



## Inspection Report

### Company Name Sample Report

**Property Address:**  
1234 Main Street  
Central VA 12345



**Burgess Inspections, Inc**

**Inspector #1234567 Exp. 01-31-2024**  
**530 C Southlake Blvd**  
**N Chesterfield, VA 23236**  
**804-794-1423**

# Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page .....3](#)

[1 Roofing, Roof Structure, Chimneys .....4](#)

[2 Exterior.....12](#)

[3 Structural Components .....26](#)

[4 Plumbing System for Building .....31](#)

[5 Offices / Suites .....36](#)

[6 Rest Rooms / Housekeeping / Other .....43](#)

[7 Electrical System for Building .....46](#)

[8 Heating / Cooling .....52](#)

[General Summary.....63](#)

[Electrical Summary.....68](#)

[Plumbing Summary.....70](#)

[Structural Summary .....72](#)

[Heating Cooling / Summary.....73](#)

<b>Date:</b> 9/21/2019	<b>Time:</b> 09:00 AM End: 03:00 PM	<b>Report ID:</b>
<b>Property:</b> 1234 Main Street Central VA 12345	<b>Customer:</b> Company Name Sample Report	<b>Real Estate Professional:</b>

**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 building. 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 building 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.

**Approximate age of building:**

39 Years

**Temperature:**

Over 65

**Weather:**

Cloudy

**Rain in last 3 days:**

Yes

**1. Roofing, Roof Structure, Chimneys**

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

**Styles & Materials**

**Viewed roof covering from:**

Ground  
Drone

**Roof-Type:**

Gable

**Roof Covering:**

Metal  
Architectural

**Chimney (exterior):**

Brick

**Roof Ventilation:**

Gable vents  
Soffit Vents

**Roof Structure:**

Engineered wood trusses  
Stick-built

**Roof Insulation:**

Blown  
Batt

**Items**


**1.0 Roof Coverings**

**Comments:** Repair or Replace

(1) The roof covering was viewed by using a drone camera operated by an FAA licensed operator .



1.0 Item 1(Picture)

 (2) Have a qualified licensed contractor repair or replace all roofing, Roof Structure, Chimney items as needed, the following was noted:

🏠 (3) There were a few shingles that are not secured and are slipping out of place located at the upper roof over Southside Insurance. Refer to photos.



1.0 Item 2(Picture)



1.0 Item 3(Picture)

🏠 (4) There was a damaged ridge shingle noted over the roof dormer at Southside Insurance and over the rear gable end.



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

(5) In general, the roofing is in good condition.



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)

 (6) Southside Insurance Suite:

Some moisture stains noted in the knee wall attic space at the back office and also at the sides of the rear chimney chase in the upper attic. They were dry at the time of the inspection but it's beyond the scope of this inspection to determine if they will leak in the future.



1.0 Item 10(Picture)



1.0 Item 11(Picture)



1.0 Item 12(Picture)

**1.1 Roof Flashings**

**Comments:** Repair or Replace

- 🏠 (1) The roof to wall flashings at the front entry low roof and the low roof over the far right side suite has nails that are withdrawing at a couple of places.

Refer to photos.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)

📍 (2) Moisture damage and staining was noted under the gutters that terminate against the siding. Install kick out flashing to help prevent moisture from overloading the gutter and running down the exterior wall.



1.1 Item 4(Picture)



1.1 Item 5(Picture)




1.1 Item 6(Picture)

**1.2 Skylights, Chimneys and Roof Penetrations**

**Comments:** Repair or Replace




 (1) The crown on all chimney caps are deteriorated and cracked. Have a qualified mason to repair all chimney caps as needed. Refer to photos for examples.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

 (2) The gas flue vents and flashings at the roof showed significant rusting. Refer to photos for examples.



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)

### 1.3 Roof Ventilation

**Comments:** Inspected

### 1.4 Roof Drainage Systems

**Comments:** Inspected

(1) Recommend extending the downspouts at the retaining walls to prevent splashing and extended moisture damage to the sealed aggregate sidewalk.



1.4 Item 1(Picture)

(2) The upper roofs did not have a gutter system. The only roof that had a drainage system was the low roof at the front main entry. It's recommended to keep the gutters and downspouts cleaned.



1.4 Item 2(Picture)

(3) Recommend installing gutters where not present for prevent maintenance,

**1.5 Roof Structure**

**Comments:** Inspected

**1.6 Roof Insulation**

**Comments:** Repair or Replace

 **Building Attic:**

There were multiple random areas in the attic that were missing insulation.

Note- There were multiple areas where the drywall had collapsed as noted in section 5.0 allowing the insulation to fall through.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

**1.7 Visible Electric Wiring In Attic**

**Comments:** Inspected

---

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

**2. Exterior**

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



**Styles & Materials**

**Siding Style:**

- Lap
- Brick

**Siding Material:**

- Wood
- Composite board
- Brick veneer

**Exterior Entry Doors:**

- Steel
- Fiberglass

**Appurtenance:**

- Porch
- Sidewalk
- Ramp
- Covered Entrances

**Entrance and Parking Area:**

- Asphalt

**Walkways and ramps:**

- Sealed Aggregate
- Extra Info : Brick

**General Topography:**

- Flat

**Parking Levels:**

- One

**Access Roads:**

- Asphalt

**Items**

**2.0 Wall Cladding Flashing and Trim**

**Comments:** Repair or Replace

(1) Have a qualified licensed contractor repair or replace all exterior items as needed, the following was noted:

🏠 (2) Wood rot noted at multiple locations where the siding and trim sits above the lower roofs. It's recommended to maintain about two inches of clearance between the siding and the roof.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

🏠 (3) Wood rot noted at the trim on a couple of attic ventilation dormers. The remaining dormers show bare wood in areas from paint peeling.



2.0 Item 3(Picture)



2.0 Item 4(Picture)

🏠 (4) Right side dormers show significant siding damage from moisture. Windows sills and brick molding shows some rot as well.



2.0 Item 5(Picture)

🏠 (5) Wood corner trim boards, crown moldings and window trim showed significant rot in areas. Damaged crown moldings indicate possible roof leaks in these areas. See photos for examples with locations. Correct all as needed. There is also bare wood in some areas from paint peeling, evaluate and seal all areas as needed.



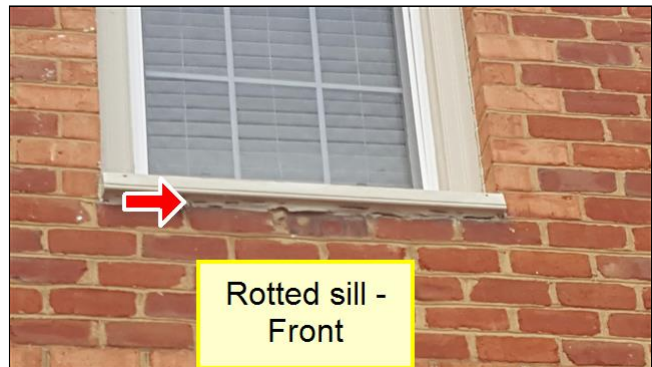
2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)



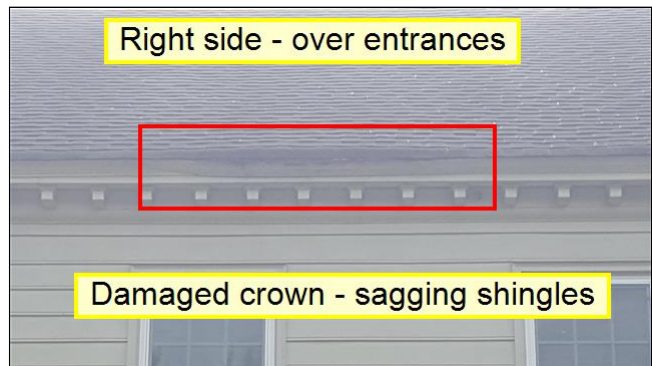
2.0 Item 10(Picture)



2.0 Item 11(Picture)



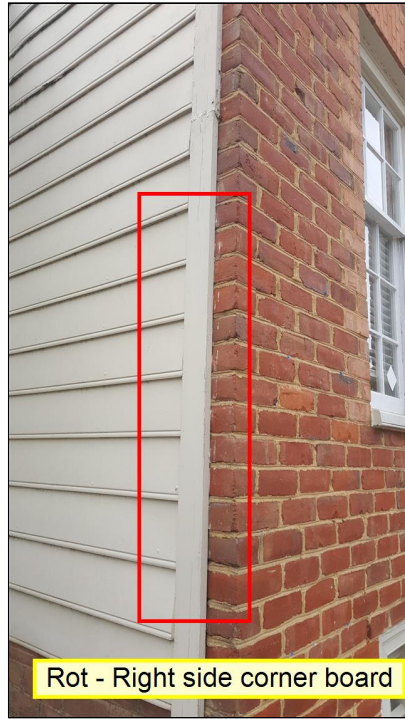
2.0 Item 12(Picture)



2.0 Item 13(Picture)



2.0 Item 14(Picture)



2.0 Item 15(Picture)



2.0 Item 16(Picture)



2.0 Item 17(Picture)



2.0 Item 18(Picture)

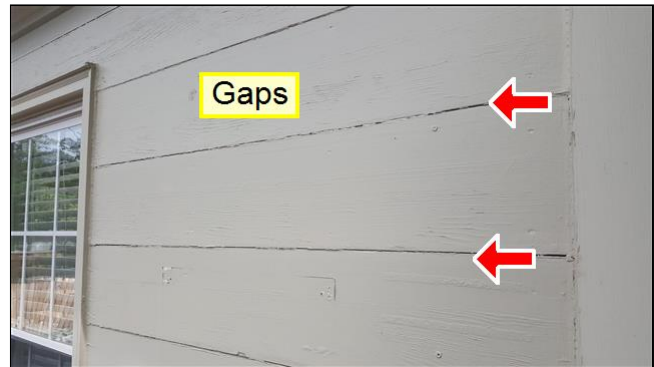


2.0 Item 19(Picture)

🏠 (6) Right rear and rear wood siding is not lapped and does not appear to have any flashing installed. Gaps between the cladding pieces were noted. Seal all areas to prevent moisture intrusions.



2.0 Item 20(Picture)



2.0 Item 21(Picture)

🏠 (7) All of the windows , incased in the brick veneer, show damaged sealant around the hole window. Correct all as needed.



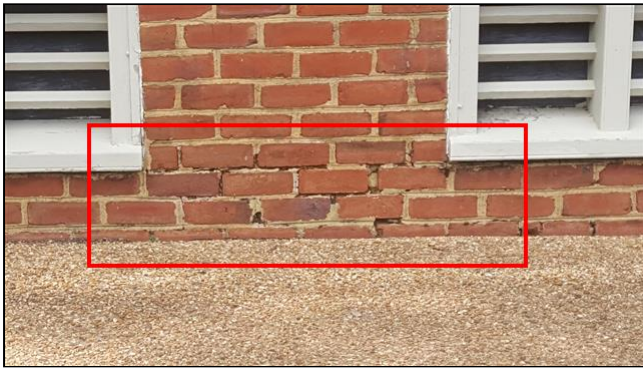
2.0 Item 22(Picture)



2.0 Item 23(Picture)



🏠 (8) Damaged and/or missing mortar was noted in multiple areas around the bottom of the brick veneer in the front and on the right front. Evaluate and correct all as needed.

