



# Inspection Report

## Customer Name Sample Report

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



**Burgess Inspections, Inc**

**Tom Smith # 2345678 Exp. 01-31-2023**  
**530 C Southlake Blvd**  
**N Chesterfield, VA 23236**  
**804-794-1423**

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<b>Date:</b> 3/22/2021	<b>Time:</b> 01:00 PM End:04:00 PM	<b>Report ID:</b> 032221-Sample
<b>Property:</b> 1234 Main Street Central Virginia VA 12345	<b>Customer:</b> Customer 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 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

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

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

**Style of Home:**

Ranch

**Approx. Year Home Built:**

1968, Older than 50 years

**Client Is Present:**

No

**Weather:**

Clear

**App. Temperature:**

65-70

**Rain in last 3 days:**

No

**1. ROOF AND ATTIC 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.

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

**Styles & Materials**

<b>Roof Covering:</b> Architectural	<b>Viewed roof covering from:</b> Walked roof	<b>Approximate age of roof:</b> 10 - 15 years
<b>Sky Light(s):</b> None	<b>Gutters:</b> Yes	<b>Attic Insulation:</b> Fiberglass Loose - Fill Fiberglass - Batt
<b>Ventilation:</b> Ridge vents	<b>Roof Structure:</b> Engineered wood trusses	<b>Roof-Type:</b> Gable
<b>Attic info:</b> Pull Down stairs	<b>Method used to observe attic:</b> Walked	

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

**1.0 ROOF COVERINGS**

**Comments:** Repair or Replace

-  (1) There were multiple missing roof shingles noted at the right roof ridge. Correct all as needed. See photos for examples. \$150-\$200 +/-



1.0 Item 1(Picture)



1.0 Item 2(Picture)





1.0 Item 3(Picture)

🏠 (2) The roof sheathing at the right rear corner of the home is not secured to the roof structure and is lifting significantly. There is also another section at the same area of the roof that appears also to be lifting. See photos. \$300-\$400 +/-



1.0 Item 4(Picture)



1.0 Item 5(Picture)

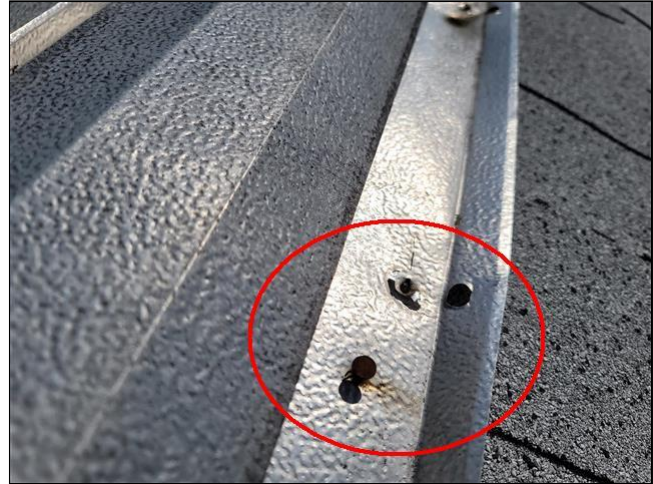


1.0 Item 6(Picture)

🏠 (3) There were exposed metal fasteners noted at carport ridge vent . The fastener heads should be sealed to prevent moisture intrusion into the home. Correct all as needed. See photos for examples. \$100-\$150 +/-



1.0 Item 7(Picture)



1.0 Item 8(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 roof penetration flashing is lifting at the front edge of the flashing. \$100-\$125 +/-



1.2 Item 1(Picture)

**1.3 ROOF DRAINAGE SYSTEMS**

**Comments:** Repair or Replace

 (1) Right rear corner of home downspout is crushed at the top. \$100-\$125 +/-



1.3 Item 1(Picture)

- (2) As regular maintenance keep gutters and downspouts clear to allow water to flow away from the home.
- (3) Recommend draining gutters 4 - 5 feet from the foundation.



1.3 Item 2(Picture)

**1.4 VENTILATION OF ROOF/ATTIC**

**Comments:** Inspected

**1.5 ROOF STRUCTURE AND ATTIC**

**Comments:** Repair or Replace



🏠 (1) The left side of the home roof ridge appears to have settled in the middle. It's beyond the scope of this inspection to determine why this has settled. The roof structure framing is an engineered truss system and needs to be evaluated by an engineer to determine the cause of the settling and provide options to correct as needed. See photos.

After engineer evaluates, have a qualified company quote repairs & costs.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



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



1.5 Item 4(Picture)

(3) The carport roof was inaccessible so I was unable to view the framing in that area.

**1.6 INSULATION**

**Comments:** Repair or Replace

 (1) There were areas of missing insulation in the attic. Correct all as needed. \$100- \$150 +/-



1.6 Item 1(Picture)


(2) Insulation has settled over time. Adding insulation in the attic will help with energy efficiency of the home



1.6 Item 2(Picture)

**1.7 ELECTRICAL**

**Comments:** Repair or Replace

 There are a couple of improper wire connections noted in the left attic space at the rear. These connections should be made in junction boxes and properly secured. \$100- \$150 +/-



1.7 Item 1(Picture)



1.7 Item 2(Picture)

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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. 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**

<p><b>Siding Material:</b> Vinyl</p>	<p><b>Eaves/Soffits and Fascias:</b> PVC/Vinyl Wrapped Metal</p>	<p><b>Exterior Entry Doors:</b> Wood</p>
<p><b>Appurtenance:</b> Sidewalk Ramp</p>	<p><b>Driveway:</b> Concrete Gravel</p>	<p><b>Deck/Porch Railings:</b> Wood</p>
<p><b>Porch/Stoop:</b> Brick Concrete</p>		

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

**2.0 WALL CLADDING, FLASHING AND TRIM**

**Comments:** Repair or Replace

- 🏠 (1) The corner of the carport soffit is dropping down in the right rear corner and also at the front corners where the posts pass through. There is a bee hive noted at the front left corner. \$150-\$200 +/-



2.0 Item 1(Picture)



2.0 Item 2(Picture)



🏠 (2) There are openings in the foundation at the rear of the house where pipes/wires pass through. These should be closed off with sealant or liquid foam to prevent water intrusion into the home. Correct all as needed. See photos for examples. \$100- \$125 +/-



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

🏠 (3) The sealant is missing and/or deteriorated at window and door trim noted at multiple locations. Correct all as needed. See photos for examples. \$150- \$200 +/-



2.0 Item 6(Picture)



2.0 Item 7(Picture)

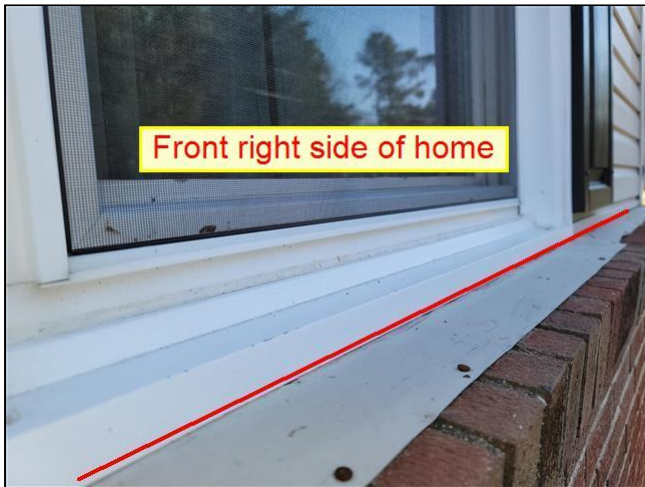




2.0 Item 8(Picture)



2.0 Item 9(Picture)



2.0 Item 10(Picture)



2.0 Item 11(Picture)



2.0 Item 12(Picture)

🏠 (4) Damaged corner at trim at right rear corner of home (at eave). \$75- \$ 100 +/-



2.0 Item 13(Picture)

🏠 (5) There is some damaged and loose siding noted at the rear of the home. See photos. \$100- \$150 +/-



2.0 Item 14(Picture)



2.0 Item 15(Picture)



2.0 Item 16(Picture)



2.0 Item 17(Picture)



- 🏠 (6) Have a qualified person apply a sealant around the base of the light fixture(s) (front and rear fixtures) to prevent any moisture from entering behind the base of the fixtures. \$100- \$125 +/-



2.0 Item 18(Picture)

- 🏠 (7) The fastener heads at the brick flashing on the front of the home should be sealed. Correct all as needed. See photos for examples. \$100-\$125 +/-



2.0 Item 19(Picture)



2.0 Item 20(Picture)

- 🏠 (8) The front entry and carport exterior door trim is loose and damaged at various areas and should be properly sealed to prevent moisture intrusion. \$125- \$150 +/-



2.0 Item 21(Picture)



2.0 Item 22(Picture)



2.0 Item 23(Picture)



2.0 Item 24(Picture)

**2.1 EAVES, SOFFITS AND FASCIA**

**Comments:** Repair or Replace

 [See section above.](#)


**2.2 EXTERIOR DOORS**

**Comments:** Repair or Replace

 (1) The crawl space access door does not seal the opening properly, and the door does not operate correctly. Have a licensed contractor construct and install a proper crawl space door system. \$150 - \$250



2.2 Item 1(Picture)

 (2) [See section 4.0](#)

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

**Comments:** Repair or Replace



 (1) Carport steps:

A. The stair stringers at the carport are not secured properly. They should be secured to the deck with the proper hangers or fasteners.

