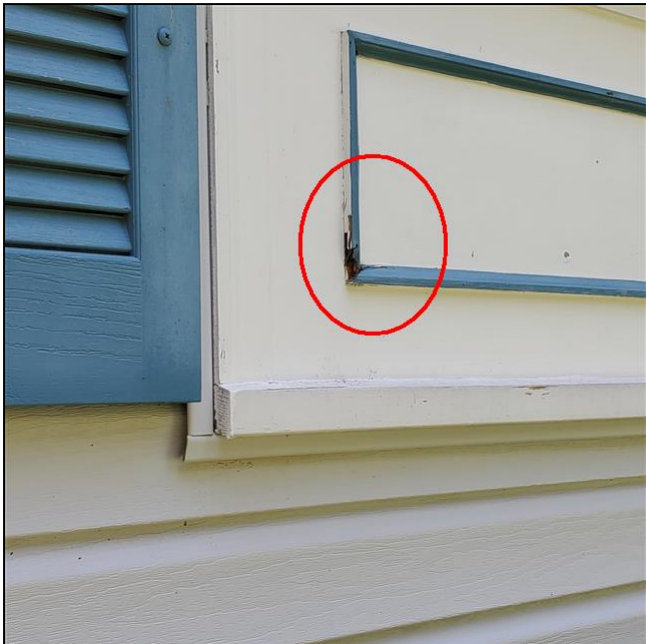
Styles & Materials		
Siding Material:	Eaves/Soffits and Fascias:	Exterior Entry Doors:
Vinyl	PVC/Vinyl	Wood
		Metal
Appurtenance:	Driveway:	Deck/Porch Railings:
Deck with steps	Gravel	Wood
Sidewalk		
Porch/Stoop:		
Wood		