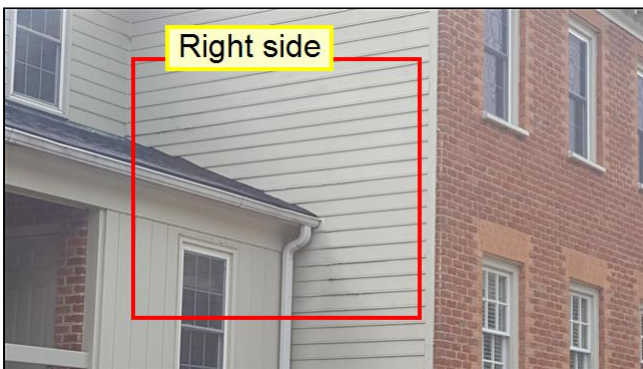


2.0 Item 24(Picture)



2.0 Item 25(Picture)

🏠 (9) Significant moisture damage and soft areas were noted on the right and left sides of the building at the composite siding. Evaluate and correct all as needed.



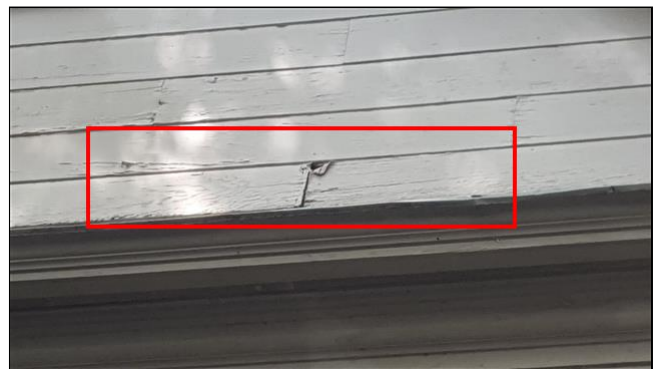
2.0 Item 26(Picture)



2.0 Item 27(Picture)



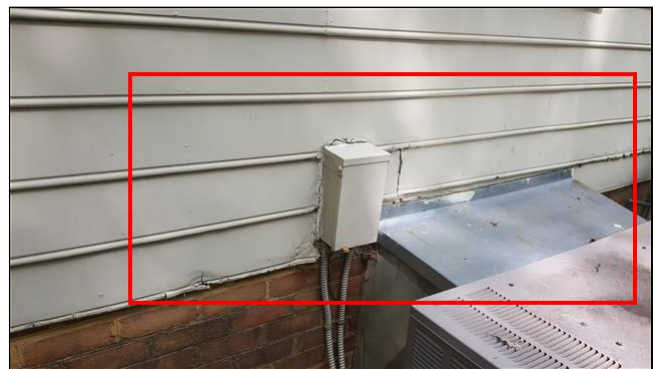
2.0 Item 28(Picture)



2.0 Item 29(Picture)

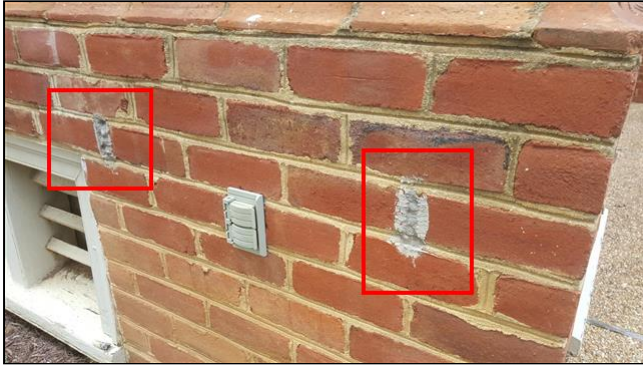


2.0 Item 30(Picture)



2.0 Item 31(Picture)

- 🏠 (10) Weep holes on the front left and left front sides have been filled in with mortar. This will restrict the water drainage from behind the brick veneer. Correct and clear all weep holes as needed.



2.0 Item 32(Picture)



2.0 Item 33(Picture)

**2.1 Doors (Exterior)**

**Comments:** Repair or Replace

- 🏠 (1) Left side, front crawlspace door is damaged and duct taped shut.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

- 🏠 (2) Front door threshold is damaged and needs replacement. I could not access the door to operate it because it was locked.



2.1 Item 3(Picture)

🏠 (3) Minor rust was noted on the left side, rear entry door. Also, secure the handle as needed.

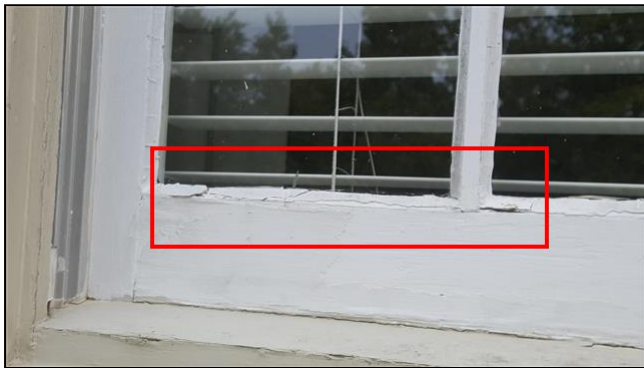


2.1 Item 4(Picture)

**2.2 Windows**

**Comments:** Repair or Replace

🏠 (1) Most of the single pane windows showed significant deterioration and glazing damage. Evaluate and correct all as needed.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

(2) Note: Note of the single pane windows had a screen installed.

**2.3 Foundation Walls and Mortar Joints**

**Comments:** Repair or Replace

🏠 See Section 2.0

**2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

**Comments:** Repair or Replace

🏠 (1) Front entrance porch railings show significant rust at the bottom of the balusters. The railing columns have been previously repaired.




2.4 Item 1(Picture)

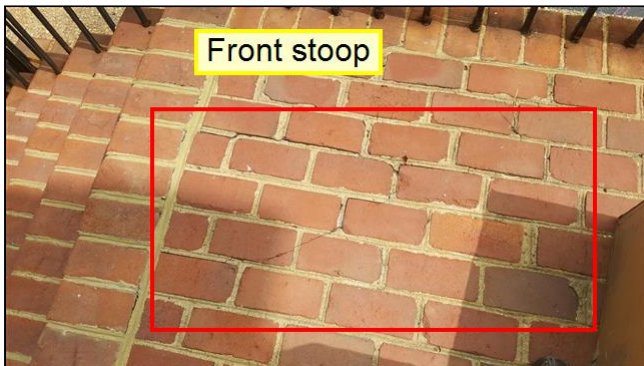


2.4 Item 2(Picture)

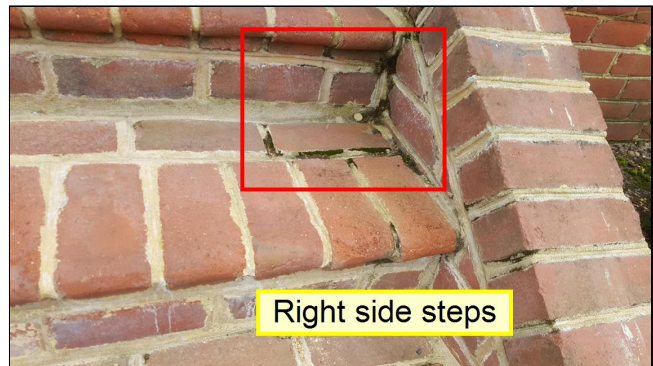


2.4 Item 3(Picture)

 (2) All of the brick entrances and the rear ramp show minor to moderate damaged and/or missing mortar in areas. Correct all as needed to prevent future water penetration and settlement. Seal all of the holes that penetrate the rear stoop and ramp where the railing columns are installed.



2.4 Item 4(Picture)



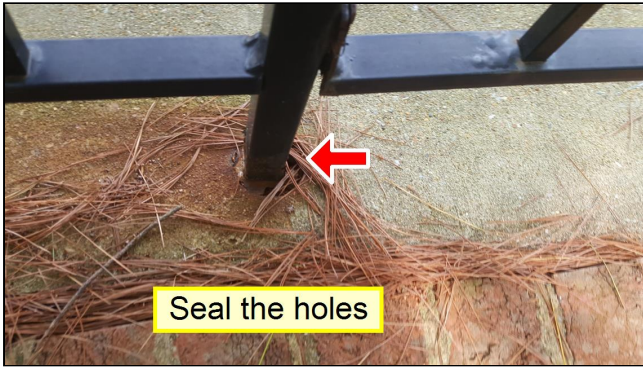
2.4 Item 5(Picture)




2.4 Item 6(Picture)



2.4 Item 7(Picture)

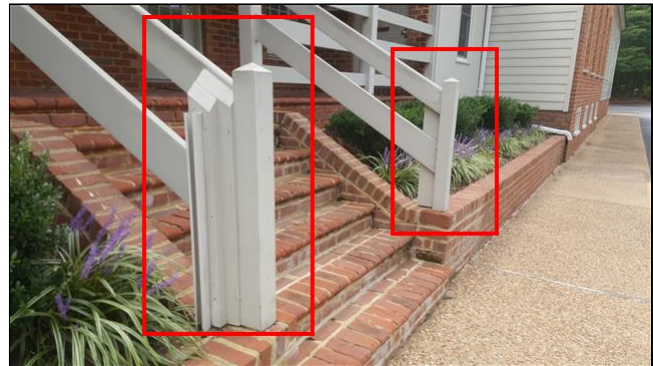


2.4 Item 8(Picture)

 (3) Right side entrance stair railings show moisture deterioration at the columns and railings.



2.4 Item 9(Picture)




2.4 Item 10(Picture)

 (4) Seal the cracks in the rear ramp concrete to prevent moisture intrusion and settlement.



2.4 Item 11(Picture)

 (5) Rear entrance railings are loose at the stairs and on the landing.



2.4 Item 12(Picture)

2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (with respect to their effect on the condition of the building)

Comments: Repair or Replace

- (1) Sealed aggregate walkway around the building shows significant damaged and/or missing sealant where it meets the brick veneer and retaining walls. Seal all as needed to prevent moisture from eroding the compacted soil beneath these areas.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)

- (2) Damaged and missing mortar was noted in the retaining wall cap. Correct and seal all as needed.



2.5 Item 5(Picture)

- (3) There were some low areas noted around the building. The water should drain 4-5 feet from the foundation.

(4) The parking lot shows some cracking. Repairs have been completed in the past. Routine maintenance will be needed to extend the life of the asphalt materials.