B. The deck stair stringers have been over cut. The cut stringers have less than 5" of undisturbed wood.

C. Top stair tread is loose.

\$250- \$350 +/-



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

🏠 (2) The steps pictured (front and rear steps) are missing a railing system. Have a licensed contractor to properly install a railing for the stairs. Estimated cost \$300-\$400 +/-



2.3 Item 4(Picture)

🏠 (3) The rear stoop guardrail nails are withdrawing at multiple locations creating poor connections. Correct all as needed. See photos for examples. \$100- \$125 +/-

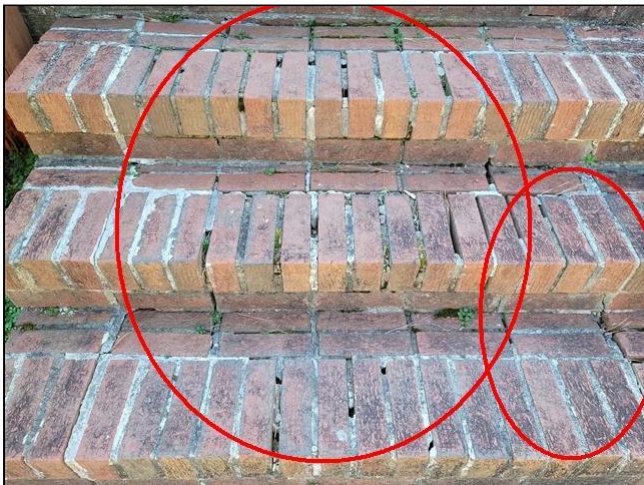


2.3 Item 5(Picture)



2.3 Item 6(Picture)

🏠 (4) There are areas of missing brick mortar at the front steps. Also, there are some areas on the the right side lower steps that have settled slightly. Have a licensed mason to repair all areas as needed. \$275 - \$375+/-



2.3 Item 7(Picture)



2.3 Item 8(Picture)



- (5) The top rail at the front steps and ramp is split and damaged and nails are withdrawing at multiple locations. Refer to photos for examples. Correct all damaged rails as needed. \$225- \$275 +/-



2.3 Item 9(Picture)



2.3 Item 10(Picture)

- (6) The front ramp has settled near the bottom of the ramp which could be trip hazard. \$100- \$150 +/-



2.3 Item 11(Picture)

(7) The front ramp has been closed in at the bottom, or is too close to the grade. The underside of the deck structure was not inspected due to one of these circumstances.

(8) Note-There was concrete spalling noted at the rear steps and patio concrete.

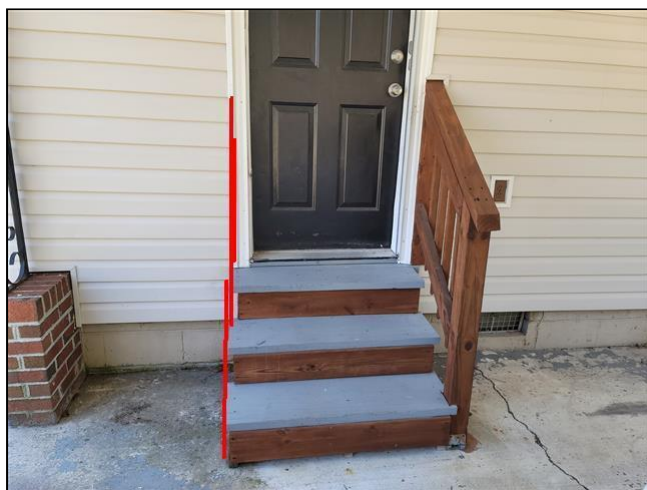


2.3 Item 12(Picture)



2.3 Item 13(Picture)

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



2.3 Item 14(Picture)

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

**Comments:** Repair or Replace



- 🏠 (1) There are some depressions on the property (mainly at the rear) that should be filled in to prevent possible injuries. \$100-\$150+/-



2.4 Item 1(Picture)

- (2) There are some low grade areas around the home. The grading should be so water drains away from the foundation about 4 - 5 feet.



2.4 Item 2(Picture)



2.4 Item 3(Picture)

- (3) The planter walls are separating and leaning slightly. If concerned have qualified company correct as needed. See photos for examples.



2.4 Item 4(Picture)



2.4 Item 5(Picture)



(4) Rear entry door stoop is cracked at the corner but it appears to be stable.



2.4 Item 6(Picture)

(5) There were cracks noted in the sidewalk with some settlement noted but no trip hazards were present.

(6) There were cracks noted in the driveway. There was no displacement of these cracks.

**2.5 PLUMBING (exterior)**

**Comments:** Repair or Replace

 Gas line pressure regulator and gas line should be secured at the rear of the home. \$100-\$125 +/-

**2.6 HVAC CONDENSER UNIT (S)**

**Comments:** Inspected

Recommend to extend HVAC condensate lines four to five feet from the edge of the foundation.



2.6 Item 1(Picture)

**2.7 ELECTRICAL (Light fixtures, electrical outlets, wiring)**

**Comments:** Repair or Replace



⚡ (1) The outlet at the carport should have a weather resistant cover. \$75 - \$125



2.7 Item 1(Picture)

⚡ (2) The front entry exterior light has been installed with drywall screws. These should be replaced with corrosion resistant fasteners and the fixture should be secured. \$75- \$100 +/-



2.7 Item 2(Picture)

**2.8 EXHAUST VENT (S)**

**Comments:** Repair or Replace

🏠 The exterior dryer vent kit is damaged and needs to be replaced by a licensed contractor. \$75 - \$125



2.8 Item 1(Picture)

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

Any estimated prices given are just that, estimated prices. Most of the time we will within the range we give but this 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.



**3. 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**

<b>Range top:</b> Glass Top	<b>Range/Oven Power Source:</b> Electric	<b>Exhaust/Range hood:</b> Re-Circulate
<b>Countertop:</b> Laminate	<b>Dryer Power Source:</b> 220 Electric	<b>Dryer Vent:</b> Flexible Metal


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

**3.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Comments: Inspected

**3.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

Comments: Repair or Replace

 The kitchen sprayer is not working correctly. It should shut off the water to the sink sprout completely when activated. Also, the ring that secures on to the top of the sink is not secure. \$100 to \$150+/-



3.1 Item 1(Picture)



3.1 Item 2(Picture)

**3.2 OUTLETS, SWITCHES, FIXTURES**

Comments: Repair or Replace

⚡ The dryer receptacle is not secured to the wall or floor. \$100 to \$150 +/-



3.2 Item 1(Picture)

**3.3 DISHWASHER**

Comments: Not Present

**3.4 RANGES/OVENS/COOKTOPS**

Comments: Repair or Replace

👉 (1) 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. Burgess inspection will not remove the appliance to verify the bracket due to the possibility of damaging the flooring, counter top, or the appliance. If there ends up not to be a bracket present, have a qualified professional install the proper bracket for that appliance. \$125 - \$150

(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.




3.4 Item 1(Picture)

(3) At the time of the inspection there were no cracks noted on the range top.