Items

3.0 WALL CLADDING, FLASHING AND TRIM

Comments: Inspected

 Minor amount of rot at the wood trim under the front left window. \$75-\$100



3.0 Item 1(Picture)



**3.1 EAVES, SOFFITS AND FASCIA**

Comments: Inspected

**3.2 ROOF DRAINAGE SYSTEMS**

Comments: Inspected

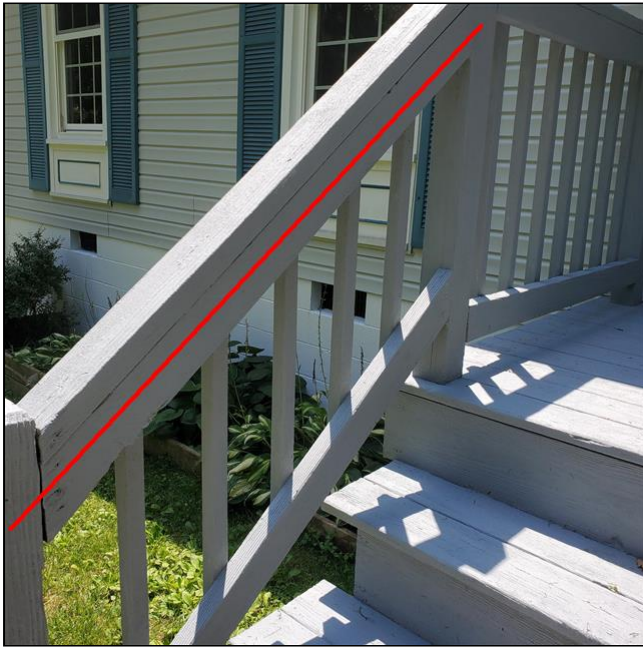
**3.3 EXTERIOR DOORS**

Comments: Inspected

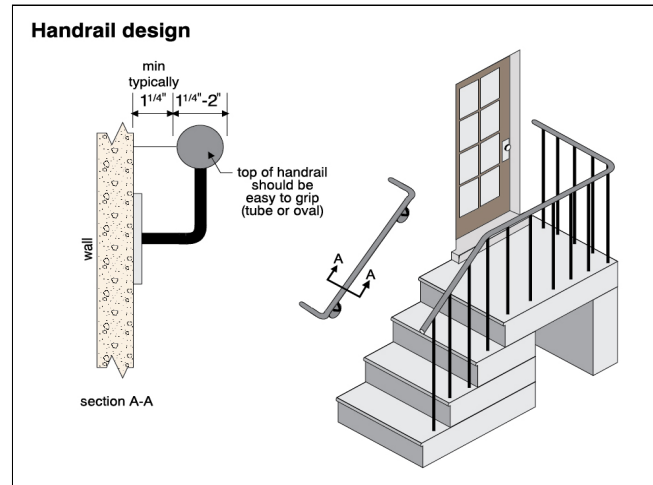
**3.4 DECKS, BALCONIES, STOOPS, STEPS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

Comments: Inspected

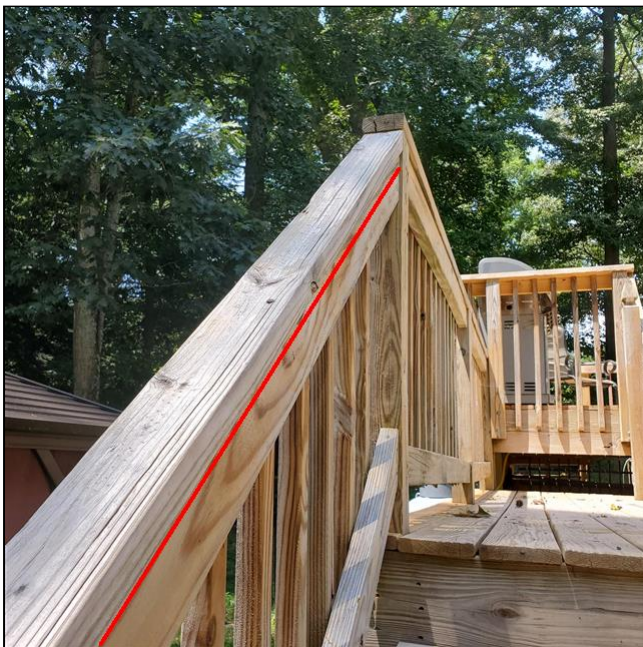
(1) As a safety upgrade to bring up to today's current standards I recommend to add a graspable handrail at the steps pictured.



3.4 Item 1(Picture)



3.4 Item 2(Picture) Graspable Handrail Design



3.4 Item 3(Picture)

(2) We probed to determine if any rot was present on the support posts. None was noted but it is beyond the scope of this inspection to determine if any exists.

(3) There were multiple stair stringers at the rear deck steps that are splitting. Correct all as needed. See photos for examples. \$150- \$200 +/-



3.4 Item 4(Picture)

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

**Comments:** Inspected

The tree limbs that are in contact with roof or hanging near roof should be trimmed.

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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	Re-Circulate
Countertop:	Dryer Power Source:	Dryer Vent:
Stone	220 Electric	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) At the time of the inspection there were no cracks noted on the range top.

(2) 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)

 (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

- (1) Microwave functions as the range hood in this kitchen.
- (2) 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:** Inspected

**4.5 REFRIGERATOR**

**Comments:** Inspected

**4.6 WASHER - APPLIANCE ONLY**

**Comments:** Not Present

**4.7 DRYER - APPLIANCE ONLY**

**Comments:** Not Present

- (1) The dryer was not hooked up for operation at the time of inspection.



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



4.7 Item 1(Picture)

#### 4.8 COUNTERS, CABINETS AND HARDWARE

**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.

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.