2.5 Item 6(Picture)

**2.6 Eaves, Soffits and Fascias**

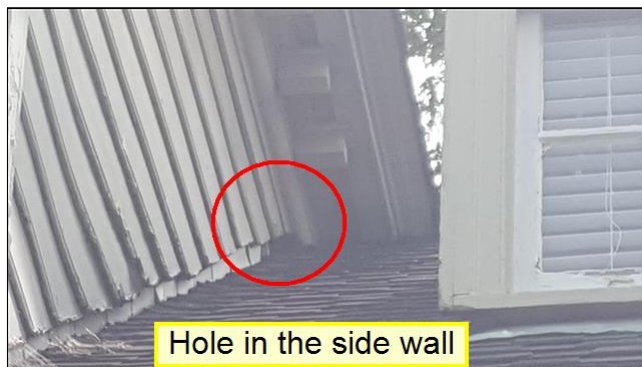
**Comments:** Repair or Replace

(1) Some holes and/or gaps were noted in the soffit area leading to the under side of the roof. Seal all areas to keep rodents, birds and insects from intruding in though these areas.




Right side - rear gable

2.6 Item 1(Picture)



Hole in the side wall

2.6 Item 2(Picture)

 (2) Some damage corner boxes and rake molding were noted on the rear and left sides.



Damaged rake - rear

2.6 Item 3(Picture)





Damaged corner box rear - left

2.6 Item 4(Picture)

**2.7 Plumbing Water Faucets (hose bibs)**

**Comments:** Repair or Replace

 (1) Exterior Hose bibs did not have water and could not be tested.


-  (2) Left side hose bib is not properly secured. Seal the gaps at the brick.



2.7 Item 1(Picture)


### 2.8 Polarity and Grounding of Receptacles on Exterior Walls of Inspected Structure

**Comments:** Repair or Replace

-  (1) None of the exterior receptacles are GFI protected. Install GFI protection for safety to all exterior receptacles. Also, the cover gasket is damaged on all of the receptacles as well.



2.8 Item 1(Picture)

-  (2) One receptacle on the right rear side has a plug prong broken off in the receptacle. Correct as needed.



2.8 Item 2(Picture)



- ⚡ (3) Rear exterior receptacle junction box is not properly secured to the wall.



2.8 Item 3(Picture)

### 2.9 Exterior lighting and landscaping

**Comments:** Repair or Replace

- ⚡ (1) Rear left side flood light is missing the exterior protective globe.



2.9 Item 1(Picture)

(2) The exterior lighting and lamp posts were not tested. Photo Cell sensors control the lights. Note: The rear lamp posts near the ramp are not installed plumb or straight on top of the posts.

### 2.10 Additional Buildings on Property

**Comments:** Not Inspected

None of the detached buildings were inspected.

---

The exterior of the building 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.

**3. Structural Components**

The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building 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 building 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 building inspector or other persons.

**Styles & Materials**

**Foundation:**

Brick  
Masonry block

**Method used to observe Crawlspace:**

Crawled

**Floor Structure:**

Wood joists  
Engineered floor joists  
Steel Beams and Concrete

**Wall Structure:**

Wood

**Columns or Piers:**

Masonry block


**Floor System Insulation:**

Batts

**Items**

**3.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Comments:** Repair or Replace

 (1) There is evidence of animals in the crawlspace. Have all nests and associated debris from animals removed by a qualified person in this field and seal properly so they can not get back into the crawlspace.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)

**🏠 (2) Suite B-(single story unit at the right end of the Bldg.):**

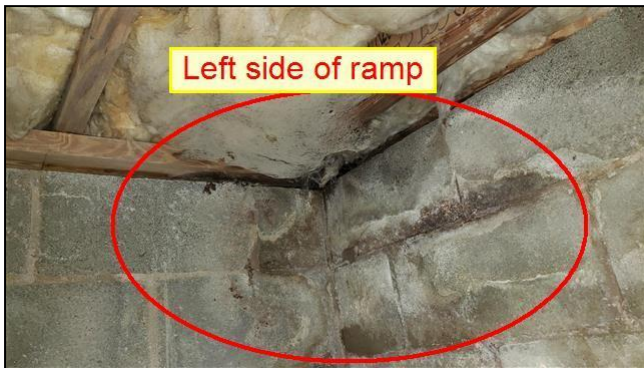
**Crawlspace-**There is significant amount of wood rot at the sill plate due to moisture intrusion noted on both sides of the ramp. It appear to be actively leaking due to the dampness of the wall and the wood. Have a qualified licensed contractor evaluate to determine the cause and correct as needed.



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)

(3) Some mild fungi growth was noted in the front crawlspace. This was minor. If you have concerns, have a qualified company evaluate and correct as needed.



3.0 Item 8(Picture)



3.0 Item 9(Picture)

(4) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the building. But, it should alert you to the possibility that future steps may be needed.



3.0 Item 10(Picture)



3.0 Item 11(Picture)

**3.1 Walls (Structural)**


**Comments:** Inspected

**3.2 Columns or Piers**

**Comments:** Inspected

**3.3 Floors (Structural)**

**Comments:** Repair or Replace

 Right side entrance landing has significant steel floor joist damage and deterioration. There is a high moisture presence in this area. Standing water was noted on the ground. Evaluate and correct as needed.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)



3.3 Item 4(Picture)



3.3 Item 5(Picture)



3.3 Item 6(Picture)

**3.4 Ceilings (Structural)**

**Comments:** Inspected

**3.5 Insulation Under Floor System**

**Comments:** Repair or Replace

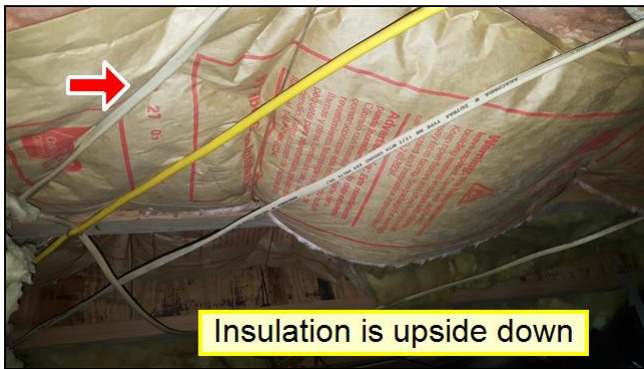
There were multiple sections of insulation that were missing or have fallen down throughout the crawlspace. Some of the insulation has been damaged and pulled down by rodents. Also, some areas towards the front have fallen due to previous and/or active high moisture content. Some areas in the front crawlspace had insulation installed upside down, with the vapor barrier to the ground. Correct all floor insulation as needed.



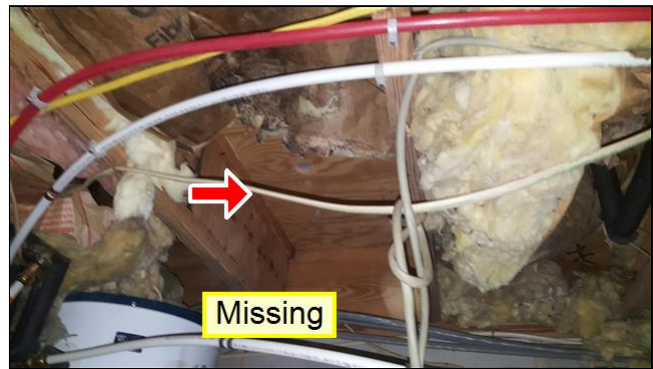
3.5 Item 1(Picture)



3.5 Item 2(Picture)



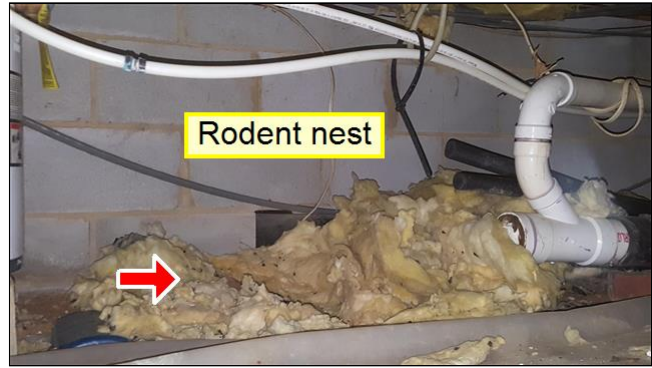
3.5 Item 3(Picture)



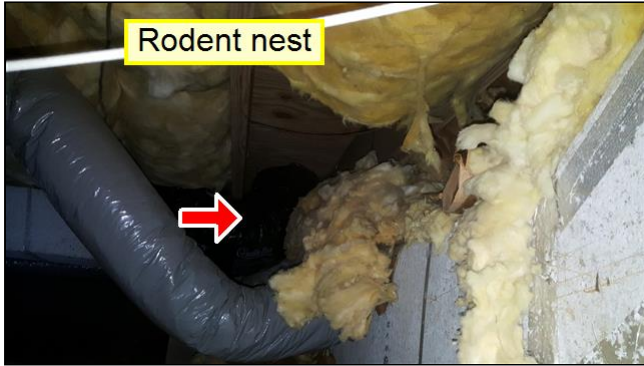
3.5 Item 4(Picture)



3.5 Item 5(Picture)



3.5 Item 6(Picture)




3.5 Item 7(Picture)



3.5 Item 8(Picture)


**3.6 Vapor Retarders (on ground in crawlspace or basement)**

**Comments:** Repair or Replace

-  The vapor barrier (plastic) on the crawlspace ground is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.

**3.7 Ventilation of Foundation Areas (crawlspace or basement)**

**Comments:** Repair or Replace

-  (1) Most of all of the foundation vents are seized in place and could not be operated.
- (2) Note: The front and left front and right front foundation vents have been covered from the inside.



3.7 Item 1(Picture)

The structure of the building 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.

### 4. Plumbing System for Building

The building 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 building 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 building 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 building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

#### Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into building):</b> Black hose	<b>Plumbing Water Distribution (inside building):</b> Copper PEX
<b>Plumbing Waste:</b> ABS	<b>Water Heater Power Source:</b> Electric	<b>Water Heater Location:</b> Attic Crawlspace

#### Items

##### 4.0 Plumbing Drain, Waste and Vent Systems

**Comments:** Repair or Replace

 (1) RichLaw Suite:


**Crawlspace-**There is a clean out plug on a waste line that is leaking.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

 (2) There is an ABS to PVC connection, near the duct taped crawlspace entrance, that is not joined with the proper adhesive. The proper adhesive is a green color.



4.0 Item 3(Picture)

4.1 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected

4.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

(1) RichLaw office:

Crawlspace-2013 Craftmaster 6.0 gallon water heater

Missing pressure relief line. Have a qualified company install pressure relief line and terminate it at the exterior of the building (pointing downwards within 6 inches of the ground).



4.2 Item 1(Picture)



4.2 Item 2(Picture)



(2) There is a 2008 model, 19 gallon, electric water heater under the front offices.