**3.5 RANGE HOOD**

Comments: Repair or Replace



-  The front cover on the range hood is not secure. Also, one of the surface lights did not come on. \$100-\$125 +/-



3.5 Item 1(Picture)



3.5 Item 2(Picture)

### 3.6 GARBAGE DISPOSAL

**Comments:** Not Present

### 3.7 MICROWAVE COOKING EQUIPMENT

**Comments:** Not Inspected

Countertop microwave was not tested

### 3.8 REFRIGERATOR

**Comments:** Repair or Replace

-  Water and ice was not working at the refrigerator. \$100-\$125

### 3.9 WASHER - APPLIANCE ONLY

**Comments:** Inspected

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

### 3.10 DRYER - APPLIANCE ONLY

**Comments:** Inspected

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

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

### 3.11 COUNTERTOPS, CABINETS AND HARDWARE

**Comments:** Inspected

FYI...Unable to fully open the drawer and base cabinet door located to the left of the oven. They can't clear the front edge of the range.



3.11 Item 1(Picture)

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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.

**4. INTERIOR ROOMS AND HALLWAYS**

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

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

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

**Styles & Materials**

**Ceiling Materials:**

Gypsum Board (Drywall)

**Wall Material:**

Gypsum Board (Drywall)  
Paneling

**Floor Covering(s):**

Carpet  
Area rug  
Vinyl  
Laminated

**Interior Doors:**

Hollow core  
Wood

**Window Types:**

Thermal/Insulated  
Double-hung  
Tilt feature

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

**4.0 DOORS (READILY ACCESSIBLE)**

**Comments:** Repair or Replace

-  (1) Master bedroom entry door does not latch closed.



4.0 Item 1(Picture)

-  (2) Front right bedroom door does not latch closed.



🏠 (3) The weather stripping is damaged at the rear exterior door.



4.0 Item 2(Picture)

🏠 (4) **Rear exterior double doors located off of the living:** I was unable to operate the doors. They have improper type of weather stripping noted at the openable door and the door would not open over the carpeting. Have qualified company evaluate doors and correct as needed.



4.0 Item 3(Picture)



4.0 Item 4(Picture)

🏠 (5) The deadbolt on the front door located at the carport needs to be adjusted to operate properly.



4.0 Item 5(Picture)

🏠 (6) Front entry door needs to have the weather stripping corrected I can see daylight through the edges of the door.



4.0 Item 6(Picture)

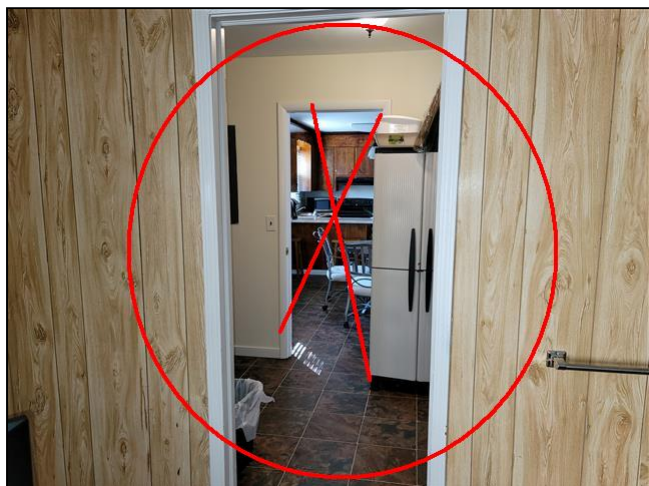
🏠 (7) The attic pull-down ladder is missing the pull/handle needed to open the access door.

Estimated cost for all items listed above \$200- \$300+/-



4.0 Item 7(Picture)

(8) Missing the two doors at the laundry room. If concerned have qualified company install as needed.



4.0 Item 8(Picture)



4.1 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.

4.2 OUTLETS, SWITCHES, FIXTURES

Comments: Repair or Replace

- ⚡ (1) Master bedroom closet was missing a light bulb.



4.2 Item 1(Picture)

- ⚡ (2) There were multiple outlets that were ungrounded at the following locations:

A. Two in master bedroom. B. One in front left bedroom. C. Two in the dining room. D. One at the rear living room (rear wall).

- ⚡ (3) Front right bedroom ceiling fan makes a clicking sound when operating. Also it's missing the bulb protection.



4.2 Item 2(Picture)

⚡ (4) All outlets in the front right bedroom have the hot and neutral wires reversed.



4.2 Item 3(Picture)

⚡ (5) Both front bedrooms and foyer closet lights are missing the pull chain (or it needs to be extended) to operate the lights.



4.2 Item 4(Picture)

⚡ (6) The front left bedroom ceiling fan is not properly balanced. It wobbles significantly.



4.2 Item 5(Picture)

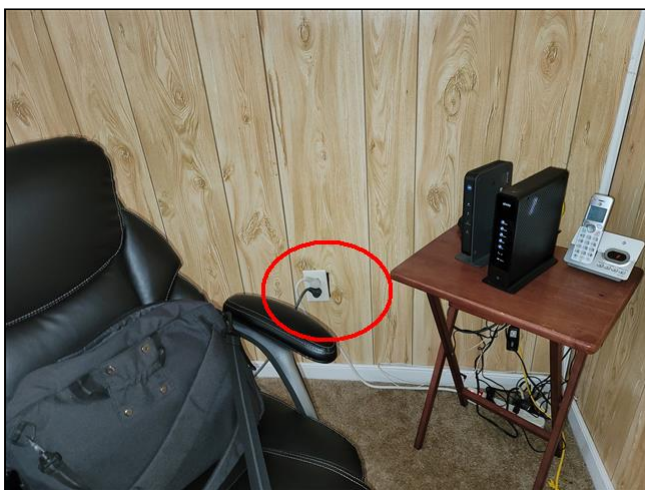


- ⚡ (7) Front left bedroom outlet at the front wall is ungrounded and it is loose at the wall. See wall section 4.5 regarding soft/spongy wall.



4.2 Item 6(Picture)

- ⚡ (8) The outlet in the right rear corner of the rear living room is loose.



4.2 Item 7(Picture)

- ⚡ (9) Living room outlet at the front wall has the hot and neutral wires reversed.

Estimated cost for all items listed above \$400- \$500 +/-



4.2 Item 8(Picture)

4.3 CEILINGS

Comments: Repair or Replace

(1) The rear living room ceiling is dropping down/ bulging significantly in a few places. It appears to be dropping down approximately 1 inch + in areas. It's beyond the scope of this inspection to determine the cause.

Have a qualified company evaluate and quote repairs & costs.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

(2) Normal cracks

4.4 WALLS

Comments: Repair or Replace

(1) Front left bedroom had some evidence of moisture damage. The wall located under the window is soft/spongy and doesn't feel like it's securely attached to the framing. Have a qualified company evaluate to determine cause of the damage and correct all as needed including the replacement of all damaged materials. \$300- \$400 +/-

See section 6.2 regarding sub floor damage.



4.4 Item 1(Picture)



4.4 Item 2(Picture)





4.4 Item 3(Picture)

(2) Normal cracks

#### 4.5 FLOORS

**Comments:** Inspected

Only areas of floors not covered with area rugs or furniture were observed.

#### 4.6 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.

#### 4.7 PRESENCE OF CARBON MONOXIDE DETECTORS

**Comments:** Not Present

I recommend installing a few plug in the wall carbon monoxide detectors.

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

**Comments:** Inspected

---

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

## 5. 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


#### Exhaust Fans:

Fan only

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

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

**Comments:** Repair or Replace

 (1) The master bathroom and hall bathroom toilets are loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. Have a qualified licensed plumber repair or correct as needed. \$125-\$175



5.0 Item 1(Picture)



5.0 Item 2(Picture)

- (2) Flexible drain in the hall bathroom vanity sink should not be installed horizontally. These have a tendency of clogging up. \$100-\$125 +/-

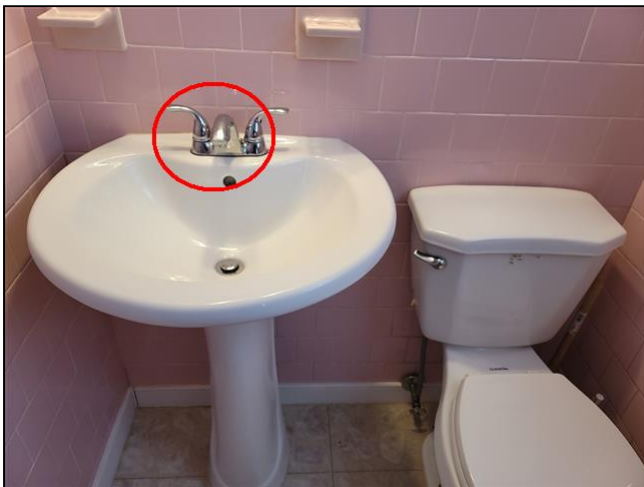


5.0 Item 3(Picture)

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

**Comments:** Repair or Replace

- (1) Master bathroom vanity sink water pressure appeared low and was reduced further when the toilet was flushed. Have this evaluated by a licensed plumber and corrected as needed. \$125- \$200 +/-