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Styles & Materials

<b>Ceiling Materials:</b> Gypsum Board (Drywall)	<b>Wall Material:</b> Gypsum Board (Drywall)	<b>Floor Covering(s):</b> Vinyl Laminated
<b>Interior Doors:</b> Hollow core	<b>Window Types:</b> Thermal/Insulated Double-hung Tilt feature	<b>Smoke Detector:</b> Present and OK
<b>Carbon Monoxide Detector:</b> Unknown	<b>Types of Fireplaces:</b> None	

Items

- 5.0 DOORS (READILY ACCESSIBLE)  
Comments: Inspected
- 5.1 WINDOWS (READILY ACCESSIBLE)  
Comments: Inspected  
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.
- 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) Smoke detector was present and power source was tested.

 (4) Smoke detectors were noted to be missing or damaged in the home. Have a qualified licensed contractor correct all as needed.

Estimated cost \$75-\$100



5.7 Item 1(Picture)

## 5.8 PRESENCE OF CARBON MONOXIDE DETECTORS

**Comments:** Not Inspected

All homes with combustible fuel appliances should have carbon monoxide detectors installed according to current standards. I recommend installing a few plug in the wall carbon monoxide detectors.

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

**Comments:** Inspected

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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.

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

### Styles & Materials

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#### Exhaust Fans:

Fan only

### Items

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

**Comments:** Inspected

The drain located under the kitchen sink is a flexible drain. These tend to clog up more readily than solid drain materials. Advise replacing with solid drain if you ever have to disconnect it to clear a clog.

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

**Comments:** Inspected

#### 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.

#### 6.4 COUNTERS, CABINETS AND HARDWARE

**Comments:** Inspected

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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.

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

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Styles & Materials

Foundation Type - Crawlspace:	Foundation Materials:	Method used to observe Crawlspace:
Yes	Masonry block	Crawled
Floor Structure:	Wall Structure:	Columns or Piers:
Wood joists	Wood	Masonry block
Ceiling Structure:	Floor System Insulation:	Crawlspace Ventilation:
Wood	Batts	Manual Vents
Vapor Barrier:		
Yes		

Items

7.0 FOUNDATION/COLUMNS/PIERS

Comments: Inspected

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) The conditions in the crawlspace are dry at this time. As regular maintenance monitor crawl space conditions from time to time

## 7.2 FLOORS (Structural)

**Comments:** Inspected

We do the best we can to look at all subfloor/floor joists/girders/band boards but cannot look at every single one on all sides. We do a general inspection of visible floor structure. Also, we do not pull down insulation unless it is a plumbing penetration or in areas where a stoop or deck is connected.

## 7.3 WALLS (Structural)

**Comments:** Inspected

## 7.4 CEILINGS (structural)

**Comments:** Inspected

## 7.5 INSULATION UNDER FLOOR SYSTEM

**Comments:** Inspected

The floor insulation is in good condition.



7.5 Item 1(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.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

## 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

<b>Water Source:</b> UNKNOWN	<b>Plumbing Water Supply (into home):</b> Polyethylene (flexible black pipe)	<b>Plumbing Water Distribution (inside home):</b> PEX Copper
<b>Plumbing Waste:</b> PVC	<b>Water Heater Power Source:</b> Electric	<b>Water Heater Capacity:</b> 50 Gallon
<b>Water Heater Location:</b> Crawlspace	<b>Water Heater Age:</b> 14 Years	<b>Waste Disposal:</b> Unknown
<b>Main Waste-line cleanout:</b> Not Found	<b>Life expectancy water heater:</b> 12 - 15 years	<b>Fuel Piping Material:</b> Copper Tubing

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) 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.