The water heater is Missing a pressure relief line. Have a qualified company install pressure relief line and terminate it at the exterior of the building (pointing downwards within 6 inches of the ground)



4.2 Item 3(Picture)



4.2 Item 4(Picture)

(3) Suite B-(single story unit at the right end of the Bldg.):

Water heater is located above the suspended ceiling over bathroom.



4.2 Item 5(Picture)

(4) Note: There is an old water heater plumbing into the system, that is no longer in use under the 2nd to last rear crawlspace entrance.

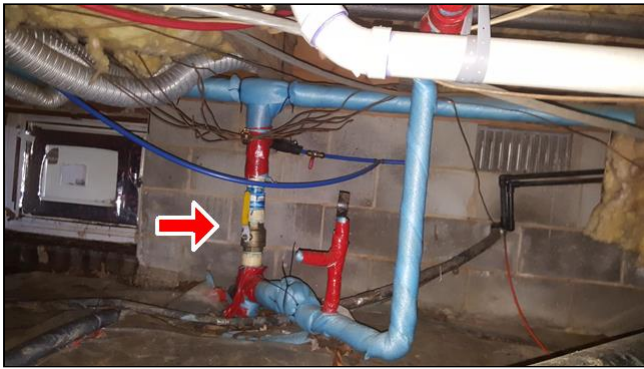


4.2 Item 6(Picture)

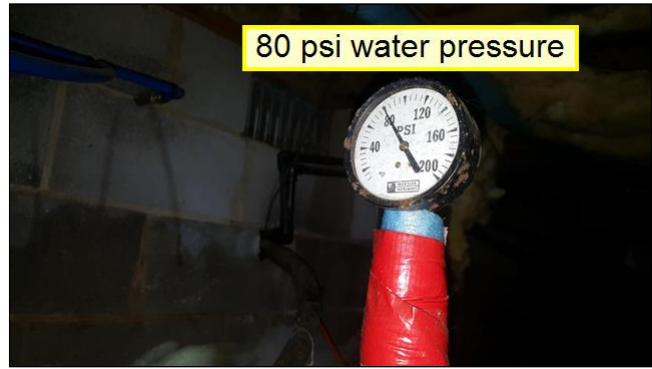
4.3 Main Water Shut-Off Device (Describe location)

Comments: Inspected

Main water shut off is located near the duct taped crawlspace entrance. Left middle side.




4.3 Item 1(Picture)

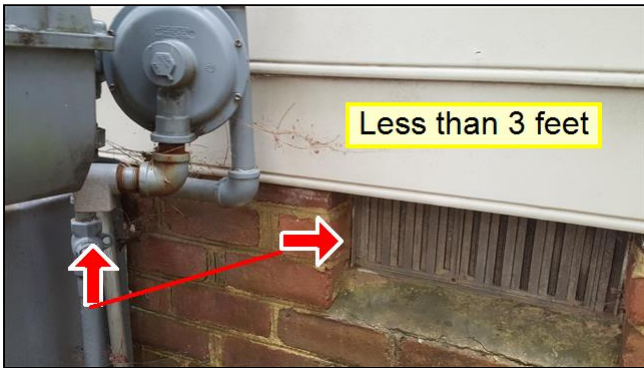


4.3 Item 2(Picture)


**4.4 Fuel Storage and Distribution Systems (interior fuel storage, piping, venting, supports, leaks)**

**Comments:** Repair or Replace

-  (1) Gas meter vent is located too close to one of the foundation vents on the right side of the building. The rear meter. Have the gas company install a vent extension on the meter to comply with current safety standards.



4.4 Item 1(Picture)

-  (2) The sediment traps for the gas piping are missing or insufficient. Install sediment traps to all of the gas piping in the rear where needed.



4.4 Item 2(Picture)

**4.5 Main Fuel Shut Off (Describe Location)**

**Comments:** Inspected

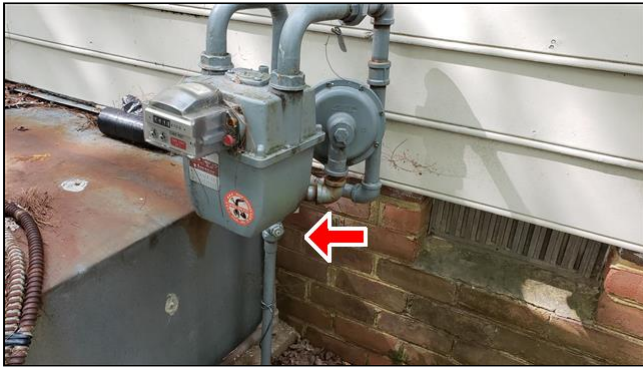
All gas shut offs are located at the rear of the building.



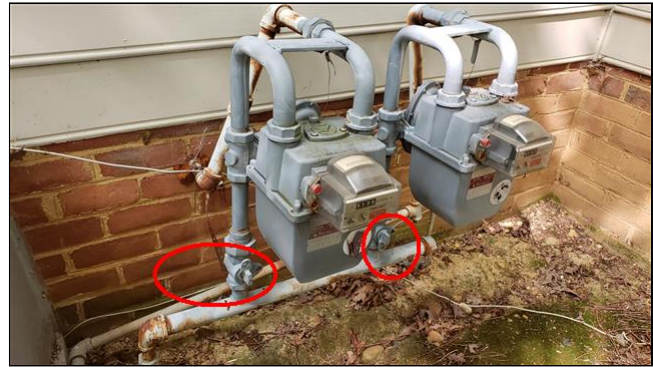
4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)



4.5 Item 4(Picture)

The plumbing in the building 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 building 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.

**5. Offices / Suites**

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; 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 building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

**Styles & Materials**

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

- Area rug
- Carpet
- Laminated T&G
- Vinyl

**Interior Doors:**

Wood

**Window Types:**

- Double-hung
- Single pane
- Thermal/Insulated
- Tilt feature

**Items**

**5.0 Ceilings**

**Comments:** Repair or Replace

 (1) RichLaw Suite:

Ceiling tile moisture stain noted in rear right office. It appears it may be caused by bathroom exhaust duct located directly above the stain.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

 (2) Suite B-(single story unit at the right end of the Bldg.):

Southside Insurance Suite:

River City Elite Suite:

Drywall has come down in sections above the suspended ceiling allowing the Insulation to also drop. Correct drywall and insulation as needed.



5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)



5.0 Item 6(Picture)

 (3) River City Elite Suite:

Moisture stains were noted in the right front office and the center rear office. Possibly due to HVAC located in attic. It appears that there were repairs done previously.

Refer to section 8.0 (2) regarding condensate line.



5.0 Item 7(Picture)



5.0 Item 8(Picture)

5.1 Walls

Comments: Inspected

5.2 Floors

Comments: Inspected

5.3 Doors (Representative Number)

Comments: Inspected, Repair or Replace

5.4 Windows (Representative Number)


Comments: Repair or Replace

 (1) Taylor Made Suite:

Upper sash of one of the windows in the left corner office has failed.



5.4 Item 1(Picture)

 (2) Building:

All of the older single pane wood windows are painted shut.

 (3) Suite B-(single story unit at the right end of the Bldg.)

A- Could not latch two windows closed in the front rooms.

B- Front left office -thermal seal has failed in the lower sash of the right window.



5.4 Item 2(Picture)



5.4 Item 3(Picture)

 (4) River City Elite Suite:

Front left corner of office (Copy room) has a damaged thermal seal noted in the lower sash.



5.4 Item 4(Picture)

**5.5 Counters and a Representative Number of Cabinets**

**Comments:** Inspected

**5.6 Outlets and Wall Switches**

**Comments:** Repair or Replace

 (1) 1st floor 300 SQ ft suite (By the right stairs):

Ungrounded Outlet noted in rear office.



5.6 Item 1(Picture)



**⚡ (2) Taylor Made Suite:**

A. Emergency exit sign is hanging by the wires.

B. Front right office outlet on right wall does not work and it's loose at the wall.



5.6 Item 2(Picture)



5.6 Item 3(Picture)

**⚡ (3) Suite B-(single story unit at the rear end of the Bldg.)**

Exterior storage room by entry- light did not come on and the wall switch is missing a cover plate.



5.6 Item 4(Picture)



5.6 Item 5(Picture)

**⚡ (4) Suite B-(single story unit at the right end of the Bldg.):**

A. Open junction box and unsecured wires noted above suspended ceiling.

B. Loose Outlet noted in front left office.



5.6 Item 6(Picture)



5.6 Item 7(Picture)

 (5) River City Elite Suite:

Loose Outlet noted in large meeting room.



5.6 Item 8(Picture)

**5.7 Steps, Stairways, Balconies and Railings**

**Comments:** Inspected

**5.8 Smoke Detectors**

**Comments:** Repair or Replace

 **Southside Insurance Suite:**

Smoke detector at entry is not functioning.



5.8 Item 1(Picture)

---

The heating and cooling system of this building 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.

6. Rest Rooms / Housekeeping / Other

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Tile

Bath Exhaust Fans:

Fan only

Items

6.0 Ceilings

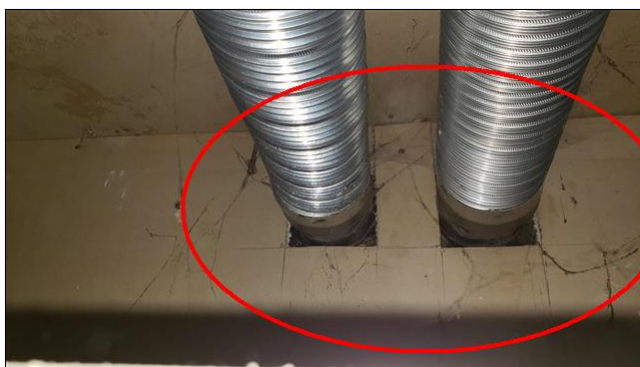
Comments: Repair or Replace

🏠 2nd floor hall Women's restroom:

Moisture stain noted at the ceiling. Most likely due to bathroom exhaust ducts located directly above the ceiling stain.