5.1 Item 1(Picture)



- (2) The hall bathroom bathtub spout should be siliconed to the wall to prevent water from entering the wall. \$75- \$ 100 +/-



5.1 Item 2(Picture)

- (3) The hall bathtub water valve does not function correctly. It doesn't have a starting and stopping point (turns continuously). \$125- \$175 +/-



5.1 Item 3(Picture)

**5.2 OUTLETS, SWITCHES, FIXTURES**

Comments: Inspected

**5.3 EXHAUST FAN**

Comments: Repair or Replace

- ⚡ (1) Master bathroom exhaust fan is improperly wired. It has an extension cord running to it which is attached to the surface of the wall. The fan should have permanent wiring. Also, I could not verify if the fan worked because it was not plugged in. \$125 to \$175 +/-



5.3 Item 1(Picture)

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

**5.4 COUNTERS, CABINETS AND HARDWARE**

Comments: Inspected

**5.5 WALLS**

Comments: Repair or Replace

- 🏠 Master bathroom had some damaged & loose tile noted at the left wall and behind the toilet. \$125- \$175 +/-



5.5 Item 1(Picture)



5.5 Item 2(Picture)

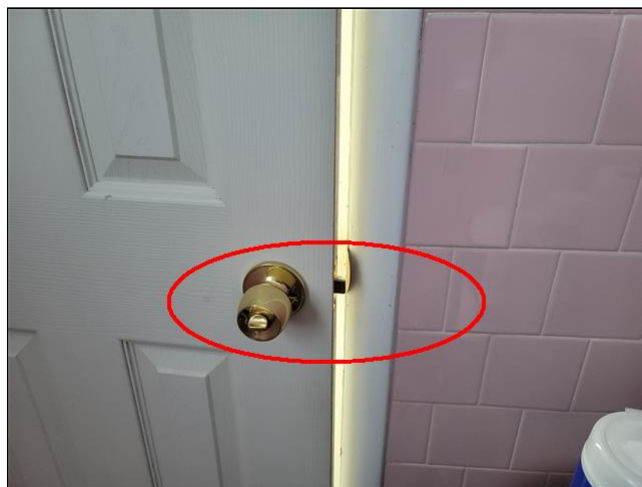
**5.6 DOORS**

Comments: Repair or Replace

- 🏠 Master bath door is missing the solid block at the bottom of the door which is causing it to warp. Also, the door does not latch closed. \$175- \$225 +/-



5.6 Item 1(Picture)



5.6 Item 2(Picture)

---

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.

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.



**6. 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.

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

**Styles & Materials**

<p><b>Foundation Type - Crawlspace:</b> Yes Microbial growth normal</p>	<p><b>Foundation Materials:</b> Masonry block Brick</p>	<p><b>Method used to observe Crawlspace:</b> Crawled</p>
<p><b>Floor Structure:</b> Wood joists</p>	<p><b>Wall Structure:</b> Wood</p>	<p><b>Columns or Piers:</b> Masonry block</p>
<p><b>Ceiling Structure:</b> Wood</p>	<p><b>Floor System Insulation:</b> Batts</p>	<p><b>Crawlspace Ventilation:</b> Manual Vents</p>
<p><b>Vapor Barrier:</b> Yes</p>		

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

**6.0 FOUNDATION/COLUMNS/PIERS**

**Comments:** Inspected

**6.1 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.



6.1 Item 1(Picture)


(2) The crawl space for the left side of the home was inaccessible. I was unable to inspect that area. There were two small openings with duct work passing through.



6.1 Item 2(Picture)

**6.2 FLOORS (Structural)**

**Comments:** Repair or Replace

 (1) Multiple floor joist(s), rim joists, sill plates and subfloor sheathing are deteriorated from moisture absorption or water intrusion under the home. Most of the damage was noted at the front of the home. Repairs are needed. Have a qualified licensed company evaluate to locate all damage and repair or replace as needed. Correct all as needed. See photos for examples.

Have a qualified company evaluate and quote repairs & costs.



6.2 Item 1(Picture)



6.2 Item 2(Picture)





6.2 Item 3(Picture)



6.2 Item 4(Picture)



6.2 Item 5(Picture)



6.2 Item 6(Picture)



6.2 Item 7(Picture)



6.2 Item 8(Picture)

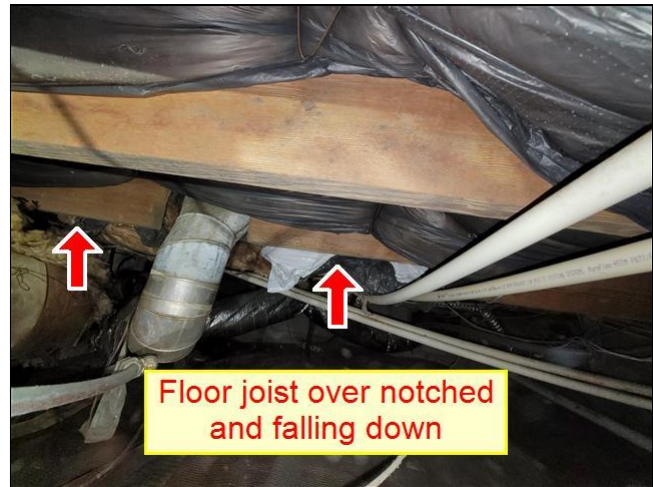


📍 (2) There were floor joist repairs noted at the rear left part of the crawlspace. One of the repaired floor joist appears to be crushed on the bottom. Also, There is a floor joist that has been over notched and is falling down. There are water lines and electrical under the floor joist that could become affected or damaged due to this.

Have a qualified company evaluate and quote repairs & costs.



6.2 Item 9(Picture)



6.2 Item 10(Picture)

(3) See section 6.1 (2) inaccessible crawlspace.

**6.3 WALLS (Structural)**

Comments: Inspected

**6.4 CEILINGS (structural)**

Comments: Repair or Replace

📍 See section 4.3

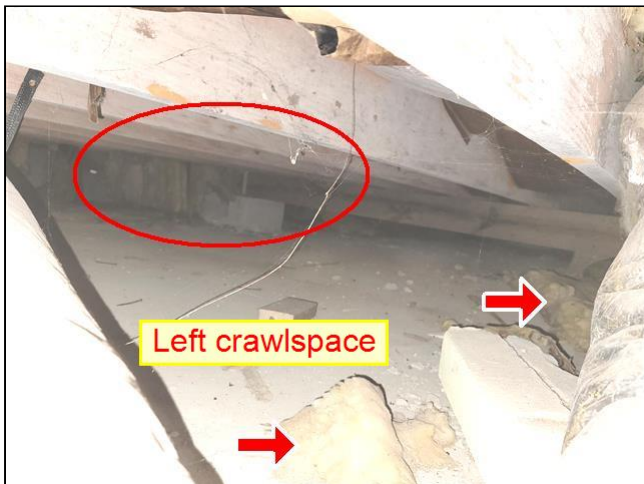
**6.5 INSULATION UNDER FLOOR SYSTEM**

Comments: Repair or Replace

📍 A. The inaccessible crawlspace had multiple sections of insulation that had fallen down. I was only partially able to view this space from a small opening.

B. There were some small sections of insulation that has fallen down and gaps were noted at various locations in the main crawlspace.

\$200- \$300 +/-



6.5 Item 1(Picture)



6.5 Item 2(Picture)




6.5 Item 3(Picture)

**6.6 VAPOR BARRIER IN CRAWLSPACE**

**Comments:** Inspected

**6.7 VENTILATION OF CRAWLSPACE (including appliances)**

**Comments:** Repair or Replace

 (1) Dryer vent is disconnected in the crawlspace. There is a significant amount of dryer lint in this area. Recommend to use smooth hard metal pipe as a dryer duct material and run it as straight as possible. \$125- \$150 +/-



6.7 Item 1(Picture)

(2) 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.

Note-Most of the crawlspace vents have been sealed closed with insulation from the interior of the crawlspace. If concerned, have a qualified company evaluate and correct if needed.