(3) 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

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

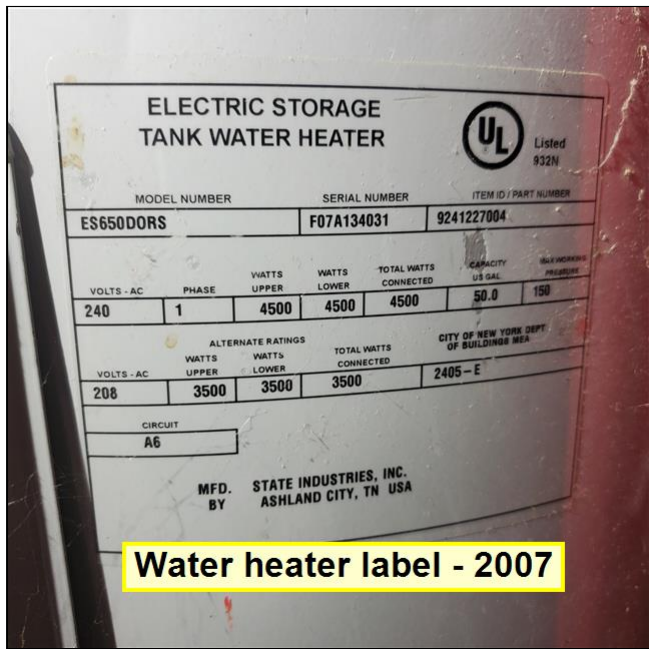
8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

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

Comments: Inspected

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.

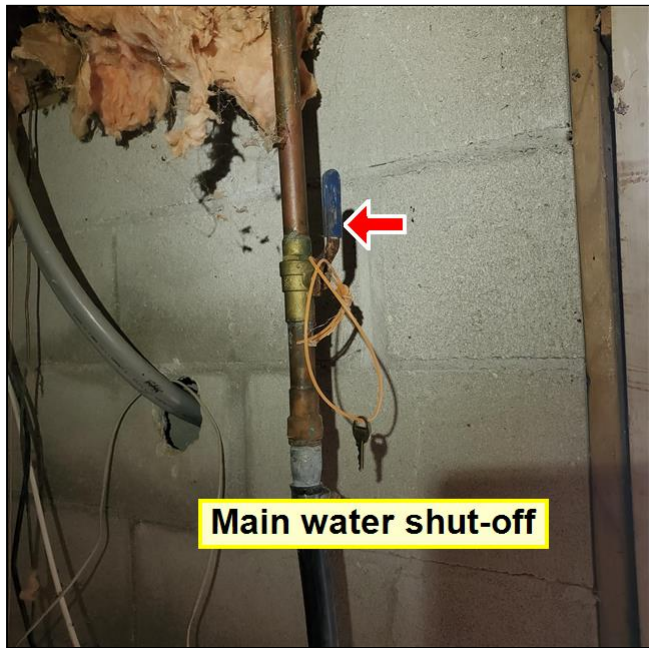


8.2 Item 1(Picture)

8.3 DESCRIPTION OF MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

The main water shut off is located in the crawl space.



8.3 Item 1(Picture)

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

Comments: Inspected

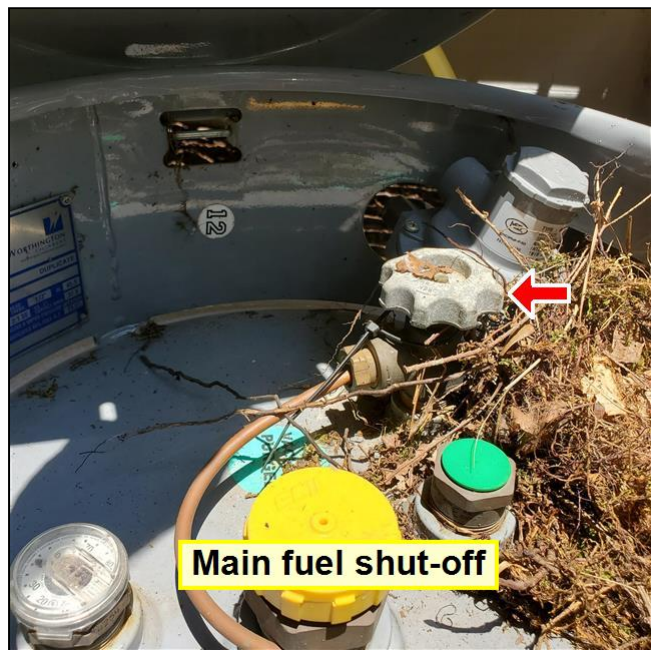
- (1) Nearly all CCST manufactures now require bonding of their pipe directly to the grounding system close to the service entrance with minimum #6 copper at an attempt to handle the intensity of direct or indirect lightning strikes. The intent is to dissipate the current to ground. There was no evidence of direct bonding on the incoming gas line. Recommend to have a licensed electrical contractor to add the direct bonding if necessary. contractor shall provide cost for corrections.
- (2) Fuel line in the crawlspace supported by tape to a waste line. Secure the gas line with proper hangers for this material.