6.0 Item 1(Picture)



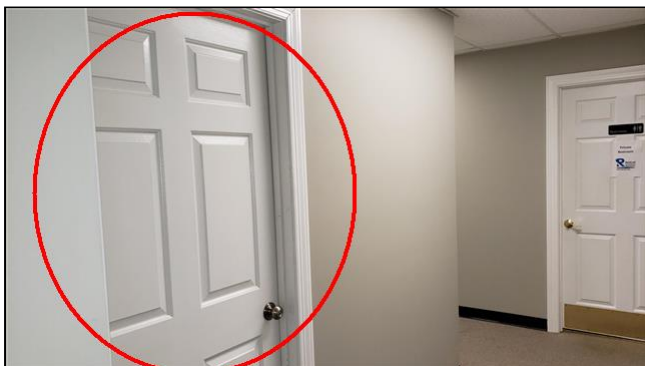
6.0 Item 2(Picture)

6.1 Walls

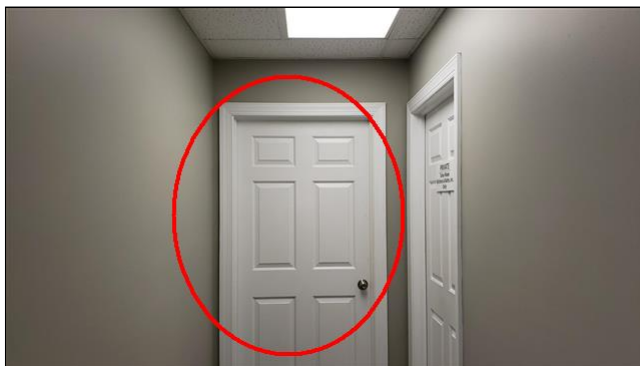
Comments: Inspected

Taylor Made hallway-

I could not obtain access to the first floor left end of the building- storage room and phone room.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

6.2 Floors

Comments: Inspected

6.3 Doors (Representative Number)

Comments: Inspected

**6.4 Windows (Representative Number)**

**Comments:** Inspected

**6.5 Plumbing Supply, Fixtures**

**Comments:** Inspected

**6.6 Plumbing Drain, Waste and Vent Systems**

**Comments:** Repair or Replace

** (1) Taylor Made Suite:**

Toilet is loose at the floor. Repairs may involve re-setting with a new wax ring.



6.6 Item 1(Picture)

** (2) 2nd floor hall mens bathroom:**

Toilet is loose at the floor. Repairs may involve re-setting with a new wax ring.




6.6 Item 2(Picture)

**6.7 Outlets and Wall Switches**

**Comments:** Inspected

**6.8 Venting Systems**

**Comments:** Repair or Replace

 (1) All of the exhaust vents on the left side of the building are damaged and need repair or replacement. The 6 vents towards the rear of the building have damaged dampers or gaps that will allow insect intrusions. Replace all vents with damaged dampers and correct the gaps. Also, the 5 vents towards the front are installed with fasteners that are not rated for exterior use. Install exterior rated fasteners on all as needed.



6.8 Item 1(Picture)



6.8 Item 2(Picture)



6.8 Item 3(Picture)



6.8 Item 4(Picture)



6.8 Item 5(Picture)



6.8 Item 6(Picture)

 (2) There is an exhaust duct that has separated and is hanging in the front crawlspace.



6.8 Item 7(Picture)



6.8 Item 8(Picture)

**7. Electrical System for Building**

The building 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 building 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 building inspector shall report any observed aluminum branch circuit wiring. The building 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 building 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; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

**Styles & Materials**

**Electrical Service Conductors:**

Below ground

**Panel Type:**

Circuit breakers

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

**Items**

**7.0 Service Entrance Conductors**

**Comments:** Inspected

**7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**


**Comments:** Inspected

**7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage and Voltage**

**Comments:** Inspected

**7.3 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) None of the emergency lights operated when pressing the test buttons. The lights were located in the stairwells and also in RichLaw suite.



7.3 Item 1(Picture)

🏠 (2) Many of the lights in the crawlspace were not operating at the time of the inspection.



7.3 Item 2(Picture)

🔧 (3) **Crawlspace:**

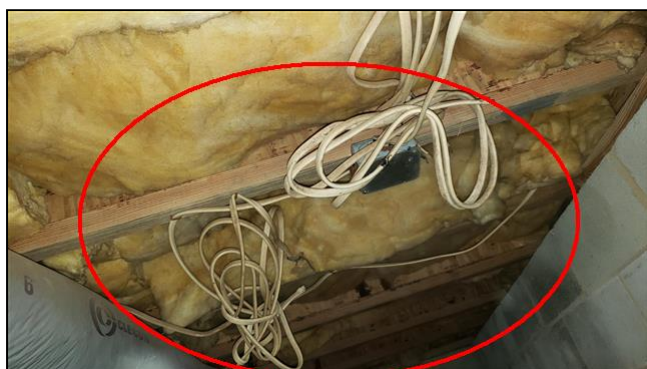
There was excess electrical wire noted throughout the crawlspace at multiple locations that was not properly terminated. Have a licensed electrical contractor remove all unused wire and properly terminate all wiring that is in use.



7.3 Item 3(Picture)



7.3 Item 4(Picture)



7.3 Item 5(Picture)



7.3 Item 6(Picture)

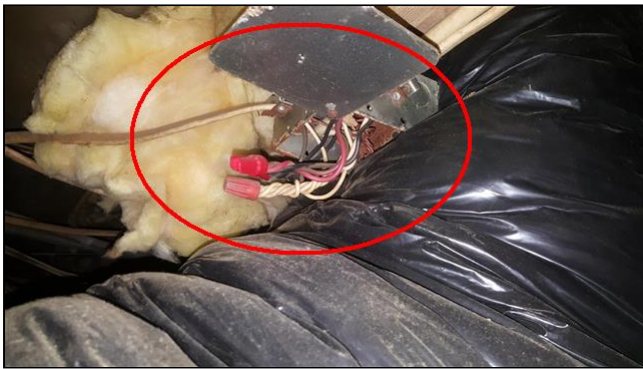


7.3 Item 7(Picture)



7.3 Item 8(Picture)

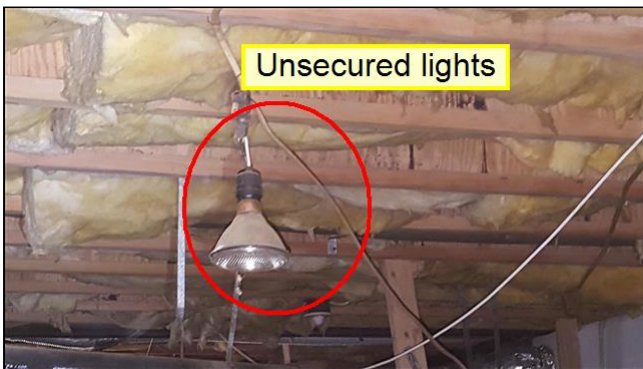
⚡ (4) Damaged and/or exposed junction boxes and unsecured lights were noted in the middle and front crawlspaces. Correct all as needed.



7.3 Item 9(Picture)



7.3 Item 10(Picture)



7.3 Item 11(Picture)

**7.4 Polarity and Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, and All Receptacles in Garage, Carport, Exterior Walls of Inspected Structure**

Comments: Inspected

**7.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

Comments: Inspected

**7.6 Location of Main and Distribution Panels**

Comments: Inspected



(1) First floor left hallway:

3-100 amp panels located in the first floor hall outside of Taylor Made and RichLaw office.



7.6 Item 1(Picture)



7.6 Item 2(Picture)



7.6 Item 3(Picture)

(2) Suite B-(single story unit at the right end of the Bldg.)

100 amp service panel is located in the front hall closet.



7.6 Item 4(Picture)

(3) 2- 100 amp service panels located in 1st floor stairwell.



7.6 Item 5(Picture)



7.6 Item 6(Picture)



7.6 Item 7(Picture)

(4) 2- 100 amp panels located in the second floor left stairwell.



7.6 Item 8(Picture)

(5) 100 amp panel located at the top of the right stairwell.



7.6 Item 9(Picture)

**7.7 Smoke Detectors and/or Sprinkler systems****Comments:** Not Inspected

---

The electrical system of the building 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.

8. Heating / Cooling

Styles & Materials

<b>Heat Type:</b> Forced Air	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> Seven
<b>Heat System Brand:</b> CARRIER GOODMAN	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> BRYANT GOODMAN
<b>Number of AC Only Units:</b> Seven		

Items

8.0 Heating Equipment

Comments: Repair or Replace

(1) Have a qualified licensed contractor repair or replace all HVAC items as needed, the following was noted:

(2) River City Elite Suite:

Primary condensate is not ran properly. Currently it is running into the secondary pan which is then piped to the exterior. Condensate line should be ran directly to the exterior (not by way of pan). Then the pan has a secondary condensate line or shutoff switch. Currently the pan has a significant amount of water in it.



8.0 Item 1(Picture)

(3) All condenser units have missing or damaged insulation at the line sets located directly behind the condenser units.



8.0 Item 2(Picture)



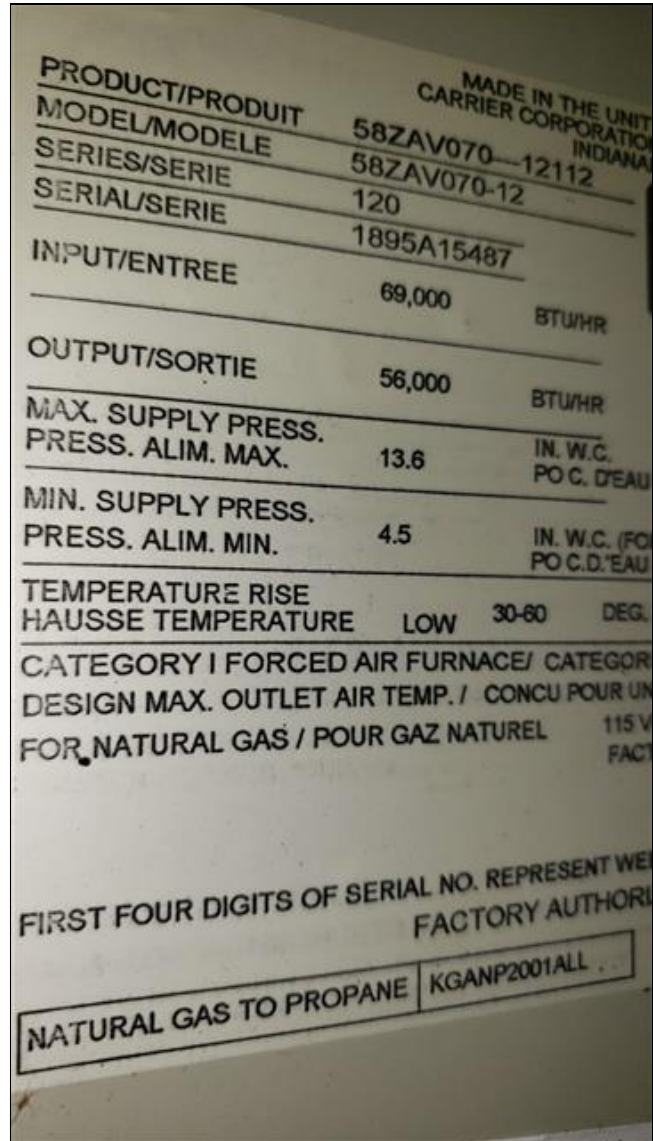
8.0 Item 3(Picture)

(4) Southside Insurance Suite:

1995 Carrier furnace information with Bryant evaporator coil.



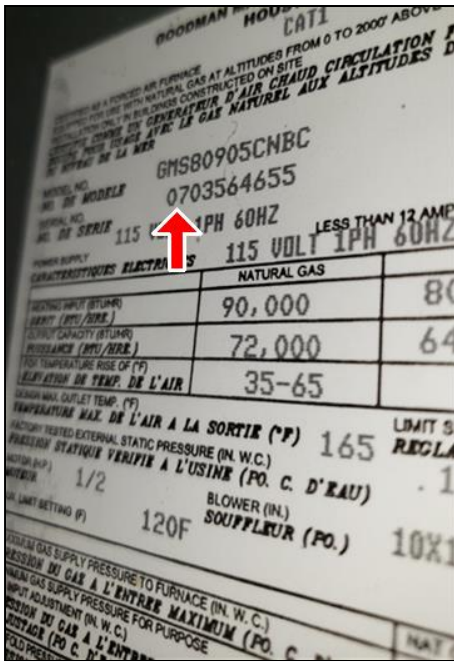
8.0 Item 4(Picture)



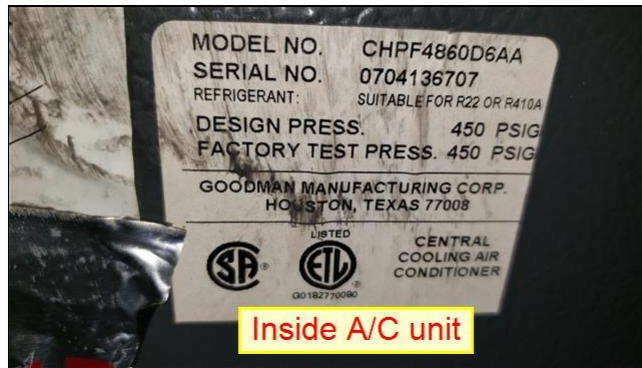
8.0 Item 5(Picture)

(5) River City Elite Suite:

2007 Goodman furnace and A/C information.



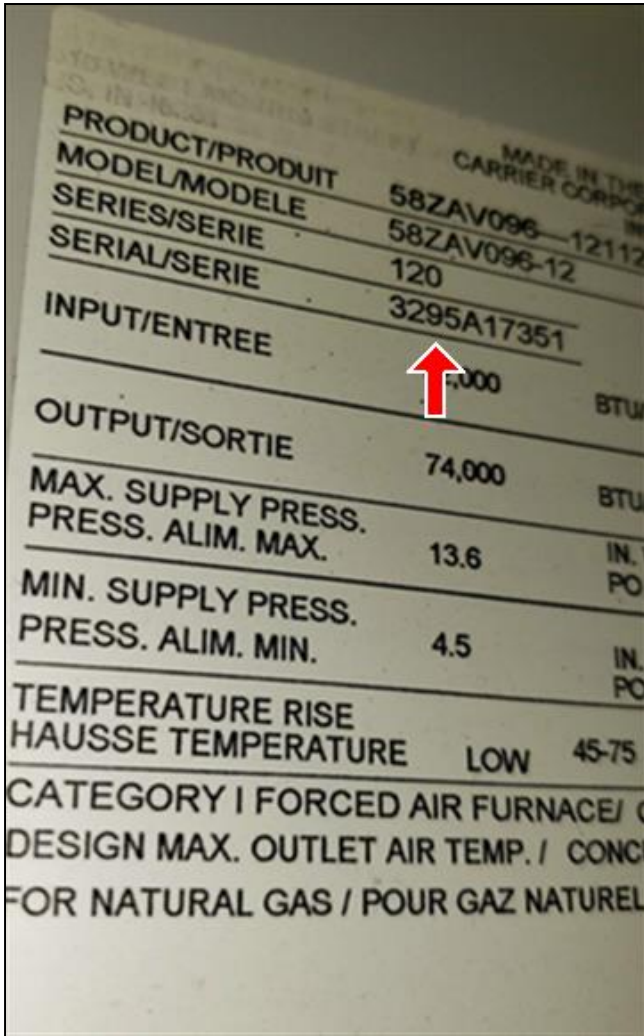
8.0 Item 6(Picture)



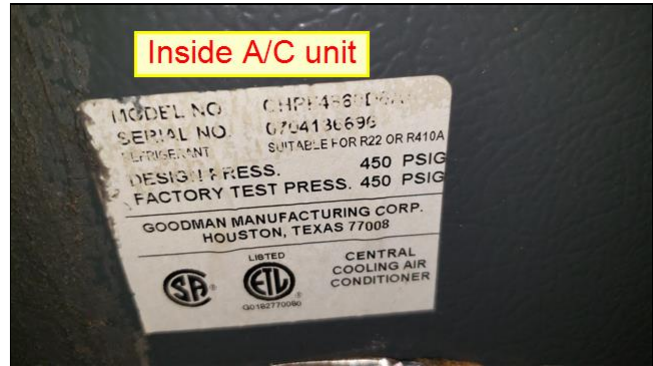
8.0 Item 7(Picture)

(6) 2nd floor smaller suites (Middle section of building):

1995 Carrier furnace and Goodman inside A/C unit information.



8.0 Item 8(Picture)



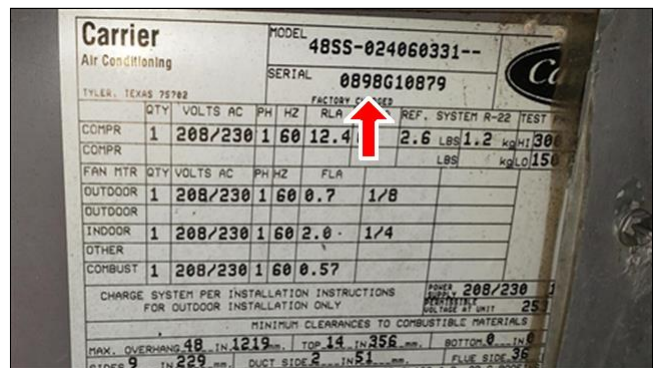
8.0 Item 9(Picture)

(7) RichLaw Suite:

Right side of office-1998 Carrier HVAC package unit information.



8.0 Item 10(Picture)



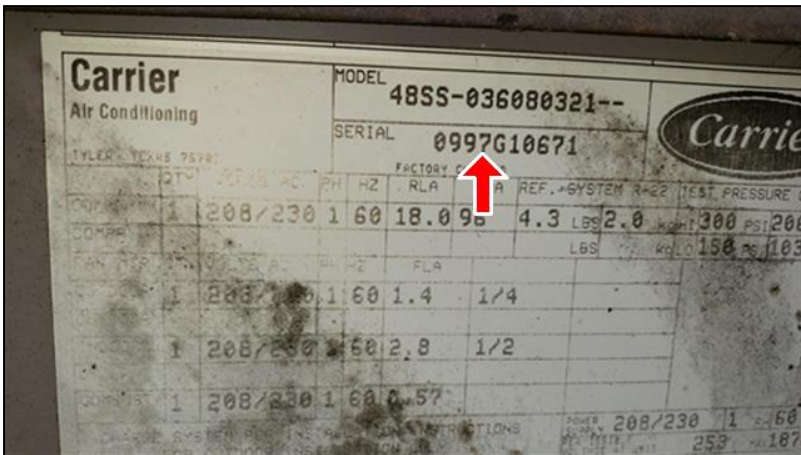
8.0 Item 11(Picture)

(8) RichLaw Suite:

Left side of office- 1997 Carrier HVAC package unit information.



8.0 Item 12(Picture)



8.0 Item 13(Picture)

(9) Suite B-(single story unit at the right end of the Bldg.):

2003 Bryant HVAC package unit information.



8.0 Item 14(Picture)

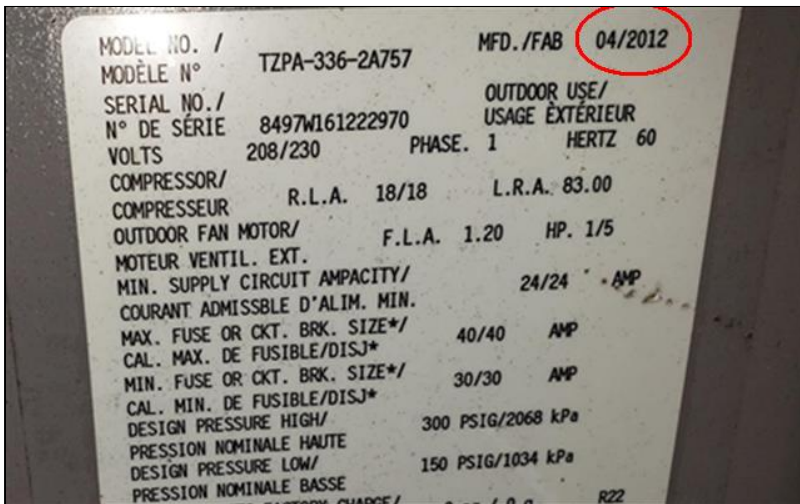




8.0 Item 15(Picture)

(10) Southside Insurance Suite:

2012 Thermal Zone condenser unit information.



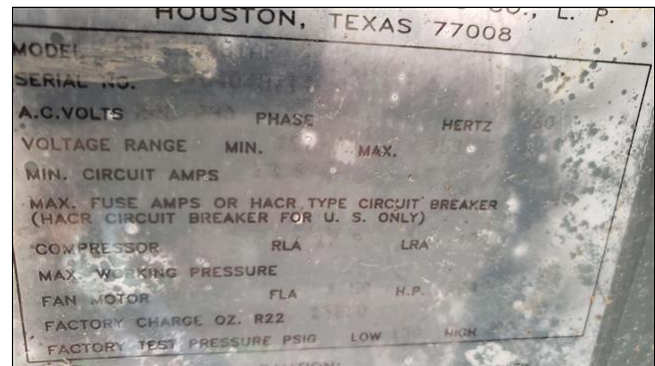
8.0 Item 16(Picture)

(11) 2nd floor smaller suites (Middle section of building):

2004 Goodman condenser unit information.



8.0 Item 17(Picture)



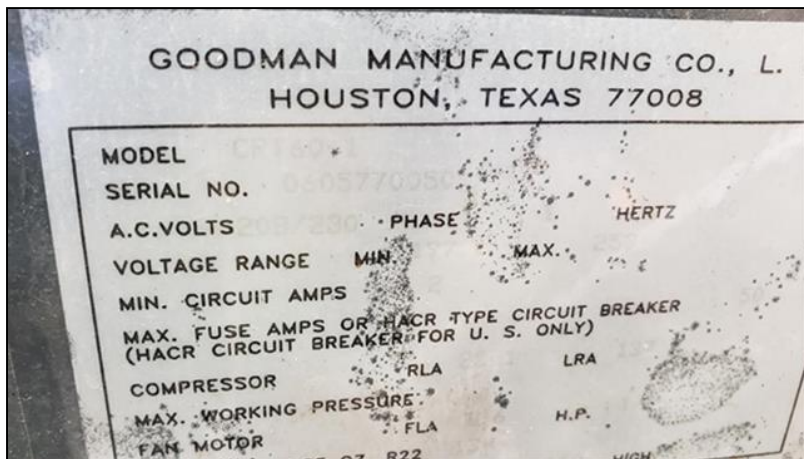
8.0 Item 18(Picture)

(12) River City Elite Suite:

2006 Goodman condenser unit information.



8.0 Item 19(Picture)



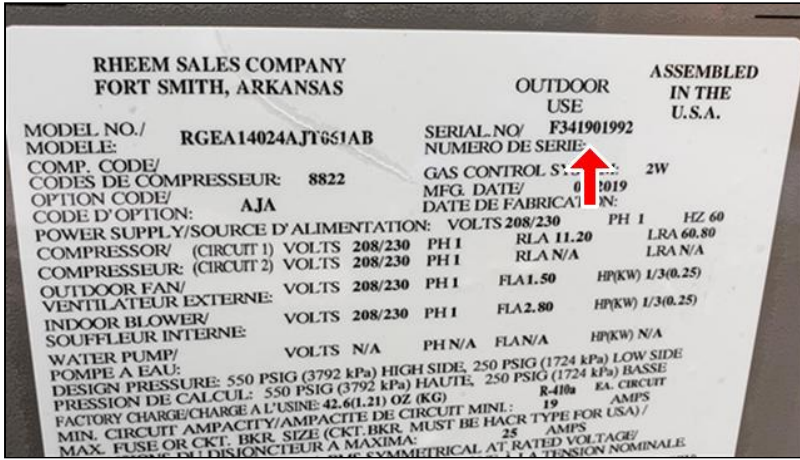
8.0 Item 20(Picture)

(13) Taylor Made Suite:

Left side of office-2019 Rheem package unit information.