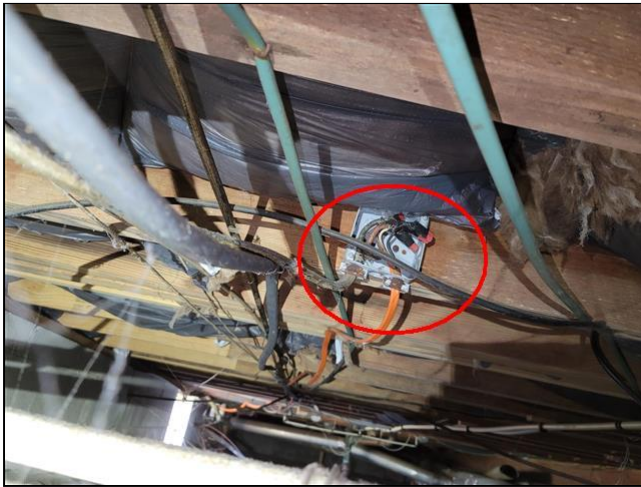


6.7 Item 2(Picture)

**6.8 ELECTRICAL (Crawlspace, Basement)**

**Comments:** Repair or Replace

 There is an open junction box noted in the left rear crawlspace. \$75- \$ 100 +/-



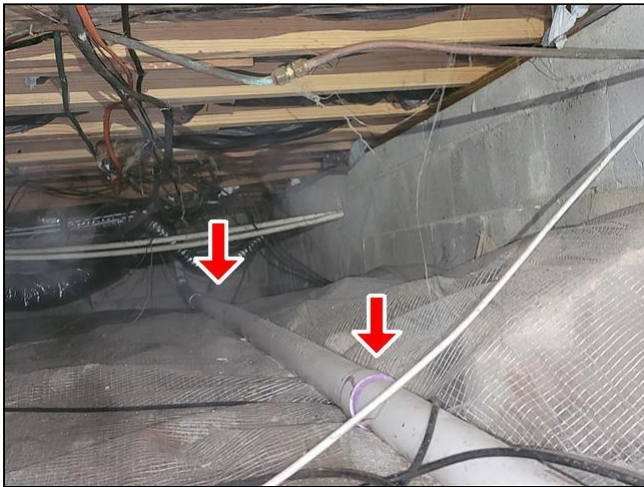
6.8 Item 1(Picture)

**6.9 PLUMBING (Crawlspace, Basement)**

**Comments:** Repair or Replace



There's a pvc waste line located at the rear left part of the crawlspace that is not properly supported and doesn't appear to have the correct slope to drain. \$100- \$150 +/-



6.9 Item 1(Picture)

### 6.10 HEATING & COOLING (Crawlspace, Basement)

Comments: Repair or Replace

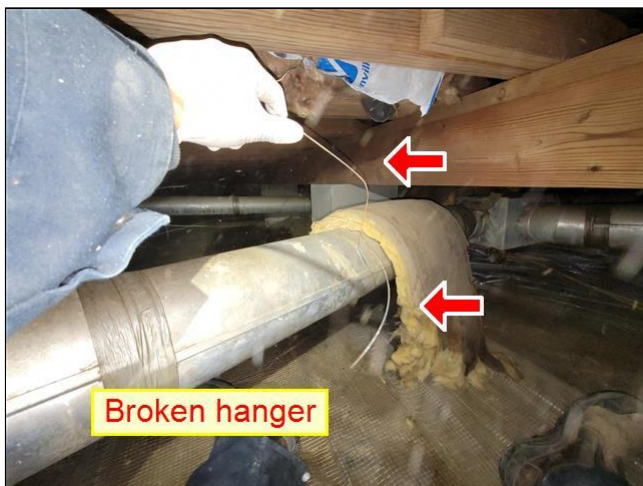
(1) The HVAC duct work has broken and missing supports noted at various locations through out the crawlspace. Correct all as needed. See photos for examples.



6.10 Item 1(Picture)



6.10 Item 2(Picture)



6.10 Item 3(Picture)



6.10 Item 4(Picture)





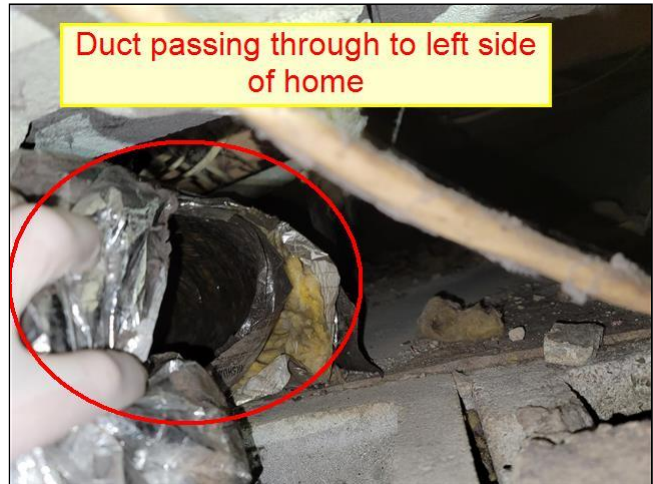
6.10 Item 5(Picture)



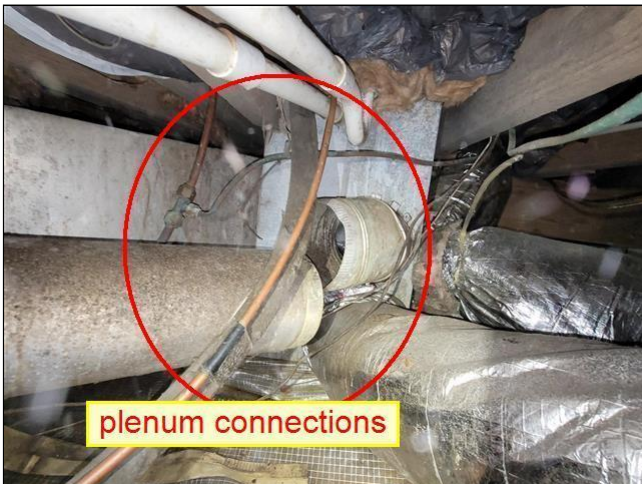
(2) There were multiple HVAC ducts that have come loose and are leaking into the crawlspace. One was located at the right end of the crawlspace and the rest were on the left end. Correct all as needed. See photos for examples.



6.10 Item 6(Picture)



6.10 Item 7(Picture)



6.10 Item 8(Picture)



6.10 Item 9(Picture)

 (3) The hvac condensate lines are not properly supported.

Estimated cost for all items listed above \$300- \$400 +/-



6.10 Item 10(Picture)

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

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**7. 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> Public	<b>Plumbing Water Supply (into home):</b> Copper	<b>Plumbing Water Distribution (inside home):</b> PEX
<b>Plumbing Waste:</b> PVC Copper Cast iron	<b>Water Heater Power Source:</b> Gas - Natural Draft	<b>Water Heater Capacity:</b> 30 Gallon
<b>Water Heater Location:</b> Washer Dryer Room	<b>WH Manufacturer:</b> RUUD	<b>Water Heater Age:</b> 7 years
<b>Waste Disposal:</b> Unknown	<b>Life expectancy water heater:</b> 12 - 15 years	<b>Fuel Piping Material:</b> Copper Tubing

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

**7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

**Comments:** Inspected  
 (1) During the inspection we ran a lot of water and it appears to be draining properly. However, it is beyond the scope of this inspection to determine what type condition the drain line is between the home and the street/septic. If you have any more concerns about this I recommend further evaluation by a licensed contractor in this field.

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) Part of the drain line was cast iron. Sometimes these can rust where in contact with the ground or in non-visible areas. If you have any concerns we recommend you have them further evaluated by a qualified person.