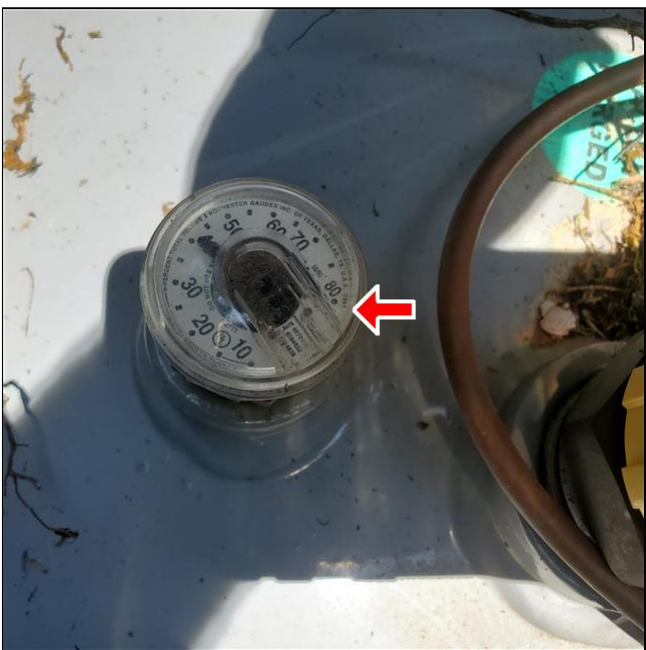
8.4 Item 1(Picture)

8.5 DESCRIPTION OF MAIN FUEL SHUT OFF

**Comments:** Inspected  
The main fuel shut off is at propane tank outside.



8.5 Item 1(Picture)



8.5 Item 2(Picture)

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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		
<b>Electrical Service Conductors:</b> Below ground	<b>Service Entrance Raceway:</b> PVC conduit	<b>Panel Type:</b> Circuit breakers
<b>Electric Panel Location:</b> Utility Room	<b>Panel Capacity:</b> 200 AMP	<b>Grounding Method:</b> Unable to determine
<b>Branch wire 15 and 20 AMP:</b> Copper 3 Conductor	<b>Wiring Methods:</b> Non Metallic (NM) Cable	<b>Receptacles:</b> 3 Prong
<b>GFCI:</b> Yes	<b>ARC Fault:</b> No	<b>Alarm System (Presence or absence only):</b> Yes
<b>Generator:</b> Generator not inspected		

Items
<b>9.0 SERVICE ENTRANCE CONDUCTORS</b> Comments: Inspected
<b>9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS</b> Comments: Inspected

The generator and its components were not a part of this inspection. Have this system further evaluated by a licensed electrician if you have concerns.