8.0 Item 21(Picture)



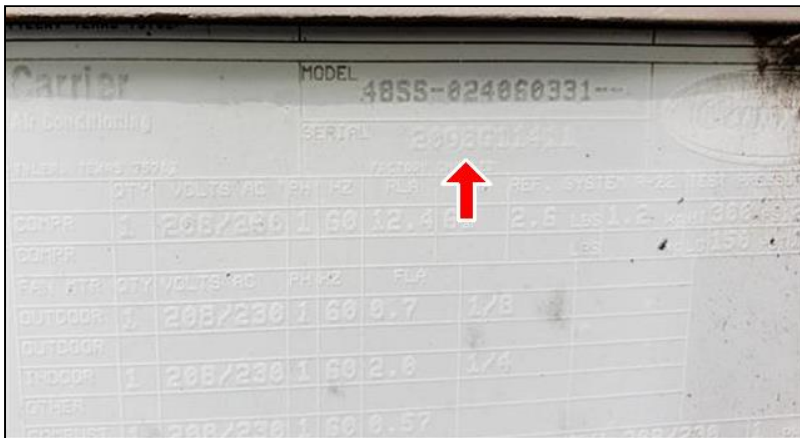
8.0 Item 22(Picture)

(14) Taylor Made Suite:

Right side of office-1998 Carrier package unit information.



8.0 Item 23(Picture)



8.0 Item 24(Picture)

(15) Recommend to have condensate lines terminate at least 4-5 feet from the edge of the foundation.



8.0 Item 25(Picture)

**8.1 Presence of Installed Heat Source in Each Room**

Comments: Inspected

**8.2 Cooling and Air Handler Equipment**

Comments: Inspected

See section 8.0 regarding A/C equipment

**8.3 Presence of Installed Cooling Source in Each Room**

Comments: Inspected

**8.4 Normal Operating Controls**

Comments: Inspected

**8.5 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) Taylor Made Suite:

No air is coming out of one of the vents in the rear right office and one in the kitchen.



8.5 Item 1(Picture)



8.5 Item 2(Picture)

 (2) River City Elite Suite:

Attic-Damaged HVAC insulated duct noted in the right rear corner.



8.5 Item 3(Picture)

 (3) RichLaw Suite:


Return air duct in crawlspace has a large opening in the bottom of the duct. Also, some of the seams are coming loose at other sections of the duct. Have a qualified company correct as needed.



8.5 Item 4(Picture)



8.5 Item 5(Picture)


 (4) The insulation is damaged/ coming loose on HVAC ducts noted in multiple locations through out crawlspace

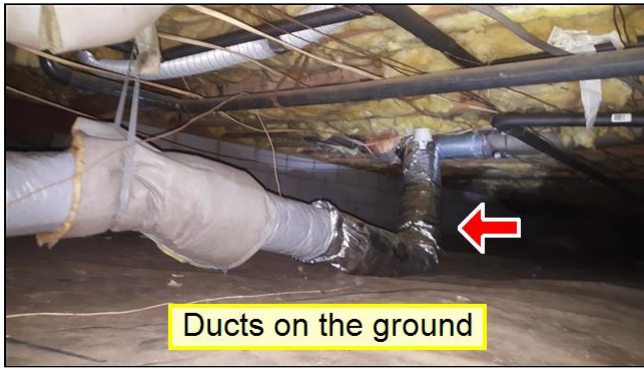


8.5 Item 6(Picture)



8.5 Item 7(Picture)

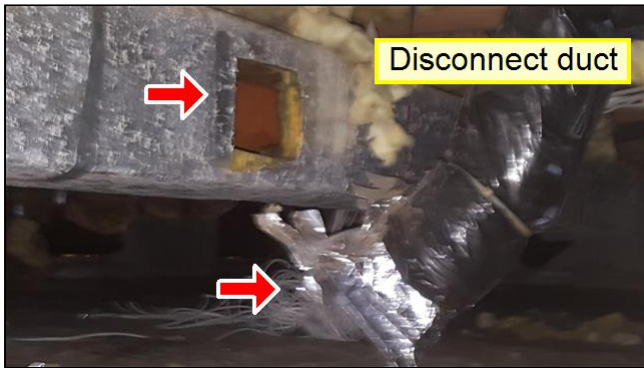
 (5) Some of the supply ducts are not properly secured and have fallen to the ground. One duct in the front crawlspace is not connected at all.



8.5 Item 8(Picture)



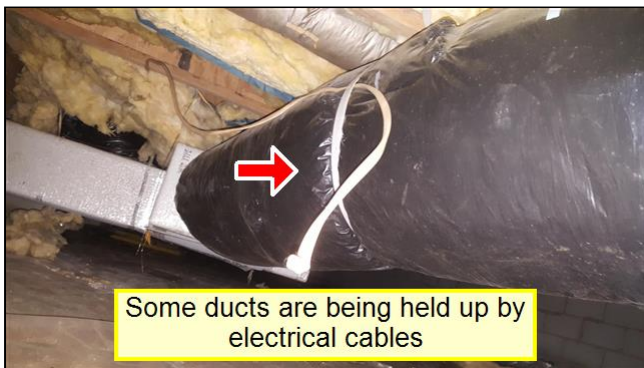
8.5 Item 9(Picture)



8.5 Item 10(Picture)



8.5 Item 11(Picture)



8.5 Item 12(Picture)

**8.6 Chimneys, Flues and vents (for fireplaces, gas water heaters or heat systems)**

**Comments:** Not Inspected

 The liner was not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

## General Summary



**Burgess Inspections, Inc**

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

**Customer**

Company Name Sample Report

**Address**





1234 Main Street  
Central VA 12345

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 building. 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.

### 1. Roofing, Roof Structure, Chimneys

#### 1.0 Roof Coverings


##### Repair or Replace

-  (2) Have a qualified licensed contractor repair or replace all roofing, Roof Structure, Chimney items as needed, the following was noted:
-  (3) There were a few shingles that are not secured and are slipping out of place located at the upper roof over Southside Insurance. Refer to photos.
-  (4) There was a damaged ridge shingle noted over the roof dormer at Southside Insurance and over the rear gable end.
-  (6) **Southside Insurance Suite:**


Some moisture stains noted in the knee wall attic space at the back office and also at the sides of the rear chimney chase in the upper attic. They were dry at the time of the inspection but it's beyond the scope of this inspection to determine if they will leak in the future.

#### 1.1 Roof Flashings

##### Repair or Replace

-  (1) The roof to wall flashings at the front entry low roof and the low roof over the far right side suite has nails that are withdrawing at a couple of places.

Refer to photos.

-  (2) Moisture damage and staining was noted under the gutters that terminate against the siding. Install kick out flashing to help prevent moisture from overloading the gutter and running down the exterior wall.

## 1.6 Roof Insulation

### Repair or Replace

#### Building Attic:











There were multiple random areas in the attic that were missing insulation.

Note- There were multiple areas where the drywall had collapsed as noted in section 5.0 allowing the insulation to fall through.

## 2. Exterior




### 2.0 Wall Cladding Flashing and Trim

#### Repair or Replace

-  (1) Have a qualified licensed contractor repair or replace all exterior items as needed, the following was noted:
-  (2) Wood rot noted at multiple locations where the siding and trim sits above the lower roofs. It's recommended to maintain about two inches of clearance between the siding and the roof.
-  (3) Wood rot noted at the trim on a couple of attic ventilation dormers. The remaining dormers show bare wood in areas from paint peeling.
-  (4) Right side dormers show significant siding damage from moisture. Windows sills and brick molding shows some rot as well.
-  (5) Wood corner trim boards, crown moldings and window trim showed significant rot in areas. Damaged crown moldings indicate possible roof leaks in these areas. See photos for examples with locations. Correct all as needed. There is also bare wood in some areas from paint peeling, evaluate and seal all areas as needed.
-  (6) Right rear and rear wood siding is not lapped and does not appear to have any flashing installed. Gaps between the cladding pieces were noted. Seal all areas to prevent moisture intrusions.
-  (7) All of the windows , incased in the brick veneer, show damaged sealant around the hole window. Correct all as needed.
-  (8) Damaged and/or missing mortar was noted in multiple areas around the bottom of the brick veneer in the front and on the right front. Evaluate and correct all as needed.
-  (9) Significant moisture damage and soft areas were noted on the right and left sides of the building at the composite siding. Evaluate and correct all as needed.
-  (10) Weep holes on the front left and left front sides have been filled in with mortar. This will restrict the water drainage from behind the brick veneer. Correct and clear all weep holes as needed.


### 2.1 Doors (Exterior)

#### Repair or Replace

-  (1) Left side, front crawlspace door is damaged and duct taped shut.
-  (2) Front door threshold is damaged and needs replacement. I could not access the door to operate it because it was locked.
-  (3) Minor rust was noted on the left side, rear entry door. Also, secure the handle as needed.


### 2.2 Windows

#### Repair or Replace






-  (1) Most of the single pane windows showed significant deterioration and glazing damage. Evaluate and correct all as needed.





**2.3 Foundation Walls and Mortar Joints****Repair or Replace**

-  See Section 2.0

**2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings****Repair or Replace**

-  (1) Front entrance porch railings show significant rust at the bottom of the balusters. The railing columns have been previously repaired.
-  (2) All of the brick entrances and the rear ramp show minor to moderate damaged and/or missing mortar in areas. Correct all as needed to prevent future water penetration and settlement. Seal all of the holes that penetrate the rear stoop and ramp where the railing columns are installed.
-  (3) Right side entrance stair railings show moisture deterioration at the columns and railings.
-  (4) Seal the cracks in the rear ramp concrete to prevent moisture intrusion and settlement.
-  (5) Rear entrance railings are loose at the stairs and on the landing.