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

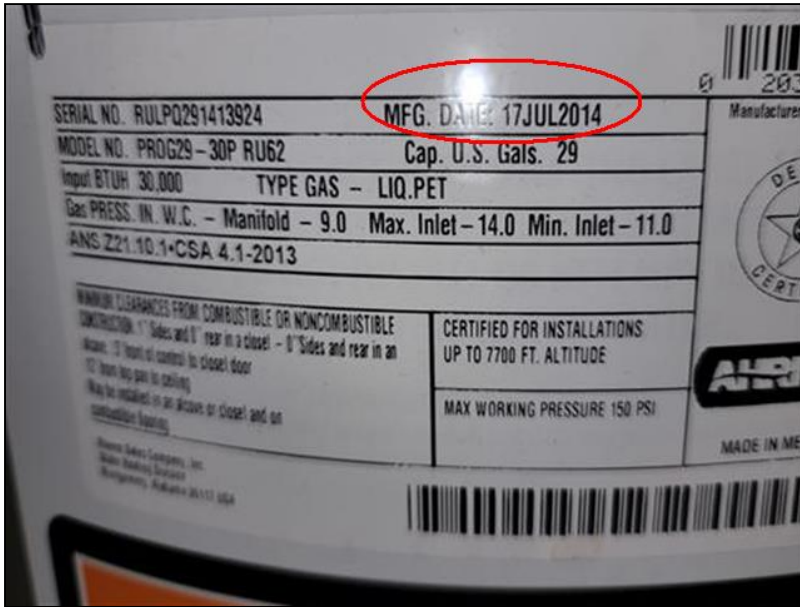
**7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

**Comments:** Inspected

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

Comments: Inspected

2014 RUUD 29 gallon water heater information.



7.2 Item 1(Picture)



7.2 Item 2(Picture)

7.3 DESCRIPTION OF MAIN WATER SHUT-OFF DEVICE

Comments: Inspected

The main water shut off is located in the crawlspace. Not easily accessible. It's located in the front middle crawlspace.



7.3 Item 1(Picture)

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

**Comments:** Inspected

#### 7.5 DESCRIPTION OF MAIN FUEL SHUT OFF

**Comments:** Inspected

Main fuel shut off is located at the propane tank.

---

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

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**8. 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**

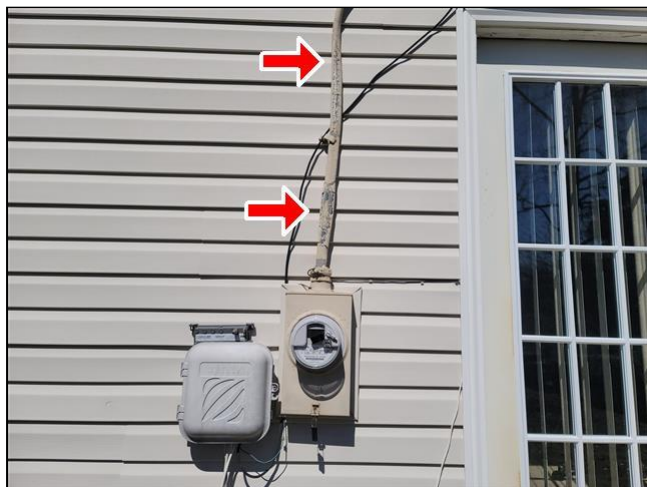
<p><b>Electrical Service Conductors:</b> Overhead service</p> <p><b>Panel Capacity:</b> 200 AMP</p> <p><b>Wiring Methods:</b> Non Metallic (NM) Cable</p> <p><b>ARC Fault:</b> No</p>	<p><b>Service Entrance Raceway:</b> None</p> <p><b>Grounding Method:</b> Unable to determine</p> <p><b>Receptacles:</b> 3 Prong</p> <p><b>Alarm System (Presence or absence only):</b> Yes</p>	<p><b>Panel Type:</b> Fuses</p> <p><b>Branch wire 15 and 20 AMP:</b> Predominantly Copper 3 conductor</p> <p><b>GFCI:</b> No</p> <p><b>Electric Panel Location:</b> Utility Room</p>
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**Items (All repairs are recommended to be completed by a qualified licensed contractor in the intended field of repair.)**

**8.0 SERVICE ENTRANCE CONDUCTORS**

**Comments:** Repair or Replace

The electrical service conductors are frayed at wire sheathing outside and needs to be corrected. \$300- \$400 +/-



8.0 Item 1(Picture)



8.0 Item 2(Picture)

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

**Comments:** Inspected

Your electrical panel has fuses. While there is nothing wrong with fuses it is a sign of an older system. I would share this with your homeowners insurance company to make sure they will insure the property.



8.1 Item 1(Picture)

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

Comments: Inspected

**8.3 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: Inspected

**8.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

Comments: Not Present

As a recommended upgrade, and not a defect, I would add GFCI protection where it is required by today's standards.

**8.5 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.

**8.6 LOCATION OF MAIN AND SUB-PANELS (WHEN PRESENT)**

Comments: Inspected

Main panel is located in the utility room.



8.6 Item 1(Picture)



8.6 Item 2(Picture)

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

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**9. 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**

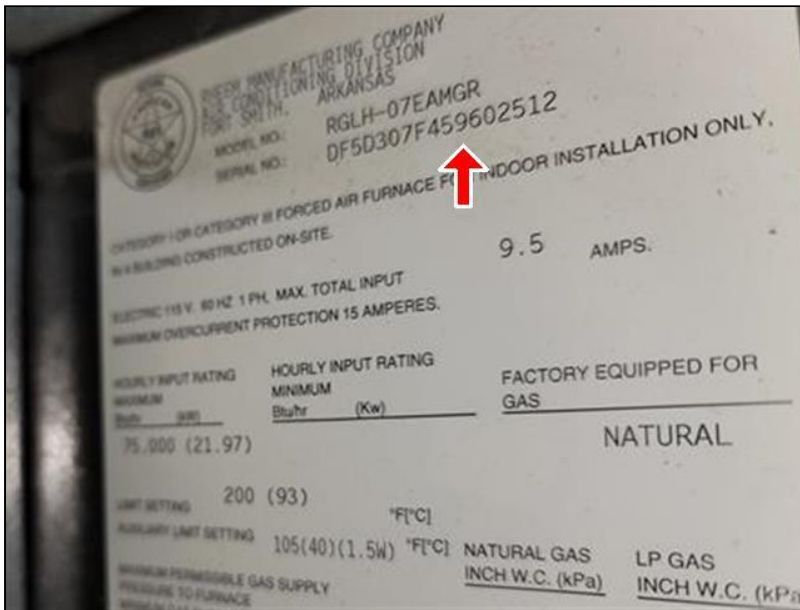
<b>Heat type:</b> Gas Forced Air	<b>Heating Equipment Energy Source:</b> Propane	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> RHEEM	<b>Ductwork:</b> Partially insulated	<b>Filter Type:</b> Disposable
<b>Cooling Equipment Type:</b> Central Air Conditioning Air conditioner unit mounted in the wall	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> LENNOX
<b>Number of AC Only Units:</b> Two	<b>Age of Cooling:</b> 18 years	<b>Age of Heat:</b> 25 years plus
<b>Life expectancy of air conditioning:</b> 12 - 15 Years (Central AC Only)	<b>Life expectancy of heat:</b> 12 - 15 years (Gas Furnace)	<b>HVAC Controls (Thermostat (s)):</b> Digital - HVAC
<b>Outside Temperature (More than 65F):</b> Yes (Gas heat)		

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

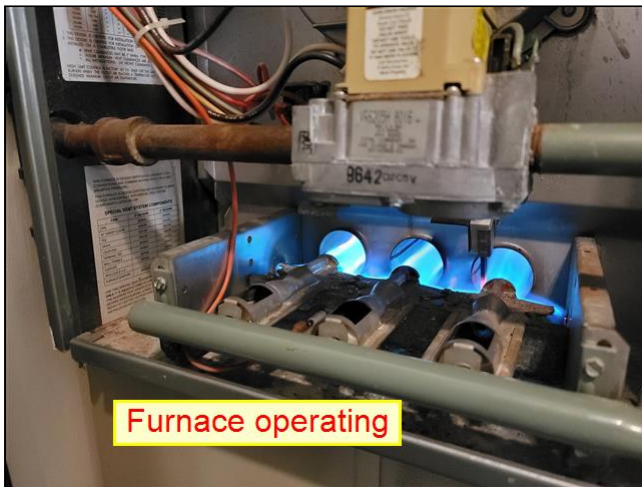
**9.0 HEATING EQUIPMENT**

**Comments:** Inspected

(1) 1996 Rheem furnace information.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

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

(3) We do not "size" HVAC equipment for homes. There are too many variables to determine this. If you have any concerns, it is recommended to have this evaluated by a licensed HVAC contractor.