9.1 Item 1(Picture)

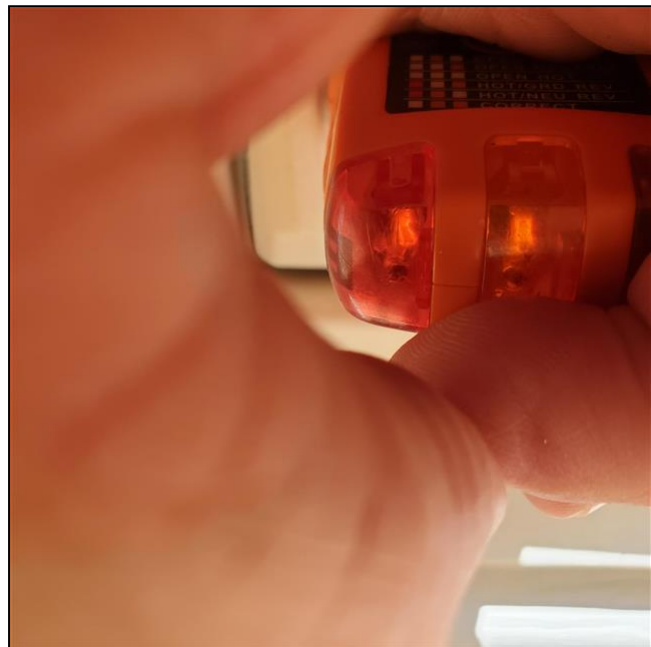
**9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

Comments: Inspected

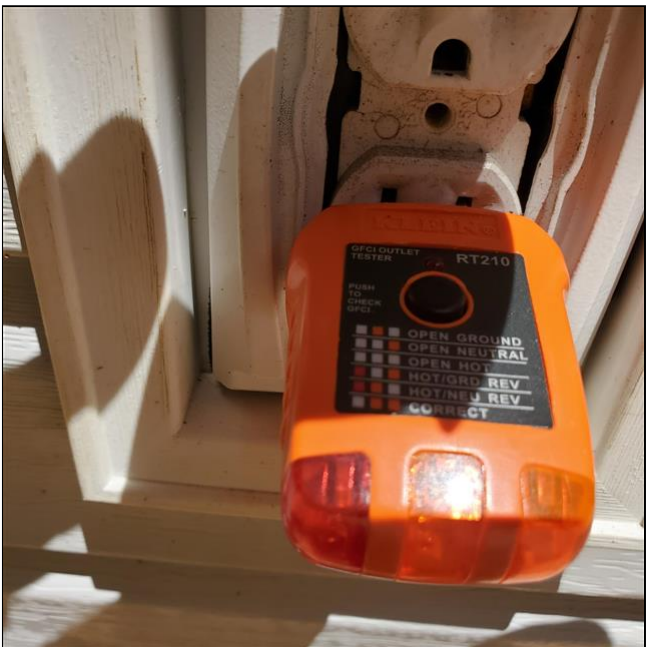
**9.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Comments: Repair or Replace

 (1) Hot/neutral reversed indicated on the rear exterior outlet. \$125



9.3 Item 1(Picture)



9.3 Item 2(Picture)

⚡ (2) Doorbell damaged \$75



9.3 Item 3(Picture)

⚡ (3) Junction box not covered - just inside the crawlspace door.



9.3 Item 4(Picture)

#### 9.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**Comments:** Inspected

#### 9.5 ARC FAULT BREAKERS

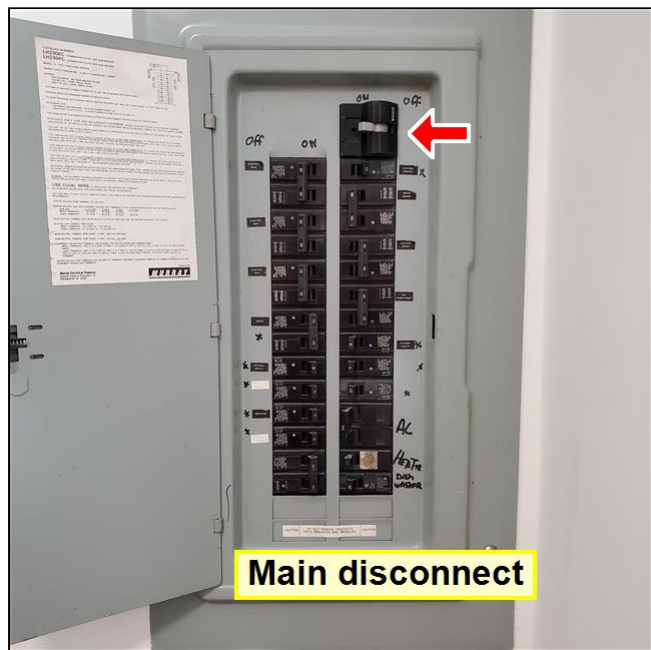
**Comments:** Not Present

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

Main panel is located in the utility room.