**2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (with respect to their effect on the condition of the building)****Repair or Replace**

-  (1) Sealed aggregate walkway around the building shows significant damaged and/or missing sealant where it meets the brick veneer and retaining walls. Seal all as needed to prevent moisture from eroding the compacted soil beneath these areas.
-  (2) Damaged and missing mortar was noted in the retaining wall cap. Correct and seal all as needed.

**2.6 Eaves, Soffits and Fascias****Repair or Replace**


-  (2) Some damage corner boxes and rake molding were noted on the rear and left sides.

**3. Structural Components****3.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)****Repair or Replace**


-  (1) There is evidence of animals in the crawlspace. Have all nests and associated debris from animals removed by a qualified person in this field and seal properly so they can not get back into the crawlspace.
-  (2) **Suite B-(single story unit at the right end of the Bldg.):**

**Crawlspace-**There is significant amount of wood rot at the sill plate due to moisture intrusion noted on both sides of the ramp. It appear to be actively leaking due to the dampness of the wall and the wood. Have a qualified licensed contractor evaluate to determine the cause and correct as needed.

**3.5 Insulation Under Floor System****Repair or Replace**

-  There were multiple sections of insulation that were missing or have fallen down throughout the crawlspace. Some of the insulation has been damaged and pulled down by rodents. Also, some areas towards the front have fallen due to previous and/or active high moisture content. Some areas in the front crawlspace had insulation installed upside down, with the vapor barrier to the ground. Correct all floor insulation as needed.

**3.6 Vapor Retarders (on ground in crawlspace or basement)****Repair or Replace**

-  The vapor barrier (plastic) on the crawlspace ground is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.

## 5. Offices / Suites

### 5.0 Ceilings

#### Repair or Replace

##### (1) RichLaw Suite:

Ceiling tile moisture stain noted in rear right office. It appears it may be caused by bathroom exhaust duct located directly above the stain.

##### (2) Suite B-(single story unit at the right end of the Bldg.):

#### Southside Insurance Suite:

#### River City Elite Suite:

Drywall has come down in sections above the suspended ceiling allowing the Insulation to also drop. Correct drywall and insulation as needed.

##### (3) River City Elite Suite:

Moisture stains were noted in the right front office and the center rear office. Possibly due to HVAC located in attic. It appears that there were repairs done previously.

Refer to section 8.0 (2) regarding condensate line.

### 5.4 Windows (Representative Number)

#### Repair or Replace

##### (1) Taylor Made Suite:

Upper sash of one of the windows in the left corner office has failed.

##### (2) Building:

All of the older single pane wood windows are painted shut.

##### (3) Suite B-(single story unit at the right end of the Bldg.)

A- Could not latch two windows closed in the front rooms.

B- Front left office -thermal seal has failed in the lower sash of the right window.

##### (4) River City Elite Suite:

Front left corner of office (Copy room) has a damaged thermal seal noted in the lower sash.

## 6. Rest Rooms / Housekeeping / Other

### 6.0 Ceilings

#### Repair or Replace


##### 2nd floor hall Women's restroom:

Moisture stain noted at the ceiling. Most likely due to bathroom exhaust ducts located directly above the ceiling stain.

## 7. Electrical System for Building

### 7.3 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

-  (2) Many of the lights in the crawlspace were not operating at the time of the inspection.

## 8. Heating / Cooling

### 8.6 Chimneys, Flues and vents (for fireplaces, gas water heaters or heat systems)

#### Not Inspected

-  The liner was not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

---

building 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. building 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 building 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 Aaron Jamerson

## Electrical Summary



**Burgess Inspections, Inc**

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

**Customer**

Company Name Sample Report

**Address**




1234 Main Street  
Central VA 12345

The following **Electrical** 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 building. 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.

### 2. Exterior


#### 2.8 Polarity and Grounding of Receptacles on Exterior Walls of Inspected Structure

**Repair or Replace**

-  (1) None of the exterior receptacles are GFI protected. Install GFI protection for safety to all exterior receptacles. Also, the cover gasket is damaged on all of the receptacles as well.
-  (2) One receptacle on the right rear side has a plug prong broken off in the receptacle. Correct as needed.
-  (3) Rear exterior receptacle junction box is not properly secured to the wall.

#### 2.9 Exterior lighting and landscaping

**Repair or Replace**

-  (1) Rear left side flood light is missing the exterior protective globe.

### 5. Offices / Suites

#### 5.6 Outlets and Wall Switches

**Repair or Replace**

 (1) **1st floor 300 SQ ft suite (By the right stairs):**

Ungrounded Outlet noted in rear office.


 (2) **Taylor Made Suite:**

A. Emergency exit sign is hanging by the wires.

B. Front right office outlet on right wall does not work and it's loose at the wall.

 (3) **Suite B-(single story unit at the rear end of the Bldg.)**

**Exterior storage room by entry-** light did not come on and the wall switch is missing a cover plate.

 (4) **Suite B-(single story unit at the right end of the Bldg.):**

A. Open junction box and unsecured wires noted above suspended ceiling.


B. Loose Outlet noted in front left office.

 (5) **River City Elite Suite:**


Loose Outlet noted in large meeting room.

**5.8 Smoke Detectors****Repair or Replace** **Southside Insurance Suite:**

Smoke detector at entry is not functioning.

**7. Electrical System for Building****7.3 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) None of the emergency lights operated when pressing the test buttons. The lights were located in the stairwells and also in RichLaw suite. (3) **Crawlspace:**

There was excess electrical wire noted throughout the crawlspace at multiple locations that was not properly terminated. Have a licensed electrical contractor remove all unused wire and properly terminate all wiring that is in use.

 (4) Damaged and/or exposed junction boxes and unsecured lights were noted in the middle and front crawlspaces. Correct all as needed.

## Plumbing Summary



**Burgess Inspections, Inc**

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

### Customer

Company Name Sample Report

### Address

1234 Main Street  
Central VA 12345

The following **Plumbing** 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 building. 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.

## 2. Exterior

### 2.7 Plumbing Water Faucets (hose bibs)

#### Repair or Replace



(1) Exterior Hose bibs did not have water and could not be tested.



(2) Left side hose bib is not properly secured. Seal the gaps at the brick.

## 4. Plumbing System for Building

### 4.0 Plumbing Drain, Waste and Vent Systems

#### Repair or Replace



(1) RichLaw Suite:

**Crawlspace**-There is a clean out plug on a waste line that is leaking.



(2) There is an ABS to PVC connection, near the duct taped crawlspace entrance, that is not joined with the proper adhesive. The proper adhesive is a green color.

**4.2 Hot Water Systems, Controls, Chimneys, Flues and Vents****Inspected**

(1) **RichLaw office:**

**Crawlspace**-2013 Craftmaster 6.0 gallon water heater

Missing pressure relief line. Have a qualified company install pressure relief line and terminate it at the exterior of the building (pointing downwards within 6 inches of the ground).



(2) There is a 2008 model, 19 gallon, electric water heater under the front offices.

The water heater is Missing a pressure relief line. Have a qualified company install pressure relief line and terminate it at the exterior of the building (pointing downwards within 6 inches of the ground)

**4.4 Fuel Storage and Distribution Systems (interior fuel storage, piping, venting, supports, leaks)****Repair or Replace**

(1) Gas meter vent is located to close to one of the foundation vents on the right side of the building. The rear meter. Have the gas company install a vent extension on the meter to comply with current safety standards.



(2) The sediment traps for the gas piping are missing or insufficient. Install sediment traps to all of the gas piping in the rear where needed.

**6. Rest Rooms / Housekeeping / Other****6.6 Plumbing Drain, Waste and Vent Systems****Repair or Replace**

(1) **Taylor Made Suite:**

Toilet is loose at the floor. Repairs may involve re-setting with a new wax ring.



(2) **2nd floor hall mens bathroom:**

Toilet is loose at the floor. Repairs may involve re-setting with a new wax ring.

---

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Aaron Jamerson

## Structural Summary



**Burgess Inspections, Inc**

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

**Customer**

Company Name Sample Report

**Address**

1234 Main Street  
Central VA 12345

The following **Structural** 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 building. 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.

### 3. Structural Components

**3.3 Floors (Structural)**

**Repair or Replace**



Right side entrance landing has significant steel floor joist damage and deterioration. There is a high moisture presence in this area. Standing water was noted on the ground. Evaluate and correct as needed.

**3.7 Ventilation of Foundation Areas (crawlspac or basement)**

**Repair or Replace**



(1) Most of all of the foundation vents are seized in place and could not be operated.



## Heating Cooling / Summary



**Burgess Inspections, Inc**

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

**Customer**

Company Name Sample Report

**Address**

1234 Main Street  
Central VA 12345

The following **Heating and Cooling** 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 building. 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.

### 1. Roofing, Roof Structure, Chimneys

#### 1.2 Skylights, Chimneys and Roof Penetrations

##### Repair or Replace



(1) The crown on all chimney caps are deteriorated and cracked. Have a qualified mason to repair all chimney caps as needed. Refer to photos for examples.



(2) The gas flue vents and flashings at the roof showed significant rusting. Refer to photos for examples.

### 6. Rest Rooms / Housekeeping / Other

#### 6.8 Venting Systems

##### Repair or Replace



(1) All of the exhaust vents on the left side of the building are damaged and need repair or replacement. The 6 vents towards the rear of the building have damaged dampers or gaps that will allow insect intrusions. Replace all vents with damaged dampers and correct the gaps. Also, the 5 vents towards the front are installed with fasteners that are not rated for exterior use. Install exterior rated fasteners on all as needed.





(2) There is an exhaust duct that has separated and is hanging in the front crawlspace.


## 8. Heating / Cooling

### 8.0 Heating Equipment

#### Repair or Replace

-  (1) Have a qualified licensed contractor repair or replace all HVAC items as needed, the following was noted:
-  (2) **River City Elite Suite:**

Primary condensate is not ran properly. Currently it is running into the secondary pan which is then piped to the exterior. Condensate line should be ran directly to the exterior (not by way of pan). Then the pan should have a secondary condensate line or shutoff switch. Currently the pan has a significant amount of water in it.

-  (3) All condenser units have missing or damaged insulation at the line sets located directly behind the condenser units.

### 8.5 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Repair or Replace

-  (1) **Taylor Made Suite:**



No air is coming out of one of the vents in the rear right office and one in the kitchen.

-  (2) **River City Elite Suite:**

**Attic**-Damaged HVAC insulated duct noted in the right rear corner.

-  (3) **RichLaw Suite:**

Return air duct in crawlspace has a large opening in the bottom of the duct. Also, some of the seams are coming loose at other sections of the duct. Have a qualified company correct as needed.

-  (4) The insulation is damaged/ coming loose on HVAC ducts noted in multiple locations through out crawlspace
-  (5) Some of the supply ducts are not properly secured and have fallen to the ground. One duct in the front crawlspace is not connected at all.