**9.1 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.

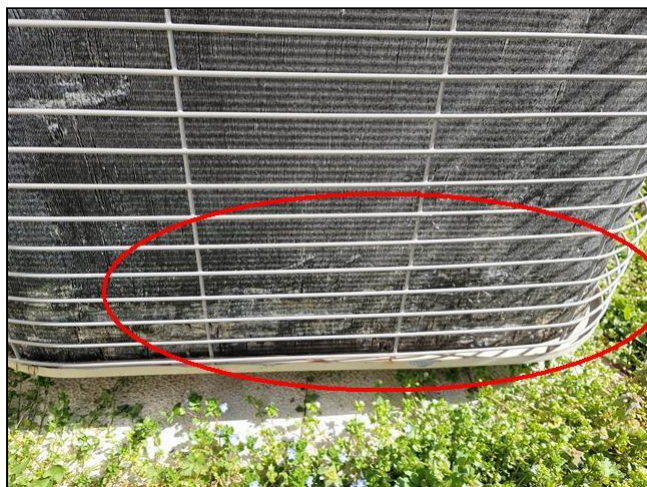
**9.2 HEAT/COOLING SOURCE IN EACH ROOM**

**Comments:** Inspected

**9.3 COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Repair or Replace

☒ (1) The fins on the outside unit were bent and should be corrected as needed by a licensed HVAC contractor. \$150-\$200 +/-



9.3 Item 1(Picture)



9.3 Item 2(Picture)

☒ (2) The foam sleeve on the suction line is missing/damaged in area(s) at the outside unit. Missing foam on suction line can cause energy loss and condensation. \$75-\$100



9.3 Item 3(Picture)



(3) 2003 Lennox condenser unit information.



9.3 Item 5(Picture)

9.3 Item 4(Picture) Outside unit label (Make/Model/Year)

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

**Comments:** Repair or Replace

 The return air duct in the attic has some openings and gaps noted. Also, the insulation on the duct work has mostly fallen off the duct work. \$250- \$350 +/-



9.4 Item 1(Picture)



9.4 Item 2(Picture)



9.4 Item 3(Picture)



9.4 Item 4(Picture)

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

**Comments:** Inspected

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

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

## General Summary



**Burgess Inspections, Inc**

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

**Customer**

Customer Name Sample Report

**Address**

1234 Main Street  
Central Virginia 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 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 AND ATTIC COMPONENTS



#### 1.0 ROOF COVERINGS

##### Repair or Replace



(1) There were multiple missing roof shingles noted at the right roof ridge. Correct all as needed. See photos for examples. \$150-\$200 +/-



-  (2) The roof sheathing at the right rear corner of the home is not secured to the roof structure and is lifting significantly. There is also another section at the same area of the roof that appears also to be lifting. See photos. \$300- \$400 +/-
-  (3) There were exposed metal fasteners noted at carport ridge vent . The fastener heads should be sealed to prevent moisture intrusion into the home. Correct all as needed. See photos for examples. \$100-\$150 +/-

## 1.2 ROOF PENETRATIONS

### Repair or Replace

-  The roof penetration flashing is lifting at the front edge of the flashing. \$100-\$125 +/-


## 1.3 ROOF DRAINAGE SYSTEMS

### Repair or Replace

-  (1) Right rear corner of home downspout is crushed at the top. \$100-\$125 +/-

## 1.5 ROOF STRUCTURE AND ATTIC

### Repair or Replace

-  (1) The left side of the home roof ridge appears to have settled in the middle. It's beyond the scope of this inspection to determine why this has settled. The roof structure framing is an engineered truss system and needs to be evaluated by an by an engineer to determine the cause of the settling and provide options to correct as needed. See photos.

After engineer evaluates, have a qualified company quote repairs & costs.

## 1.6 INSULATION









### Repair or Replace

-  (1) There were areas of missing insulation in the attic. Correct all as needed. \$100- \$150 +/-

## 2. EXTERIOR

### 2.0 WALL CLADDING, FLASHING AND TRIM

#### Repair or Replace

-  (1) The corner of the carport soffit is dropping down in the right rear corner and also at the front corners where the posts pass through. There is a bee hive noted at the front left corner. \$150-\$200 +/-
-  (2) There are openings in the foundation at the rear of the house where pipes/wires pass through. These should be closed off with sealant or liquid foam to prevent water intrusion into the home. Correct all as needed. See photos for examples. \$100- \$125 +/-
-  (3) The sealant is missing and/or deteriorated at window and door trim noted at multiple locations. Correct all as needed. See photos for examples. \$150- \$200 +/-
-  (4) Damaged corner at trim at right rear corner of home (at eave). \$75- \$ 100 +/-
-  (5) There is some damaged and loose siding noted at the rear of the home. See photos. \$100- \$150 +/-
-  (6) Have a qualified person apply a sealant around the base of the light fixture(s) (front and rear fixtures) to prevent any moisture from entering behind the base of the fixtures. \$100- \$125 +/-
-  (7) The fastener heads at the brick flashing on the front of the home should be sealed. Correct all as needed. See photos for examples. \$100-\$125 +/-
-  (8) The front entry and carport exterior door trim is loose and damaged at various areas and should be properly sealed to prevent moisture intrusion. \$125- \$150 +/-


### 2.1 EAVES, SOFFITS AND FASCIA

#### Repair or Replace

-  See section above.

### 2.2 EXTERIOR DOORS

#### Repair or Replace

 (1) The crawl space access door does not seal the opening properly, and the door does not operate correctly. Have a licensed contractor construct and install a proper crawl space door system. \$150 - \$250

 (2) See section 4.0

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

#### Repair or Replace

 (1) **Carport steps:**


A. The stair stringers at the carport are not secured properly. They should be secured to the deck with the proper hangers or fasteners.

B. The deck stair stringers have been over cut. The cut stringers have less than 5" of undisturbed wood.


C. Top stair tread is loose.


\$250- \$350 +/-

 (2) The steps pictured (front and rear steps) are missing a railing system. Have a licensed contractor to properly install a railing for the stairs. Estimated cost \$300-\$400 +/-

 (3) The rear stoop guardrail nails are withdrawing at multiple locations creating poor connections. Correct all as needed. See photos for examples. \$100- \$125 +/-


 (4) There are areas of missing brick mortar at the front steps. Also, there are some areas on the the right side lower steps that have settled slightly. Have a licensed mason to repair all areas as needed. \$275 - \$375+/-

 (5) The top rail at the front steps and ramp is split and damaged and nails are withdrawing at multiple locations. Refer to photos for examples. Correct all damaged rails as needed. \$225- \$275 +/-

 (6) The front ramp has settled near the bottom of the ramp which could be trip hazard. \$100- \$150 +/-

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

#### Repair or Replace

 (1) There are some depressions on the property (mainly at the rear) that should be filled in to prevent possible injuries. \$100-\$150+/-

### 2.8 EXHAUST VENT (S)


#### Repair or Replace

 The exterior dryer vent kit is damaged and needs to be replaced by a licensed contractor. \$75 - \$125

## 3. KITCHEN & LAUNDRY COMPONENTS AND APPLIANCES

### 3.4 RANGES/OVENS/COOKTOPS

#### Repair or Replace

 (1) 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. Burgess inspection will not remove the appliance to verify the bracket due to the possibility of damaging the flooring, counter top, or the appliance. If there ends up not to be a bracket present, have a qualified professional install the proper bracket for that appliance. \$125 - \$150

### 3.5 RANGE HOOD

#### Repair or Replace

 The front cover on the range hood is not secure. Also, one of the surface lights did not come on. \$100-\$125 +/-

### 3.8 REFRIGERATOR








#### Repair or Replace

 Water and ice was not working at the refrigerator. \$100-\$125

## 4. INTERIOR ROOMS AND HALLWAYS

### 4.0 DOORS (READILY ACCESSIBLE)


#### Repair or Replace

-  (1) Master bedroom entry door does not latch closed.
-  (2) Front right bedroom door does not latch closed.
-  (3) The weather stripping is damaged at the rear exterior door.
-  (4) **Rear exterior double doors located off of the living:** I was unable to operate the doors. They have improper type of weather stripping noted at the openable door and the door would not open over the carpeting. Have qualified company evaluate doors and correct as needed.
-  (5) The deadbolt on the front door located at the carport needs to be adjusted to operate properly.
-  (6) Front entry door needs to have the weather stripping corrected I can see daylight through the edges of the door.
-  (7) The attic pull-down ladder is missing the pull/handle needed to open the access door.

Estimated cost for all items listed above \$200- \$300+/-

### 4.3 CEILINGS


#### Repair or Replace

-  (1) The rear living room ceiling is dropping down/ bulging significantly in a few places. It appears to be dropping down approximately 1 inch + in areas. It's beyond the scope of this inspection to determine the cause.

Have a qualified company evaluate and quote repairs & costs.