9.6 Item 1(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 gas backup)	Heating Equipment Energy Source: Electric	Number of Heat Systems (excluding wood): One
Heat System Brand: GOODMAN	Ductwork: Insulated	Filter Type: Disposable
Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: GOODMAN
Number of AC Only Units: None	Age of Cooling: Operating beyond normal life expectancy 13 years	Age of Heat: 13 years Operating beyond normal life expectancy
Life expectancy of air conditioning: 10 - 12 years (Heat Pump)	Life expectancy of heat: 12 - 15 years (Gas Furnace) 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	

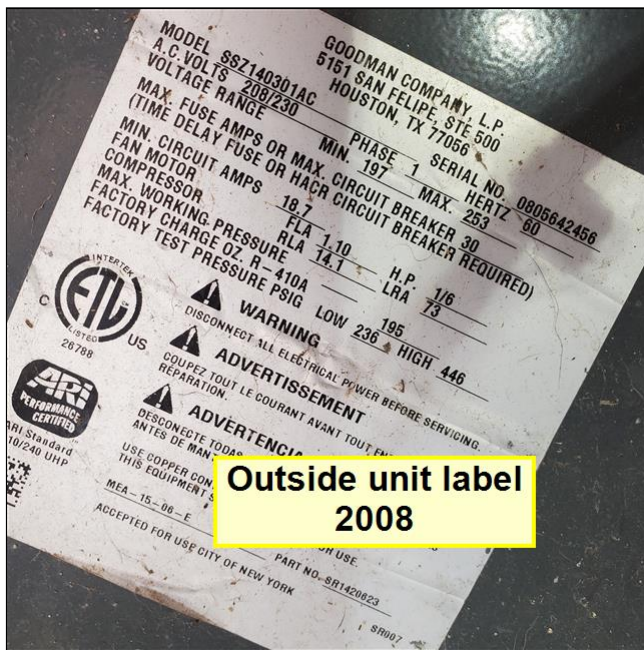
Items

10.0 HEATING EQUIPMENT

Comments: Inspected



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



10.0 Item 1(Picture)

(2) 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.

(3) 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:** Inspected

(1) The condenser outside (AC unit) is 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.

(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.

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

**Comments:** 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  
Phoniex Guthrie

Address  
5311 Hemlock Rd  
Quinton VA 23141

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

-  The plumbing boot (s) have tape wrapped around the pipe and do not appear to be standard vent boot repairs. Correct all as needed. Refer to photos for examples. \$300- \$400

### 3. EXTERIOR

#### 3.0 WALL CLADDING, FLASHING AND TRIM

##### Inspected



Minor amount of rot at the wood trim under the front left window. \$75-\$100

### 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

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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ELECTRICAL SUMMARY



Burgess Inspections Inc.

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

Customer  
Phoniex Guthrie

Address  
5311 Hemlock Rd  
Quinton VA 23141

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

5. INTERIOR ROOMS AND HALLWAYS

5.7 PRESENCE OF SMOKE DETECTORS

Inspected




 (4) Smoke detectors were noted to be missing or damaged in the home. Have a qualified licensed contractor correct all as needed.

Estimated cost \$75-\$100

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) Hot/neutral reversed indicated on the rear exterior outlet. \$125
-  (2) Doorbell damaged \$75
-  (3) Junction box not covered - just inside the crawlspace door.

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