### 4.4 WALLS

#### Repair or Replace

-  (1) Front left bedroom had some evidence of moisture damage. The wall located under the window is soft/spongy and doesn't feel like it's securely attached to the framing. Have a qualified company evaluate to determine cause of the damage and correct all as needed including the replacement of all damaged materials. \$300- \$400 +/-

See section 6.2 regarding sub floor damage.

## 5. BATHROOM AND COMPONENTS

### 5.5 WALLS

#### Repair or Replace

-  Master bathroom had some damaged & loose tile noted at the left wall and behind the toilet. \$125- \$175 +/-

### 5.6 DOORS

#### Repair or Replace

-  Master bath door is missing the solid block at the bottom of the door which is causing it to warp. Also, the door does not latch closed. \$175- \$225 +/-

## 6. STRUCTURAL & CRAWLSPACE COMPONENTS

### 6.2 FLOORS (Structural)

#### Repair or Replace

-  (1) Multiple floor joist(s), rim joists, sill plates and subfloor sheathing are deteriorated from moisture absorption or water intrusion under the home. Most of the damage was noted at the front of the home. Repairs are needed. Have



a qualified licensed company evaluate to locate all damage and repair or replace as needed. Correct all as needed. See photos for examples.

Have a qualified company evaluate and quote repairs & costs.



(2) There were floor joist repairs noted at the rear left part of the crawlspace. One of the repaired floor joist appears to be crushed on the bottom. Also, There is a floor joist that has been over notched and is falling down. There are water lines and electrical under the floor joist that could become affected or damaged due to this.

Have a qualified company evaluate and quote repairs & costs.

#### 6.4 CEILINGS (structural)

##### Repair or Replace



See section 4.3

#### 6.5 INSULATION UNDER FLOOR SYSTEM

##### Repair or Replace



A. The inaccessible crawlspace had multiple sections of insulation that had fallen down. I was only partially able to view this space from a small opening.

B. There were some small sections of insulation that has fallen down and gaps were noted at various locations in the main crawlspace.

\$200- \$300 +/-

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

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## Electrical Issues



**Burgess Inspections, Inc**

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

**Customer**

Customer Name Sample Report

**Address**

1234 Main Street  
Central Virginia VA 12345

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

### 1. ROOF AND ATTIC COMPONENTS

**1.7 ELECTRICAL**

**Repair or Replace**



There are a couple of improper wire connections noted in the left attic space at the rear. These connections should be made in junction boxes and properly secured. \$100- \$150 +/-

### 2. EXTERIOR

**2.7 ELECTRICAL (Light fixtures, electrical outlets, wiring)**

**Repair or Replace**



(1) The outlet at the carport should have a weather resistant cover. \$75 - \$125



(2) The front entry exterior light has been installed with drywall screws. These should be replaced with corrosion resistant fasteners and the fixture should be secured. \$75- \$100 +/-

### 3. KITCHEN & LAUNDRY COMPONENTS AND APPLIANCES

**3.2 OUTLETS, SWITCHES, FIXTURES**










**Repair or Replace**

-  The dryer receptacle is not secured to the wall or floor. \$100 to \$150 +/-

#### 4. INTERIOR ROOMS AND HALLWAYS

##### 4.2 OUTLETS, SWITCHES, FIXTURES

###### Repair or Replace


-  (1) Master bedroom closet was missing a light bulb.
-  (2) There were multiple outlets that were ungrounded at the following locations:
  - A. Two in master bedroom. B. One in front left bedroom. C. Two in the dining room. D. One at the rear living room (rear wall).
-  (3) Front right bedroom ceiling fan makes a clicking sound when operating. Also it's missing the bulb protection.
-  (4) All outlets in the front right bedroom have the hot and neutral wires reversed.
-  (5) Both front bedrooms and foyer closet lights are missing the pull chain (or it needs to be extended) to operate the lights.
-  (6) The front left bedroom ceiling fan is not properly balanced. It wobbles significantly.
-  (7) Front left bedroom outlet at the front wall is ungrounded and it is loose at the wall. See wall section 4.5 regarding soft/spongy wall.
-  (8) The outlet in the right rear corner of the rear living room is loose.
-  (9) Living room outlet at the front wall has the hot and neutral wires reversed.

Estimated cost for all items listed above \$400- \$500 +/-

#### 5. BATHROOM AND COMPONENTS

##### 5.3 EXHAUST FAN

###### Repair or Replace

-  (1) Master bathroom exhaust fan is improperly wired. It has an extension cord running to it which is attached to the surface of the wall. The fan should have permanent wiring. Also, I could not verify if the fan worked because it was not plugged in. \$125 to \$175 +/-

#### 6. STRUCTURAL & CRAWLSPACE COMPONENTS

##### 6.8 ELECTRICAL (Crawlspace, Basement)

###### Repair or Replace

-  There is an open junction box noted in the left rear crawlspace. \$75- \$ 100 +/-

#### 8. ELECTRICAL SYSTEM

##### 8.0 SERVICE ENTRANCE CONDUCTORS

###### Repair or Replace

-  The electrical service conductors are frayed at wire sheathing outside and needs to be corrected. \$300- \$400 +/-



## Plumbing Issues



**Burgess Inspections, Inc**

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804-794-1423**

**Customer**

Customer Name Sample Report

**Address**

1234 Main Street  
Central Virginia VA 12345

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

### 2. EXTERIOR

**2.5 PLUMBING (exterior)**

**Repair or Replace**



Gas line pressure regulator and gas line should be secured at the rear of the home. \$100-\$125 +/-

### 3. KITCHEN & LAUNDRY COMPONENTS AND APPLIANCES

**3.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

**Repair or Replace**



The kitchen sprayer is not working correctly. It should shut off the water to the sink sprout completely when activated. Also, the ring that secures on to the top of the sink is not secure. \$100 to \$150+/-


### 5. BATHROOM AND COMPONENTS

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

**Repair or Replace**






(1) The master bathroom and hall bathroom toilets are loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. Have a qualified licensed plumber repair or correct as needed. \$125-\$175

-  (2) Flexible drain in the hall bathroom vanity sink should not be installed horizontally. These have a tendency of clogging up. \$100-\$125 +/-

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


##### Repair or Replace

-  (1) Master bathroom vanity sink water pressure appeared low and was reduced further when the toilet was flushed. Have this evaluated by a licensed plumber and corrected as needed. \$125- \$200 +/-
-  (2) The hall bathroom bathtub spout should be siliconed to the wall to prevent water from entering the wall. \$75- \$100 +/-
-  (3) The hall bathtub water valve does not function correctly. It doesn't have a starting and stopping point (turns continuously). \$125- \$175 +/-

## 6. STRUCTURAL & CRAWLSPACE COMPONENTS

#### 6.9 PLUMBING (Crawlspace, Basement)

##### Repair or Replace

-  There's a pvc waste line located at the rear left part of the crawlspace that is not properly supported and doesn't appear to have the correct slope to drain. \$100- \$150 +/-

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## Heat/Cool Issues



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

**Customer**

Customer Name Sample Report

**Address**

1234 Main Street  
Central Virginia VA 12345

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

### 6. STRUCTURAL & CRAWLSPACE COMPONENTS

**6.7 VENTILATION OF CRAWLSPACE (including appliances)**

**Repair or Replace**



(1) Dryer vent is disconnected in the crawlspace. There is a significant amount of dryer lint in this area. Recommend to use smooth hard metal pipe as a dryer duct material and run it as straight as possible. \$125- \$150 +/-

**6.10 HEATING & COOLING (Crawlspace, Basement)**

**Repair or Replace**



(1) The HVAC duct work has broken and missing supports noted at various locations through out the crawlspace. Correct all as needed. See photos for examples.



(2) There were multiple HVAC ducts that have come loose and are leaking into the crawlspace. One was located at the right end of the crawlspace and the rest were on the left end. Correct all as needed. See photos for examples.



(3) The hvac condensate lines are not properly supported.

Estimated cost for all items listed above \$300- \$400 +/-

### 9. HEATING / CENTRAL AIR CONDITIONING

**9.3 COOLING AND AIR HANDLER EQUIPMENT**



**Repair or Replace**

(1) The fins on the outside unit were bent and should be corrected as needed by a licensed HVAC contractor. \$150-\$200 +/-



(2) The foam sleeve on the suction line is missing/damaged in area(s) at the outside unit. Missing foam on suction line can cause energy loss and condensation. \$75-\$100

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

The return air duct in the attic has some openings and gaps noted. Also, the insulation on the duct work has mostly fallen off the duct work. \$250- \$350 +/-

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